

PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the City of Paramount meetings scheduled for **Tuesday, April 25, 2023**.

In-person Attendance:

The public may attend the City Council meeting in-person.

View the City Council meeting live stream:

- YouTube Channel <https://www.youtube.com/user/cityofparamount>
- Spectrum Cable TV Channel 36

Public Comments:

Members of the public wanting to address the City Council, 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: crequest@paramountcity.com**

E-mail public comments must be received by **4:45 p.m. on Tuesday, April 25, 2023**. The e-mail should specify the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item No; 5) Subject; 6) Written Comments.

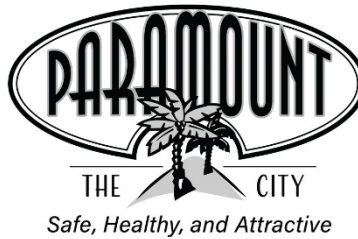
- **Teleconference: (562) 220-2225**

Participants wishing to address the City Council by teleconference should call City Hall at **(562) 220-2225** by **4:45 p.m. on Tuesday, April 25, 2023** and provide the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item No; 5) Subject. Teleconference participants will be logged in, placed in a queue and called back during the City Council 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 City Council, and all other rules of procedure and decorum will apply when addressing the City Council by teleconference.

AGENDA

Paramount City Council
April 25, 2023



Regular Meeting
City Hall Council Chamber
5:00 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 podium 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. For additional ways to participate and provide public comments, see the preceding Public Participation Notice.

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) 220-2225 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 City Clerk's 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 City Clerk's office. The office of the City Clerk is located at City Hall, 16400 Colorado Avenue, Paramount.

Notes

CALL TO ORDER: Mayor Isabel Aguayo

PLEDGE OF ALLEGIANCE

ROLL CALL OF
COUNCILMEMBERS: Councilmember Peggy Lemons
Councilmember Brenda Olmos
Councilmember Vilma Cuellar Stallings
Vice Mayor Annette C. Delgadillo
Mayor Isabel Aguayo

PRESENTATIONS

1. [PRESENTATION](#) Mayor's Award of Excellence
2. [CERTIFICATE OF RECOGNITION](#) Los Angeles County Sheriff's Department – Baker to Vegas Run
3. [CERTIFICATE OF RECOGNITION](#) Senate District 33 Women of Distinction Honoree – Paramount Chamber of Commerce
4. [CERTIFICATES OF RECOGNITION](#) Schools to Watch – Alondra School and Jackson School
5. [CERTIFICATE OF RECOGNITION](#) Hollydale School MESA Club – Long Beach State University Zero Robotics Competition Champions
6. [PROCLAMATION](#) National Library Week – April 23-29, 2023
7. [PROCLAMATION](#) National Child Abuse Prevention Month – April 2023
8. [PROCLAMATION](#) Alcohol Awareness Month – April 2023
9. [PROCLAMATION](#) Fair Housing Month – April 2023
10. [PROCLAMATION](#) Arbor Day – April 28, 2023
11. [RECOGNITION](#) City of Paramount Retiree – Joe Galaz
12. [VIDEO](#) Pitch in Paramount

CITY COUNCIL PUBLIC COMMENT UPDATES

PUBLIC COMMENTS

CONSENT CALENDAR

All items under the Consent Calendar may be enacted by one motion. Any item may be removed from the Consent Calendar and acted upon separately by the City Council.

- | | | |
|-----|--|--|
| 13. | <u>RESOLUTION NO. 23:014</u> | Affirming the FY 2023-2024 Budget for the use of Funds Provided by the Road Repair Accountability Act of 2017 (SB 1) |
| 14. | <u>AUTHORIZATION TO PURCHASE</u> | Salud Park Portable Restroom (City Project No. 9357) |

NEW BUSINESS

- | | | |
|-----|--|---|
| 15. | <u>ORAL REPORT</u> | Community Service Organization Update – Paramount Rotary Club |
| 16. | <u>REPORT</u> | Plan to Prevent and Service Neighbors Experiencing Homelessness |
| 17. | <u>REPORT</u> | Six-Month Review of City Council Permit for Live Entertainment (Karaoke) – Panataratt Kate Tirathananon/Cate’s Corner – 8400 Alondra Boulevard |
| 18. | <u>AWARD OF CONTRACT</u> | Playground Equipment Replacement at Paramount Park, All-American Park, and Progress Park (City Project Nos. 9254, 9350, 9351) |
| 19. | <u>APPROVAL</u> | Agreement with Studio One-Eleven to Provide Professional Conceptual Design Services for the Paramount Park Community Center Expansion and All-American Park Community Center Development Projects |
| 20. | <u>APPROVAL</u> | Authorization for Emergency Repairs of the Clearwater Building |

ENVIRONMENTAL SUSTAINABILITY NEW BUSINESS

None.

COMMENTS/COMMITTEE REPORTS

- Councilmembers
- Staff

CLOSED SESSION

ADJOURNMENT

To a meeting on May 9, 2023 at 6:00 p.m.

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APRIL 25, 2023

PRESENTATION

MAYOR'S AWARD OF EXCELLENCE

APRIL 25, 2023

CERTIFICATE OF RECOGNITION

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT - BAKER TO
VEGAS RUN

- DETECTIVE, EMILY DILELIO
- DEPUTY, ROXANN ACUNA
- DEPUTY, PATRICK CHAPMAN
- DEPUTY, CARINA GARCIA
- DEPUTY, BLANCA GODINEZ
- DEPUTY, HECTOR MACIAS
- DEPUTY, RENATA PHILLIP
- DEPUTY, MARTIN SEPULVEDA
- DEPUTY, ANDREW VALENZUELA

APRIL 25, 2023

CERTIFICATE OF RECOGNITION

SENATE DISTRICT 33 WOMEN OF DISTINCTION HONOREE –
PARAMOUNT CHAMBER OF COMMERCE

APRIL 25, 2023

CERTIFICATES OF RECOGNITION
SCHOOLS TO WATCH

- ALONDRA SCHOOL AND JACKSON SCHOOL

APRIL 25, 2023

CERTIFICATE OF RECOGNITION

- HOLLYDALE SCHOOL MESA CLUB LONG BEACH STATE
UNIVERSITY ZERO ROBOTICS COMPETITION CHAMPIONS

APRIL 25, 2023

PROCLAMATION

NATIONAL LIBRARY WEEK: PARAMOUNT COUNTY LIBRARY

APRIL 25, 2023

PROCLAMATION

NATIONAL CHILD ABUSE PREVENTION MONTH: HOPE FOR HEALING

APRIL 25, 2023

PROCLAMATION

ALCOHOL AWARENESS MONTH: LITTLE HOUSE, INC.

APRIL 25, 2023

PROCLAMATION

FAIR HOUSING MONTH

APRIL 25, 2023

PROCLAMATION

ARBOR DAY

APRIL 25, 2023

RETIREE RECOGNITION

- JOE GALAZ, MAINTENANCE WORKER

APRIL 25, 2023

VIDEO

PITCH IN PARAMOUNT

APRIL 25, 2023

RESOLUTION NO. 23:014

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT
AFFIRMING THE FISCAL YEAR 2023-2024 BUDGET FOR THE USE OF
FUNDS PROVIDED BY THE ROAD REPAIR AND ACCOUNTABILITY ACT
OF 2017 (SB 1)”

MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT RESOLUTION NO. 23:014.

MOTION:

MOVED BY: _____

SECONDED BY: _____

☐ APPROVED

☐ DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council

From: John Moreno, City Manager

By: Adriana Figueroa, Public Works Director
Rafael O. Casillas, City Engineer

Date: April 25, 2023

**Subject: RESOLUTION NO. 23:014
AFFIRMING THE FISCAL YEAR 2023-2024 BUDGET FOR THE USE OF
FUNDS PROVIDED BY THE ROAD REPAIR AND ACCOUNTABILITY
ACT OF 2017 (SB 1)**

BACKGROUND

On April 28, 2017, the Governor of California signed Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017, also known as the Road Maintenance and Rehabilitation Account (RMRA). Funded through a per gallon fuel tax and vehicle registration fees, SB 1 provides additional state funding to address basic road maintenance, rehabilitation, and critical safety needs on highways and local streets.

DISCUSSION

The City of Paramount is projected to receive approximately \$1,322,112 in RMRA funds in Fiscal Year 2023-2024. Pursuant to Street and Highways Code (SHC) Section 2034, prior to receiving an apportionment of funds, each city or county is required to have identified RMRA eligible capital projects by resolution adopted by the City Council. As we prepare our Fiscal Year 2023-2024 budget, it is necessary to identify an SB 1 funded project.

The City prepares a Pavement Management Plan every five (5) years to assess the condition of our streets citywide. This Plan was recently updated in Fiscal Year 2022/2023, and it is used annually in the selection of streets that are to be part of our Annual Neighborhood Street Resurfacing Project.

The Neighborhood Street Resurfacing project will be included in the adopted budget for Fiscal Year 2023-2024 using SB 1 funds. The following streets are proposed to be overlay as part of this project:

Street Location	Beginning	End
Madison Street	Downey Avenue	East Cul-de-sac
Verdura Avenue	Madison Street	Chester Street
Chester Street	Verdura Avenue	East Cul-de-sac
Jefferson Street	Garfield Avenue	Georgia Avenue

Exeter Street	Garfield Avenue	Texaco Avenue
Chester Street	Hayter Avenue	Lakewood Boulevard
Adams Street	Vermont Avenue	Paramount Boulevard

Senate Bill 1 includes a “maintenance of effort” requirement for local funds contributed to street and road repairs to help ensure that the new funding augments existing budgets for road repairs. Specifically, it requires each city to spend no less than the annual average from its general fund during the base years of FY 2010 through FY 2012. If a city has a Pavement Condition Index (PCI) score of 80 or higher, it may spend the funds on other transportation priorities.

The City of Paramount’s PCI is currently at 70, or “Very Good” under the Corps of Engineers standard rankings. A PCI of 70 is considered a desirable level for an average PCI and is consistent with many of our neighboring cities. With the additional funding from SB 1, we will continue to augment our regularly planned street repairs in order to increase our PCI.

FISCAL IMPACT

There is currently no fiscal impact to the FY2022-23 Budget.

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 decision making. The Strategic Outcomes were implemented to provide a pathway to achieving the City’s Vision. This item aligns with Strategic Outcome No. 5: Attractive and Well-Maintained Infrastructure.

RECOMMENDED ACTION

It is recommended that the City Council read by title only and adopt Resolution No. 23:014.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

RESOLUTION NO. 23:014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT
AFFIRMING THE FISCAL YEAR 2023-2024 BUDGET FOR THE USE OF
FUNDS PROVIDED BY THE ROAD REPAIR AND ACCOUNTABILITY
ACT OF 2017 (SB 1)

WHEREAS, the Governor of California on April 28, 2017 signed Senate Bill 1, the Road Repair and Accountability Act of 2017, also known as the Road Maintenance and Rehabilitation Account (RMRA), to address basic road maintenance, rehabilitation, and critical safety needs on highways and local streets, which is funded through a per gallon fuel tax and vehicle registration fees; and

WHEREAS, pursuant to Street and Highways Code (SHC) Section 2034, each eligible city or county prior to receiving an apportionment of RMRA funds is required to have identifiable capital projects in a budget adopted or amended by the governing body that monies provided by RMRA will fund; and

WHEREAS, pursuant to SHC Section 2030, RMRA funds are to be prioritized for expenditure on basic road maintenance and rehabilitation projects, and on critical safety projects, railroad grade separations, complete street components including active transportation purposes, pedestrian and bicycle safety projects, transit facilities, and drainage and storm water recapture projects in conjunction with any other allowable project, and traffic control devices; and

WHEREAS, pursuant to SHC Section 2037, a city or county may spend its apportionment of RMRA funds on transportation priorities other than those outlined in SHC Section 2030, if the city or county's average Pavement Condition Index (PCI) meets or exceeds 80. City of Paramount's current average PCI is 70, which is considered very good; and

WHEREAS, pursuant to SHC Section 2036, a city or county may spend its apportionment of RMRA funds for general fund transportation expenses in excess of the maintenance of effort as calculated in the Street Report as the average general fund expenditures for street, road and highway purposes in Fiscal Years 2009-2010, 2010-2011 and 2011-2012. City of Paramount uses a pavement management system to develop the SB 1 project list; and

WHEREAS, the City of Paramount is projected to receive approximately \$1,322,112 in RMRA funds in Fiscal Year 2023-2024.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PARAMOUNT AS FOLLOWS:

SECTION 1. The above recitations are true and correct.

SECTION 2. The City of Paramount has identified the following RMRA capital project to be included in the adopted budget for Fiscal Year 2023-2024:

The following streets are proposed to be overlay as part of this project:

Street Location	Beginning	End
Madison Street	Downey Avenue	East Cul-de-sac
Verdura Avenue	Madison Street	Chester Street
Chester Street	Verdura Avenue	East Cul-de-sac
Jefferson Street	Garfield Avenue	Georgia Avenue
Exeter Street	Garfield Avenue	Texaco Avenue
Chester Street	Hayter Avenue	Lakewood Boulevard
Adams Street	Vermont Avenue	Paramount Boulevard

SECTION 3. The City of Paramount will submit to the California Transportation Commission for their review a list of proposed projects to be funded by RMRA on or before July 1, 2023, in the format prescribed. The street improvements will add approximately 20 years of life to the streets; improvements to be completed by June 2024.

SECTION 4. The Public Works Director is hereby authorized to undertake such acts as necessary to carry out this Resolution.

SECTION 5. The City Clerk is directed to certify the adoption of this Resolution.

SECTION 6. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED by the City Council of the City of Paramount this 25th day of April 2023.

Isabel Aguayo, Mayor

ATTEST:

Heidi Luce, City Clerk

APRIL 25, 2023

AUTHORIZATION TO PURCHASE

SALUD PARK PORTABLE RESTROOM (CITY PROJECT NO. 9357)

MOTION IN ORDER:

IT IS RECOMMENDED THAT THE CITY COUNCIL AUTHORIZE THE PURCHASE OF A PORTABLE RESTROOM FOR SALUD PARK FROM READY2GO, PITTSBURGH, PENNSYLVANIA, IN THE AMOUNT OF \$69,900.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council

From: John Moreno, City Manager

By: Adriana Figueroa, Public Works Director
Celina Sanchez, Management Analyst

Date: April 25, 2023

**Subject: AUTHORIZATION TO PURCHASE SALUD PARK PORTABLE
RESTROOM (CITY PROJECT NO. 9357)**

BACKGROUND

Salud Park is one of the many parks that the City of Paramount maintains and offers amenities to residents including outdoor exercise stations, rubberized walking/running track, sand volleyball court, and a synthetic multi-purpose field walking path. Unlike some of our other parks, due to the Southern California Edison (SCE) electrical towers, stationary and permanent restrooms are not authorized to be constructed on SCE property. Therefore, included in the FY 2022-23 Capital Improvement Project (CIP) budget is funding for the purchase of a three stall, portable restroom trailer for Salud Park.

DISCUSSION

On April 13, 2023, the Director of Public Works opened and examined the bids for Salud Park Portable Restroom (CIP 9357). The bids were opened at 11:00 AM at the City Yard. One (1) bid was submitted by Ready2Go in the amount of \$69,900, which is below the budgeted amount of \$115,000 allocated in the FY 2022-23 budget.

Attached is the bidder list.

FISCAL IMPACT

There is currently no fiscal impact to the City. Funding for this project was included in the FY 2022-23 Capital Improvement Projects Budget utilizing General Funds.

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 decision making. The Strategic Outcomes were implemented to provide a pathway to achieving the City's Vision. This item aligns with Strategic Outcome No.5: Attractive and Well-Maintained Infrastructure.

RECOMMENDED ACTION

It is recommended that the City Council authorize the purchase of a portable restroom for Salud Park from Ready2Go, Pittsburgh, Pennsylvania, in the amount of \$69,900.

JOB NAME: SALUD PARK PORTABLE RESTROOM (CITY PROJECT NO. 9357)

BID DATE: THURSDAY, APRIL 13, 2023

BID TIME: 11:00 AM

<u>Company Name</u>	<u>Company Address</u>	<u>Bid Amount</u>
1. Ready2Go	1525 Park Manor Blvd. Pittsburgh, PA 15205	\$69,900

APRIL 25, 2023

ORAL REPORT

COMMUNITY SERVICE ORGANIZATION UPDATE – PARAMOUNT
ROTARY CLUB



To: Honorable City Council
From: John Moreno, City Manager
By: David Johnson, Community Services Director
Date: April 25, 2023

**Subject: ORAL REPORT - COMMUNITY SERVICE ORGANIZATION UPDATE –
PARAMOUNT ROTARY CLUB**

An oral report providing an overview of the services Paramount Rotary Club provides to the Paramount community will be presented at the Council meeting.

APRIL 25, 2023

REPORT

PLAN TO PREVENT AND SERVICE NEIGHBORS EXPERIENCING
HOMELESSNESS



To: Honorable City Council

From: John Moreno, City Manager

By: Margarita Matson, Public Safety Director
Steven Coumparoules, Community
Preservation Manager

Date: April 25, 2023

Subject: PLAN TO PREVENT AND SERVICE NEIGHBORS EXPERIENCING HOMELESSNESS

BACKGROUND

In July of 2018, the City Council adopted the City's first plan to Prevent and Combat Homelessness. That plan served as a guide, informing how we would service individuals and families who were experiencing homelessness or who are on the verge of homelessness in Paramount. Since that plan was adopted, we have expanded our network of service organizations, established a Safe Storage Program, contracted with The Salvation Army Bell Shelter for beds reserved for neighbors experiencing homelessness in Paramount, contracted with Family Promise of the South Bay to support Paramount families experiencing homelessness, and established the Helping Hands of Paramount volunteer group.

In April of 2022, the Los Angeles County Supervisor Janice Hahn's office awarded \$30,000 to the City to update our Homeless Plan. Kingdom Causes of Bellflower was selected as the consultant to update the Plan due to their extensive knowledge and experience providing supportive services to individuals experiencing homelessness in Paramount, having served our in-need community since 2012 and administered the City's Rental Assistance Program from 2019 through 2021.

DISCUSSION

Since December 2022, City staff have partnered with Kingdom Causes of Bellflower to conduct outreach and gather information from stakeholders to create a comprehensive Plan to Prevent and Service Neighbors Experiencing Homelessness. Part of these efforts included community input meetings and interviews with City staff, community stakeholders, and City Council. The community input meetings occurred on February 1, 2023, and February 22, 2023.

Attached is a draft of the Plan to Prevent and Service Neighbors Experiencing Homelessness developed by Kingdom Causes of Bellflower (Attachment A). Similar to the City's previous Plan, this Plan covers five years, 2023-2028. The Plan incorporates the feedback received during interviews and meetings and contains future goals and objectives that the Paramount community can implement to reduce the local homeless

population. While there are no legally binding elements included in the Plan, we are hopeful that the City of Paramount will be able to accomplish the identified goals and objectives as funding opportunities become available.

Christina Birkey, Executive Director for Kingdom Causes of Bellflower, will present highlights of the updated Plan to Prevent and Service Neighbors Experiencing Homelessness.

FISCAL IMPACT

The cost of updating the Plan to Prevent and Service Neighbors Experiencing Homelessness is \$30,000, 100% of which is reimbursable from the funds awarded to the City by Los Angeles County Supervisor Janice Hahn's office.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

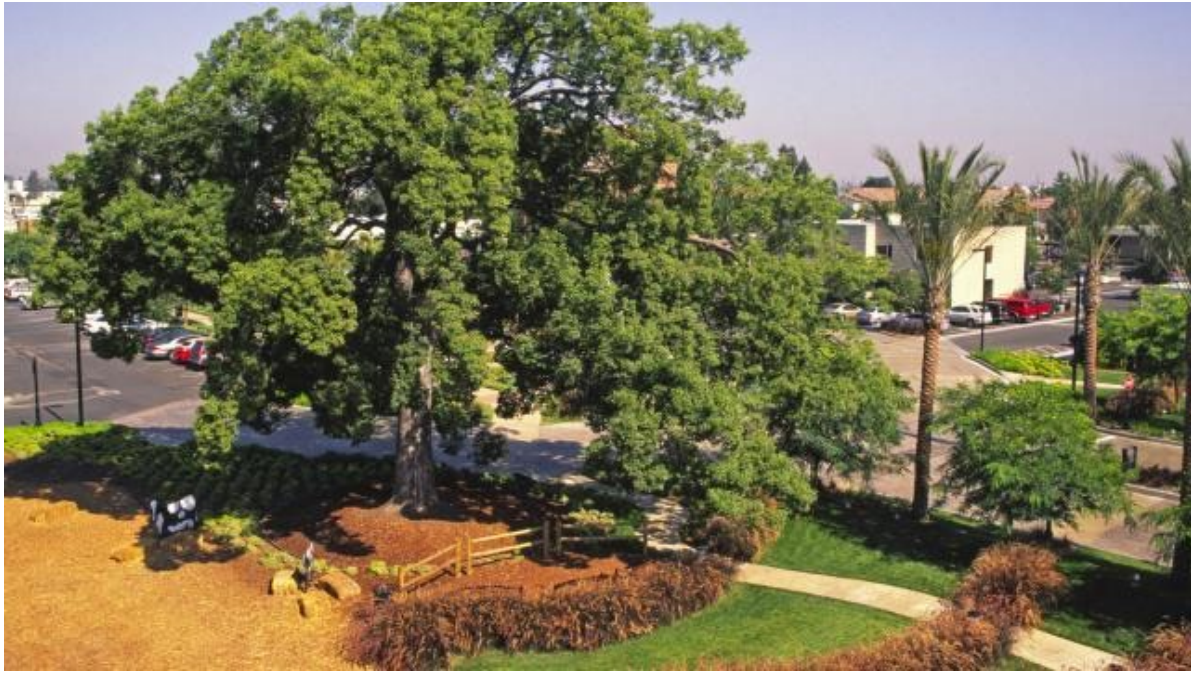
The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decision making. The Strategic Outcomes were implemented to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcome No. 1: Safe Community.

RECOMMENDED ACTION

It is recommended that the City Council receive and file this report.

H:\MANAGEMENT\WP\COUNCIL REPORTS\2023 HOMELESS PLAN RPT 4.25.23.DOCX

ATTACHMENT A



Plan to Prevent & Service Neighbors Experiencing Homelessness 2023-2028

Prepared by:



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Executive Summary

In 2018, The City of Paramount initiated a five-year *Plan to Prevent and Combat Homelessness in Paramount and Bellflower*. The original plan was a collaborative effort between two cities that outlined several goals and supporting actions to address issues related to homelessness. The plan allowed the City of Paramount to strengthen relationships with service providers, provide rental assistance to Paramount households, implement a Safe Storage Program, contract with Family Promise of the South Bay to service the housing needs of families, and reserve much-needed shelter beds at the Salvation Army Bell Shelter for Paramount neighbors experiencing homelessness. In order to continue and sustain these efforts, the City of Paramount commissioned Kingdom Causes Bellflower to update the 2018-2022 plan, thanks to generous support from Los Angeles County Supervisor Janice Hahn's contributions. The new *Paramount Homelessness and Housing Insecurity Plan (2023-2028)* will more accurately reflect the evolving housing needs specific to the Paramount community post-pandemic.

