

# CLEARWATER EAST SPECIFIC PLAN

(DRAFT AMENDMENT BY ORDINANCE NO. 1145 – JANUARY 12, 2021)

**CLEARWATER EAST  
SPECIFIC PLAN**

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# **CLEARWATER EAST SPECIFIC PLAN**

## **I. EXECUTIVE SUMMARY**

- The Clearwater East Specific Plan area encompasses approximately 68 acres within North-Central Paramount.
- The Specific Plan is written under the authorization of California Government Code Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457.
- The plan is consistent with the Paramount General Plan.
- The plan implements the Paramount General Plan and serves a regulatory function which constitutes the zoning for the Clearwater area.
- The plan may be amended in the same manner and process by which it was originally adopted.
- The plan concept provides flexible land use options that allows maximum development potential. This land use mix may include “housing,” “industrial,” “business park,” “public/quasi-public,” “urban space” and “commercial” uses.
- Development regulations and design guidelines are included for each land use type in order to ensure quality products within the development and compatibility with adjacent land uses.

## **II. INTRODUCTION**

### **A. PROJECT DESCRIPTION AND LOCATION**

The Clearwater project area is approximately 68 acres located in the north-central area of Paramount. Existing development includes church, office, commercial, and industrial buildings that vary both in size and quality of structure, as well as a Swap Meet/Drive-in theater complex.

The site has access to three major streets that act as boundaries of the project area. The streets are Rosecrans Avenue to the north, Paramount Boulevard to the east and Somerset Boulevard to the south. A Union Pacific rail line right-of-way is the western boundary of the property. Access to the proposed West Santa Ana Branch light rail station at the intersection of Paramount Boulevard and Rosecrans Avenue makes the area a prime location for redevelopment.

Adjacent uses to the site include the Clearwater North and Howe/Orizaba Specific Plan areas to the north; Paramount Park and Paramount Park Community Center, the Paramount Park Middle School, Paramount High School – West Campus, and residential neighborhoods to the east; the Central Industrial and Central Business Districts to the south; and the Clearwater West Specific Plan area to the west.

## **B. SCOPE AND AUTHORITY**

The California Government Code authorizes cities to adopt Specific Plans under Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. Specific Plans may be adopted by resolution, becoming policy, or by ordinance, becoming regulation. Public hearings before the Planning Commission and City Council are required before adoption.

The Clearwater East Specific Plan is a regulatory plan. Development plans or agreements, tract or parcel maps, or any development of land use approval requiring ministerial or discretionary actions must be consistent with the Specific Plan which itself is consistent with the General Plan.

## **C. STATEMENT OF PURPOSE**

When adopted by City ordinance, the Specific Plan serves a Planning and regulatory function. It implements the Paramount General Plan, contains applicable land use regulations, and constitutes zoning for the Clearwater East area.

## **D. AMENDING THE PLAN**

Requirement and Procedures: This plan may be amended at any time in the same manner and process by which the plan was originally adopted. An amendment or amendments shall not require a concurrent General Plan amendment unless by determination of the Planning Director, the General Plan goals, objectives, policies, or programs would be substantially affected by the proposed change.

Ministerial Action: The addition of new information to the Specific Plan that does not change the effect of any concepts or regulations may be made administratively by the Planning Director, subject to appeal to the Planning Commission.

## **E. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE**

This Specific Plan Amendment is accompanied by a Negative Declaration which addresses potential impacts of the proposed amendment in conformance with the guidelines of the State of California.

## **III. DEVELOPMENT PLAN CONCEPT**

### **A. INTRODUCTION**

The Clearwater East Specific Plan area has been designed as a project of various land use types that have been carefully integrated into a multi-purpose redevelopment district. It is the intention of the plan to provide quality development, employment, and service opportunities for residents in and around the City, and to create a land use pattern that is compatible with the surrounding neighborhoods.

Specific land use recommendations include housing, light industrial, office/business park, commercial, and public/quasi-public uses. This concept was developed and based upon the objectives set forth by the Paramount General Plan and analysis of market conditions.

The development plan is the foundation by which the accompanying regulations and design guidelines have been developed. These will be used in the discretionary review and approval process for projects that are proposed for this area.

The development plan recognizes the need for land use flexibility in conjunction with reviewing usability potential and optimum market choices for specific sites within the project area.

### **B. OBJECTIVES AND POLICIES**

The following list of objectives and policies for the Clearwater East Specific Plan was adopted from the Clearwater East Policy Level Specific Plan within the Paramount General Plan. These objectives were instrumental in formulating policy guidance, designing the development plan, and drafting supporting regulations.

#### Objectives;

1. Construct and maintain buildings and associated sites to support and improve community health and well-being.
2. Advocate for and require sustainable design to the maximum extent feasible.

3. Encourage and provide support for mixed-income developments.
4. Strive for pedestrian-oriented design with walkability-enhancing features.
5. Increase access to active transportation options to promote health living, provide mobility alternatives, and decrease dependency upon automobiles.
6. Create a pattern of development that allows the most efficient possible use of the land and establishes and develops a true sense of place.
7. Promote the highest quality of development that can be sustained by the market.
8. Eliminate vehicle congestion on Paramount Boulevard and at intersecting arterials.
9. Improve the appearance of existing development along major street corridors within the plan area.
10. Provide improved public street access to development parcels.
11. Resolve land use conflicts.
12. Encourage an appropriate mix of uses that are responsive to market opportunities and that yield strong revenue flow to the City.
13. Preserve and upgrade existing commercial and industrial land use.
14. Provide optimum development choices to property owners where such choices make sense from a land use compatibility standpoint.
15. Assist in maintaining and improving long-term community educational and empowerment opportunities.