The City of Paramount has partnered with Kingdom Causes Bellflower to help analyze the implementation of past goals, identify potential areas of growth, and provide solutions to address the needs of neighbors experiencing homelessness and housing insecurity. The information used to develop the new plan was a collaborative process which involved policy research, asset-mapping, stakeholder meetings, community input sessions, and interviews with individuals who have lived experience and are currently residing at the Bell Shelter.

The following goals represent the City of Paramount's commitment to ensuring the safety and well-being of the entire community. Additionally, these goals recognize that homelessness and housing insecurity is a multifaceted issue that requires comprehensive solutions.



Strategic Area 1: Homeless Prevention

Increase housing stability for vulnerable Paramount households at risk of losing housing by expanding City rental assistance programs and leveraging external homeless prevention resources.



Strategic Area 2: Community Education & Engagement

Promote education and awareness of housing solutions to combat the stigma attached to homelessness and encourage greater community education.



Strategic Area 3: Supportive Services of Neighbors Experiencing Homelessness

Decrease the time Paramount residents experiencing homelessness spend on the streets by increasing staff and physical resources within City of Paramount to address homelessness.



Strategic Area 4: Local Multi-City Housing Solutions

Increase local shelter options, interim housing, and permanent supportive housing in the area by strengthening collaborations with neighboring cities, combining resources, and investing together in a regional housing solution.

A detailed description of the supporting actions for each goal is included in the body of the Plan. Strategic Areas 1 and 2 focus on maintaining or expanding successful initiatives already being done by the City. Areas 3 and 4 include action items that are new and require coordination with external partners and funders to achieve.

Background & Methodology

Background

The City of Paramount is located in Southeast Los Angeles County and is about 17 miles from downtown Los Angeles. The surrounding border cities include South Gate, Downey, Bellflower, Long Beach, Compton, and Lynwood. The City of Paramount has established a strong working relationship with these cities to help address homelessness and housing insecurity. However, one of the challenges that has been identified is the lack of resources directly within the City of Paramount.

Paramount encompasses a total land area of 3,072 acres, or 4.8 square miles. Approximately 52% of the City is developed with residential uses. Industrial land uses account for 23% of the City's total land area, and commercial land uses account for 5%. The remaining 20% of the City's land area is devoted to streets, freeways, and other rights-of-way. The City of Paramount is built-out. As a result, there are limited opportunities to develop establishments such as emergency shelters, transitional housing, and permanent supportive housing. In addition, there is an inadequate supply of affordable housing.

2022 Homeless Count Results	
LA County 2022 Total: 69,144	
SPA 6 2022 Total	14,598
Paramount 2022 Total	180
City Net Census - 2022 Total	59
Unsheltered	8,945
Persons in Cars	790
Persons in RVs/Campers	1,933
Persons in Vans	671
Persons in Tents	435
Persons in Makeshift Shelters	635
Persons on the street	4,481
Sheltered	5,653
2020 Homeless Count Results	
LA County 2020 Total: 66,436	
SPA 6 2020 Total	13,012
Paramount 2020 Total	85

Demographics from 2022 Homeless Count for SPA 6	
Location: 61% of people were unsheltered and living outside 39% of people were in some form of temporary accommodations Family Type: 73% of people were single adults 11% of people were families 2% were transitional age youth Gender: 61% were male (includes transgender) 38% of people were female (includes transgender) 2% were transgender 1% were non-binary Ethnicity: 42% were African American 47% of people were Hispanic/Latino 7% were white 3% identified as other	Age: 16% of people were under the age of 18 4% were between the ages 18-24 62% between ages 25-54 10% between ages 55-61 9% were age 62 or older Other Demographics: These are not mutually exclusive categories, and an individual may fall into more than one category. 2% were United States Veterans 32% have experienced domestic/intimate partner violence in their lifetime 32% were considered chronically homeless 22% had a mental illness 20% had a substance use disorder 1% had HIV/AIDS

As of 2020, Paramount has 55,461 residents with almost 50% of the population identifying as Hispanic or Latino. Around 60% of the residents are between the ages of 25 and 64. As of 2022, there are 69,177 people experiencing homelessness in Los Angeles County according to the Los Angeles Homeless Services Authority (LAHSA). This is a 4.1% rise from the 2020 homeless count. The City of Paramount hired a team of specialists from City Net to conduct their own homeless census in 2022. The census revealed that there are 59 unhoused adults in Paramount which is a 56% decrease from 105 adults in the previous year. For the purpose of delivering services to people experiencing homelessness or housing insecurity, the county is divided into eight Service Planning Areas (SPA). Paramount is in SPA 6 which includes Athens, Compton, Crenshaw, Florence, Hyde Park, Lynwood, and Watts.

Data limitations restrict access to detailed demographic information of people experiencing homelessness in the cities at any one time. However, demographic information is available at the SPA level. The

demographic information included in the chart above provides a more holistic understanding of people experiencing homelessness in SPA 6. Please note, results have been rounded and may not equal 100 percent.

In March 2017, Los Angeles County voters passed Measure H (<https://homeless.lacounty.gov/>) to generate funding for homeless services. During the first year of Measure H implementation, the county created an opportunity for cities to develop city specific plans to prevent and combat homelessness.

In 2018, the City of Paramount developed their first plan to address homelessness and housing insecurity in partnership with the City of Bellflower. During this time the City strived to meet the goals of the plan to the best of their abilities, especially during the global pandemic. Unfortunately, the homeless count grew across the region, and the affordable housing crisis continued in the greater Los Angeles area. California has half of 50 most expensive rents in the country¹. Although there has been some improvement, LA County still needs 499,430 more affordable homes to meet the current demand among rental households for very and extremely low-income households (Affordable Housing Outcome Report, 5; 2022). At the City level, Paramount recognizes the need to preserve and increase the supply of affordable housing, and to provide service to low-income residents, those with special needs, and those experiencing homelessness (Paramount's Consolidated Plan 2022-2023, 2).

In 2022, Paramount secured the necessary funding from the Los Angeles County Board of Supervisor Janice Hahn to update the plan. Paramount approved Kingdom Causes Bellflower to serve as a consultant for the updated plan which will guide the City over the next five years.

The City continues to work to meet their Regional Housing Needs Allocation (RHNA) for the current cycle and works to update their zoning code accordingly. Paramount illuminates their commitment to ending homelessness and housing insecurity by using the tools at their disposal to assess housing needs for those experiencing homelessness and housing instability. The City has a significant need for high quality and affordable housing, especially for those households whose income is below 50 percent of the Area Median Income (AMI) and are considered the most at-risk of becoming homeless (Consolidated Plan 2022, 140). Due to insufficient progress on proposed developments with at least 10% affordability, Paramount is currently subject to SB 35, a statute to streamline developments by requiring an increase in housing supply with some percentage of affordable units.

Due to most of the funding from the County and State being distributed on a regional basis, Paramount's strategy to address homelessness includes a collaborative, regional approach. This can be seen with the partnerships that the City already has in place with neighboring cities. Paramount is committed to participating in and supporting regional efforts to address homelessness. The City participates in the Gateway Cities Council of Governments (GCCOG) efforts to address homelessness, and the GCCOG Homeless Action Plan Regional Goals 2021 have been included in the Appendix.

Methodology

In order to inform this plan, the City of Paramount and Kingdom Causes Bellflower invited residents, City staff, service providers, and individuals with lived experience to share their perspective on the topic of homelessness and housing insecurity. An initial stakeholder survey was conducted to assess the available resources within the City and potential solutions. The survey was conducted at a Paramount Public Safety Event and 72 responses were received. Following the survey, Kingdom Causes Bellflower facilitated individual interviews with a majority of the City Council, Paramount Homeless Ad-Hoc Committee, City Department Heads, Paramount Unified School District representatives, LAHSA, HOPICS, Family Promise of the South Bay, Paramount Chamber of Commerce, local churches and Paramount Cares Foundation. Kingdom Causes Bellflower interviewed two neighbors with lived

¹ Hoyt, A. (2022, September 1). *The 50 most expensive places to rent an apartment in the U.S.* Apartment Living Tips - Apartment Tips from ApartmentGuide.com. Retrieved April 11, 2023, from <https://www.apartmentguide.com/blog/top-50-most-expensive-places-to-rent-an-apartment/>

experience who received services from City staff while they were experiencing homelessness in Paramount. They also hosted two community input sessions attended by 45 Paramount residents and local stakeholders. The interviews and community input sessions were used to assess the previous plan's goals, identify barriers to accessing resources, and discuss solutions and areas of improvement. A SWOT analysis was completed to synthesize the information and identify strengths, weaknesses, opportunities, and threats to better inform the present plan. A community-based asset map and resource list was also developed.

Strengths	Weaknesses
• City staff and community commitment to resolving homelessness and housing insecurity • Compared to other cities the number of unhoused neighbors is less • Collaboration with PUSD, Family Promises, and KCB • Funding for 12 Bell Shelter beds • Paramount Care Foundation food distribution • Safe storage program	• Lack of affordable housing, supportive housing, and transitional housing • Lack of knowledge about available resources • Lack of resources directly within City boundaries • Lack of emergency shelters for families • Lack of supports for individuals who are newly housed • Lack of participation in The Helping Hands • Minimal efforts from faith community? • Due to lack of funding a shelter is off the table • Resources provided by Family Promise are limited because SPA 6 is disqualified from some programs
Opportunities	Threats
• Strengthening collaboration with LAHSA, PATH, HOPICS • Developing more rental assistance programs • Investing in strategies to address mental health • Increasing the number of staff dedicated to addressing homelessness • Developing an access center • Utilizing social media, fliers, newsletters, website, and phone calls to improve communication about resources and progress made • Developing support group, peer mentorship, life skill classes for individuals transitioning into permanent housing • Leveraging City facilities for resources/services like hygiene, food preparation, laundry etc.	• Rising cost of living coupled with individuals living on a fixed income • Landlords' unwillingness to participate in subsidized housing • Built out City can make it difficult to zone new developments • Potential of burnout for staff dedicated to addressing homelessness • Perception of public safety's efforts to addressing homelessness • Gateway COG reallocation of Measure H funds which means cities do not have control over where the money is being spent • Housing first model does not work for everyone • Stigma around perception of who experiences homelessness • People not seeking services due to stigma or their culture • During the winter there are not enough shelters

Findings

Listening to the Community & Key Stakeholders

Throughout the interviews, surveys, and community listening sessions a few key themes were observed about the uniqueness of the Paramount community as it relates to finding solutions for homelessness and housing insecurity:

- **A Culture of Collaboration & Openness:** There was a notable sense of openness, curiosity and collaboration from most stakeholders and residents interviewed as it related to issues of homelessness and poverty. A majority of stakeholders expressed a desire to expand existing services and build appropriately scaled physical resources within Paramount's city limits. There was also a willingness of the stakeholders to get more involved in The Helping Hands of Paramount working group to help implement this plan.
- **Geographical Challenges:** Paramount's placement in LA County Service Provider Area (SPA) 6 presents some difficulty with accessing resources available to neighboring cities in SPA 7. The City is densely populated which limits opportunities to build new affordable housing, shelter, or resource centers to industrial areas or consider redevelopment of underutilized properties.
- **Helpful & Responsive Presence from Public Safety Department:** Public Safety Staff has established trust and rapport with multiple stakeholder groups, including neighbors experiencing homelessness, residents, business owners, etc. There is a need to reinforce the innovative work being led by staff and find sustainable ways to expand.
- **Mental Health Concerns:** Most stakeholders mentioned the need for better mental health services for both the unhoused and for residents at risk of homelessness, however specific housing or supportive service solutions that were at an appropriate scale for Paramount were difficult to identify.
- **Need for Homeless Prevention:** The sunseting of COVID tenant protections paired with rising rents, an unstable economy, and a shortage of affordable housing contribute to risk of eviction and homelessness for many Paramount residents. Additionally, Paramount Unified School District reported high numbers of families at risk of homelessness, experiencing housing insecurity (including couch surfing or temporarily doubling up with other family members), and experiencing homelessness (including living in motels, cars, and on the streets).



Paramount Assets & Resources to Build Upon

When it comes to complex social issues like homelessness and poverty, it is advantageous for a “built out” City like Paramount to take an asset-based, versus a need-based, approach to developing solutions. By mapping out the existing assets and resources the City of Paramount can avoid “reinventing the wheel” and ensuring the limited resources are leveraged by building upon the community’s existing assets.

Asset Map

Tangible Resources ★

- ★ Paramount Care Foundation (clothing/food) 1
- ★ Journey of Faith (food) 2
- ★ Our Lady of the Rosary (food) 3
- ★ Emmanuel Church (partners w/ Paramount Care) 4

City Resource ★

- ★ Public Safety Department 5

Family and Youth Resources ★

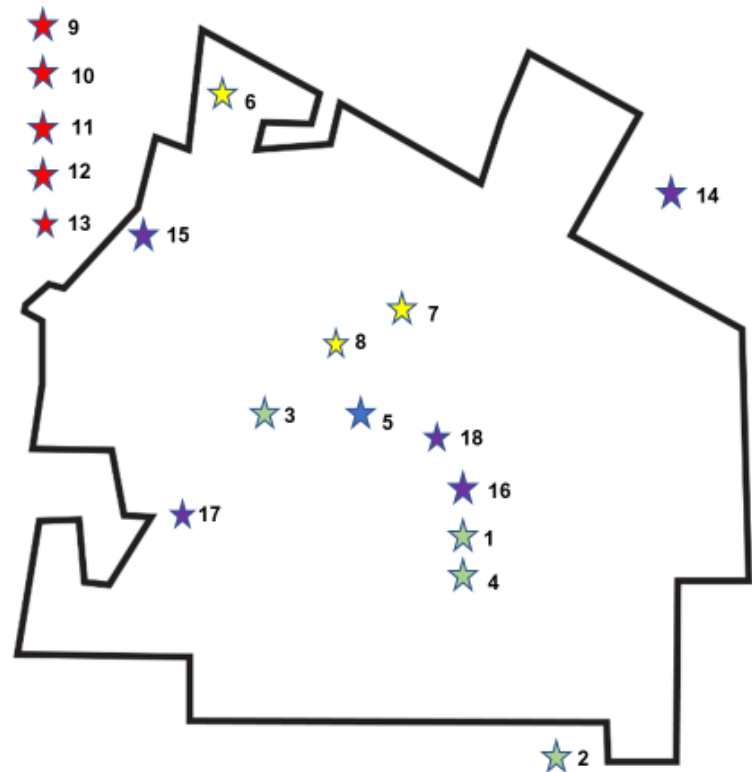
- ★ Bayfront Youth & Family Services (mental health) 6
- ★ Foster Youth & Family Services – PUSD 7
- ★ Paramount Family Resource Center 8

Service Providers Outside of Paramount ★

- ★ Bell Shelter 9
- ★ Family Promise 10
- ★ Su Casa 11
- ★ SELACO (Home to employment program) 12
- ★ HOPICS 13

Community Organizations ★

- ★ Sisters of Angels (non-profit outreach ministry) 14
- ★ MUSA (non-profit for community empowerment) 15
- ★ Helping Hands of Paramount (volunteer organization) 16
- ★ Chapel of Change (home for re-entry population) 17
- ★ Chamber of Commerce (Business Center) 18



During stakeholder interviews, several representatives of local institutions, agencies and faith communities expressed an overwhelming desire to deepen partnership with each other and with the City of Paramount to ensure that resources are shared and made available in a coordinated manner throughout the community. The request for more training and collaboration opportunities is addressed in Strategic Area 2: Community Education and Engagement.

Evaluation and Lessons from 2018-22 Homeless Plan

Despite the pandemic disrupting the progress on the prior plan, Paramount City leadership took broad steps towards their goals and addressed homelessness and housing insecurity in the following ways:

- Funded 12 beds at the Salvation Army Bell Shelter reserved for Paramount neighbors experiencing homelessness
- Established a contract with Family Promise of the South Bay to support families experiencing homelessness
- Developed a City motel voucher program and rental assistance program
- Implemented a Safe Storage Program (accessed by adults experiencing homelessness)

- Established The Helping Hands of Paramount working group and a City Council Homeless Ad-Hoc Committee
- Created a City website page dedicated to educating the public about housing resources

However, the unforeseen challenges that accompanied the pandemic slowed or paused the progress the City was making towards its 2018 plan. When residents were surveyed in 2023 about the prior plan, most were not aware of the plan, or the positive outcomes related to its progress. Residents asked for more proactive communication and progress updates related to this 2023-2028 plan.

Based on the evaluation of the 2018-22 plan and feedback from residents, the following opportunities exist to build upon the success of the City's recent efforts:

- Increase staff and community education.
- Continue exploring the development of an access center in partnership and with already-existing resources.
- Evaluate land accessibility in partnership with Housing Element
- Gather stock of available units and continue engagement of local landlords.



See appendix B for a full chart of 2018-22 goal evaluation.

Policy & Funding Trends

The policy and funding landscape for initiatives to address or prevent homelessness in Los Angeles County are rapidly changing due to the high profile, political nature of homelessness in California. However, Paramount's proactive and collaborative approach to addressing homelessness and housing insecurity for its residents is attractive to funders looking for innovative solutions to support.

The following is a list of potential funding sources relevant in the first calendar quarter of 2023:

- SB 1206 No Place Like Home: Funds may be used to acquire, design, construct, rehabilitate, or preserve permanent supportive housing for persons who are experiencing homelessness, chronic homelessness or who are at risk of chronic homelessness, and who are in need of mental health services. The bonds are repaid by funding from the Mental Health Services Act (MHSA). This funding opportunity aligns with plans within Paramount's Housing Element. (<https://openstates.org/ca/bills/20172018/SB1206/>).
- Homekey Round 3- NOFA Released in March 2023, prioritizing permanent supportive housing and rental subsidies (<https://www.hcd.ca.gov/grants-and-funding/homekey>)
- Emergency Solution Grant Program (ESG)- Funding for Outreach, Rental/Financial Assistance, Emergency Shelter, and Services (<https://www.hcd.ca.gov/grants-and-funding/programs-active/emergency-solutions-grants>)
- Mental Health Awareness Training Grant (MHAT)- Program provides public personnel with training to support individuals with severe mental disorders. (<https://www.samhsa.gov/grants/grant-announcements/sm-23-002>)
- Title V Surplus Property- Program helps maximize federal resources by repurposing underutilized properties into facilities and housing to support homeless individuals and families (<https://www.hudexchange.info/programs/title-v/>)

- It is also recommended that the City of Paramount pursue funding partnerships with private local foundations and discretionary funds from local political representatives to stretch the existing funding being allocated for the City's homeless solutions from HOME-ARP, CDBG, and HOME.

Kingdom Causes Bellflower recommends the City follow the following statewide and county policy conversations:

- Mental Health Services - The movement at the state-level to address the need for comprehensive, dignified residential mental health services is promising and should be monitored closely by City staff.
- COVID 19 Tenant Protections Resolutions - Covid 19 Tenant Protections Resolution - Starting April 1, 2023, landlords are required to serve tenants a written 30-Day Notice prior to filing an eviction based on nonpayment of rent accrued between July 1, 2022, and March 31, 2023. This will likely increase the risk for Paramount residents who are housing insecure and aligns with the finding that rental assistance and homeless prevention are critical.

Paramount Goals and Supporting Actions



STRATEGIC AREA 1: HOMELESS PREVENTION

Increase housing stability for vulnerable Paramount households at risk of homelessness by expanding City rental assistance programs and leveraging external homeless prevention resources.

City Resources	Funding, Administration, Staffing		
Potential Funding Opportunities	HOME-ARP, Housing Successor Agency Funds, Local Private Foundations		
Policy Alignment	Paramount HOME-ARP Action Plan 2021, Gateway Cities COG Roadmap Toward Ending Homelessness 2021-2026, LA County Homeless Initiative Framework to End Homelessness 2021-2027		
Action 1A: Expand homeless prevention and rental assistance programs by increasing City funding of internal and contracted programs.			
Implementation Type	Expand	Implementation Complexity	●●●○○
Action 1B: Increase awareness of existing external rental assistance and homeless prevention resources through The Helping Hands of Paramount, Ad-Hoc Homeless Committee, and social media.			
Implementation Type	Maintain	Implementation Complexity	●○○○○
Action 1C: Collaborate with local funders supporting senior homelessness prevention programs to leverage external dollars to help older adults.			
Implementation Type	Expand	Implementation Complexity	●○○○○

The City of Paramount has experience directly administering rental assistance and homeless prevention and by partnering with nonprofit service providers such as Family Promise of the South Bay and Kingdom Causes Bellflower to provide case management support. With many of the COVID-era eviction protections and assistance programs sunsetting, it is critical that the City of Paramount proactively pursue rental assistance programs to help Paramount households avoid homelessness by finding sustainable solutions to afford and maintain their existing housing.

To address the concerning trend of senior citizens and older adults on fixed-incomes being “priced out” of the rental market, United Way of Greater Los Angeles, and local partners such as Kaiser Permanente have invested in homeless prevention and rapid-rehousing programs throughout the county. Identifying the providers who have

access to funds that cover senior citizens and older adults in SPA 6 will be critical to the City's ability to leverage outside dollars to assist its most vulnerable older adults.



STRATEGIC AREA 2: COMMUNITY EDUCATION & ENGAGEMENT

Promote education and awareness of housing solutions to combat the stigma attached to homelessness and encourage greater community education.

City Resources	Staffing, Facilities		
Potential Funding Opportunities	Gateway Cities COG, Private Foundations		
Policy Alignment	Gateway Cities COG Roadmap Toward Ending Homelessness 2021-2026, LA County Homeless Initiative Framework to End Homelessness 2021-2027		
Action 2A: Prioritize growth of The Helping Hands of Paramount resident working group by conducting a strategic planning session with interested volunteer members to decide frequency of meetings, agenda planning and desired outcomes related to education, volunteering and advocacy.			
Implementation Type	Expand	Implementation Complexity	●○○○○
Action 2B: Increase accountability and awareness by requiring contracted partners to make annual progress presentations to The Helping Hands of Paramount and Homeless Ad-Hoc Committee, including LAHSA, DHS, Gateway Cities COG, HOPICS, Family Promise of the South Bay, and Salvation Army Bell Shelter.			
Implementation Type	Maintain	Implementation Complexity	●○○○○
Action 2C: Convene Paramount landlords annually to provide updates on local incentives, solicit ideas for how to support landlords in preventing homelessness, etc. Pair with required Fair Housing Foundation landlord trainings and offer incentives.			
Implementation Type	Maintain	Implementation Complexity	●○○○○

The City of Paramount's efforts to educate and involve residents and business owners in the community on housing issues are noteworthy. With the gathering restrictions brought on by the pandemic slowly dissipating, the timing is prime for reconvening and growing The Helping Hands of Paramount working group. Kingdom Causes Bellflower recommends the City conduct a strategic planning session with interested and committed volunteer members of The Helping Hands of Paramount working group to

decide frequency of meetings, agenda planning, and desired outcomes related to education, volunteering, and advocacy. The City may also want to explore interest from the working group to form volunteer outreach task force to be trained to accompany Public Safety Staff on proactive street outreach.

If not already participating in the working group, the City should make efforts to ensure representatives with decision making influence from Paramount Unified School District, local nonprofits, Chamber of Commerce and the faith community are actively involved in The Helping Hands of Paramount.

The City should also continue requiring contracted homeless service agencies covering the City of Paramount to provide annual updates to both The Helping Hands of Paramount working group and the Homeless Ad-Hoc Committee. With the rapid policy changes that impact service delivery in Los Angeles County, receiving annual updates is necessary for the City to understand how to best advocate for resources to address homelessness in Paramount. The City can also build upon its collaborative culture to facilitate stronger partnerships between the service providers that allow for innovative housing solutions that leverage internal and external resources.

To build upon the existing work being done through Paramount's Good Neighbor Landlord Training Program, consider convening annual landlord events that combine landlord trainings provided by the Fair Housing Foundation with updates and incentives that support landlords who are willing to work with the City and service providers to make vacant units more available for neighbors exiting the streets into permanent housing.

STRATEGIC AREA 3: SUPPORTIVE SERVICES FOR UNHOUSED NEIGHBORS



Decrease time Paramount residents experiencing homelessness spend on the streets by increasing staff and physical resources within City of Paramount to address homelessness.

City Resources	Staffing, Facilities, Funding		
Potential Funding Opportunities	HOME-ARP, Housing Successor Agency Funds, CDBG, HOME		
Policy Alignment	Paramount HOME-ARP Action Plan 2021, Paramount Housing Element 2021-2029, Gateway Cities COG Roadmap Toward Ending Homelessness 2021-2026, LA County Homeless Initiative Framework to End Homelessness 2021-2027		
Action 3A: Reinforce and expand innovative work being done by Public Safety Department staff by adding dedicated housing navigation staff or partnered outreach support.			
Implementation Type	Expand	Implementation Complexity	●●●○○
Action 3B: Convert an underutilized facility owned by local government or civic organization as a resource center for residents in need of housing or experiencing housing insecurity.			
Implementation Type	Launch	Implementation Complexity	●●●●●
Action 2C: Maintain and consider expanding investment in family service providers partnered with Paramount Unified School District to prevent families from becoming homeless or quickly connect unhoused families to permanent housing resources.			
Implementation Type	Maintain	Implementation Complexity	●●○○○
Action 3D: Maintain contract with Salvation Army Bell Shelter for reserved emergency shelter beds until a contract with a more proximate shelter is confirmed.			
Implementation Type	Maintain	Implementation Complexity	●●○○○
Action 3E: Pursue reputable mental health provider to open location within Paramount city limits.			
Implementation Type	Launch	Implementation Complexity	●●○○○

The City of Paramount's Public Safety Department staff have a strong and positive relationship with the community, including neighbors experiencing homelessness, business owners, and residents. However, much of the success is due to the persistence and positive relationships built by one specific staff member. To reinforce the innovative work and trust that has been built by staff, the City should consider hiring an additional staff member to be trained to support the housing navigation needed to move neighbors experiencing homelessness on the streets of Paramount into permanent housing. Hiring or bringing on a volunteer with lived experience could be beneficial in building trust and breaking down barriers with neighbors experiencing homelessness who are resistant to receiving services. The City should also formalize internal procedures related to the success of Public Safety homeless assistance, ensuring any new volunteers or staff embody specific values, such as compassion, persistence, trustworthiness.

The 2018-22 Homeless Plan included a goal to pursue partnership with a nonprofit to establish an access center where people experiencing homelessness in the City could access resources related to housing. This concept of opening an access center also came up in multiple stakeholder interviews and as a commonly agreed upon solution at both community listening sessions. Resources that could exist at an access center include resume building, referrals to shelter, laundry, meal prep, and showers. Taking an asset-based approach, the City should explore existing underutilized facilities owned by the City of Paramount, Paramount Unified School District, the Chamber of Commerce or local churches to determine if such a facility exists and is ideal for redeveloping as an access center. While the partnership that would be required between the City of Paramount and such a local institution would be complex to execute, stakeholders from within several of those institutions expressed a desire to see their spaces better utilized to help the community. The City should pursue conversations with decision makers at these institutions to determine if partnership is feasible. If opened, the City should refer to the asset map to find complimentary services that can be offered for free or low-cost by existing service providers in the area.

The City contracted Family Promise of the South Bay to provide critical resources to Paramount families experiencing homelessness. Interviews with Paramount Unified School District (PUSD) confirmed the need for on-going support for families experiencing homelessness and housing insecurity within the district. In March 2023, 254 students within PUSD were identified as homeless through the McKinney Vento Act, which includes families living in motels, cars, and on the streets, as well as those temporarily couch surfing. It should be noted that the Paramount Unified School District primarily serves Paramount residents, but also encompasses small parts of 5 neighboring jurisdictions. Families being assisted through Family Promise of the South Bay and/or PUSD's McKinney Vento Act required additional support in order to afford storage of their family's belongings. The City should explore expanding its Safe Storage program to families being assisted in the school district.

The City has also contracted with Salvation Army Bell Shelter to reserve 12 beds for Paramount neighbors experiencing homelessness. This is currently the second most proximate shelter to the City of Paramount. If a closer shelter opens eligibility to include neighbors experiencing homelessness in Paramount, the City should pursue a similar bed reservation program there.

To decrease the time spent in shelter, the City should explore hiring a dedicated housing navigator to complement the temporary services being offered with Salvation Army Bell Shelter and Family Promise of the South Bay. This is also related to Action 3A which reinforces Public Safety Staff efforts.

Finally, the City would benefit from having more trusted mental health providers with "brick and mortar" office space within the city limits. The City should coordinate with the Chamber of Commerce to identify ideal vacant office space and build relationships with nearby mental health providers open to relocating or expanding to Paramount who specialize in therapeutic services ideal for neighbors experiencing homelessness. Additionally, the City should stay active in regional and state policy conversations regarding new residential mental health resources.



STRATEGIC AREA 4: LOCAL MULTI-CITY HOUSING SOLUTIONS

Increase local shelter options, interim housing, and permanent supportive housing in the area by strengthening collaborations with neighboring cities, combining resources, and investing together on a regional housing solution.

City Resources	Staffing, Funding, Property		
Potential Funding Opportunities	Gateway Cities COG, Local Private Foundations, Local Supervisor Discretionary Funds, HOME, CDBG		
Policy Alignment	Paramount Housing Element 2021-2029, Gateway Cities COG Roadmap Toward Ending Homelessness 2021-2026, LA County Homeless Initiative Framework to End Homelessness 2021-2027		
Action 4A: Develop a common vision and agreeable terms with 2 bordering cities (such as Bellflower, Downey, Lakewood) that require both funding investment paired with commitment to build "brick and mortar" resources within each city's limits.			
Implementation Type	Launch	Implementation Complexity	●●●●●
Action 4B: Contingent upon success of 4A, identify existing residential or commercial properties ideal for redevelopment as a small youth family shelter within Paramount city limits in which priority would be given to Paramount residents.			
Implementation Type	Launch	Implementation Complexity	●●●●●
Action 4C: Contingent upon success of 4A, negotiate a "bed exchange" deal with nearby shelter for single adults and couples.			
Implementation Type	Launch	Implementation Complexity	●●●●●
Action 4D: Contingent upon success of 4A, select third partner city (such as Lakewood or Downey) to explore building interim or permanent housing specialized for youth, family, or neighbors with mental health concerns.			
Implementation Type	Launch	Implementation Complexity	●●●●●

Paramount's densely populated landscape makes constructing new shelters and large affordable housing developments extremely challenging. Besides a small area of land near the 710 and riverbed identified in the

Housing Element for emergency shelter, there are no ideal locations for large developments. Any new affordable housing development would likely require redevelopment of underutilized property or require a more innovative “scattered site” approach. Neighboring cities share the challenge of needing “brick and mortar” resources to address homelessness in their dense cities, paired with the funding challenge of sustaining such programs.

It is recommended that the City of Paramount lean into their culture of collaboration and openness to develop a common vision and agreeable terms with 2 neighboring cities to develop a local housing strategy that require both funding investment paired with a commitment to build a network of complimentary “brick and mortar” resources within each city’s limits. By partnering, each city has access to critical housing infrastructure in neighboring cities that would not be feasible within its own city limits. For example:

- City A – Builds or expands a homeless shelter for adults and couples that prioritizes beds for its residents but has a small number of beds reserved for City B and City C.
- City B – Builds or expands a homeless shelter, permanent supportive, or interim housing for transitional age youth that prioritizes beds for its young residents but has a small number of beds reserved for City A and City C.
- City C – Builds or expands a homeless shelter, permanent supportive or interim housing for families that prioritizes rooms for its city’s families experiencing homelessness but has a small number of rooms reserved for City A and City B.

When identifying which cities to partner with on such a complex and innovative housing strategy, the City of Paramount should pay attention to the following considerations:

- LA County Service Provider Area (SPA) maps – The City of Paramount is located within SPA 6, even though it shared borders with 3 cities from SPA 7 and 1 city in SPA 8. Historically, county-based resources are administered by SPA, meaning that Paramount could have different service provider networks to navigate for external resources than neighboring cities.
- Los Angeles County Sheriff’s Geography – City of Paramount is served by Los Angeles County Sheriff’s Department (LASD) Lakewood Station which also serves the cities of Artesia, Bellflower, Hawaiian Gardens, Unincorporated Cerritos, and Unincorporated Long Beach. The City has a history of partnership with Cities of Lakewood and Bellflower due to their proximity and likeness and is currently exploring a joint partnership with LASD and these cities to increase mental health response resources.
- Attitude and Approach to Homelessness – The City has a firm but compassionate approach to addressing homelessness that is unique. To protect and reinforce the success the City has experienced related to these attributes, it should establish agreed upon shared values that will inform the multi-city housing solution.
- Sensitively Scaled Developments – Since most surrounding cities share density challenges, any new development of shelter, interim, or permanent housing should be appropriately and sensitively scaled to fit within each community. Many residents expressed a desire to see something built within Paramount but were afraid of stereotypical large emergency shelters that attract loitering and attention from homeless residents outside the area. A tour of scattered site developments or small-scale interim housing in the area could be helpful for inspiring design concepts that fit well, are the right scale, and contribute to the overall beauty within a neighborhood.

A multi-city housing solution aligns with relevant plans from the County and Gateway Cities COG and would likely receive support and funding from local private foundations who appreciate innovative and collaborative approaches to addressing homelessness. Such an endeavor would require years of planning and coordination before new resources are built within each partnering city but would provide an efficiency of scale that would be difficult achieve without the partnership.

Next Steps, Evaluation & Measurement

Proper and consistent evaluation is critical to maintain accountability for the implementation of this plan. As various stakeholders and community members were involved in the discussions that led to the identification of steps to take to move forward, it is essential that these community members are aware of the progress made and future steps identified to achieve the goals. Ultimately, it is the neighbors experiencing homelessness and housing instability who will be most greatly impacted by the success made towards reaching the fulfillment of goals outlined in the strategic areas. In addition, accountability and ongoing direction is essential for the City staff and all those involved in helping the City of Paramount create a positive impact on this critical community concern.

Below is a list of suggested ways in which the City of Paramount can participate in ongoing evaluation and measurement of its progress towards achieving success in the strategic areas mentioned above.

- Bi-annual interval evaluation of successes and challenges related to the goals listed in each strategic area. Consider utilizing the template included in Appendix E as a baseline for tracking measurable progress.
- Bi-annual presentations on current progress to The Helping Hands of Paramount working group
- Annual convening of City department heads to discuss ways to increase partnership in order to make progress on strategic areas that involve collaboration between the departments.
- Annual invitation for the community members to be invited to participate in an update session, which could serve as an update as well as encouragement for community member involvement.
- As stated previously (2B), annual presentations from contracted agency partners on their progress in meeting the goals of their respective contracts with the City.
- Analyze the effectiveness of social media platforms where resources are shared, community events are reports and neighbors respond to the concerns of others.

Appendix

Appendix A - Common Terms & Acronyms

- **Lived Experience** – Speaks to those who have experienced homelessness or are currently experiencing homelessness or housing instability.
- **LAHSA** – Los Angeles County Housing Services Authority – LA County’s Continuum of Care for county services to neighbors experiencing homelessness or housing instability.
- **DHS** – Los Angeles County Department of Health Services
- **CDBG** – Community Development Block Grant, a funding program made available by HUD to cities with low-income census blocks.
- **HOME** – HOME Investment Partnerships Program, a funding program specific to addressing housing challenges made available by HUD to cities with low-income census blocks.
- (https://www.hud.gov/program_offices/comm_planning/home)
- **ARP** - American Rescue Plan, linked to HOME funding but specific to COVID assistance
- **Unhoused Neighbor** - a resident who is living in a place not meant for human habitation, including the street or sidewalks, riverbed, abandoned buildings, cars, etc.
- **Older adults** – For the purposes of the funding opportunities discussed in this plan, an “older adult” is anyone over the age of 50.

Appendix B - Paramount Plan to Prevent and Combat Homelessness 2018—2022 Goal Evaluation

Goals and Breakdowns	Outcome/Analysis
Goal 1: Educate residents about homelessness and increase awareness of current efforts to address homelessness	
Invite service providers or tables at community events to educate residents	Brought in HOPICS and Family Promise - monthly check-ins at Senior Center; keep homeless count "in-house;" The Helping Hands of Paramount; AD-HOC Committee Formed
Utilize social media to disseminate information about homelessness, available resources, and current City efforts to address homelessness	Resources are shared through various social media platforms. (Area for improvement - through gathering community to provide updates bi-annually, re-visiting plan on an annual basis, provide resource list on social media platforms, have service providers present at committee meetings.)
Voice City support for the Everyone In Campaign spearheaded by United Way of Greater Los Angeles and invite representatives from the Everyone In Campaign to City Council meetings	No acknowledgement of this goal being achieved, or progress being made on this goal.
Goal 2: Increase access to homeless services in Paramount	
Increase the number of service providers in the City and enhance relationship with Coordinate Entry System (CES) lead agencies in SPA 6	HOPICS - they come when asked and provide monthly check-ins at the Senior Center; however, Steve indicates that they are the "last call." LAHSA - "Ulis is great!" & showers & HOST training. KCB - prevention. Family Promise - case management and shelter for families experiencing homelessness. Bell Shelter - 12 beds. City Net - homeless census. Safe Storage Program .
Allow outreach workers to utilize office space at City parks and public safety offices	City space is made available for contracted partners such as HOPICS and LAHSA. (Staff spoke about the consideration to bring on an outreach worker - maybe through a contract with local nonprofit.)
Explore creative resources solutions tied to case management such as 1) non-City trash pickup near encampments 2) daily storage options for belongings of people experiencing homelessness 3) increased accessibility to hygiene resources like showers and bathrooms 4) access to laundry services	Safe Storage is successfully launched. No progress on non-City trash pick-up. Increased connection to showers via LAHSA showers program. (No progress on laundry services - is this an opportunity for The Helping Hands of Paramount or other community groups?)
Ensure resources related to homeless services are available in Spanish	Need to ensure resources are made available in Spanish.
Work to promote homeless services at City and County facilities (parks, libraries, City Hall, and other public	No flyers developed prior to the initiation of this plan; however, Steve was gathering the information in

spaces) through the distribution of flyers and informational cards	February or March 2023. Safe Parking has been advertised. (Make resource lists more accessible and prominent in public places.)
Pursue partnership with a nonprofit to establish an access center where people experiencing homelessness in the City can access resources and bridge housing.	No official Access Center has been established. (Opportunity spoken about at Community Input Meetings and with school district specifically. Opportunity to partner with the school district where this effort has already begun.)
Fund motel vouchers as a component of case management?	Family Promise of the South Bay (HOME ARP funds for the next 3 years. There are some conversations about establishing contracts with Motel 6 on Artesia and Downey.
Goal 3: Mobilize the community to proactively address homelessness	
Create a Paramount Homeless Coalition that includes providers, interested residents, law enforcement, faith communities, and business owners	The Helping Hands of Paramount
Goal 4: Ensure efficient use of City resource when responding to requests related to homelessness	
Conduct regular staff training in partnership with a local service provider on 1) causes of homelessness 2) resources available to address homelessness 3) techniques for engaging people experiencing homelessness	Informal through Ad-Hoc Report. Opportunity for improvement - partner to receive training.
Create a City Interdepartmental Task Force in partnership with a service provider to 1) Generate solutions-oriented discussion about homelessness in the City, 2) increase awareness of available external resources to address homelessness, 3) use social media and public meetings to present a consistent City message regarding homelessness and efforts to combat homelessness, and 4) ensure collaboration with service providers when engaging people experiencing homelessness.	Opportunity to partner with The Helping Hands of Paramount to form Task Force, update social media, create regular public forums, collaboration.
Goal 5: Prevent Paramount residents from becoming homeless	
Educate residents on programs that exist to prevent people from experiencing homelessness	KCB Rental Assistance (adults and couples). Family Promise Rental Assistance (families).
Increase funding for prevention programs on an ongoing basis	Steve's desire is to create a TBRA/Section 8-like Housing Assistance (subsidized), until access to actual Section 8 is achieved.
Goal 6: Increase stock of supportive and affordable housing available in the City	
Track vacant rental units and through education about various landlord incentive programs, encourage Paramount landlords to rent units to people exiting homelessness	Not happening; however, Steve, City Planning department is working on it. Good Neighbor Program. Opportunity to map and increase stock of housing.
Conduct a land use assessment to identify additional underutilized lots or buildings that could be turned into	Housing Element has indicated that some work is being done on this. Regional approach is desired -

affordable housing while actively pursuing partnerships with nonprofit developers to build on or rehabilitate	Bellflower has an adult and couples' shelter, Paramount could have a Family Shelter.
Update zoning and policies to support 1) more multi-family development in residential zones 2) by-right development approval process 3) residential development in commercial zone 4) free waivers to developers of affordable and supportive housing	Incorporated to an extent in updated Housing Element.

Appendix C – Meeting Notes from Community Listening & Stakeholder Interviews

Community Listening Meeting 1 of 2

Location: Paramount Park

Date: Wednesday, February 1, 2023

Attendance: 25

Starburst Activity – Table Discussion Who, What, Where & Why of Homelessness & Housing Insecurity	
Why	Why is homelessness and housing insecurity an issue?
	• Finances • Cost of 1st and last rent • Inflation • Mental illness • Drug abuse • Abuse • Resources needed for low income • Mental Health
	Why should the community help
	• To keep in house resources for residents • People need help, it can happen to anyone of us • Less risk in neighborhoods • Compassion
Where	Where is homelessness and housing insecurity the most prevalent in Paramount?
	• Streets around Virginia/Alondra • Between Richfield/Rosecrans on Garfield? • Heavy access areas: food access, freeways, parks • City boundaries • Riverbed • Railroad track • Fast food restaurant • Freeway entrances • Walmart • Industrial areas
	Where can someone go for support in Paramount?
	• Big question – Please help • Public Safety Department • Parks and Rec • Sheriff • City Hall • Church • Local schools • Vicki's office • 211 resources • 611
	Where can you go to learn how to support and volunteer in Paramount?
	• Paramount Care Foundation • Pitch In Paramount • Public Safety Department • Online • Local Church's • Schools
WHO	Who tends to experience homelessness or housing insecurity in Paramount?

	• People experiencing mental health issues and illness • Drug addiction • Traumatic experiences • Those who “travel” to homelessness (perception that many homeless are from out of the area) • They don’t want the help because they don’t want to follow rules • Folks in rehab/mental health facilities • Youth that age out of the foster system • Elderly • It can happen to anyone • Individuals who have been incarcerated fall into a cycle												
	Who do you know who has experienced homelessness or housing insecurity?												
	• Me • A relative												
	Who is responsible for helping those who are experiencing homelessness and housing insecurity in Paramount?												
	• Direct community members • First determine what benefits are being given by state and federal benefits • “It takes a village” • The entire community • Law Enforcement												
WHAT	What are the resources in the local community for people experiencing homelessness and housing insecurity?												
	• Steve C (Public Safety) • City Hall • Bell shelter (12 beds) • Attending council meeting • City Departments • Public Safety												
	What are the potential barriers to accessing these services?												
	• Not knowing where they are or not knowing about them • Old info • Politics • Taxes • Housing market • Lack of knowledge on subject • Transportation • Money												
Pre-Survey - Reflections on Previous Homelessness and Housing Insecurity Plan (2018-2022) 16 surveys were completed													
	<table border="1"> <thead> <tr> <th></th> <th>Very Effective</th> <th>Effective</th> <th>Neutral</th> <th>Ineffective</th> <th>Very Ineffective</th> </tr> </thead> <tbody> <tr> <td>Goal 1: Educate residents about homelessness and increase awareness of current efforts to address homelessness</td> <td>1</td> <td>3</td> <td>4</td> <td>3</td> <td>5</td> </tr> </tbody> </table>		Very Effective	Effective	Neutral	Ineffective	Very Ineffective	Goal 1: Educate residents about homelessness and increase awareness of current efforts to address homelessness	1	3	4	3	5
	Very Effective	Effective	Neutral	Ineffective	Very Ineffective								
Goal 1: Educate residents about homelessness and increase awareness of current efforts to address homelessness	1	3	4	3	5								
COMMENTS: • I have not seen or heard about any efforts. • I remember reading about city walks around our parks • Only knew of aspects because I try to stay involved in city progress • I haven’t seen anything regarding the homelessness • Saw posting re thing done, but with them not aware of program													

Goal 2: Increase access to homeless services in Paramount	1	1	9	2	3
COMMENTS: - Homeless services (housing) is very difficult to obtain. Affordable housing is difficult in southern California - I am aware because of my job. Unaware in my capacity as a resident. - I do not see any posts or info sent out about services - I went to a couple meetings, however it was a hard time to attend - Not aware of any - This is great. Not sure what they are					
Goal 3: Mobilize the community to proactively address homelessness	0	2.5	6.5	4	3
COMMENTS: - Have not seen any communication about this effort. - Park walk as mentioned above. - Not aware of any once some information was sent out about it					
Goal 4: Ensure efficient use of city resource when responding to requests related to homelessness	3	4	1	4	4
COMMENTS: - Have not heard or informed about statistics in the city's effort - Lighting at parks. I'm sure there is more. I'd like to be more informed. - Not aware					
Goal 5: Prevent Paramount residents from becoming homeless	4	2	3	4	3
COMMENTS: - Rental assistance programs were made available to residents - Not aware of any resources for residents - Not aware of any information					
Goal 6: Increase stock of supportive and affordable housing available in the city	3	1	3	6	3
COMMENTS: - I had no idea that we has a plan - I don't see or know of many housing opportunities - Good idea to help homeless people - The city needs to provide resource information for help centers for homeless or nearly homeless. And handouts for residents to give to people needing help - Not aware of any					

Solutions Brainstorm

- Build supportive housing
- One-to- one support, wrap around services
- Prevention
- Rehab that includes medical, mental health, teachers, job training, and life skills
- Helping hands of paramount
- Join forces, monthly meeting with share outs. Include City, church, school district, non- profits
- Resource center in paramount with housing
- Main hub with support and weekly community pantries