Policies:

1. Development of office use is acceptable in-lieu of commercial land use with a Conditional Use Permit.
2. Development or expansion of “commercial” and “commercial/industrial” uses are allowed with a Conditional Use Permit.
3. Restricted and/or limited access will be observed for purposes of safety and circulation.

4. Appropriate design buffers will be established to ensure compatibility of land uses.

**C. LAND USE PLAN**

The Clearwater East Land Use Plan is designed to produce a quality multiple use district and provide a positive interaction between land use types.

Land Use	Acres	Percent of Total Acres
Industrial/Housing	45.00	60%
Business Park/Housing	15.00	22%
General Commercial/Housing	4.50	6.50%
Public/Quasi-Public	3.50	5.50%
TOTAL	68.00	100%

**SPECIFIC PLAN AREA**



**IV. DEVELOPMENT REGULATIONS**

**A. INTRODUCTION**

These Development Regulations implement the Clearwater East Specific Plan. The regulations are adopted by ordinance pursuant to Article 8, Authority for Scope of Specific Plans of the Government Code in compliance with Sections 65450 and 65453 thereof. The regulations are divided into sections as follows:

1. General Development Provisions: Statements of use regulation and management practices common to all land use types.
2. Commercial Provisions: Statements of use and development regulations for commercial land use development.

3. Office/Professional Provisions: Statements of permitted and unpermitted uses and development criteria for office development.
4. Industrial Provisions: Statements of permitted and unpermitted uses and project development criteria within industrial areas.
5. Housing Provisions: Statements of permitted and unpermitted uses and development criteria for housing development.

## **B. GENERAL DEVELOPMENT PROVISIONS**

1. Conflict in Regulations: Whenever the regulations contained in this text conflict with the regulations of Chapter 44 of the Paramount Municipal Code, the regulations of the Clearwater East Specific Plan shall take precedence.
2. Property Owners' Association By-Laws: All Property Owners' by-laws and conditions, covenants, and restrictions (CC&Rs) shall be approved by the City Engineer and recorded concurrent with final map recordation where property is subdivided and prior to issuance of certificates of occupancy where property is not subdivided.
3. Property Maintenance: The Property Owners' Association shall be responsible for the maintenance, repair, replacement, restoration, operation, and management of all the common area and all facilities, improvements, equipment, and landscaping thereon, and all property that may be acquired by the Association. Maintenance shall include, without limitation, painting, maintaining and repairing and replacing all common areas, exterior building surfaces, landscaping, and parking areas. The Association shall also be responsible for maintaining and repairing all fences, walks, sewers, drains, curbs, sidewalks, roadways, and parking areas which are built or maintained within the Specific Plan area.

A financing and management mechanism for the community-wide property maintenance program shall be established prior to the recordation of the first tentative tract map approved under this Specific Plan.

Incremental phases of property improvements and the property maintenance program including, but not limited, to landscaping, hardscape, irrigation, equipment, lighting, signage, management, organization, financing, mechanism, and operation rules shall be in place and operational prior to any Certificate of Occupancy.

4. Landscape Plans: A master landscape and irrigation plan shall be submitted and approved by the Planning Director. The plan shall comply with the Model Water Efficient Landscape Ordinance (MWELO) of the State of California and Article XXIV (Water-Efficient Landscape Provisions) of Chapter 44 of the Paramount Municipal Code. The plan shall contain designs for the following components: Primary and secondary entrances, roadways, intersections, open space/pedestrian paths, and parking areas. The design of these components shall contain architecturally consistent wall materials, plant materials, and adequate lighting. Landscape plans shall place heavy emphasis on the use of mature trees and dense planting materials throughout the entire Specific Plan area, including streetscapes. All landscape improvement plans, including the Master Plan, developed pursuant to this requirement, will be prepared by a licensed landscape architect. Any changes to the approved master landscape plan must be approved by the Development Review Board.
5. Utilities: All utility lines shall be underground. No pipe, conduit, cable, line for water, gas, sewage, drainage, electricity or any other energy or service component shall be installed or maintained upon any lot (outside of any building) above the surface of the ground, except for hoses, movable pipes used for irrigation, or other purposes during construction or transformers.
6. Vehicular Access: Each building or lot shall have permanent access to a street or alley on which the building or lot abuts. Whenever possible, access to each lot or building shall be provided from the internal circulation system.
7. Outdoor Screening Materials: The use of exterior sun screens and awnings which are not approved as part of the initial building development review process shall be prohibited, unless prior approval is obtained from the Paramount Development Review Board.
8. Exterior Security Bars and Screens Prohibited: The use of exterior security bars, screens, and other security devices which are visible from the public right-of-way shall not be permitted within the Specific Plan area unless prior approval is obtained from the Paramount Development Review Board.