- Education center for volunteers, combined with outreach which would include mental health services/job training event/goals of temporary housing to permanent
- Partner with local organizations to continue work after \$10 million is gone
- Supportive housing, education, job skills, addiction treatment
- Structurally provide them with shelter, sanitation, food, and clothing transition them back to former housing
- Advertise and expand meeting aggressively, not just through social media but through the city website, anything to make people more aware
- Learn from other cities on what works. Customize and implement what works within the budget
- Upgrade open lots and parks around la river and damn parts of the river to fish so they can have fun fishing and sell the fish to the city and to the shelter
- Use as seed money to create a group of concerned/involved business to contribute financially and agree to provide jobs to unhoused residents
- Provide materials to build or convert empty buildings as homes or rooms
- Provide showers and lockers for homeless
- Collect clothes from residents for unhoused
- Use money to start and match funds from community businesses to build homes and rooms
- Build a homeless shelter
- Educate residents
- Build office for other services like youth and single mothers and drug addiction
- Structural safe place for displaced population
- Mobile resource to provide shower and laundry services
- Increase outreach teams to connect homeless population and direct to appropriate resources
- Education on mental health, abuse, physical and drugs and homelessness and how to recognize it
- Resources for shelter, clothes, food, medical health, jobs, apply for VA and ssa
- Health, doctors, dentist
- Staff trained to provide assistance in the area of mental health, drug abuse, homelessness, medical issues. Provide the building with the above staff.
- Find out about other successful cities dealing with homelessness
- Provide and train security for all of these buildings
- Office resource, case managers, money for homelessness prevention, and a shelter
- Shelter, counseling, career counseling, family counseling, food, education, job creation, partners
- Hire social workers to work with local sheriff office to help unhoused when going to public calls
- A central city hub with information and resources and 24-hour hotline with real person from the city
- Tickets and cars that are impounded from street take over funds should be used to fund our program for the unhoused
- Social workers to help the unhoused population, learn/be educated about the tools they need to go from being unhoused to housed
- Resources, skills, jobs, school for the unhoused
- A real community resource center with info for VA, medical, social security, garden, utilities (stove/washer/dryer), help with resumes, there needs to be resources for mental health and fun
- Create shelter, a non-profit organization to provide social work mental health, housing, food, clothing, some home vouchers
- Provide posters for private and public communities with homeless information, central information office with info
- Open our city facilities

Community Listening Meeting 2 of 2

Location: Horchateria Rio Luna

Date: Wednesday, February 22, 2023

Attendance: 20

Starburst Activity – Table Discussion	
Who, What, Where & Why of Homelessness & Housing Insecurity	
Why	Why is homelessness and housing insecurity an issue?
	• Political money involved • Individual instability • Inflation • Freedom- people that are unsheltered have a choice • Inequality- haves and have nots • How do we close this gap? • Policies and legislation, paperwork • Law enforcement has all these rules and regulations • Deinstitutionalization
Where	Where is homelessness and housing insecurity the most prevalent in Paramount?
	• Riverbed • Dills park • 7/11 Garfield • Train track by swap meet • 99cent store by Alondra hot wings • Walmart carwash • 69th flower st warehouses
	Where can someone go for support in Paramount?
	• City website • Steve from Public Safety
WHO	Who tends to experience homelessness or housing insecurity in Paramount?
	• Drug addiction • Mental health • Disabilities • People with family issues • Recently unemployed • College students who can't find a job • Foster kids • Single income families
	Who do you know who has experienced homelessness or housing insecurity?
	• Someone recently release from prison • Neighbor
	Who is responsible for helping those who are experiencing homelessness and housing insecurity in Paramount?
	• The individual themselves • City
WHAT	What are the resources in the local community for people experiencing homelessness and housing insecurity?
	• Bell shelter • 211 for motel vouchers- call after 5:30

	• Public Safety • School District • Parks and Recs- Restrooms at parks • Churches- Emmanuel Friday food pantry, Chapel of Change • City Hall • Kingdom Causes • Pitch in Paramount • Food drive on Alondra				
	What are the potential barriers to accessing these services?				
	• City doesn't offer services or assistance within the city • Transportation • Lack of training and communication • Lack of handouts • Language barriers • Technology- no phones, can't use QR codes, call back system does not work				
Pre-Survey - Reflections on Previous Homelessness and Housing Insecurity Plan (2018-2022)					
11 surveys were completed					
	Very Effective	Effective	Neutral	Ineffective	Very Ineffective
Goal 1: Educate residents about homelessness and increase awareness of current efforts to address homelessness	1	2	7	1	0
COMMENTS: • Do not know • Works with only the people that show up • Residents are often against education. They only want enforcement. • As a resident I wasn't aware fully of the paramount homeless plan • New to this meeting					
Goal 2: Increase access to homeless services in Paramount	2	5	4	0	0
COMMENTS: • Do not know • Works only with homeless people that want it • Daily outreach conducted both by city staff and non profit agencies • At one point Paramount was contracted with KCB for Rental assistance (prevention)					
Goal 3: Mobilize the community to proactively address homelessness	1	1	7	1	0
COMMENTS: • Do not know • Not in my backyard • Residents are intimidated by "homeless" people • Not sure					
Goal 4: Ensure efficient use of city resource when responding to requests related to homelessness	2	3	6	0	0

COMMENTS: - Do not know - Yes, grants are explored to provide services - Rental assistance prevention program was trying to help residents from loosing					
Goal 5: Prevent Paramount residents from becoming homeless	1	1	5	4	0
COMMENTS: - Do not know - More work shops - Rental assistance/utility services - Yes, but contract did not renew					
Goal 6: Increase stock of supportive and affordable housing available in the city	1	1	5	4	0
COMMENTS: - Do not know - Affordable housing only works for people with a job. What about the people on the street without a job? - Housing is not a regional (city) issue. State regulations, building codes, and limited open space. - Not sure					
Solutions Brainstorm					
- Get a group of volunteers and employees - Food bank - Shelter and shower- open city gym for shelter and park restroom to wash up - Work program that provides housing - City work program to clean the city-Model after La Puente's program - Rental assistance coupled with retention - Rebuild handball courts - Focus on western edge of the city along river and 710 - Invest in safe storage space - Buy or convert warehouse into a motel living quarter with medical and daycare - Restricting and criminalizing options: Shopping cart theft prevention, Pay city employees overtime for sweeps, restrict fires, bike registration program, put up fences and locks, monitor public restrooms, cite unhoused for nuisance activities, tell liquor stores not to sell alcohol to "transients" - Education: Wallet card of services, awareness in public schools - No in-person services in a small city like Paramount					

Appendix D – List of Relevant Plans Referenced

- [Gateway Cities COG Roadmap to Ending Homelessness 2021-2026](#)
- [Los Angeles County Housing Initiative: A New Framework to End Homelessness 2021-2027](#)
- [Substantial Amendment 2021 Action Plan HOME-ARP](#)
- [Paramount Housing Element 2021-2029 Previous Plan to Prevent and Combat Homelessness \(2018-22\)](#)

STRATEGIC AREA 1: HOMELESS PREVENTION			
		Increase housing stability for vulnerable Paramount households at risk of homelessness by expanding city rental assistance programs and leveraging external homeless prevention resources.	
Action 1A: Expand homeless prevention and rental assistance programs by increasing city funding of internal and contracted programs.			
Implementation Type	Expand	Implementation Complexity	●●●○○
Deliverable 1	Insert SMART task here (Ex: Post RFP for HOME-ARP TBRA program)		
Person(s) Responsible	Insert name(s) of staff or others responsible		
Timeline	Insert deadlines or frequency of meetings needed to achieve task		
Progress Report to Community	Insert dates when reported back to community (Ad-hoc or The Helping Hands)		
Action 2A: Increase awareness of existing external rental assistance and homeless prevention resources through The Helping Hands of Paramount, Ad-Hoc Homeless Committee, and social media.			
Implementation Type	Expand	Implementation Complexity	●○○○○
Deliverable 1	Insert SMART task here (Ex: develop internal communication strategy for housing resource awareness through social media.)		
Person(s) Responsible	Insert name(s) of staff or others responsible		
Timeline	Insert deadlines or frequency of meetings needed to achieve task		
Progress Report to Community	Insert dates when reported back to community (Ad-hoc or The Helping Hands of Paramount)		

APRIL 25, 2023

SIX-MONTH REVIEW OF CITY COUNCIL PERMIT FOR LIVE
ENTERTAINMENT (KARAOKE) (PANATARATT KATE
TIRATHANANON/CATE'S CORNER) – 8400 ALONDRA BOULEVARD

MOTION IN ORDER:

RECEIVE AND FILE THIS REPORT WITH THE STIPULATION THAT
STAFF CONDUCT AN ANNUAL REVIEW OF PANATARATT KATE
TIRATHANANON/CATE'S CORNER RESTAURANT LIVE
ENTERTAINMENT PERMIT.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council
From: John Moreno, City Manager
By: Margarita Matson, Public Safety Director
Danny Elizarraras, Management Analyst
Date: April 25, 2023

Subject: SIX-MONTH REVIEW OF CITY COUNCIL PERMIT FOR LIVE ENTERTAINMENT (KARAOKE) (PANATARATT KATE TIRATHANANON/CATE'S CORNER) - 8400 ALONDRA BOULEVARD

BACKGROUND

This item is a six-month review of a Live Entertainment Permit for Panataratt Kate Tirathananon/Cate's Corner located at 8400 Alondra Boulevard. Cate's Corner is licensed by the California Department of Alcoholic Beverage Control (ABC) for "Type-41" sales, which allows for the sale of beer and wine for onsite consumption between the hours of 11:00 a.m. to 9:00 p.m., Tuesday through Sunday.

At its September 6, 2022 meeting, the City Council adopted Resolution No. 22:044 approving a City Council permit for live entertainment (karaoke) in the following format (Attachment A):

- Self-service and hosted karaoke shall be permitted inside the establishment on Saturdays from 4:00 p.m. to 9:00 p.m. and Mondays from 2:00 p.m. to 9:00 p.m.

A condition of the live entertainment permit at Panataratt Kate Tirathananon/Cate's Corner restaurant requires a six-month compliance review after the approved live entertainment performances commenced on Tuesday, September 6, 2022.

DISCUSSION

Law Enforcement Activity

From September 6, 2022, to March 7, 2023, there were no reported incidents related to live entertainment. Two calls for service documented by the Sheriff's Department include a vehicle that was burglarized in the establishment's parking lot, and a burglary of the establishment itself. The items stolen from the business included a small amount of cash from the register, a Dell laptop, and an iPad Mini. During the six-month review period, Public Safety has not received any concerns or complaints regarding noise disturbances from the live entertainment performances.

Analysis

On Friday, April 7, 2023, Public Safety staff conducted a walkthrough and verified that the establishment has an appropriate video surveillance system in place. Additionally, staff verified that the California Department of Alcoholic Beverage Control (ABC) Query System indicates that Panataratt Kate Tirathananon/Cate's Corner restaurant has an active and valid license with no disciplinary actions found. The restaurant has complied with and adhered to all the conditions of approval.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

The City's Vision, Mission, Values, set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decision making. The Strategic Outcomes were implemented to provide a pathway to achieving the City's Vision. This item aligns with Strategic Outcome No. 1: Safe Community.

RECOMMENDED ACTION

It is recommended that the City Council receive and file the report with the stipulation that staff conduct an annual review of Panataratt Kate Tirathananon/Cate's Corner restaurant Live Entertainment Permit.

H:\MANAGEMENT\WP\COUNCIL REPORTS\CATES CORNER_SIX MONTH REVIEW RPT..DOCX

ATTACHMENT A

SEPTEMBER 6, 2022

RESOLUTION NO. 22:044

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND APPROVING A REQUEST BY PANATARATT KATE TIRATHANANON/CATE’S CORNER FOR A CITY COUNCIL PERMIT FOR LIVE ENTERTAINMENT (KARAOKE) AT 8400 ALONDRA BOULEVARD IN THE CITY OF PARAMOUNT”

MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT RESOLUTION NO. 22:044

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council

From: John Moreno, City Manager

By: John Carver, Planning Director
Ivan Reyes, Associate Planner

Date: September 6, 2022

**Subject: RESOLUTION NO. 22:044
CITY COUNCIL PERMIT FOR LIVE ENTERTAINMENT (KARAOKE)
(PANATARATT KATE TIRATHANANON/CATE'S CORNER)**

BACKGROUND

This application is a request by Panataratt Kate Tirathananon/Cate's Corner for a City Council Permit for live entertainment (karaoke) at 8400 Alondra Boulevard in the C-3 (General Commercial) zone. The property is located in the Plaza Gamino development at the southeast corner of Alondra Boulevard and Indiana Avenue. The one-acre site is developed with a 12,880 square foot multi-tenant building facing Alondra Boulevard.

The applicant originally began operating the business as Kate's Ice Cream in 2018. In December 2021, the Planning Commission approved Conditional Use Permit No. 911 (see Attachment A) to operate a restaurant with beer and wine for onsite consumption. At that time, the business rebranded as Cate's Corner, a sit-down restaurant specializing in burgers, sandwiches, and desserts from Thailand. The business is licensed by the California Department of Alcoholic Beverage Control (ABC) for "Type 41" sales of beer and wine for onsite consumption.

Chapter 5.28 of the Paramount Municipal Code states that a City Council Permit is required for live performances. With karaoke gaining local popularity in the 1990s, the City Council began requiring an approved City Council Permit for a business to feature karaoke as a form of live entertainment. The City Council may grant or deny a request for a City Council Permit based on the impact that the proposed use will have on the public health, safety, or welfare. The City Council may also impose conditions upon the granting of a City Council Permit to ensure that the use is not in conflict with surrounding land uses.

Request

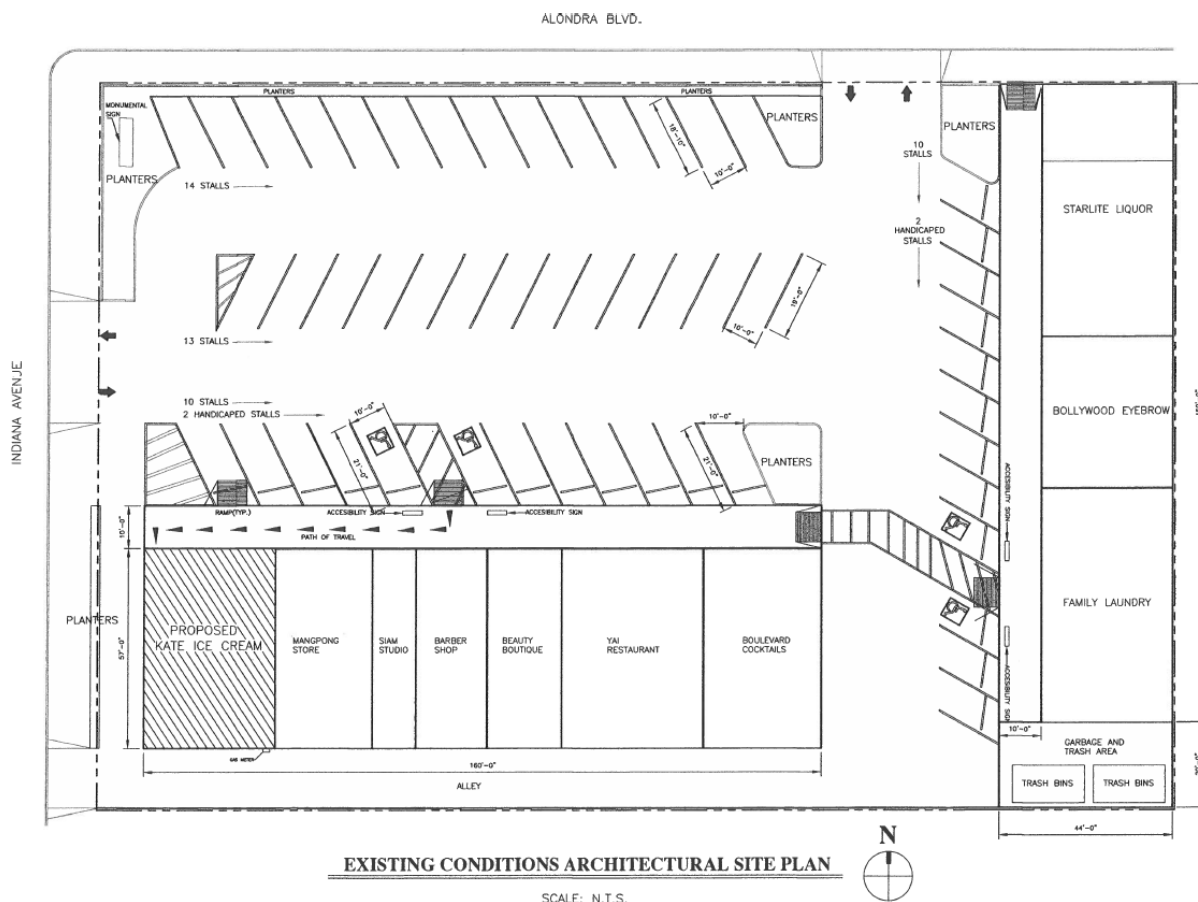
The applicant is requesting a City Council Permit to allow karaoke on Saturdays from 4:00 p.m. to 9:00 p.m. and Mondays from 2:00 p.m. to 9:00 p.m. Karaoke will not be provided on the other days of the week. Karaoke offerings will consist of self-service and hosted formats.

Other Paramount establishments with active karaoke entertainment as approved by the City Council are summarized in the chart below:

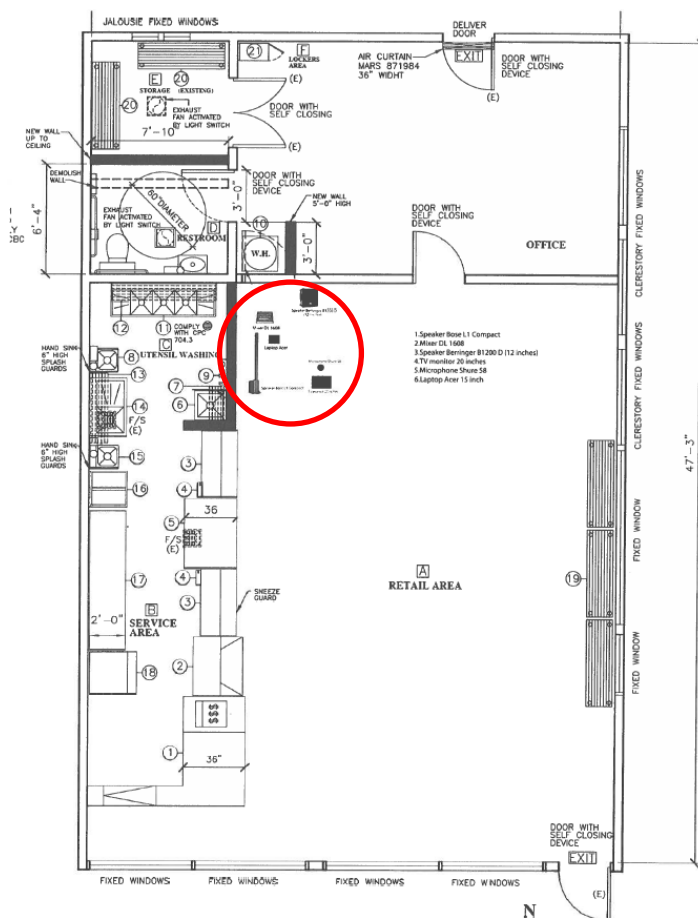
BUSINESS	ADDRESS	DAYS/HOURS	DATE APPROVED
Bldv Cocktails	8400 Alondra Blvd.	Fridays and Sundays, 7:00 p.m. to 2:00 a.m.	7/7/2015
Casa Adelita Restaurant	8063 Alondra Blvd.	Thursday to Sunday, 7:00 p.m. to 10:00 p.m.	7/6/2010
Mariscos Mi Lindo Sinaloa	7610 Rosecrans Ave.	Saturdays and Tuesdays, 6:00 p.m. to 11:00 p.m.	12/1/2015

Plans

Below is the existing site plan of the Plaza Gamino property at 8400 Alondra Boulevard. The subject suite is shaded.



Below is the existing floor plan with the proposed karaoke area and equipment in the circled area.

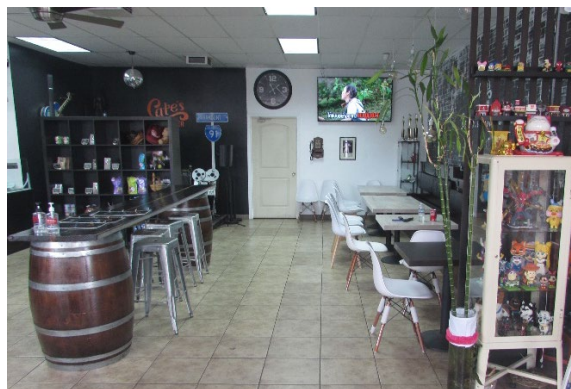


Site Photos

Below are site photos from August 15, 2022. The first photo depicts the entrance to the tenant space, and the second photo depicts the inside of the tenant space.



Front of the tenant space



Inside the tenant space

DISCUSSION

As required by the Municipal Code, the Public Safety Department and the Los Angeles County Sheriff's Department have reviewed the application, and they have no objections to the issuance of this permit. During the course of the year while in business, Cate's Corner has operated without serious incident. Security cameras, which have been installed, will be reviewed by the Public Safety Department. Other recommended conditions of approval will prevent music and singing from disturbing neighboring tenants or property owners. Loitering in the parking lot will be expressly prohibited, and all doors will be required to remain closed during the hours of operation except for the entering and exiting of customers and employees. A six-month City Council review is recommended as a condition to ensure the long-term compliance of the conditions of approval and safeguard the surrounding businesses and tenants.

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 City's Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcome No. 1: Safe Community and No. 3: Economic Health.

RECOMMENDED ACTION

It is recommended that the City Council read by title only and adopt Resolution No. 22:044, approving a City Council Permit for karaoke at Cate's Corner at 8400 Alondra Boulevard, subject to the following conditions:

1. This City Council Permit shall not be effective for any purposes until the business owners have filed at the office of the Planning Department their affidavit stating that they acknowledge and accept all conditions of approval for this permit. The affidavit shall be submitted by Friday, September 23, 2022.
2. One security guard in possession of a valid security guard registration from the California Bureau of Security and Investigative Services shall be onsite during karaoke hours of operation until the business is closed and until all patrons have vacated the premises. The guard shall be plainly identifiable by uniform and shall patrol the parking lot at least twice each hour as needed.
3. Self-service and hosted karaoke shall be permitted inside the establishment on Saturdays from 4:00 p.m. to 9:00 p.m. and Mondays from 2:00 p.m. to 9:00 p.m.

4. If the Planning Director or Public Safety Director determines that the operation of the business negatively impacts the public peace, health, safety, or general welfare, the City Council shall have the authority to review the City Council Permit, and may revoke, suspend, or modify the Permit in order to protect the public peace, health, safety, and general welfare.
5. No change or alteration to the approved entertainment format shall occur without prior written approval from the City of Paramount.
6. The maximum number of occupants shall be established by the Fire Marshall according to each specific entertainment use and floor plan. A maximum occupancy placard shall be posted in a conspicuous location on the premises. This occupancy limitation shall not be violated.
7. It shall be unlawful for any person, who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the California Business and Professions Code.
8. The person designated to be responsible for the operation of the business shall not perform official police or investigative activities but shall immediately report every violation of law and every unusual occurrence to the Sheriff's Station.
9. Karaoke provided shall not be audible beyond the area under control of the applicant. Karaoke shall not disturb the neighbors. No amplified sound equipment shall be installed on the exterior of the building.
10. During the hours of karaoke, the owner, the manager, or a designated responsible person 18 years of age or older shall be on the premises and shall be responsible for the operations during the hours of karaoke. This person shall possess on their person a valid driver license or identification card issued by the California Department of Motor Vehicles. This person shall also be able to communicate effectively with regulatory officials and have the ability to immediately contact the owner. The person will immediately introduce himself or herself to any regulatory officials.
11. The owners, managers, and persons designated to be responsible for the operation of the business shall cooperate fully with all City of Paramount officials, law enforcement personnel, and Code Enforcement Officers, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
12. No alcohol shall be stored on the premises for specific customers.

13. No employee or agent shall be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while on the premises, nor shall the licensee provide, permit, or make available persons who act as escorts, companions, or guests of and for the customers, either with or without compensation.
14. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises.
15. There shall be no selling of alcoholic beverages for future compensation.
16. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee shall be immediately removed or painted over to match the predominant surface color.
17. No obstructions shall be attached, fastened, or connected to either the partitions or ceiling to separate the interior space of the licensed premises.
18. No self-service of alcoholic beverages shall be permitted.
19. No person under the age of 21 shall sell or deliver alcoholic beverages.
20. The entire premises are subject to inspection by the Sheriff's Department and the City of Paramount Department of Public Safety at any time. Any locked or otherwise secured rooms shall be opened upon demand.
21. The approved floor plan shall not be changed without prior approval by the Planning Department and the Sheriff's Department.
22. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
23. All doors shall be kept closed during the karaoke hours except for ingress and egress.
24. No outside loitering shall be allowed on the premises. A professionally fabricated sign indicating as such shall continue to be posted.
25. The business owner(s) and property owner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
26. The applicant shall maintain all necessary approvals from the Department of Alcoholic Beverage Control (ABC).

27. A single jukebox may be maintained upon the premises; however, the music shall not be audible outside the premises.
28. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code) and make all feasible efforts to minimize noise.
29. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
30. Prior to beginning of operations of karaoke, the Public Safety Department shall review and approve the security camera locations and orientations, including comprehensive camera views of the establishment interior, exterior, and parking lot. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. In the event of an incident and upon request, the business owners shall allow unimpeded inspection of the security camera system to Sheriff's Department and City of Paramount personnel.
31. All exterior signage requires review and approval by the Planning Department.
32. Human signs, sign walkers, and sign spinners are prohibited on the property and the public rights-of-way.
33. The outdoor trash receptacles shall be painted following separate Planning Department review and approval of the paint color.
34. Special events, including but not limited to events produced or administered by independent promoters, shall be reviewed in accordance with Special Event Permit regulations by the Planning Department. The applicant shall submit a Special Event Permit application at least two weeks in advance of a proposed event.
35. An active City of Paramount business license shall be maintained.
36. Revisions to an existing City Council Permit require separate review and approval by the City Council. City Council Permits expire upon sale or transfer of the business to a new business owner.
37. At all times while this City Council Permit for live entertainment is effective, the applicant shall comply with all requirements and conditions of approval of the California Department of Alcoholic Beverage Control (ABC) and Conditional Use Permit No. 911.
38. Failure to comply with any of the above conditions of approval and/or any applicable laws shall be cause for the modification, suspension, or revocation of this permit.

39. The City Council shall conduct a six-month review at the first City Council meeting six months after approved karaoke commence on the premises.

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CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

RESOLUTION NO. 22:044

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND APPROVING A REQUEST BY PANATARATT KATE TIRATHANANON/CATE'S CORNER FOR A CITY COUNCIL PERMIT FOR LIVE ENTERTAINMENT (KARAOKE) AT 8400 ALONDRA BOULEVARD IN THE CITY OF PARAMOUNT

WHEREAS, the City Council of the City of Paramount has considered a request by Panataratt Kate Tirathananon/Cate's ("Applicant") Corner for a City Council Permit for live entertainment (karaoke) at 8400 Alondra Boulevard in the City of Paramount as required under Section 5.28.020 of the Paramount Municipal Code ("Code"); and

WHEREAS, Section 5.28.020(F) of the Code requires the City Council to make reasonable findings and determination that the Applicant and its employees having the management or supervision of Applicant's business are of good and moral character and reputation and that the proposed amusement or live entertainment operation under the permit will comport with the peace, health, safety, convenience, morals, and general welfare of the public; and

WHEREAS, Section 5.28.20(F) of the Code requires that any City Council Permit for live entertainment issued shall be for a term of one (1) year and subject to the requirements and conditions imposed by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PARAMOUNT AS FOLLOWS:

SECTION 1. The above recitations are true and correct.

SECTION 2. The City Council finds that it has conducted all of the proceedings necessary, including hearings, and in compliance with State Law and the Code of the City of Paramount.

SECTION 3. The City Council reasonably finds that the evidence presented does justify the granting of this application to approve the City Council Permit for live entertainment, subject to those requirements and qualifications stated in Section 5.28.20 of the Paramount Municipal Code and the following conditions of approval:

1. This City Council Permit shall not be effective for any purposes until the business owners have filed at the office of the Planning Department their affidavit stating that they acknowledge and accept all conditions of approval for this permit. The affidavit shall be submitted by Friday, September 23, 2022.

2. One security guard in possession of a valid security guard registration from the California Bureau of Security and Investigative Services shall be onsite during karaoke hours of operation until the business is closed and until all patrons have vacated the premises. The guard shall be plainly identifiable by uniform and shall patrol the parking lot at least twice each hour as needed.
3. Self-service and hosted karaoke shall be permitted inside the establishment on Saturdays from 4:00 p.m. to 9:00 p.m. and Mondays from 2:00 p.m. to 9:00 p.m.
4. If the Planning Director or Public Safety Director determines that the operation of the business negatively impacts the public peace, health, safety, or general welfare, the City Council shall have the authority to review the City Council Permit, and may revoke, suspend, or modify the Permit in order to protect the public peace, health, safety, and general welfare.
5. No change or alteration to the approved entertainment format shall occur without prior written approval from the City of Paramount.
6. The maximum number of occupants shall be established by the Fire Marshall according to each specific entertainment use and floor plan. A maximum occupancy placard shall be posted in a conspicuous location on the premises. This occupancy limitation shall not be violated.
7. It shall be unlawful for any person, who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the California Business and Professions Code.
8. The person designated to be responsible for the operation of the business shall not perform official police or investigative activities but shall immediately report every violation of law and every unusual occurrence to the Sheriff's Station.
9. Karaoke provided shall not be audible beyond the area under control of the applicant. Karaoke shall not disturb the neighbors. No amplified sound equipment shall be installed on the exterior of the building.
10. During the hours of karaoke, the owner, the manager, or a designated responsible person 18 years of age or older shall be on the premises and shall be responsible for the operations during the hours of karaoke. This person shall possess on their person a valid driver license or identification card issued by the California Department of Motor Vehicles. This person shall also be able to communicate effectively with regulatory officials and have the ability to immediately contact the owner. The person will immediately introduce himself or herself to any regulatory officials.

11. The owners, managers, and persons designated to be responsible for the operation of the business shall cooperate fully with all City of Paramount officials, law enforcement personnel, and Code Enforcement Officers, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
12. No alcohol shall be stored on the premises for specific customers.
13. No employee or agent shall be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while on the premises, nor shall the licensee provide, permit, or make available persons who act as escorts, companions, or guests of and for the customers, either with or without compensation.
14. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises.
15. There shall be no selling of alcoholic beverages for future compensation.
16. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee shall be immediately removed or painted over to match the predominant surface color.
17. No obstructions shall be attached, fastened, or connected to either the partitions or ceiling to separate the interior space of the licensed premises.
18. No self-service of alcoholic beverages shall be permitted.
19. No person under the age of 21 shall sell or deliver alcoholic beverages.
20. The entire premises are subject to inspection by the Sheriff's Department and the City of Paramount Department of Public Safety at any time. Any locked or otherwise secured rooms shall be opened upon demand.
21. The approved floor plan shall not be changed without prior approval by the Planning Department and the Sheriff's Department.
22. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
23. All doors shall be kept closed during the karaoke hours except for ingress and egress.
24. No outside loitering shall be allowed on the premises. A professionally fabricated sign indicating as such shall continue to be posted.

25. The business owner(s) and property owner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
26. The applicant shall maintain all necessary approvals from the Department of Alcoholic Beverage Control (ABC).
27. A single jukebox may be maintained upon the premises; however, the music shall not be audible outside the premises.
28. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code) and make all feasible efforts to minimize noise.
29. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
30. Prior to beginning of operations of karaoke, the Public Safety Department shall review and approve the security camera locations and orientations, including comprehensive camera views of the establishment interior, exterior, and parking lot. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. In the event of an incident and upon request, the business owners shall allow unimpeded inspection of the security camera system to Sheriff's Department and City of Paramount personnel.
31. All exterior signage requires review and approval by the Planning Department.
32. Human signs, sign walkers, and sign spinners are prohibited on the property and the public rights-of-way.
33. The outdoor trash receptacles shall be painted following separate Planning Department review and approval of the paint color.
34. Special events, including but not limited to events produced or administered by independent promoters, shall be reviewed in accordance with Special Event Permit regulations by the Planning Department. The applicant shall submit a Special Event Permit application at least two weeks in advance of a proposed event.
35. An active City of Paramount business license shall be maintained at all times.
36. Revisions to an existing City Council Permit require separate review and approval by the City Council. City Council Permits expire upon sale or transfer of the business to a new business owner.

37. At all times while this City Council Permit for live entertainment is effective, the applicant shall comply with all requirements and conditions of approval of the California Department of Alcoholic Beverage Control (ABC) and Conditional Use Permit No. 911.
38. Failure to comply with any of the above conditions of approval and/or any applicable laws shall be cause for the modification, suspension, or revocation of this permit.
39. The City Council shall conduct a six-month review at the first City Council meeting six months after approved karaoke commence on the premises.

SECTION 4. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED by the City Council of the City of Paramount this 6th day of September 2022.

Vilma Cuellar Stallings, Mayor

ATTEST:

Heidi Luce, City Clerk

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ATTACHMENT A



To: Honorable Planning Commission
From: John Carver, Planning Director
By: Ivan Reyes, Associate Planner
Date: December 16, 2021

**Subject: CONDITIONAL USE PERMIT NO. 911
PANATARATT TIRATHANANON KATE/CATE'S CORNER**

BACKGROUND

This application is a request by Panataratt Tirathananon Kate/Cate's Corner for a Conditional Use Permit (CUP) to operate a restaurant with beer and wine for onsite consumption at 8400 Alondra Boulevard in the C-3 (General Commercial) zone. The property is located in the Plaza Gamino development at the southeast corner of Alondra Boulevard and Indiana Avenue. The one-acre site is developed with a 12,880 square foot multi-tenant building facing Alondra Boulevard.

DESCRIPTION

Kate's Ice Cream has been operating since 2018 serving pastries, ice cream, and similar desserts. The existing business is now rebranding to Cate's Corner as a sit-down restaurant specializing in burgers, sandwiches, and desserts from Thailand. The business operations are Tuesday through Sunday between the hours of 11:00 a.m. to 9:00 p.m. The restaurant will have four employees and 27 indoor customer seats. As part of this application, the applicant will be required to stop the sale of alcohol at 9:00 p.m. The existing restaurant located in the Plaza Gamino site provides 51 parking places. The applicant noted karaoke as a possible use during restaurant hours. As karaoke is considered live entertainment, an approved City Council Permit is required before karaoke can be permitted. During staff's inspection of the premise, karaoke equipment was observed. The applicant must remove all karaoke and other amplification equipment before alcoholic beverage sales can be authorized. Upon City Council approval of live entertainment, the equipment can be restored.

ANALYSIS

The Los Angeles County Sheriff's Department and Paramount Public Safety Department have reviewed the request to allow the sale of beer and wine for onsite consumption and found no concerns. The restaurant is surrounded by a variety of commercial uses and is facing a major boulevard, which is an appropriate location for restaurants serving alcohol. Onsite alcohol consumption is typically allowed in restaurants to enhance the food menu. As such and as part of the conditions, alcohol

will be consumed only with meals and will constitute less than 50 percent of the total receipts. Furthermore, the applicant is required to submit a security plan to the Public Safety Department for approval and is required to ensure that the security system remains operational in the future. The business has demonstrated a record of positive operations.

ABC REVIEW

The California Department of Alcoholic Beverage Control (ABC) has general guidelines, based on population, which are used to determine the number of alcohol licenses that should be located within a given census tract. ABC allows up to six licenses for onsite consumption of alcohol in the census tract (5539.02) where the property is located, and there are nine active licenses. If the Planning Commission approves this application with a determination that the proposed use would serve a public convenience without having a negative impact on public health and safety, ABC will issue a license. As mentioned above, Cate's Corner restaurant is located in the Central Business District, which is an appropriate location for restaurants that sell alcohol for onsite consumption.

Additionally, ABC views restaurants licensed for onsite consumption of alcohol favorably, since alcohol constitutes less than 50 percent of the business receipts and cannot be taken off-site. ABC has strict operating criteria for restaurants that sell beer and wine, effectively minimizing negative impacts. ABC also conducts random monitoring of restaurants to ensure that the guidelines are being properly observed.

ENVIRONMENTAL ASSESSMENT

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15301, Class 1 Categorical Exemption – minor alteration not involving substantial expansion.

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 and No. 3: Economic Health.

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 21:023, approving Conditional Use Permit No. 911, subject to the following conditions:

1. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning Department before construction.
2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Monday, January 3, 2022. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception 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.
6. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a) That the approval was obtained by fraud;
 - b) That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c) That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law or regulation;
 - d) That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

If after such hearing, the Planning Commission finds that any grounds modification, suspension, or revocation exist, the Planning Commission may modify, revoke, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

7. All applicable development fees are due prior to the issuance of building permits.
8. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
9. The installation of exterior window security bars, security door, and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
10. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
11. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, and over driveways and in parking and circulation areas.
12. Future tenant improvements shall meet all requirements of the Building and Safety Department.
13. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
14. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
15. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
16. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
17. The hours of alcoholic beverage sales and consumption shall be limited to 11:00 a.m. to 9:00 p.m., Tuesday through Sunday.
18. The applicant shall obtain all necessary approvals and maintain a license in good standing from the Department of Alcoholic Beverage Control (ABC).

19. The onsite sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; and the use shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.
20. Food shall constitute the majority of the gross sales at the restaurant.
21. It shall be unlawful for any person, who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
22. The applicant shall not have, upon the subject premises, any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607(a) of the California Business and Professions Code.
23. The applicant and/or any of his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the California Business and Professions Code.
24. The person designated to be responsible for the operation of the business shall not perform official police or investigative activities but shall immediately report every violation of law and every unusual occurrence to the Los Angeles County Sheriff's Department.
25. Solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit drinks from customers, as per Section 303 of the California Penal Code.
26. The approved floor plan shall not be changed without prior approval by the Planning Department and the Los Angeles County Sheriff's Department.
27. All employees shall possess at the site a valid driver license or identification card issued by the California Department of Motor Vehicles. They shall present such identification upon demand by any regulatory official.
28. Smoking shall not be permitted within the premises in accordance with State of California regulations.
29. Hookah tobacco use is prohibited.
30. Applicant must remove all karaoke and other amplification equipment before alcoholic beverage sales can be authorized. Ongoing live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council.

31. No pool or billiard tables shall be maintained on the premises.
32. A single jukebox may be maintained upon the premises; however, the music shall not be audible outside the premises.
33. All alcoholic beverages purchased on the subject site shall be consumed within the business establishment;
34. All stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
35. Security cameras shall be installed following City review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
36. Seating is limited to 27 indoor customer seats.
37. A sufficient amount of lighting, as determined by the Planning Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning Department for their decorative quality and location, and permits shall be obtained.
38. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
39. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
40. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
41. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
42. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property

perimeter. The parking lot shall be completely swept and maintained free of debris and litter on each day the restaurant is open for business to the public. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.

43. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be inverted "U" racks or another rack type that allow for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
44. A two-inch layer of brown mulch shall be applied in the planters along Indiana Avenue.
45. The light pole along Indiana Avenue shall be painted and refurbished at the direction of the Planning Department.
46. The exterior wall on the west side of the suite shall be painted and refurbished as needed.
47. Graffiti on the window air conditioning equipment shall be removed.
48. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
49. The applicant and the City of Paramount agree to the justification for a finding of Public Convenience or Necessity for a Type 41 Alcohol Beverage Control license to allow the sale of beer and wine for onsite consumption at the existing Cate's Corner restaurant.
50. At the completion of the project, final approval from the Planning Division shall be obtained. All conditions of approval shall be met prior to final approval by the Planning Division.

APRIL 25, 2023

AWARD OF CONTRACT

PLAYGROUND REPLACEMENT AT PARAMOUNT PARK, ALL-AMERICAN PARK, AND PROGRESS PARK (CITY PROJECT NOS. 9254, 9350, AND 9351)

MOTION IN ORDER:

1.) APPROPRIATE AN ADDITIONAL \$116,000 OF AVAILABLE MEASURE A FUNDS TO THE PARAMOUNT PARK PLAYGROUND REPLACEMENT (CITY PROJECT NOS. 9254), AND 2) AWARD THE CONTRACT FOR PLAYGROUND REPLACEMENTS AT PARAMOUNT PARK, ALL-AMERICAN PARK, AND PROGRESS PARK (CITY PROJECT NOS. 9254, 9350, AND 9351) TO PACIFIC PLAY SYSTEMS, INC., CARLSBAD, CA, IN THE AMOUNT OF \$749,825 AND AUTHORIZE THE MAYOR OR HER DESIGNEE TO EXECUTE THE AGREEMENT.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council

From: John Moreno, City Manager

By: David Johnson, Community Services Director
Rebecca Bojorquez, Management Analyst

Date: April 25, 2023

**Subject: AWARD OF CONTRACT FOR PLAYGROUND REPLACEMENT AT
PARAMOUNT PARK, ALL-AMERICAN PARK AND PROGRESS PARK
(CITY PROJECT NOS. 9254, 9350, AND 9351)**

BACKGROUND

At the June 22, 2021 City Council meeting, as part of the Fiscal Year 2021-22 budget, the City Council approved the installation of new playground equipment at Paramount Park (CIP 9254). The existing playground equipment at Paramount Park was purchased and installed through grant funds nearly 20 years ago, and due to its age, is difficult to maintain as parts are not as easily available. Additionally, this current system is a very minimal playground not befitting the City's namesake park. Unfortunately, COVID-19 created significant delays in the supply chain, and as such, the project was not completed and was carried over into Fiscal Year 2022-23 budget. At the June 21, 2022 City Council meeting, as part of the Fiscal Year 2022-23 budget, the Paramount Park Playground (CIP 9254) was carried over, and the installation of new playground equipment at All-American Park (CIP 9350) and Progress Park (CIP 9351) was approved. The playground equipment at All-American Park and Progress Park are also over 20 years old and possess the same issue as Paramount Park, where the equipment is aging and difficult to maintain, and has exceeded its useful life.

The three proposed projects will provide new playground equipment, expanded play areas, attached shade structures, and new inclusive swings and ground-level play elements. The three playgrounds provide Americans with Disabilities Act (ADA) accessibility improvements so they are fully accessible to all residents with all abilities. Similarly, the new playgrounds will provide children with an innovative play area to exercise and develop critical social skills, while simultaneously enhancing children's play experience.

DISCUSSION

On December 29, 2022, the City issued a Request for Proposal (RFP) for professional playground equipment designs and installation. The RFP solicited proposals from a variety of professional playground manufacturers and contractors to replace playground systems suitable for children 2-5 years of age and children 5-12 years of age. The City held a walk-through of the three sites and three vendors attended. All notes from the walk-

through were sent to all potential vendors. The RFP was due on Monday, February 6, 2023 and the City received proposals from five vendors. Staff reviewed and evaluated the proposals and selected Pacific Play Systems, Inc. Staff concluded that their proposal most aligned with the City's vision, was the lowest cost proposal and added the appropriate play elements desired. Staff then requested Pacific Play Systems revise their proposal for Paramount Park to include more equipment to better use the available space and to add size and scope for the playground at the City's namesake park. Pacific Play Systems revised the design for Paramount Park, which increased the overall budget. Before coming to a final decision, staff contacted local agencies that have recently worked with Pacific Play Systems to verify their ability to meet deadlines and provide quality deliverables. Staff received positive feedback from the local agencies regarding Pacific Play Systems and are confident in moving forward with their proposal. The total cost for the installation of all three new playground systems and the removal of the old equipment is \$749,825.

The proposal for All-American Park Playground Replacement (CIP 9350) is \$280,000 which is \$30,000 over the allocated amount of \$250,000. The proposal for Progress Park Playground Replacement is \$154,000 which is \$46,000 under the allocated amount of \$200,000. Staff will be realigning the budget for these projects at Fiscal Year 2023-24 to reflect the revised amounts as this grouping of playground projects will carry over into the next fiscal year. Staff is recommending \$16,000 remain in the Progress Park allocated budget should there be any unforeseen expenses related to the project. Both projects are funded by the General Fund, and although their separate allocated budgets will change, there is no increase to the general fund budget for these projects.

However, the proposal for Paramount Park Playground Replacement (CIP 9254) is \$316,000, which is over the allocated amount of \$200,000. The first proposal for Paramount Park Playground was \$195,000, which was \$5,000 under the \$200,000 allocated budget for this playground replacement. After staff requested Pacific Play Systems increase the size of the playground, the revised cost increased to \$316,000. The project cost increased by \$121,000 with the added features which includes a third tower with a slide, expanded ground play elements and a larger swing set. The Paramount Park Playground Replacement is funded by the City's Measure A Annual Allocation funds through the Los Angeles County Regional Parks and Open Space District. Staff is requesting to use additional unallocated Measure A funds to cover the cost of the revised proposal. Below is a table that summarizes each projects' allocated amount, proposed amount, the funding source and the variance between the allocated and proposed amounts.

Project	Allocated Amount	Proposed Amount	Funding Source	Variance
Paramount Park	\$200,000	\$316,000	Measure A	\$116,000
All-American Park	\$250,000	\$280,000	General Fund	\$30,000
Progress Park	\$200,000	\$170,000	General Fund	(\$30,000)
TOTAL	\$650,000	\$766,000		

Currently, the total combined allocated budget for all three projects is \$650,000. The original total proposal Pacific Play Systems submitted was \$638,945. With feedback from the City to incorporate more play features and an additional tower structure at Paramount Park, the revised total cost proposal is \$766,000, which is \$116,000 over the combined allocated budget. The Paramount Park Playground requires an additional \$116,000 in unallocated Measure A funds to provide the desired expanded play area at Paramount Park.

The proposed revised budget for the combined installation of playgrounds at Paramount Park, Progress Park, and All-American Park is \$766,000. The recommended action to approve the contract with Pacific Play Systems is \$749,825. The approximately \$16,000 difference between the two is due to the \$16,000 staff recommended to keep in the Progress Park Playground allocation for any potential unforeseen expenses.

Pacific Play Systems provided a timeline for the three projects, and currently, the estimated completion date is 30 weeks after the contract has been signed, which places project completion in November 2023.

FISCAL IMPACT

Funding for these projects was included in the Fiscal Year 2022-23 Capital Improvement Projects using General Funds for All-American Park (CIP 9350) and Progress Park (CIP 9351) and Measure A Grant Funds for Paramount Park (CIP 9254). However, an additional \$116,000 of unallocated Measure A funds will need to be appropriated to cover the increased cost of the Paramount Park Playground Replacement (CIP 9254).

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 decision making. The Strategic Outcomes were implemented to provide a pathway to achieving the City's Vision. This item aligns with Strategic Outcome No. 2: Community Health and Strategic Outcome No. 5: Attractive and Well-Maintained Infrastructure.