9. Alterations: No owner or tenant shall, whether at his or her own expense or otherwise, do, make, or suffer any alteration, addition, or modification to any portion of the Common Area nor shall he install, attach, paste, hinge, screw, nail, build, or construct any lighting, decoration, or other articles or thing thereto until plans and specifications showing the nature, kind, shape, height, materials, and locations of the same shall have been submitted to and approved in writing by the Paramount Development Review Board.
10. Storage: No storage shall be permitted outside of any building, unit, or lease space.
11. Parking: All required parking spaces are to be maintained by the owner and/or tenant within the respective development solely for the temporary parking of vehicles owned by tenants, building owners, or their guests.
12. Signs: The City of Paramount will review all proposed signage for individual projects. Review shall include, but not be limited to: size, uniformity, number, type-face style and uniformity, lighting conditions, installation conditions, and directional signage. Additional criteria is specified under individual land use types.
13. Art in Public Places: A mandatory one percent (1%) of construction cost assessment is to be contributed to the general "Art in Public Places" fund of the City of Paramount by the developer of projects within the Specific Plan area.
14. Color and Materials: Use of all color and material selected for projects is subject to the City review and approval prior to construction.

## **C. COMMERCIAL DEVELOPMENT PROVISIONS**

1. Permitted Uses:
  - Appliance stores
  - Bakeries
  - Banks and saving and loan institutions
  - Barber and beauty shops
  - Blueprinting and printing establishments
  - Book and stationery stores
  - Dairy products, retails sales of
  - Dress shops
  - Drug stores
  - Dry cleaners
  - Dry goods, notion stores, and boutiques

- Florist shops
- Furniture stores
- Grocery stores and delicatessen shops
- Hardware stores
- Insurance agencies
- Jewelry stores
- Locksmiths
- Meat markets
- Photographic supply stores
- Real estate brokers and sales offices
- Shoe repair/stores
- Wearing apparel
- Other similar retail or service establishments, or businesses when interpreted by the Planning Commission as to performance standards set forth in this zone

2. Uses Subject to a Conditional Use Permit: The following uses may be permitted; provided that a conditional use permit is first obtained.

- Any new or expanded swap meet uses
- Any establishment offering alcoholic beverages for sale for consumption on the premises
- Drive-through establishments of any type
- Restaurants, coffee shops, fast food, take-out service or other such retail food establishment
- Stores with sale of liquor for off-site consumption that exceeds 50 percent of their gross sales
- Any exterior placement of public telephones, antennae, satellite antennae, or radio, microwave, or other such transmission device which is not in a fully-enclosed building
- All office and professional uses, including medical/dental clinics

3. Prohibited Uses: The following uses are prohibited in this zone.

- Bars or cocktail lounges, where no food is served
- Automotive repair or service
- Coin-operated or other laundries
- Exterior display of merchandise other than as part of an approved Special Event Sale or Grand Opening
- Game arcades
- Tire shops, sales or service
- Billiard parlors

- Churches
- Fraternal or social organizations
- Vocational schools
- Fabrications or manufacturing uses of any kind
- The use or handling of radioactive materials
- No exterior storage of vehicles, materials, supplies, equipment, or machinery shall be permitted whether open or in tanks, bins or other container devices.
- Retail or service establishments or business enterprises when interpreted by the Planning Commission to be in conflict with the development standards as set forth in this plan
- All other uses not specifically permitted or conditionally permitted by this ordinance

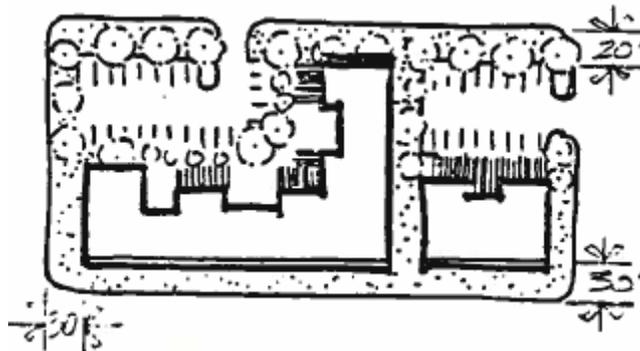
Any use which creates any of the following adverse effects shall be specifically prohibited:

- Any noise or vibration other than related to temporary construction work which is discernible without instruments at any lot line of the site
- Any electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance
- Any direct or reflected glare or heat which is perceptible at any point outside of any building
- Hours of loading and unloading shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.

4. Development Standards:

a. Setbacks:

- Front setbacks are not to be less than 20 feet from the right-of-way.
- Side and rear setbacks are not to be less than 30-feet from the project property lines.



b. Parking:

- One parking space is required for each 250 square feet of building area. Up to 25 percent of the required parking spaces may be designed for compact automobiles, with each compact space measuring at least 8 feet in width by 16 feet in length.

c. Sign Standards:

- Specific dimensions and specifications for development of particular sign types as listed in City of Paramount Central Business District Signage Guidelines should be followed.

- General Guidelines:

- 1) “Net Sign Area”: The “net sign area” is defined as the overall height and width of the sign (including all trim or molding). Other definitions as listed in the City ordinance shall be used in conjunction with this guideline.

No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the “net sign area.”

All lettering shall be restricted to the “net sign area”. (See design criteria for specific signage type.)

No projections above or below the “net sign area” will be permitted.

Individual logos may be located anywhere within the “net sign area”, provided their height does not exceed the height of the “net sign area”.

- 2) Sign Area Limitations: Suspended signs, individual letters, and individual letter plaques shall be limited to 1 ½ square feet per lineal foot of building façade frontage and a maximum of 60 percent of the premises width. See City ordinance for additional limitations. See specific criteria for signs not mentioned above.

- 3) Awning signs shall be permitted subject to individual letter sign criteria. An awning sign shall be defined as a sign which displays type-face and/or logo on canvas/other "fabric" material. Material is assumed attached to a structural framework.
- 4) The owner/occupant/tenant shall submit a sign drawing to the appropriate City authority or approval prior to the start of any sign construction or fabrications. Owners/occupants/tenants are encouraged to review adjacent signing conditions prior to establishing their sign to develop signing that is compatible and consistent.
- 5) The letter type, logos, and their respective colors shall be submitted to the City for written approval prior to fabrication.
- 6) Non-typical signs not mentioned in this guideline or the City ordinance shall be subject to review and approval by the Planning Department.
- 7) One "sign space" shall be allowed for each building façade. The tenant shall verify the sign location and permitted sign with the City prior to fabrication.
- 8) Address numbers should be applied to each store by the owner/occupant/tenant's sign company during the regular course of construction. For purposes of store identification, owner/occupant/tenant will be permitted to place upon each entrance to its demised premises not more than 14 square inches of gold leaf or decal application lettering not to exceed 2 inches in height, indicating hours of business, emergency telephone, etc. The number and letter type-face shall be subject to City approval.
- 9) The owner/occupant/tenant shall display only their established trade name of their basic product name or combination thereof.

- Prohibited Signs:
  - 1) Signs Constituting a Traffic Hazard: No person shall install or cause to be installed or maintained any sign which simulates or imitates in size, color, lettering, or design any traffic sign or signal, or which makes use of the words “STOP”, “LOOK”, “DANGER” or any other words, phrases, symbols, or characters in such a manner to interfere with, mislead, or confuse traffic.
  - 2) Signs on Doors, Windows, or Fire Escapes: No window signs affixed to the glass will be permitted; however, “temporary” signs will be permissible if set a minimum 30-inch distance from the glass on an easel. No signs shall be installed, relocated, or maintained so as to prevent free ingress to or egress from any door. No sign of any kind shall be attached to a stand pipe except those signs as required by code or ordinance. All “temporary” signs require approval by the City.
  - 3) Animated, Audible, or Moving Signs: Signs consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or otherwise animated light are prohibited.
  - 4) Off-Premise Signs: Any signs installed for the purpose of advertising a project, event, person, or subject not related to the premises upon which said signs are located are prohibited.
  - 5) Vehicle Signs: Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles are prohibited.
  - 6) Signs on Public Property or Public Rights-of-Way: Signs are not to be erected, placed, or relocated such that any public properties or public areas are encroached upon. Signs shall not be built upon, over, or across such public facilities or areas. Pylon and monument signs

where allowed may be built within landscape setbacks.

- 7) Temporary Signs: Signs painted on building elevations, canopies, overhangs, parapets, etc., are not permitted.

d. Special Event Sales and Grand Openings

Special event sales and grand openings shall be as per Paramount Municipal Code Section 44-104.7.

e. Development Review Board Approval and Guidelines

Development must be approved by the Development Review Board prior to the issuance of a building permit for any building or structure. Modifications to any structure within this area shall comply with architectural guidelines as listed in this section.

## **D. OFFICE/PROFESSIONAL DEVELOPMENT PROVISIONS**

The intention of these provisions is to provide business and professional office structures of superior design and quality. All improvements and operations shall conform to the following provisions:

1. Permitted Uses: The following uses are permitted in this zone:
- Advertising Agencies
  - Arts and Craft studios subject to the condition that:
    - The major character be that of providing a service
    - All equipment or apparatus used be of a scale and construction that facilitate easy handling and operation by nonprofessionals
    - Operations not be noxious or objectionable to surrounding property or endanger those people coming in close contact to the subject operation
  - Banks and Savings and Loan Institutions
  - Barber Shops and Beauty Salons
  - Coin Shops
  - Dental Laboratories
  - Employment Agencies
  - Escrow Offices
  - Insurance Agencies
  - Laboratories (biochemical and X-ray)
  - Libraries
  - Medical – Dental Buildings

- Pharmacies
  - Professional Offices, including:
    - Accountants
    - Attorneys
    - Doctors, Dentists, Optometrists, Ophthalmologists, Chiropractors, and others licensed by the State to practice healing arts
    - Planners, Engineers, and Architects
  - Realtors
  - Studios, including:
    - Interior Decorating, Photography, Couturier, Artist, and Music
  - Travel Agencies
  - Other business and professional offices consistent with the purpose and intent of this zone as determined by the Planning Commission
2. Uses Subject to a Conditional Use Permit: The following uses may be permitted provided a conditional use permit is first obtained:
- Day Care Centers
  - Day Treatment Hospitals
  - Gymnasiums
  - Health Clubs
  - Hospitals
  - Private Clubs, Fraternities, Sororities, Lodges, and Nonprofit Organizations for Young People
  - Convalescent Homes
3. Limitations and Conditions: All permitted uses shall be subject to the following conditions and limitations:
- All uses shall be conducted within an enclosed building (excluding parking lots)
  - Storage shall be limited to the accessory storage of supplies utilized in the business on the premises and shall be within an enclosed building
  - All products made incidental to a permitted use which are manufactured, processed, or treated on the premises shall be sold on the premise and at retail only

4. Sign Standards:

- a. The sign shall display only the established trade or business name or basic product name, or a combination thereof
- b. Permitted sign types shall include wall, plaque, undercanopy, suspended, address, projecting, or monument
- c. The following sign types shall be prohibited:

Signs constituting a pedestrian or vehicular traffic hazard; unlawful advertising; off-premise signs; mobile billboards; vehicle signs attached to motor vehicles that are parked on or adjacent to property for more than 24 consecutive hours, the principal purpose of which is to attract attention to a product sold, service offered, or business located on the property; pole signs; light bulb strings and exposed tubing; banners, pennants, flags, and balloons used as permanent signs; signs in proximity to utility lines; signs on public property or public rights-of-way; can (cabinet) style wall signs; painted wall signs; flat, unframed metal/wood/acrylic "panel" signs; roof mounted signs; vinyl awnings; obscene or offensive signs containing statements, words, or pictures of an obscene or indecent character which appeal to the prurient interest in sex, or which are patently offensive and do not have serious literary, artistic, political, or scientific value; signs advertising home occupations; signs erected in a manner that a portion of their surface or supports will interfere with the free use of a fire escape, exit or standpipe, or obstruct a required ventilator, door, stairway, or window above the first floor, or create other hazards; signs not in compliance with the provisions of this chapter.