RECOMMENDED ACTION

It is recommended that the City Council 1) appropriate an additional \$116,000 of available Measure A funds to the Paramount Park Playground Replacement (City Project No. 9254), and 2) award the contract for playground replacement at Paramount Park, All-American Park, and Progress Park (City Project Nos. 9254, 9350, and 9351) to Pacific Play Systems, Inc., Carlsbad, CA, in the amount of \$749,825.00 and authorize the Mayor or her designee to execute the agreement.

**SERVICE AGREEMENT BY AND BETWEEN THE
CITY OF PARAMOUNT
AND
PACIFIC PLAY SYSTEMS, INC.
FOR PARAMOUNT PARK PLAYGROUND REPLACEMENT, ALL-AMERICAN PARK
PLAYGROUND REPLACEMENT AND PROGRESS PARK PLAYGROUND
REPLACEMENT (CIP NOS. 9254, 9350 AND 9351)**

THIS AGREEMENT is made and entered into this 25th day of April, 2023 by and between the CITY OF PARAMOUNT, hereinafter referred to as the "CITY," and PACIFIC PLAY SYSTEMS, INC., hereinafter referred to as the "CONTRACTOR."

I. RECITAL

A. PURPOSE. The purpose of this AGREEMENT is to allow the CITY to procure the services of a qualified contractor to provide construction services in connection with the CITY'S replacement playground systems at Paramount Park, All-American Park and Progress Park, and to have these contractor services based upon the terms and conditions hereinafter set forth.

II. TERMS AND CONDITIONS

A. MISSION. The CITY hereby retains the CONTRACTOR in the capacity as contractor and the CONTRACTOR hereby accepts such responsibility as described herein.

B. TERMS. This AGREEMENT shall commence as of 31st day of January, 2024 and shall remain in full force and effect until such time either party gives written notice of termination in accordance with those provisions set forth in paragraph P. At the time of such extensions, this AGREEMENT shall be amended as to the changes, if any, in the terms, responsibilities and compensation as determined in writing between the CITY and CONTRACTOR.

C. SCOPE OF SERVICES. Under the supervision of the Director of Community Services or his designee, the CONTRACTOR shall provide all services as detailed in the CONTRACTOR's Proposal dated March 20, 2023 and attached herein as Exhibit A". In the event of any conflict between the provisions of this AGREEMENT and Exhibit "A," the terms of this AGREEMENT shall prevail.

Contractor shall be responsible for hauling away all material debris and leaving the site in a broom clean condition on a DAILY basis. Contractor shall provide full pedestrian protection during remodeling in accordance to City of Paramount code requirements and shall ensure business is in operation during business hours.

D. COMPENSATION. During the term of this AGREEMENT, the CITY shall compensate the CONTRACTOR for the services described as detailed in Exhibit "A". Invoices for payment shall be submitted on a monthly basis and shall be approved by the Director of Public Works or her designee.

The CONTRACTOR shall submit an itemized invoice to the CITY according to work progress, setting forth the work performed and the rates charged in accordance with the contractor's fee schedule.

All change orders, additions, deletions or adjustments to the CONTRACTOR's specifications must be submitted in writing to the CITY for approval. The CITY is the sole authority regarding change orders and the CONTRACTOR shall not change, alter, or delete, in any manner, any portion of these specifications of the CITY.

E. EXPENSES. CONTRACTOR shall not be entitled to an expense account and shall not be required or permitted to incur expenses on behalf of the CITY in addition to the expenses required for completion of the scope of services described herein. The compensation described herein includes provision for all CONTRACTOR expenses required to complete the scope of services described herein.

F. INDEPENDENT CONTRACTOR.

(a) CONTRACTOR is and shall at all times remain as to the City a wholly independent CONTRACTOR. The personnel performing the services under this Agreement on behalf of CONTRACTOR shall at all times be under CONTRACTOR'S exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of CONTRACTOR or any of CONTRACTOR'S officers, employees, or agents, except as set forth in this Agreement. CONTRACTOR shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. CONTRACTOR shall not incur or have the power to incur any debt, obligation, or liability whatever against City, or bind City in any manner.

(b) Neither CONTRACTOR, nor any of CONTRACTOR'S officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. CONTRACTOR expressly waives any claim CONTRACTOR may have to any such rights.

(c) City shall not be liable for compensation or indemnification to CONTRACTOR for injury or sickness arising out of performing services hereunder.

G. INDEMNIFICATION.

- (a) All officers, agents, employees, sub-Contractors, their agents, officers and employees who are hired by or engaged by CONTRACTOR in the performance of this Agreement shall be deemed officers, agents and employees and sub-Contractors of CONTRACTOR, and City shall not be liable or responsible to them for anything whatsoever.
- (b) CONTRACTOR agrees to save, keep, hold harmless and defend City and all of its elected and appointed boards, commissions, officers employees and agents from all claims, damages, costs or expenses in law and in equity, including costs of suit and expenses for legal services, that may at any time arise or be claimed because of damage to property or injury to persons, including City, allegedly received or suffered by reason of any wrongful or negligent act or omission on the part of CONTRACTOR or any of its agents, officers and employees and sub-Contractors in the performance of this Agreement.
- (c) CONTRACTOR shall not be deemed to assume any liability for wrongful or negligent acts of City or its officers, agents, employees and sub-Contractors, and City shall defend and hold CONTRACTOR harmless against any such claims.
- (d) CONTRACTOR agrees to defend, indemnify and hold harmless the City, its elected and appointed boards, commissions, officers, employees and agents from all claims, demands, liability fines and penalties made by CONTRACTOR'S employees from health, retirement or other benefits attributable to services performed pursuant to this Agreement.

H. PREVAILING WAGES.

- (a) Wage rates for this Project shall be in accordance with the "General Wage Determination Made by the Director of Industrial Relations Pursuant To California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770, 1773 and 1773.1", for Los Angeles County. Wage rates shall conform with those posted at the Project site.
- (b) The following Labor Code sections are hereby referenced and made a part of this Agreement:
 - 1. Section 1775 - Penalty for Failure to Comply with Prevailing Wage Rates.
 - 2. Section 1777.4 - Apprenticeship Requirements.
 - 3. Section 1777.5 - Apprenticeship Requirements.
 - 4. Section 1813 - Penalty for Failure to Pay Overtime.
 - 5. Sections 1810 and 1811 - Working Hour Restrictions.
 - 6. Section 1775 - Payroll Records.
 - 7. Section 1773.8 - Travel and Subsistence Pay.

I. RECORD AUDIT. In accordance with Government Code, Section 8546.7, records of both the AGENCY and the CONTRACTOR shall be subject to examination and audit by the Auditor General for a period of three (3) years after final payment.

J. SUCCESSOR AND ASSIGNMENT. The services as contained herein are to be rendered by the CONTRACTOR whose name is as appears first above written and said CONTRACTOR shall not assign nor transfer any interest in this AGREEMENT without the prior written consent of the CITY. Claims for money by CONTRACTOR from the CITY under this contract may be assigned to a bank, trust company, or financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the CITY.

K. INSURANCE. Without limiting the CONTRACTOR'S indemnification of the CITY, the CONTRACTOR shall provide and maintain at this own expense during the term of this AGREEMENT for the following programs of insurance covering his operation hereunder. Each program of insurance, except professional liability insurance shall name the CITY as "Additionally Insured" and each policy shall contain a provision that such insurance will not be cancelled, nor any change whatsoever made in policies, except upon not less than thirty (30) days prior notice to the CITY, mailed by registered mail with postage prepaid. Such insurance shall be provided by insurer(s) satisfactory to the CITY and evidence of such programs satisfactory to the CITY shall be delivered to the CITY on or before the effective date of this AGREEMENT.

General Liability. A program including, but not limited to, comprehensive general liability including automobile coverage with a combined single limit of not less than \$1,000,000.00 per occurrence. Such insurance shall be primary to and not contributing with any other insurance maintained by the CITY. The issuer shall be an "admitted surety insurer" duly authorized to transact business under the laws of the State of California.

Acceptable insurance coverage shall be placed with carriers admitted to write insurance in California with a rating of A:VIII by A.M. Best & Co. Any deviation from this rule shall require specific approval in writing from the City.

Insurance shall name the City of Paramount, its officers, agents, and employees as additional insured by endorsement of the Contractor's policy. A copy of the endorsement, showing policy limit, shall be provided to the City on or before signing this contract.

Failure on the part of the CONTRACTOR to procure or maintain required insurance shall constitute a material breach of this AGREEMENT upon which the CITY will immediately terminate this AGREEMENT.

Worker's Compensation Coverage. State statutory limits, deductibles, self-insurance retention, or similar forms of coverage limitations or modifications must be declared to and approved by CITY.

Automobile Liability Insurance. In an amount not less than Five Hundred Thousand Dollars (\$500,000) combined single limit per accident for bodily injury and property damage covering owned, non-owned and hired vehicles.

L. COMPLIANCE WITH LAWS. The parties agree to be bound by applicable federal, state and local laws, regulations and directives as they pertain to the performance of this AGREEMENT.

M. SEVERABILITY. In the event that any covenant, condition or other provisions herein contained is held to be invalid, void or illegal by any court of competent jurisdiction, the same shall be deemed severable from the remainder of the AGREEMENT and shall in no way affect, impair or invalidate any other covenant, condition or other provision contained herein. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such covenant, condition or other provision shall be deemed valid to the extent of the scope or breadth permitted by law.

N. INTERPRETATION. No provision of this AGREEMENT is to be interpreted for or against either party because that party or that party's legal representative drafted such provision, but this AGREEMENT is to be construed as if it were drafted by both parties hereto.

O. ENTIRE AGREEMENT. This AGREEMENT supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the retention of CONTRACTOR by the CITY and contains all the covenants and agreements between the parties with respect to such retention.

P. WAIVER. No breach of any provision hereof can be waived unless in writing. Waiver of any one breach of any provision shall not be deemed to be a waiver of any other breach of the same or any other provision hereof.

Q. CONTRACT EVALUATION AND REVIEW. The ongoing assessment and monitoring of this AGREEMENT is the responsibility of the City Manager, or his designee.

R. TERMINATION OF AGREEMENT. This AGREEMENT may be terminated by either party by giving written notice at least thirty (30) days prior to the effective termination date in the written notice. In such event, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports prepared by the CONTRACTOR under this AGREEMENT shall, at the option of the CITY, become its property and the CONTRACTOR shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder. Notwithstanding the above, the CONTRACTOR shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of the AGREEMENT by the CONTRACTOR, and the CITY may withhold any payments to the CONTRACTOR for the purpose of set-off until such time as the exact amount of damages due the CITY from the CONTRACTOR is determined.

S. CHANGES. The CITY or CONTRACTOR may request changes in the scope of the services of the CONTRACTOR to be performed hereunder. Such changes, including any increase or decrease in the amount of the CONTRACTOR'S compensation, which are mutually agreed upon by and between the CITY and the CONTRACTOR, shall be incorporated in written amendments to this AGREEMENT.

T. REPORTS AND INFORMATION. CONTRACTOR, at such times and in such forms as the CITY may require, shall furnish the CITY such periodic reports as it may request pertaining to work or services undertaken pursuant to this AGREEMENT, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this AGREEMENT.

U. RECORDS AND AUDITS. CONTRACTOR shall maintain accounts and records, including personnel, property and financial records, adequate to identify and account for all costs pertaining to this AGREEMENT, and such other records as may be deemed necessary by the CITY to assure proper accounting for all project funds, both federal and non-federal shares. These records will be made available for audit purposes to the CITY or any authorized representative, and will be retained for five (5) years after the expiration of this AGREEMENT unless permission to destroy them is granted by the CITY.

V. FINDINGS CONFIDENTIAL. All of the reports, information, data, etc., prepared or assembled by the CONTRACTOR under this AGREEMENT are confidential and the CONTRACTOR agrees that they shall not be made available to any individual or organization without the prior written approval of the CITY.

W. COPYRIGHT. No report, maps, or other documents produced in whole or in part under this AGREEMENT shall be the subject of an application for copyright by or on behalf of the CONTRACTOR.

X. PERSONNEL. CONTRACTOR represents that it has, or will secure at its own expense, all personnel required in performing the services under this AGREEMENT. Such personnel shall not be employees of or have any contractual relationship with the CITY. All of the services required hereunder will be performed by CONTRACTOR or under its supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under the state and local law to perform such services. None of the work or services subcontracted hereunder shall be specific by written contract or agreement and shall be subject to each provision of this AGREEMENT.

III. EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this AGREEMENT, the CONTRACTOR agrees as follows:

A. EQUAL OPPORTUNITY.

- (a) The CONTRACTOR will not discriminate against any employee or applicant for employment because of race, creed, sex, color, or national origin. The CONTRACTOR will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, sex, color, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The CONTRACTOR agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the CITY setting forth the provisions of this non-discrimination clause.
- (b) The CONTRACTOR will, in all solicitation or advertisements for employees placed by or on behalf of the CONTRACTOR, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, or national origin.
- (c) The CONTRACTOR will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this AGREEMENT so that such provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- (d) The CONTRACTOR will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- (e) The CONTRACTOR will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the CITY and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (f) In the event of the CONTRACTOR'S non-compliance with the equal opportunity clauses of this AGREEMENT or with any of such rules, regulations, or orders, this AGREEMENT may be canceled, terminated, or suspended in whole or in part and the CONTRACTOR may be declared ineligible for further government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(g) The CONTRACTOR will include the provisions of paragraphs (1) through (6) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The CONTRACTOR will take such action with respect to any subcontract or purchase order as the CITY may direct as a means of enforcing such provisions, including sanctions for non-compliance; provided, however, that in the event the CONTRACTOR becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the CITY, the CONTRACTOR may request the United States to enter into such litigation to protect the interests of the United States.

B. CIVIL RIGHTS ACT OF 1964. Title VI of the Civil Rights Act of 1964, provides that no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of or, be subjected to discrimination under any program or activity receiving Federal financial assistance.

C. AGE AND DISABILITY. Any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1975, or with respect to an otherwise qualified handicapped individual, as provided in Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990, shall apply to this AGREEMENT.

IV. CONFLICT OF INTEREST

During the performance of this AGREEMENT, the CONTRACTOR agrees as follows:

A. INTEREST OF MEMBERS OF THE CITY. No member of the governing body of the CITY and no other employee, or agent of the CITY who exercises any functions of responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this AGREEMENT.

B. INTEREST OF CONTRACTOR. CONTRACTOR represents, warrants and agrees that he does not presently have, nor will he acquire during the term of this AGREEMENT, any interest, direct or indirect, by contract, employment or otherwise, or as a partner, joint venture or shareholder (other than as a shareholder holding a one-percent (1%) or less interest in publicly-traded companies) or affiliate with any business or business entity that has entered into any contract, subcontract, or arrangement with the CITY.

C. INTEREST OF OTHER LOCAL PUBLIC OFFICIALS. No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this

AGREEMENT; and the CONTRACTOR shall take appropriate steps to assure compliance.

V. NOTICES

Notices herein shall be presented in person or by certified or registered U.S. Mail, as follows:

To the CONTRACTOR: Pacific Play Systems, Inc.
3288 Grey Hawk Court
Carlsbad, CA 92010

To the CITY: City of Paramount
Director of Community Services
David Johnson
16400 Colorado Avenue
Paramount, CA 90723

IN WITNESS HEREOF, the CITY and CONTRACTOR have executed this AGREEMENT as of the date first herein above set forth.

CITY OF PARAMOUNT

PACIFIC PLAY SYSTEMS

By: _____
David Johnson, Community
Services Director

By: _____
Salina Tuladhar, Vice President,
Design and Technology

ATTEST:

By: _____
Heidi Luce, City Clerk

APPROVED AS TO FORM:

By: _____
John E. Cavanaugh, City Attorney

Exhibit A

CONTRACT



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CONTRACT						
Customer	Contractor	Project	City of Paramount			
City of Paramount Community Services Department 15300 Downey Ave, Paramount, CA 90723	Pacific Play Systems, Inc. Contractor Lic. # 957776 Class A/B/C61/D34/D12 Phone (760) 599-7355	Date	3/20/2023			
		Terms	Net 30			
		Valid for	30 Days			
		Est. No.	2023-380			
Description				Qty	Rate	Total
Scope of Work: Provide, equipment, materials and services as outlined per below:						
Paramount Park						
Playcraft SN#R50870D6A Round 5" Custom Play System, 5-12 age-group				1	154,990.00	154,990.00T
Playcraft PC 2123-8ft Arch Swing Bay (2 Playshare Friends Seat and 2 Belt Seat))				1	7,731.00	7,731.00T
Playcraft PC2474 Stand-n-Spin (Enclosed)				1	3,202.00	3,202.00T
Playcraft 1306 Safety Sign (5-12, Roto)				1	417.00	417.00T
All American Park						
Playcraft SN#R5HE1A6CA Revolution Hybrid RH5 Custom Play System, 5-12 age-group				1	83,094.00	83,094.00T
Playcraft PC 2442 Spring Fling, Duo				1	5,252.00	5,252.00T
Playcraft PC 2457 Bucket Spinner				2	1,087.00	2,174.00T
Playcraft PC 2123-8ft Arch Swing Bay (2 Belt, 1 Inclusive and 1 Playshare Seat)				1	7,431.00	7,431.00T
Playcraft 1306 Safety Sign (5-12, Roto)				1	417.00	417.00T
Playcraft SN#R502E798A Round 5" Custom Play System, 2-5 age-group				1	24,859.00	24,859.00T
Playcraft PC 2478 Spin Max Pod				1	4,487.00	4,487.00T
Playcraft 1305 Safety Sign (2-5, Roto)				1	417.00	417.00T
Progress Park						
Playcraft SN#R50A1D75A Round 5" Custom Play System, 2-5 age-group				1	63,925.00	63,925.00T
Playcraft PC 2496-SL Inclusive Merry-Go-Round				1	7,623.00	7,623.00T
Playcraft PC 2123-8ft Arch Swing Bay (1 Belt and 1 Playshare Seat)				1	6,003.00	6,003.00T
Playcraft 1305 Safety Sign (2-5, Roto)				1	417.00	417.00T
12" of PlaySoft Engineered Wood Fibers (EWF) resilient safety surfacing, for all three parks, materials cost per cubic yard				550	43.00	23,650.00T
Paramount Park: 3450 SF						
Progress Park: 2,785 SF						
All American Park: 5290 SF						
Sub-total of equipment and materials						396,089.00
CMAS co-op Discount, CMAS Contract 4-19-78-0095A					-39,610.00	-39,610.00
Additional discount from Pacific Play Systems					-30,000.00	-30,000.00
Demo:						
Thank you for your business.				Total		Back To Top

CONTRACT



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Description	Qty	Rate	Total
1. Demo, hauling and disposal of the existing playground equipment at Paramount, All American and Progress Park and fitness equipment at All American park 2. Removal, hauling and disposal of the existing EWF at all parks 3. Removal, hauling and disposal of the existing sand at All American Park fitness area 4. Removal, hauling and disposal of the existing concrete curb at Paramount Park Site Work: 1. Supply and install ADA ramp at All American Park (2) and Paramount Park (1). 2. Supply and install concrete curb and connect to existing at Paramount Park 3. Mobilization, site prep (preparing the site for installation, unloading and receiving the playground equipment, temp fencing etc.)	1	55,272.00	55,272.00
Installation of playground equipment with in-ground concrete footings using Playcraft factory certified installers and Blown-in installation of EWF Sub-total of demo, site prep and labor	1	242,500.00	242,500.00 364,672.00
Freight: Freight & delivery costs, playground equipment Freight & delivery costs, engineered wood fibers	1 1	15,361.45 9,848.45	15,361.45 9,848.45
Additional Services: None			
PAYMENT TERMS: Net 30			
EXCLUSIONS: This Contract only covers the cost of equipment, materials and services that are clearly outlined in the Scope of Work. All other equipment, materials and/or services that are not clearly outlined in this quotation are excluded. Exclusions include, but are not limited to the following: 1. Site work (drainage, site drains, sidewalks, pavement, striping, etc.), filter fabric, ADA accessible path of travel, stamped engineered or architectural drawings, etc. 2. CPSI Inspection/audit/report, swpps, barricades, traffic control, flagging, erosion control, dust control, removal of hazardous materials or contaminated soils, digging through rock and rocky soils.			
Thank you for your business.	Total	Back To Top	

CONTRACT



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CONTRACT				 www.pacificplayinc.com		
Customer	Contractor	Project	City of Paramount			
City of Paramount Community Services Department 15300 Downey Ave, Paramount, CA 90723	Pacific Play Systems, Inc. Contractor Lic. # 957776 Class A/B/C61/D34/D12 Phone (760) 599-7355	Date	3/20/2023			
		Terms	Net 30			
		Valid for	30 Days			
		Est. No.	2023-380			
Description			Qty	Rate	Total	
3. Removal, replacement or alteration the existing site utilities. Modifications or repairs to the existing landscaping or irrigation system is excluded. Irrigation lines (if any) found during the excavation will be capped off. Owner shall be responsible for removal, replacement or repairs to the irrigation lines or utility lines encountered during the excavation process at owner's cost.						
4. Dealing with unforeseen conditions and extra work required as a result of these conditions and anything else that is not clearly outlined in this quotation.						
LABOR RATES: Prevailing Wage Rates.						
Required Statement for California Projects: Contractors are required by law to be licensed and regulated by the Contractors' State License Board which has jurisdiction to investigate complaints against contractors if a complaint regarding a latent act or omission is filed within four (4) years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within ten (10) years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors' State License Board, P.O. Box 26000, Sacramento, California 95826.						
This Contract is executed between Pacific Play Systems, Inc., a California corporation and Customer (also referred to as Owner), identified in the Customer section of this Contract. Either Customer or Pacific Play Systems, Inc. may be referred to as Party, together as Parties. The purpose of this Contract is for Pacific Play Systems, Inc. to provide Customer with equipment, materials and/or services as outlined in the Scope of Work section of this Contract in exchange for the sum of money as outlined in this Contract.						
Thank you for your business.			Total	Back To Top		

CONTRACT



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Customer		Contractor	Project	City of Paramount			
City of Paramount Community Services Department 15300 Downey Ave, Paramount, CA 90723	Pacific Play Systems, Inc. Contractor Lic. # 957776 Class A/B/C61/D34/D12 Phone (760) 599-7355	Date	3/20/2023				
		Terms	Net 30				
		Valid for	30 Days				
		Est. No.	2023-380				
Description					Qty	Rate	Total
By signing below, both Parties acknowledge that they are entering into a legally binding Contract, which includes Exhibit A. Customer acknowledges the receipt and review of Exhibit A (Terms and Conditions) which shall be made a part of this Contract and enforceable to the full extent allowed by law. ACCEPTED BY CUSTOMER: Customer's Name: _____ Date accepted: _____ Signature: _____ Signed By: _____ ACCEPTED BY PACIFIC PLAY SYSTEMS, INC.: Federal Tax I.D. #: 27-4620108 - DIR No. 1000012253 Date accepted: _____ California Contractors License #957776, Classifications: A, B, C61-D12, C61-D34 Signature: _____ Signed By: _____ Tax-LA County						10.25%	33,464.10
Thank you for your business.					Total	\$748,825.00	Back To Top

APRIL 25, 2023

AGREEMENT WITH STUDIO ONE-ELEVEN TO PROVIDE PROFESSIONAL CONCEPTUAL DESIGN SERVICES FOR THE PARAMOUNT PARK COMMUNITY CENTER EXPANSION AND ALL-AMERICAN PARK COMMUNITY CENTER DEVELOPMENT PROJECTS

MOTION IN ORDER:

APPROVE THE AGREEMENT WITH STUDIO ONE-ELEVEN IN THE AMOUNT OF \$80,100 FOR THE CONCEPTUAL DESIGN OF THE PARAMOUNT PARK COMMUNITY CENTER EXPANSION AND THE ALL-AMERICAN PARK COMMUNITY CENTER DEVELOPMENT PROJECTS.