- d. Lettering shall be individual letters, and all lettering shall have trim caps
- e. Specific design criteria for wall, plaque, undercanopy and suspended signs shall be as follows:

One sign space shall be allowed for each occupant. The occupants shall verify the sign location and size with the City prior to installation or fabrication

- f. No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the net sign area (overall height and width of the sign, including all trim or molding).

- g. Maximum sign area shall be one and one-half (1-1/2) square feet of sign area per one lineal foot of building frontage.
- h. Maximum sign width shall not exceed sixty percent (60%) of the building width.

5. Specific design criteria for address signs shall be as follows:

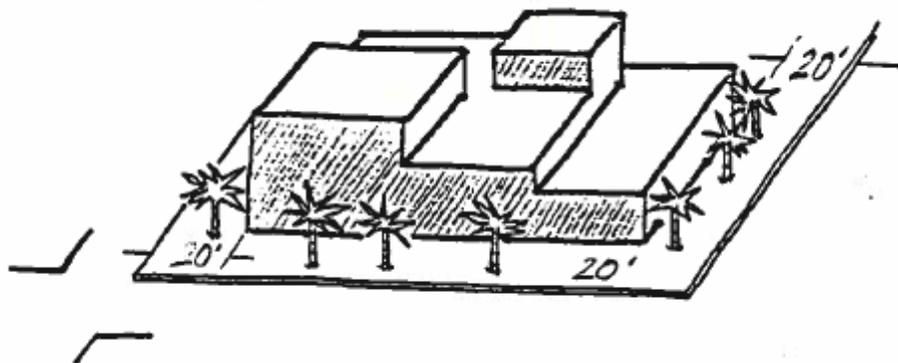
- a) Each occupant shall be allowed to place upon each primary entrance not more than one hundred forty-four square inches of gold leaf of decal application lettering not to exceed two inches in height indicating hours of business, emergency telephone, etc. Type face shall be subject to approval by the Planning Director.
- b) Premise numbers shall be placed on a wall facing the street on which the number is assigned, and shall be permanent in character and of contrasting color so as to be easily readable.

6. Specific design criteria for monument signs shall be as follows:

- a) Monument signs shall be allowed where the site area equals one-half acre or more, or on sites which have a minimum ten-foot landscaped setback.
- b) Monument signs shall be placed in a landscaped planter area which shall include a minimum of two hundred square feet
- c) One monument sign shall be allowed per one hundred fifty lineal feet of street frontage
- d) No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the net sign area (overall height times width of the signs, including all trim and molding)
- e) Monument signs shall display only the project title or name of the same of the major tenant
- f) Maximum sign area shall be one-half foot of sign area per lineal foot of street frontage, not to exceed 100 square feet of sign area

7. Development Standards

- a) Height. The height of buildings shall not exceed forty-five (45) feet
- b) Floor Area. The maximum permitted floor area contained in all buildings shall not exceed one and one-half (1-1/2) times the area of the lot
- c) Setbacks:
  - 1) Front Yard. Commercial buildings, walls or structures shall not be located closer than twenty (20) feet from the property line. Said setback shall be totally landscaped and shall not permit any off-street parking
  - 2) Side Yard. On corner lots and reverse corner lots, a minimum setback of ten (10) feet shall be provided. This area shall be totally landscaped. On interior lots, no side yard need be provided except as may be required by a variance, conditional use permit or unclassified use permit
  - 3) Rear Yard. There is no requirement for buildings in the rear of commercial parcels, except when such parcel borders a public street, in which case the setback shall be the same as front yard requirements



- d) Parking: Parking requirements shall be determined by use as follows:
  - 1) General and professional, medical, dental, and clinical: One space for every 300 square feet of gross floor area

- 2) Banks: One space for every 200 square feet of gross floor area
  - 3) Hospitals: Two spaces for each bed
- e) Maximum sign area shall be one-half foot of sign area per lineal foot of street frontage, not to exceed one hundred square feet
- f) Landscaping
1. Exclusive of driveways and walkways, all required setback areas shall be landscaped and improved in accordance with the provisions specified herein. Landscaping plans specifying the size, type, quantity, and location of all plant materials shall be submitted to the Director of Planning for approval. All required landscaping areas shall be subject to, but not limited to, the following minimum standards:
    - Irrigation: All landscaped areas shall be provided with a fixed and permanent watering system, consisting of piped water lines with sufficient sprinklers to insure complete coverage
    - Planters: All landscaping shall be planted in permanent planters surrounded by six-inch tall concrete curbing, except where a planter abuts a building or concrete block wall
    - Trees:
      - One 36-inch-box shade/canopy tree and three 24-inch-box shade/canopy trees shall be required for every fifty lineal feet of landscaping, adjacent to any public right-of-way.
      - All trees shall be a minimum twenty-four inch box size.
    - Turf: All setback areas shall be fully landscaped as a minimum requirement. Additional plant material, such as shrubs and groundcover, may be used to supplement turfed areas.

- Approval criteria for landscaping plans will consider, but not be limited to, the following items:
  - The adequacy of plant material in achieving a buffer along public streets.
  - The use of landscaping to enhance the aesthetic quality of property and buildings.
  - The general suitability, relative to the placement and type, of plant material selected for screening purposes.

g) Refuse Storage Areas

All uses permitted in this category shall be provided with refuse storage facilities in the following manner.

- 1) There shall be provided and maintained within one hundred feet of each building an enclosure for the purpose of storing containers for garbage, waste, refuse and trash of all persons utilizing said parcel. Said enclosure shall have one each side thereof a solid reinforced masonry wall of not less than five feet in height. All openings shall be equipped with gates or doors which meet the height requirement of this subsection and the fence requirements for durability. Such gates or doors shall be equipped at all times with a fully operating, self-closing device. At least one opening, gate, or door shall be of sufficient width to provide reasonable and necessary access to the storage area and said opening door or gate shall at all times be located and maintained at such a place and in such fashion that access to the storage area for the deposit and removal of waste, trash, refuse and garbage is reasonably afforded. The City may approve substitution of a solid fence or other material when, in its opinion, such fence or other material will adequately comply with the provisions of this subsection.
- 2) All garbage stored within such enclosures shall be placed and maintained in a metal or plastic container which has an overlapping fly-tight lid. The lid shall be secured in-place at all times when the container is not being filled or emptied.

- 3) Waste, refuse, and trash (other than garage) shall be placed, maintained, and stored in a container of substantial design and construction that will retain trash, refuse, and waste and may be readily emptied by trash collectors; which will not readily disintegrate, fall apart, blow, or scatter about the premises.
- 4) Garbage, waste, refuse, and trash may also be stored in metal bins equipped with wheels approved by the Planning Director. All garbage, waste, refuse, and trash contained in such bins shall be maintained within the interior of the metal bins and shall be equipped with a lid which shall be completely closed at all times except when being filled or emptied.
- 5) All of said aforementioned containers shall be kept and maintained within the walls of said enclosure except when being emptied by a collector.

#### **E. INDUSTRIAL DEVELOPMENT PROVISIONS**

All improvements and operations shall conform to the industrial development provisions set forth herein.

1. Permitted Uses: The broad intent of the uses listed are to include light manufacturing, processing, packaging, treatment, fabrication of goods, and merchandise, as well as the creation of products or their distribution, research and technical processes. The following uses shall be permitted in this zone:
  - Medical-dental laboratories
  - Blueprinting and photostating
  - Glass edging, beveling and silvering in connection with the sale of mirrors and glass decorated furniture
  - Glass studios – stained, etc.
  - Laboratories
  - Printing establishments
  - Photo engraving
  - Bookbinding
  - Manufacturing of cosmetics
  - Garment manufacturing
  - Pharmaceutical – manufacturing, processing, packaging and storage
  - Research and electronic industries
  - Shoe manufacture

- Other similar service establishments and industrial enterprises or businesses when interpreted by the Planning Commission as to the regulations and guidelines set forth in this section
2. Uses Subject to a Conditional Use Permit: The following uses may be permitted provided a Conditional Use Permit is obtained:
- Electric or neon sign manufacturing, service, and repairing
  - Upholstery shops
  - Cabinet or carpenter shops
  - Manufacturing and assembly of electrical appliances
  - Machine shop
  - Manufacture, processing, or treatment of articles from previously prepared materials
  - Rubber – fabrication of products made from finished rubber
  - Textile manufacture, processing, or treatment
  - New or expanded swap meet uses
  - Restaurants
  - Retail/Commercial
  - Theaters
  - Any establishment offering alcoholic beverages for sale for consumption on the premises
  - Storage facility for recreational vehicles (RVs), boats, and commercial vehicles
  - Warehouse and distribution centers
  - Indoor recreation, subject to the following conditions:
    - a. All activities shall be conducted entirely within the interior of the building. Outdoor activities shall be prohibited unless otherwise permitted by the Planning Department.
    - b. All doors shall remain closed during business hours unless secured or mitigated by design and permitted to be modified by the Planning Department.
    - c. Ancillary uses including meeting rooms, snack bars, and equipment rental or sales are permitted within an indoor sport facility provided that the total gross floor area of all ancillary uses does not exceed a combined total of twenty (20) percent of the total building area.
    - d. Ancillary uses shall operate in conjunction with the primary indoor recreation use. Ancillary uses shall maintain the same or fewer hours of operation of the primary indoor recreation use.

- e. The property shall meet all parking requirements for the zone in which it is located. Should extra parking facilities be necessary, the parking facilities shall be subject to the requirements as set forth in Section 44-131 or the equivalent section.
3. Prohibited Uses: Any use which creates any of the following adverse effects shall be specifically prohibited:
    - Any noise or vibrations other than that related to temporary construction work which is discernible without instruments at any lot line of the site
    - Any electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance
    - The use or handling of radioactive materials shall not be permitted
    - Any direct or reflected glare or heat which is perceptible at any point outside of any building
    - The emission of odorous gases or matter in quantities such as to be perceptible at any lot line of the site
    - No exterior storage of vehicles, materials, supplies, equipment, or machinery shall be permitted whether upon or in tanks, bins, or other container devices
    - Automobile, truck, or tractor engine repair
    - Automobile, truck, or tractor body and fender works, repair and painting
    - Such retail or service establishments and industrial or business enterprises when interpreted by the Planning Commission to be in conflict with the performance standards as set forth in this section
    - All uses shall be conducted within an entirely enclosed building except accessory parking
  4. Development Standards:
    - a. Minimum Lot Size – The minimum lot size for parcels in this zone shall be five acres with a minimum lot width of 200 feet.
    - b. Building Coverage – Permissible building lot coverage shall be within the following limitations:
      - 1) Where the net area of the lot exceeds one acre, the allowable coverage may be increased by 1 percent for each acre in excess of the one acre. Said allowable coverage may be apportioned for fractional acres.