MOTION:

MOVED BY: _____

SECONDED BY: _____

☐ APPROVED

☐ DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council

From: John Moreno, City Manager

By: David Johnson, Community Services Director

Date: April 25, 2023

Subject: PARAMOUNT PARK COMMUNITY CENTER EXPANSION AND ALL-AMERICAN PARK COMMUNITY CENTER DEVELOPMENT PROJECTS – APPROVAL OF AGREEMENT WITH STUDIO ONE-ELEVEN TO PROVIDE PROFESSIONAL CONCEPTUAL DESIGN SERVICES

BACKGROUND

Paramount Park Community Center Expansion

The Paramount Park Community Center currently operates Monday through Friday from 8 a.m. to 5 p.m. as a senior center and then as a community center for the general public after 5 p.m. on weekdays and a rentable event space on weekends. The City has attempted to fund a complete renovation or replacement of the existing Paramount Park Community Center through several state grant programs and cycles. The efforts to secure grant funds for large-scale changes to the Paramount Park Community Center have not been successful. Staff believes the scope and cost of the complete renovation or replacement of the Paramount Park Community Center have been a hindrance in obtaining state grants. The primary driver of the desire to significantly grow the size of the Paramount Park Community Center has been to create a separate and defined senior center to serve our active senior population. Staff is now shifting our focus to potentially creating smaller-scale renovations that would create dedicated senior spaces without renovating or replacing the entire center.

All-American Park Community Center Development

The City currently has two facilities that provide programming opportunities for youth & teen programming: Spane Park Learning Center and the Mariposa Center on Progress Park. These two facilities support programming activities on the east and west sides of the City. All-American Park, on the north side of the City, offers an opportunity to create a small community center to serve that community. The park already has an existing building that provides park restrooms and a maintenance space for Public Works. A potential expansion of that building would allow additional space that could be used to create a community center for youth and teen programming.

DISCUSSION

Design Services

Studio One-Eleven was the design firm for the City's downtown streetscape design, bus shelter renovations, and the conceptual design development of the Progress Plaza outdoor spaces. We are very comfortable with their design creativity and conceptualization. Studio One-Eleven submitted proposals in the amount of \$30,000 to provide the required design services to create conceptual drawings for the Paramount Park Community Center Expansion and \$50,100 for the All-American Park Community Center Development.

The expansion area for the Paramount Park Community Center would envision adding additional space on the east side of the current building to create dedicated spaces for senior programming. The development of a community center at All-American Park would envision adding building space on the east side of the current building to create programmable space for teen and family activities as well as expanding the current parking lot to accommodate the addition of a community center.

Paramount Municipal Code Section 3.12.080 exempts professional/technical services from bidding requirements. However, since the agreement for conceptual design services from Studio One-Eleven is over \$40,000, City Council approval of the agreement is required.

FISCAL IMPACT

Funding for the conceptual design work for the Paramount Park Community Center and the All-American Park projects were both approved in the Midyear 2022-23 budget in the amount of \$30,000 and \$50,100, respectively. The combined conceptual design costs for Studio One-Eleven of \$80,100 for these two projects does not create a new fiscal impact.

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 decision making. The Strategic Outcomes were implemented to provide a pathway to achieving the City's Vision. This item aligns with Strategic Outcome No. 2: Community Health, No. 3: Economic Health and No. 5: Attractive and Well-Maintained Infrastructure.

RECOMMENDED ACTION

It is recommended that the City Council approve the agreement with Studio One-Eleven, in the amount of \$80,100 for the conceptual design of the Paramount Park Community Center Expansion and All-American Park Community Center Development projects.

**SERVICE AGREEMENT BY AND BETWEEN THE
CITY OF PARAMOUNT
AND
STUDIO ONE ELEVEN
FOR PARAMOUNT PARK COMMUNITY CENTER EXPANSION AND ALL-
AMERICAN PARK COMMUNITY CENTER DEVELOPMENT DESIGN SERVICES**

THIS AGREEMENT is made and entered into this 26th day of April, 2023 by and between the CITY OF PARAMOUNT, hereinafter referred to as the "CITY," and STUDIO ONE ELEVEN, hereinafter referred to as the "CONTRACTOR."

I. RECITAL

A. PURPOSE. The purpose of this AGREEMENT is to allow the CITY to procure the services of a qualified contractor to provide conceptual design services in connection with the CITY'S project to renovate the Paramount Park Community Center to construct new building space on the east side of the building and to renovate the building facility at All-American Park to construct a new community center facility on the east side of the existing building, and to have these contractor services based upon the terms and conditions hereinafter set forth.

II. TERMS AND CONDITIONS

A. MISSION. The CITY hereby retains the CONTRACTOR in the capacity as contractor and the CONTRACTOR hereby accepts such responsibility as described herein.

B. TERMS. This AGREEMENT shall commence as of 26th day of April, 2023 and shall remain in full force and effect until such time either party gives written notice of termination in accordance with those provisions set forth in paragraph P. At the time of such extensions, this AGREEMENT shall be amended as to the changes, if any, in the terms, responsibilities and compensation as determined in writing between the CITY and CONTRACTOR.

C. SCOPE OF SERVICES. Under the supervision of the Director of Community Services or his designee, the CONTRACTOR shall provide all services as detailed in the CONTRACTOR's Proposal for Design Services for the Paramount Park Community Center Expansion dated October 13, 2022 and the Proposal for Design Services for the All-American Park Community Center Development attached herein as Exhibit "A". In the event of any conflict between the provisions of this AGREEMENT and Exhibit "A," the terms of this AGREEMENT shall prevail.

D. COMPENSATION. During the term of this AGREEMENT, the CITY shall compensate the CONTRACTOR for the services described as detailed in both Exhibit "A". Invoices for payment shall be submitted on a monthly basis and shall be approved by the Director of Community Services or designee for the Paramount Park Community Center Expansion and the All-American Park Community Center Development.

The CONTRACTOR shall submit an itemized invoice to the CITY according to work progress, setting forth the work performed and the rates charged in accordance with the contractor's fee schedule.

All change orders, additions, deletions or adjustments to the CONTRACTOR's specifications must be submitted in writing to the CITY for approval. The CITY is the sole authority regarding change orders and the CONTRACTOR shall not change, alter, or delete, in any manner, any portion of these specifications of the CITY.

E. EXPENSES. CONTRACTOR shall not be entitled to an expense account and shall not be required or permitted to incur expenses on behalf of the CITY in addition to the expenses required for completion of the scope of services described herein. The compensation described herein includes provision for all CONTRACTOR expenses required to complete the scope of services described herein.

F. INDEPENDENT CONTRACTOR.

- (a) CONTRACTOR is and shall at all times remain as to the City a wholly independent CONTRACTOR. The personnel performing the services under this Agreement on behalf of CONTRACTOR shall at all times be under CONTRACTOR'S exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of CONTRACTOR or any of CONTRACTOR'S officers, employees, or agents, except as set forth in this Agreement. CONTRACTOR shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. CONTRACTOR shall not incur or have the power to incur any debt, obligation, or liability whatever against City, or bind City in any manner.
- (b) Neither CONTRACTOR, nor any of CONTRACTOR'S officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. CONTRACTOR expressly waives any claim CONTRACTOR may have to any such rights.
- (c) City shall not be liable for compensation or indemnification to CONTRACTOR for injury or sickness arising out of performing services hereunder.

G. INDEMNIFICATION.

- (a) All officers, agents, employees, sub-Contractors, their agents, officers and employees who are hired by or engaged by CONTRACTOR in the performance of this Agreement shall be deemed officers, agents and employees and sub-Contractors of CONTRACTOR, and City shall not be liable or responsible to them for anything whatsoever.

- (b) CONTRACTOR agrees to indemnify, hold harmless the City and all of its elected and appointed boards, commissions, officers employees and agents from all claims, damages, costs or expenses in law and in equity, including costs of suit and expenses for legal services, that may at any time arise or be claimed because of damage to property or injury to persons, including City, but only to the extent caused by the negligent act or omission on the part of CONTRACTOR or any of its agents, officers and employees and sub-Contractors in the performance of this Agreement.
- (c) CONTRACTOR shall not be deemed to assume any liability for wrongful or negligent acts of City or its officers, agents, employees and sub-Contractors, and City shall defend and hold CONTRACTOR harmless against any such claims.
- (d) CONTRACTOR agrees to defend, indemnify and hold harmless the City, its elected and appointed boards, commissions, officers, employees and agents from all claims, demands, liability fines and penalties made by CONTRACTOR'S employees from health, retirement or other benefits attributable to services performed pursuant to this Agreement.

H. SUCCESSOR AND ASSIGNMENT. The services as contained herein are to be rendered by the CONTRACTOR whose name is as appears first above written and said CONTRACTOR shall not assign nor transfer any interest in this AGREEMENT without the prior written consent of the CITY. Claims for money by CONTRACTOR from the CITY under this contract may be assigned to a bank, trust company, or financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the CITY.

I. INSURANCE. Without limiting the CONTRACTOR'S indemnification of the CITY, the CONTRACTOR shall provide and maintain at this own expense during the term of this AGREEMENT for the following programs of insurance covering his operation hereunder. Each program of insurance, except professional liability insurance shall name the CITY as "Additionally Insured" and each policy shall contain a provision that such insurance will not be cancelled, nor any change whatsoever made in policies, except upon not less than thirty (30) days prior notice to the CITY, mailed by registered mail with postage prepaid. Such insurance shall be provided by the CONTRACTOR satisfactory to the CITY and evidence of such programs satisfactory to the CITY shall be delivered to the CITY on or before the effective date of this AGREEMENT.

General Liability. A program including, but not limited to, comprehensive general liability including automobile coverage with a combined single limit of not less than \$1,000,000.00 per occurrence. Such insurance shall be primary to and not contributing with any other insurance maintained by the CITY. The issuer shall be an "admitted surety insurer" duly authorized to transact business under the laws of the State of California.

Acceptable insurance coverage shall be placed with carriers admitted to write insurance in California with a rating of A:VIII by A.M. Best & Co. Any deviation from this rule shall require specific approval in writing from the City.

Insurance shall name the City of Paramount, its officers, agents, and employees as additional insured by endorsement of the Contractor's policy. A copy of the endorsement, showing policy limit, shall be provided to the City on or before signing this contract.

Failure on the part of the CONTRACTOR to procure or maintain required insurance shall constitute a material breach of this AGREEMENT upon which the CITY will immediately terminate this AGREEMENT.

Worker's Compensation Coverage. State statutory limits, deductibles, self-insurance retention, or similar forms of coverage limitations or modifications must be declared to and approved by CITY.

Automobile Liability Insurance. In an amount not less than Five Hundred Thousand Dollars (\$500,000) combined single limit per accident for bodily injury and property damage covering owned, non-owned and hired vehicles.

J. COMPLIANCE WITH LAWS. The parties agree to be bound by applicable federal, state and local laws, regulations and directives as they pertain to the performance of this AGREEMENT.

K. SEVERABILITY. In the event that any covenant, condition or other provisions herein contained is held to be invalid, void or illegal by any court of competent jurisdiction, the same shall be deemed severable from the remainder of the AGREEMENT and shall in no way affect, impair or invalidate any other covenant, condition or other provision contained herein. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such covenant, condition or other provision shall be deemed valid to the extent of the scope or breadth permitted by law.

L. INTERPRETATION. No provision of this AGREEMENT is to be interpreted for or against either party because that party or that party's legal representative drafted such provision, but this AGREEMENT is to be construed as if it were drafted by both parties hereto.

M. ENTIRE AGREEMENT. This AGREEMENT supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the retention of CONTRACTOR by the CITY and contains all the covenants and agreements between the parties with respect to such retention.

N. WAIVER. No breach of any provision hereof can be waived unless in writing. Waiver of any one break of any provision shall not be deemed to be a waiver of any other breach of the same or any other provision hereof.

O. CONTRACT EVALUATION AND REVIEW. The ongoing assessment and monitoring of this AGREEMENT is the responsibility of the City Manager, or his designee.

P. TERMINATION OF AGREEMENT. This AGREEMENT may be terminated by either party by giving written notice at least thirty (30) days prior to the effective termination date in

the written notice. In such event, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports prepared by the CONTRACTOR under this AGREEMENT shall, at the option of the CITY, become its property and the CONTRACTOR shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder. Notwithstanding the above, the CONTRACTOR shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of the AGREEMENT by the CONTRACTOR, and the CITY may withhold any payments to the CONTRACTOR for the purpose of set-off until such time as the exact amount of damages due the CITY from the CONTRACTOR is determined.

Q. CHANGES. The CITY or CONTRACTOR may request changes in the scope of the services of the CONTRACTOR to be performed hereunder. Such changes, including any increase or decrease in the amount of the CONTRACTOR'S compensation, which are mutually agreed upon by and between the CITY and the CONTRACTOR, shall be incorporated in written amendments to this AGREEMENT.

R. REPORTS AND INFORMATION. CONTRACTOR, at such times and in such forms as the CITY may require, shall furnish the CITY such periodic reports as it may request pertaining to work or services undertaken pursuant to this AGREEMENT, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this AGREEMENT.

S. RECORDS AND AUDITS. CONTRACTOR shall maintain accounts and records, including personnel, property and financial records, adequate to identify and account for all costs pertaining to this AGREEMENT, and such other records as may be deemed necessary by the CITY to assure proper accounting for all project funds, both federal and non-federal shares. These records will be made available for audit purposes to the CITY or any authorized representative, and will be retained for five (5) years after the expiration of this AGREEMENT unless permission to destroy them is granted by the CITY.

T. FINDINGS CONFIDENTIAL. All of the reports, information, data, etc., prepared or assembled by the CONTRACTOR under this AGREEMENT are confidential and the CONTRACTOR agrees that they shall not be made available to any individual or organization without the prior written approval of the CITY.

U. COPYRIGHT. No report, maps, or other documents produced in whole or in part under this AGREEMENT shall be the subject of an application for copyright by or on behalf of the CONTRACTOR.

V. PERSONNEL. CONTRACTOR represents that it has, or will secure at its own expense, all personnel required in performing the services under this AGREEMENT. Such personnel shall not be employees of or have any contractual relationship with the CITY. All of the services required hereunder will be performed by CONTRACTOR or under its supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under the state and local law to perform such services. None of the work or services subcontracted hereunder shall be specific by written contract or agreement and shall be subject to each provision of this AGREEMENT.

III. EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this AGREEMENT, the CONTRACTOR agrees as follows:

A. EQUAL OPPORTUNITY.

- (a) The CONTRACTOR will not discriminate against any employee or applicant for employment because of race, creed, sex, color, or national origin. The CONTRACTOR will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, sex, color, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The CONTRACTOR agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the CITY setting forth the provisions of this non-discrimination clause.
- (b) The CONTRACTOR will, in all solicitation or advertisements for employees placed by or on behalf of the CONTRACTOR, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, or national origin.
- (c) The CONTRACTOR will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this AGREEMENT so that such provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- (d) The CONTRACTOR will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- (e) The CONTRACTOR will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the CITY and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (f) In the event of the CONTRACTOR'S non-compliance with the equal opportunity clauses of this AGREEMENT or with any of such rules, regulations, or orders, this AGREEMENT may be canceled, terminated, or suspended in whole or in part and the CONTRACTOR may be declared ineligible for further government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(g) The CONTRACTOR will include the provisions of paragraphs (1) through (6) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The CONTRACTOR will take such action with respect to any subcontract or purchase order as the CITY may direct as a means of enforcing such provisions, including sanctions for non-compliance; provided, however, that in the event the CONTRACTOR becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the CITY, the CONTRACTOR may request the United States to enter into such litigation to protect the interests of the United States.

B. CIVIL RIGHTS ACT OF 1964. Title VI of the Civil Rights Act of 1964, provides that no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of or, be subjected to discrimination under any program or activity receiving Federal financial assistance.

C. AGE AND DISABILITY. Any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1975, or with respect to an otherwise qualified handicapped individual, as provided in Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990, shall apply to this AGREEMENT.

IV. CONFLICT OF INTEREST

During the performance of this AGREEMENT, the CONTRACTOR agrees as follows:

A. INTEREST OF MEMBERS OF THE CITY. No member of the governing body of the CITY and no other employee, or agent of the CITY who exercises any functions of responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this AGREEMENT.

B. INTEREST OF CONTRACTOR. CONTRACTOR represents, warrants and agrees that he does not presently have, nor will he acquire during the term of this AGREEMENT, any interest, direct or indirect, by contract, employment or otherwise, or as a partner, joint venture or shareholder (other than as a shareholder holding a one-percent (1%) or less interest in publicly-traded companies) or affiliate with any business or business entity that has entered into any contract, subcontract, or arrangement with the CITY.

C. INTEREST OF OTHER LOCAL PUBLIC OFFICIALS. No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this AGREEMENT; and the CONTRACTOR shall take appropriate steps to assure compliance.

V. NOTICES

Notices herein shall be presented in person or by certified or registered U.S. Mail, as follows:

To the CONTRACTOR: Studio One Eleven
 245 E. 3rd St.
 Long Beach, CA 90802

To the CITY: City of Paramount
 Director of Community Services
 David Johnson
 16400 Colorado Avenue
 Paramount, CA 90723

IN WITNESS HEREOF, the CITY and CONTRACTOR have executed this AGREEMENT as of the date first herein above set forth.

CITY OF PARAMOUNT

STUDIO ONE ELEVEN

By: _____
David Johnson, Community
Services Director

By: _____
Kirk Keller,
Senior Studios Director

ATTEST:

By: _____
Heidi Luce, City Clerk

APPROVED AS TO FORM:

By: _____
John E. Cavanaugh, City Attorney

Exhibit A



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245 east third st. long beach, CA 90802 t 562.628.8000

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October 13, 2022

David Johnson
Community Services Director
City of Paramount
15300 Downey Avenue
Paramount, CA 90723

RE: Proposal for Design Services
Paramount Park Community Center
14400 Paramount Boulevard
Paramount, CA 90723

Dear David:

Thank you for the opportunity to submit this Design Services proposal. We are pleased to support the City of Paramount in the concept design for the expansion of the Paramount Park Community Center building.

Project Description

The city is looking to expand the east side of the community building to accommodate additional space for fixed exercise gear (stationary bikes, etc.), space for aerobics (approx. 30 people), storage, and small M/F locker space (no showers). See attached exhibit for scope of work.

Assumptions

The following assumptions have been made regarding project scope, workflow and documentation.

1. There are no parking lot improvements associated with the scope of work.
2. As-built documents exist for the building and will be made available by the city.
3. Existing detached shade structure is cited opposite the east side of building. To be confirmed by the city if it is to remain or can be modified to accommodate building addition.
4. Red curb areas / fire access appears to be located on the west side of the building. A nearby fire hydrant is located on paramount blvd. north of the vehicular entrance at All American City Way.
5. It is unknown if the building has a fire suppression system.
6. It is unknown what heating and cooling system the building has.

Project Schedule

It is understood that the final project schedule will accommodate the appropriate time needed for all professional services to be performed in a timely process, including design, coordination, Owner reviews and other professional services as required by this Agreement. Prior to beginning of work,

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client shall notify the Architect in writing of final project schedule. Accelerated or delayed schedules may result in additional service fees. The total project duration of the project is currently anticipated at 12 weeks. Note: client reviews and approvals are assumed not included in the project timeline below. Timelines are understood to be subject to change and will be finalized prior to start of the project.

Phase	Duration
Preliminary Design Concept	4 weeks
Design Concept	6 weeks
Cost Estimator ROM	2 weeks

Scope of Work

I. Conceptual Design

- One (1) site visit to physically review existing conditions, constraints and to photo document the building and adjacent site conditions.
- Utilizing the city provided as-built community center plans generate a site plan to be used as base file for concept plans.
- Prepare a Building code analysis (zoning code is understood to be not necessary)
- Prepare existing conditions plan and existing north, south and west elevations of building
- Develop up to two (2) concept plan sketch layouts for proposed building addition.
- Develop up to two (2) concept bldg. exterior elevation sketches to depict the general character, mass, and scale of addition.
- Provide supportive precedent imagery to convey design intent, scale, and materiality of building addition (digital).
- Establish a preliminary design concept package that includes:
 1. Existing conditions plan
 2. Existing conditions elevations
 3. Building Code analysis
 4. Concept plan sketches
 5. Concept elevation sketches
 6. Precedent imagery
- Attend one (1) teleconference meeting with City of Paramount staff to review preliminary design concept package
- Based on City feedback and selection of preferred design layout develop concept package that includes:
 1. Site Plan
 2. Existing floor plan and Demolition plan
 3. Proposed floor plan
 4. Roof plan
 5. Reflected ceiling plan
 6. Building sections
 7. Exterior elevations with material callouts
 8. Interior elevations (3 sides) with material callouts



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9. Floor finish plan
10. Material board (exterior and interior)
- Optional service: One (1) 3D vignette to describe design intent for exterior and one (1) 3D vignette to describe design intent for interior for a total of (2) two 3D vignettes.*

- Attend one (1) teleconference meeting with City of Paramount staff to review concept design package.
- Minor revisions to conceptual design based on City feedback for concept refinement and approval.

II. ROM Pricing

- Contract and coordinate with cost estimator consultant to generate one (1) Rough Order of Magnitude (ROM) estimate based on S111 concept package.

Additional In-House Services

S111 offers a full suite of diverse, complementary design support services, above and beyond the scope of work described in this agreement. Should the Client request any of the below services, an additional agreement can be provided.

1. Full- service design: preliminary and final landscape and architectural design plans, details, and specifications for design development, bidding and construction.
2. Contract administration and construction observation.
3. Perspective renderings or digital models (animations, 3D models, perspectives, or other 3D views) beyond services included in this contract.
4. Virtual Reality modeling and digital walk-throughs.
5. Physical models.

Exclusions and Additional Services

Exclusions and additional services include but are not limited to the items listed below. Refer to scope for included services.

1. Schematic Design, Design Development, Construction Documents (including but not limited to Demolition or phasing plans), Construction Administration and Construction Observation.
2. Attendance at design review board, City planning commission, City Council meetings/presentations or community outreach meetings.
3. Zoning or Planning entitlement submittal packages, processing, or approvals.
4. Preparation of exhibits for variances, exceptions, and/or code modifications.
5. Landscape Architecture services
6. Arborist Services including tree identification, health evaluation, monetary valuation, and transplant potential of existing trees.
7. Engineering of soil/drainage, infiltration/filtration planters and basins and performance thereof.
8. Design or Documentation of work beyond the scope of work area.