- 2) When permanent landscaping is installed within the public parkway adjacent to streets, the area of such permanent landscaping may be added to the net area of the lot for the purpose of determining maximum building coverage.
  - 3) Where permanent landscaping in excess of that required by these standards is installed within the building site, the area of such permanent landscaping may be added to the net area of the lot for the purpose of determining maximum building coverage.
  - 4) In no case shall the building coverage exceed 60 percent of the net area of the property.
- c. Setbacks:
- 1) Front Yard: Industrial building shall not be located any closer than 20 feet from the front property line of any lot. Said front yard shall be totally landscaped and shall not permit any off-street parking.
  - 2) Side Yard: Side yards adjacent to internal roadways shall be a minimum of 20 feet. Industrial buildings shall not be located closer than 10 feet from any side property line adjacent to a public right-of-way.
  - 3) Rear Yard: There is no setback requirement for buildings in the rear of industrial parcels except when such parcels border a public street, in which case the requirements shall be the same as front yard requirements, or where they abut areas of deed restrictions or easements.
- d. Parking: Parking requirements shall be determined by use as required by Paramount Municipal Code Section 44-130.
- e. Sign Standards:
- 1) No freestanding signs shall be permitted. Industry identifications where desired shall be by attached signs consistent with the building architecture or with signs in planters or planter mounds not to exceed 3 feet in height measured from curb level.

- 2) A hierarchy of signs shall be established as follows:
- Special Entry/Corner Signs: Identifying overall developments
  - Site/Major Tenant signs: Installed at key vehicular entrances to identify the tenants within the development
  - Other signs: Directional, individual, tenant signs



- f. Industrial Development Guidelines – The following industrial guidelines are tailored specifically to this land use type. The intent and purpose of the district is to provide medium density industrial uses.

- 1) Architecture: Architectural consideration shall include, but not be limited to, the following provisions:
- Exterior walls shall be of concrete or masonry construction. Metal, plastic, and wood may be used for exterior finish only if used in a decorative manner as approved by the Planning Department.
  - All exterior walls shall be surfaced with decorative materials.
  - Colors, materials, finishes, and build forms are to be coordinated in a consistent manner on all elevations.
  - All overhead doors visible from public rights-of-way shall be recessed a minimum of 3 feet.
  - Height of structures will not exceed 50 feet.
- 2) Lighting: Lighting shall be designed not only to afford safety and security, but shall serve to enhance the general appearance of the proposed development. Parking lot lighting fixtures are to have a minimum 16 feet height and a maximum 25 feet height and shall

be shielded from the public right-of-way. Walkway lighting fixtures are to have a height no greater than 12 feet. Security lighting fixtures are to project above the parapet or roof line of the building and are to be shielded from streets and other properties. The shields shall be painted to match the surface to which attached. Security lighting fixtures are not to be substituted for parking lot or walkway lighting fixtures and are restricted to lighting of entrances, loading and storage areas, and similar service areas. Variances from these lighting standards may be approved by the Planning Director.



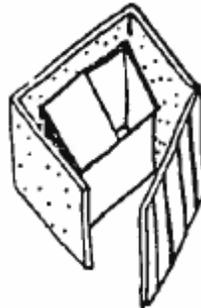
3) Mechanical Equipment and Ductwork:

- All roof mounted mechanical equipment and/or ductwork which projects above the roof parapet and is visible from any existing or proposed one or two-story structure in the vicinity shall be screened by an enclosure which is view-obscuring and consistent with the architecture of the building.
- Cyclone blowers shall be screened by walls or fences, and shall be located below the parapet of the building. They shall not be located on the front of a building and shall be painted to match toe surface to which attached. Mechanical equipment shall not be exposed on any exterior wall surface of a building.
- Incinerators are prohibited.
- Gutters and downspouts are to be painted to match the surface to which attached unless used as a major design element, in which case the color is to be consistent with the color scheme of the building.

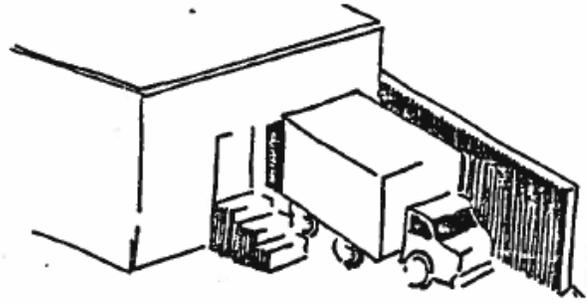
- Vents, louvers, exposed flashing, tanks, stacks, overhead doors, and service doors are to be painted consistent with the color scheme of the building.
- Metal enclosures, open craneways, and similar structures shall be limited to those portions of sites which will not be visible from adjoining streets.