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9. Water feature design, equipment specification, hydraulic and mechanical/electrical engineering, power requirements, lighting, plumbing and operation of water features, fountains and pools (including pump and vault locations). Shop drawing or construction drawings of fountain / water features and permitting.
10. Selection, detailing or design development of way-finding signage, sign monuments, educational or environmental graphics.
11. Site lighting design, photometric documentation, and conformance with required municipal code for illumination (foot candle) coverage for parking lot and outdoor spaces.
12. Attendance at Design Review Board, City Planning Commission, City Council meetings/presentations or community meetings.
13. WELL or LEED project analysis, documentation, or evaluation.
14. ADA accessibility evaluation, documentation and analysis.
15. Storm Water Pollution Prevention Plan [SWPPP] and LID [Low Impact Development] plans and calculations.
16. Additional meetings, changes to work product at request of Client, which conflict with prior approvals, or Client's directions, or design services beyond those included in the scope of work.
17. Contracting with any engineering, environmental, or other consultants beyond those included in this Agreement.
18. Curation, selection, and design of public art.
19. Community event planning and programming activities.
20. Engineering design including but not limited to mechanical, electrical, plumbing, structural, acoustical, fire sprinkler, geotechnical, environmental, or civil.
21. Construction Cost Estimates.
22. Irrigation design or documentation.
23. 3D renderings or site plan marketing exhibits, Lumion (3D) videos or other animations.
24. On site or teleconference meetings or site visits beyond those noted in the scope of services.
25. Off-Site work or work in the Public Right-of-Way.
26. Government fees.
27. Cost of Reimbursables. Reimbursable expenses will be billed as shown in the attached Exhibit "A" Schedule of Fees.

Owner to Provide

- ALTA survey (showing all existing utilities)
- As-built drawings of the existing building
- Historic permit drawings of the building
- Project Budget
- Project Schedule
- Specifications of exercise equipment
- Program requirements



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Fixed Fee Summary

I	Architectural Concept Design	\$25,000
II	Cost Estimator ROM pricing	\$5,000
Total Fee:		\$30,000
	<i>Optional 3D vignettes</i>	<i>\$4,000</i>

The above fee has been prepared based on the scope of work described herein. It is understood that should the City's program, timeline or the Architect's services be increased due to significant program or site plan changes, additional fees, and additional time to complete design and documentation shall be required. This proposal will be honored for 60 days from the date listed above.

Sincerely,

Studio One Eleven



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245 east third st. long beach, CA 90802 t 562.628.8000

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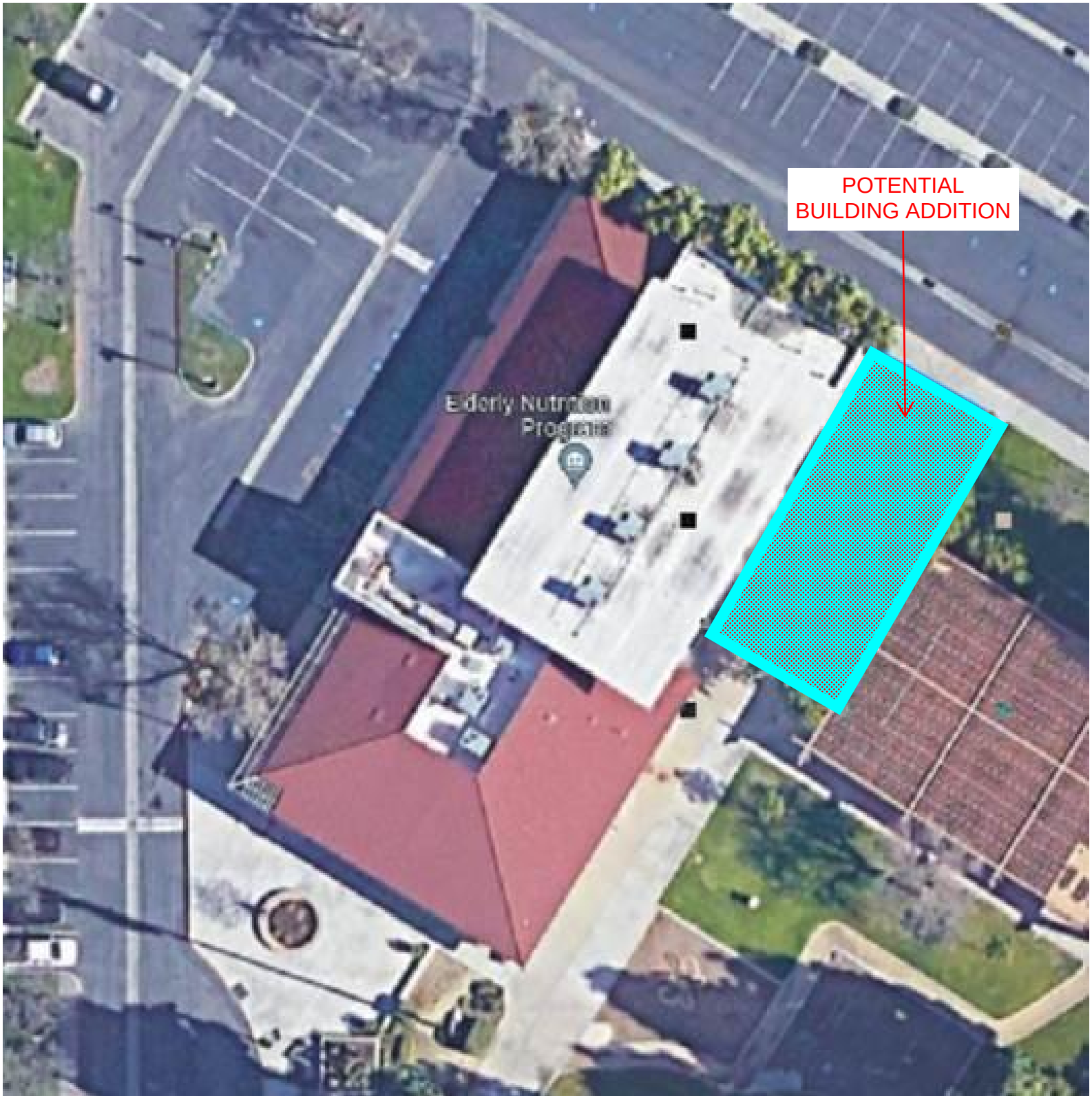
EXHIBIT "A"
SCHEDULE OF FEES
EFFECTIVE APRIL 2022

- | 1. | PROFESSIONAL STAFF CATEGORY | HOURLY FEE |
|----|-----------------------------|------------|
| | Staff 12: | \$275.00 |
| | Staff 11: | \$260.00 |
| | Staff 10: | \$245.00 |
| | Staff 9: | \$230.00 |
| | Staff 8: | \$220.00 |
| | Staff 7: | \$210.00 |
| | Staff 6: | \$195.00 |
| | Staff 5: | \$180.00 |
| | Staff 4: | \$165.00 |
| | Staff 3: | \$145.00 |
| | Staff 2: | \$125.00 |
| | Staff 1: | \$ 95.00 |
- 2. MILEAGE AND SUBSISTENCE**
- | | |
|---|---|
| Auto Mileage: | \$0.63 per mile |
| Air Travel and Auto Rental: | Actual cost plus 15% |
| Subsistence (lodging, meals and incidentals): | Actual cost plus 15% (where the work requires that employee stay over night away from home, or travels beyond 100 miles one-way from our office). |
- 3. MATERIALS AND SUPPLIES**
- Office and drafting supplies are included in the hourly rate in Paragraph 1.
 - Cost of printing, color copies, CAD plotting and reproductions are charged at cost plus 15% from commercial reprographics companies.
 - Outside services i.e., messenger, Federal Express, express mail, etc., are charged at actual cost plus 15%.
 - Any reimbursable expenses requested by the client subsequent to the completion of our contract scope of work shall be billed on a time and material basis. This includes the cost of professional fees required to process this request.
- 4. CONSULTANTS**
- Actual cost plus 15%.

In accordance with normal architectural rate review practices, we may periodically revise this Schedule of Fees in keeping with industry rate changes. We reserve the right to incorporate these changes into existing contracts and/or changes in services.

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EXHIBIT 'B' SCOPE OF WORK



NOT TO SCALE

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January 30, 2023

David Johnson
Community Services Director
City of Paramount
15300 Downey Avenue
Paramount, CA 90723

RE: Proposal for Design Services
All American Park - Community Center Expansion
13330 Orizaba Avenue
Paramount, CA 90723

Dear David:

Thank you for the opportunity to submit this Design Services proposal. We are pleased to support the City of Paramount in the Concept Design for the expansion of the All-American Park Community Center building and associated site work.

Project Description

The city is looking to modify the existing building and expand the east side of the building to accommodate additional space for potential multi-functional uses such as meeting room with mini kitchen, storage, instructional classroom, and other recreational/fitness/dance & music programming. Parking lot modifications are expected to accompany the building expansion. See attached exhibit 'B' for scope of work diagram.

Assumptions

The following assumptions have been made regarding project scope, workflow and documentation.

1. There will be parking lot improvements associated with the scope of work to provide more parking spaces to support the building expansion.
2. Parking lot lighting may be needed but is not included in conceptual design scope of services.
3. As-built documents of the park and building do not exist. A building and site survey will be considered part of the conceptual design scope of services. However, surveying the whole property is too costly and time consuming of an undertaking. Only the immediate area for the existing and future building and parking lot will be surveyed.
4. Red curb areas / fire access appears to be located on the west side of the building. A nearby fire hydrant is located just northwest of the bldg. on Orizaba Ave.
5. It is unknown if the building has a fire suppression system.
6. The building likely does not have heating and cooling system.
7. The restroom fixture count is currently unknown.



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8. LID / SWPPP may be required in Schematic Design and Documentation phases due to area of project disturbance but is not included in conceptual design scope of services. Public Works to confirm requirements beyond the conceptual design phase.
9. Geotechnical Engineering investigation will be required prior to initiating Schematic Design but is not included in conceptual design scope of services.
10. The design of building expansion and parking lot should avoid impacting the existing adjacent basketball court.
11. The existing restrooms may need to be updated to current ADA standards or relocated in the conceptual building design schemes.
12. Civil and MEP engineering will be required in Schematic Design and Documentation but is not included in conceptual design scope of services.

Project Schedule

It is understood that the project schedule will accommodate the appropriate time needed for all professional services to be performed in a timely process, including design, coordination, city reviews and other professional services as required by this Agreement. The total project duration of the project is currently anticipated at 12 weeks. Note: client reviews and approvals are assumed not included in the project timeline below. Timelines are understood to be subject to change and will be finalized prior to start of the project. Accelerated or delayed schedules may result in additional service fees.

Phase	Duration
Preliminary Investigation (site and bldg. survey)	4 weeks
Design Concept	6 weeks
Cost Estimator ROM	2 weeks

Scope of Work

This proposal is based on the included "All American Park_scope of work.pdf". It is understood that the scope of work for Studio One Eleven and sub-consultants will include:

- Design Survey – contract with land surveyor to provide measured / legal centerline and right of way of Orizaba Ave, existing building, driveways and parking lot, all hardscape, visible utilities, street improvements, invert elevations of accessible sewer and storm drain manholes and catch basins, overhead utility wires and poles, walls and fences, drainage structures, waterways, major trees (4" and larger), street trees, 1' interval contours and spot elevations. Note: Plotting of buried utilities or easements is not included.
- Building Survey – contract with as-built specialist to provide existing building floor plan and elevations.
- Conceptual Building Studies – design for building expansion and renovation to support multi-functional uses. Study building entrances, exits and connections with existing building and adjacent park uses / parking lot access in relation to existing elevational differences. Provide two (2) options for consideration.
- Parking lot layout – study additional parking spaces needed to accommodate the bldg. expansion and for connecting new parking with the existing parking lot to maximize efficiency of parking layout and circulation of vehicles.



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- Structural Engineer Peer review – contract with structural engineer to provide conceptual design peer review to determine feasibility of concepts and considerations for any corrections to existing conditions that may be required by current code(s).
- Cost Estimate – contract with Cost Estimator to provide conceptual Rough Order of Magnitude (ROM) pricing of the design concepts.

I. Conceptual Design

The Conceptual Landscape and Architectural Design package will consist of the following:

- Due Diligence: site visit to physically review existing conditions, constraints and to photo document the building and adjacent site conditions, research applicable building codes & planning regulations.
- Utilizing the files from site surveyor generate a site plan to be used as base file for concept plans.
- Utilizing the files from the building survey (as-builts) generate a floorplan and elevations to be used as a base file for building concepts.
- Prepare a Building Code analysis (zoning code is understood to be not necessary)
- Prepare existing conditions plan and existing north, south, east, and west elevations of building.
- Develop up to two (2) concept plan sketch layouts for proposed building addition floorplan.
- Develop up to two (2) concept bldg. exterior elevation sketches to depict the general character, mass, and scale of addition and any modifications to existing building elevations.
- Develop up to two (2) concept bldg. section sketches to depict the grade/elevational height differences with internal access between the existing bldg. (street level) and the proposed bldg. (parking lot level).
- Develop up to two (2) 3D vignettes to describe design intent for building exterior.
- Provide supportive precedent imagery to convey design intent, scale, and materiality of building addition concept (digital).
- Establish a Preliminary Concept Design Package that includes:
 1. Existing conditions plan
 2. Existing conditions elevations
 3. Existing conditions section
 4. Building Code analysis
 5. Concept plan sketches
 6. Concept elevation sketches
 7. Concept section sketches
 8. Precedent imagery
 9. 3D vignettes
- Attend one (1) teleconference meeting with City of Paramount staff to review preliminary design concept package.
- Based on City feedback and selection of preferred design layout develop a Final Concept Design Package that includes:
 1. Site Plan
 2. Existing floor plan and demolition plan



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3. Proposed floor plan
 4. Roof plan
 5. Reflected ceiling plan
 6. Building sections
 7. Exterior elevations with material callouts
 8. Floor finish plan
 9. Material board (exterior and interior)
 10. 3D vignette (exterior)
- Attend one (1) teleconference meeting with City of Paramount staff to review concept design package.
 - Minor revisions to conceptual design based on City feedback for concept refinement and final approval.

Contract and coordinate w/ Land Surveyor to provide:

- Research maps and documentation at county and city facilities.
- Establish boundary control from road centerline and tract monuments. Prepare Measured Boundary Analysis.
- Provide field measurements and mapping of land and improvements within and adjoining the mapping limits of the scope of work area.
- A Corner Record Map will be filed with the County Survey Office documenting the boundary establishment, as required by State Law. The setting of property corner monuments is not included as part of this survey.
- Plans will be prepared using AutoCAD (Civil 3D software with comprehensive digital surface). Electronic files (PDF, AutoCAD, and Civil 3D) will be provided as a final product.

Contract and coordinate w/ Building Surveyor to provide:

- Scan and document building exterior elevations and interior spaces (including doors, windows, walls, and restroom fixture layout).
- Establish an 'as-built' floor plan and elevations for the existing community building in AutoCAD format.

Contract and coordinate w/ Structural Engineer to provide:

- One (1) site visit to site to review existing building.
- Peer review and comment on feasibility and structural considerations for proposed conceptual building design.
- Establish a narrative of code requirements applicable to the project renovation and expansion of existing facility.



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Contract and coordinate w/ Cost Estimator to provide:

- Initiate one (1) Rough Order of Magnitude (ROM) estimate based on Conceptual Design package which will include:
 - Site demolition take-offs and pricing
 - Grading and Earthwork pricing
 - Site improvements take-offs and pricing
 - Building shell selective demolition / modification take-offs and pricing
 - Building shell expansion take-offs and pricing
 - Building core / interiors selective demolition / renovation take-offs and pricing
 - Building core / interiors expansion take-offs and pricing
 - Preliminary utilities and infrastructure pricing

Additional In-House Services

S111 offers a full suite of diverse, complementary design support services, above and beyond the scope of work described in this agreement. Should the city request any of the below services, an additional agreement can be provided.

1. Full- service design: preliminary and final landscape, architectural and interior design plans, details, and specifications for schematic design, design development and construction documentation.
2. Permitting / bidding support, contract administration and construction observation.
3. Perspective renderings or digital models (animations, 3D models, perspectives, or other 3D views) beyond services included in this contract.
4. Virtual Reality modeling and digital walk-throughs.
5. Physical models.

Exclusions and Additional Services

Exclusions and additional services include but are not limited to the items listed below. Refer to scope for included services.

1. Schematic Design, Design Development, Construction Documents (including but not limited to full Demolition or Phasing plans), Construction Administration and Construction Observation.
2. Attendance at Design Review Board, City Planning Commission, City Council meetings/presentations or community meetings.
3. Zoning or Planning entitlement submittal packages, processing, or approvals.
4. Preparation of exhibits for variances, exceptions, and/or code modifications.
5. Arborist Services including tree identification, health evaluation, monetary valuation, and transplant potential of existing trees.
6. Engineering of soil/drainage, infiltration/filtration planters and basins and performance thereof.
7. Design or Documentation of work beyond the scope of work area.
8. Water feature design, equipment specification, hydraulic and mechanical/electrical engineering, power requirements, lighting, plumbing and operation of water features,



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- fountains and pools (including pump and vault locations). Shop drawing or construction drawings of fountain / water features and permitting.
9. Selection, detailing or design development of way-finding signage, sign monuments, educational or environmental graphics.
 10. Site lighting design, photometric documentation, and conformance with required municipal code for illumination (foot candle) coverage for parking lot and outdoor spaces.
 11. WELL or LEED project analysis, documentation, or evaluation.
 12. ADA accessibility evaluation, CASp documentation and analysis.
 13. Storm Water Pollution Prevention Plan [SWPPP] and LID [Low Impact Development] plans and calculations.
 14. Additional meetings, changes to work product at request of Client, which conflict with prior approvals, or Client's directions, or design services beyond those included in the scope of work.
 15. Contracting with any engineering, environmental, or other consultants beyond those included in this Agreement.
 16. Curation, selection, and design of public art.
 17. Community event planning and programming activities.
 18. Engineering design including but not limited to mechanical, electrical, plumbing, structural, acoustical, fire sprinkler, geotechnical, environmental, or civil.
 19. Construction Cost Estimates. Note: only a rough order of magnitude (ROM) can be provided at the conceptual design stage due to the conceptual level of the drawings.
 20. Irrigation design or documentation.
 21. Interior design and selection of fixed and loose furnishings.
 22. 3D renderings or site plan marketing exhibits, Lumion (3D) videos or other animations, beyond those included in this Agreement.
 23. On site or teleconference meetings or site visits beyond those noted in the scope of services.
 24. Off-Site work or work in the Public Right-of-Way.
 25. Government fees.
 26. Reimbursables expenses.

City to Provide

- Project Budget
- Program requirements

**The fixed fee for this Scope of Work is \$50,098 plus Reimbursable Expenses.
Fee and Scope include consultants (cost plus 15%).**

S111	Surveyor (Bldg)	Surveyor (Site)	Estimator	Structural
\$27,500	\$5,635	\$7,188	\$4,025	\$5,750



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The above landscape architectural fee has been prepared based on the scope of work described herein. It is understood that should the Owner's program, timeline or Architect's services be increased due to significant program or site plan changes, additional fees, and additional time to complete design and documentation shall be required. This proposal will be honored for 60 days from the date listed above. If after 60 days the Owner requests services as outlined within this proposal, it may be necessary to review the proposal for staff availability and revised pricing. Architect's services shall be limited to those expressly set forth above and Architect shall have no other obligations or responsibilities for the project except as agreed to in writing or as provided in the final Agreement.

Thank you for giving us the opportunity to submit this proposal for the All-American Park Community Building Expansion project. We are excited to lead the design team and eager to contribute to a successful project. It is understood that a formal Agreement for the above referenced services will be issued for signature should you request that we proceed with these services.

Sincerely,

Kirk Keller, ASLA, CLARB, LEED AP
Principal

Studio One Eleven

California Registered Landscape Architect #6121

APRIL 25, 2023

AUTHORIZATION

EMERGENCY REPAIRS OF THE CLEARWATER BUILDING

MOTION IN ORDER:

IT IS RECOMMENDED THAT THE CITY COUNCIL 1) APPROVE A FINDING THAT EMERGENCY CONDITIONS NECESSITATED THESE REPAIRS; 2) APPROPRIATE AN ADDITIONAL \$77,400 FROM THE AVAILABLE GENERAL FUND BALANCE; AND 3) AUTHORIZE THE PAYMENT FOR THESE EMERGENCY REPAIRS AT THE CLEARWATER BUILDING TO CORRAL CONSTRUCTION, COMMERCE, CALIFORNIA, IN THE AMOUNT OF \$66,400.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council

From: John Moreno, City Manager

By: Adriana Figueroa, Public Works Director
Sarah Ho, Assistant Public Works Director

Date: April 25, 2023

Subject: AUTHORIZATION FOR EMERGENCY REPAIRS OF THE CLEARWATER BUILDING

BACKGROUND

Due to the excess rain conditions that have occurred over the past few months, the Clearwater building has experienced substantial interior damage resulting from water leaks. After initial investigation to determine where the water was coming from, it was discovered that there are several windows that are in immediate need of replacing as well as some immediate wood replacement and stucco repair.

As part of the Fiscal Year 2022-23 budget, a full Capital Improvement Projects budget is included listing projects to be carried out throughout the year. Occasionally, necessary projects arise during the year and those requests are brought to the City Council for review and approval to appropriate the necessary funding.

DISCUSSION

This is a request for authorization of payment for the emergency repair of the windows, damaged wood framing and stucco repairs at the Clearwater Building. Due to excessive rain and the resulting damage to the facility from these rains, there is disruption to the regular operations of the tenants in the building; consequently, it is necessary that repairs are performed immediately. Additionally, we needed to begin these repairs to prevent any further damage to property and equipment housed inside the building. Public works staff were able to receive two informal quotes from contractors that have completed repairs in other public facilities; however, these total amounts were over the purchasing policy limits.

According to the City's purchasing policy, non-professional services in excess of \$25,000 need to be approved by the City Council. Additionally, the purchasing policy requires that the City secure three bids for any services rendered in excess of \$2,500. However, given the emergency nature of the need for repairs for the Clearwater Building, the purchasing policy and the California Public Contract Code provide for exemption from the standard bid process under emergency conditions. Section 21322 of the California Public Contract code states that contracts may be let for work without advertising in cases of significant emergency, which can include when emergency repair or replacement is necessary to permit the continued operation or service of the agency, and/or when the emergency work

is necessary to avoid danger to life or property. Likewise, Section 3.12.070 of the Municipal Code allows for emergency procurements required to prevent the immediate interruption or cessation of necessary City services or to safeguard life, property or public health and welfare. Additionally, Section 21322 of the California Public Contract code states that any action taken under these emergency guidelines must still be authorized by the City Council to approve a finding that emergency conditions necessitated these repairs.

The following is a breakdown of estimated total project costs:

Project:	\$ 66,400
Contingency:	<u>\$ 10,000</u>
Total Estimated:	\$ 77,400

FISCAL IMPACT

The total project amount of \$77,400.00 was not included in the FY 2022-23 Budget and will be reflected in the Facilities Maintenance and Operations utilizing available General Fund balance.

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 decision making. The Strategic Outcomes were implemented to provide a pathway to achieving the City's Vision. This item aligns with Strategic Outcome No. 5: Attractive and Well-Maintained Infrastructure.

RECOMMENDED ACTION

It is recommended that the City Council 1) approve a finding that emergency conditions necessitated these repairs; 2) appropriate an additional \$77,400.00 from the available General Fund Balance; and 3) authorize the payment for these emergency repairs at the Clearwater Building to Corral Construction, Commerce, California, in the amount of \$66,400.