4) Storage and Screening:

- Storage: The outdoor storage of wares, merchandise, materials, equipment, crates, bottles, or similar items shall not be permitted within the Specific Plan area.
- Screening-Trash Receptacles: All outdoor trash and refuse storage areas located within public view shall be enclosed from view on all sides not adjacent to a building by a concrete block or masonry wall with solid wood or metal gate at least 6 feet high.



- Screening-Loading Areas: Loading areas or docks shall be located in a manner that prohibits a truck from backing into such an area from any street other than an industrial collector street. All loading doors facing any local industrial collector street shall be a minimum of 70 feet from any property line adjacent to said street, unless otherwise approved by the Development Review Board.



- 5) Landscaping: A minimum of 7 percent of the total square footage of the site shall be landscaped. Exclusive of driveways and walkways, all required setback areas shall be totally landscaped and improved in accordance with the provisions specified herein. Landscaping plans specifying the size, type, quantity, and location of all plant material shall be submitted to the Planning Director or designated agent for approval prior to the issuance of a building permit. All required landscaping areas shall be subject to but not limited to the following minimum standards:
- Irrigation: All landscaped areas shall be provided with a fixed and permanent watering system, consisting of piped water lines with sufficient sprinklers to ensure complete coverage.
  - Planters: All landscaping shall be planted in permanent planters surrounding by 6" X 6" tall concrete curbing except where a planer abuts a building or concrete block wall.
  - Trees: One 36-inch-box tree and three 24-inch-box trees shall be required for every 50 lineal feet of landscaping, adjacent to any public right-of-way. All trees shall be a minimum 24-inch-box size.
  - Turf: All setback areas shall be fully landscaped as a minimum requirement. Additional plant material such as shrubs and groundcover shall be used as supplements.
  - Approval Criteria: Landscaping plans will consider, but not be limited to the following items: 1) The adequacy of plant material in achieving a buffer along public streets: 2) The use of landscaping to enhance the aesthetic quality of property and buildings: 3) The general suitability relative to the placement and type of plant material selected for screening purposes.

## **F. HOUSING DEVELOPMENT PROVISIONS**

The intention of these provisions is to provide housing of superior design and quality with objective development standards. All improvements and operations shall conform to the following provisions:

1. Permitted Uses: The following uses are permitted in this zone:
  - Multiple family dwellings (rental and owner-occupied) at a minimum density of 20 units per acre and a maximum density of 22 units per acre
  - Mixed-use buildings with multiple family dwellings above a maximum of one floor of uses identified in the Commercial Development Provisions, Office/Professional Development, and Industrial Provisions sections of the Clearwater East Development Plan
  - Live/work units (rental and owner-occupied) at a minimum density of 20 units per acre and a maximum density of 22 units per acre with direct interior access between living and work spaces in which work spaces shall be limited to the first/ground floor with a direct pedestrian entrance to the work space separate from the residential entrance
  - Senior housing for senior citizens as defined in Section 51.3 of the California Civil Code, developed, substantially rehabilitated, or substantially renovated for habitation at a minimum density of 20 units per acre and a maximum density of 22 units per acre
  - Parking structures
  
2. Limitations and Conditions: All permitted uses shall be subject to the following conditions and limitations:
  - All non-housing uses that require a conditional use permit in the Commercial Development, Office/Professional Development, and Industrial Development provisions shall obtain a conditional use permit before operating in a mixed-use building
  - All uses shall be conducted within an enclosed building (excluding parking lots or parking garages)
  - Storage shall be limited to the accessory storage on the premises and shall be within an enclosed building
  - All products made incidental to a permitted use which are manufactured, processed, or treated on the premises shall be sold on the premise and at retail only
  - Residential uses shall occupy 50 percent or more of the total floor area of a mixed-use project

- Housing shall comply with the most recently adopted Paramount Housing Element, including the accommodation of the mixed-income allocation of the Regional Housing Needs Assessment (RHNA)

3. Specific design criteria for address signs shall be as follows:

- Each occupant shall be allowed to place upon each primary entrance not more than one hundred forty-four square inches of gold leaf of decal application lettering not to exceed two inches in height indicating hours of business, emergency telephone, etc. Type face shall be subject to approval by the Planning Director.
- Premise numbers shall be placed on a wall facing the street on which the number is assigned, and shall be permanent in character and of contrasting color so as to be easily readable.

4. Specific design criteria for monument signs shall be as follows:

- Monument signs shall be allowed where the site area equals one-half acre or more, *or* on sites which have a minimum ten-foot landscaped setback.
- Monument signs shall be placed in a landscaped planter area which shall include a minimum of two hundred square feet
- One monument sign shall be allowed per one hundred fifty lineal feet of street frontage
- No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the net sign area (overall height times width of the signs, including all trim and molding)
- Monument signs shall display only the project title or name of the same of the major tenant
- Maximum sign area shall be one-half foot of sign area per lineal foot of street frontage, not to exceed 100 square feet of sign area

5. Development Standards

- Height. The height of buildings shall not exceed forty-five (45) feet
- Floor Area. The maximum permitted floor area contained in all buildings shall not exceed four (4) times the area of the lot

- Setbacks:
  - 1) Front Yard. Residential or mixed-use buildings, walls or structures shall not be located closer than ten (10) feet from the property line. Said setback shall be totally landscaped and shall not permit any off-street parking.
  - 2) Side Yard. On corner lots and reverse corner lots, a minimum setback of ten (10) feet shall be provided. This area shall be totally landscaped. On interior lots, no side yard need be provided except as may be required by a variance, conditional use permit or unclassified use permit.
  - 3) Rear Yard. There is no requirement for buildings in the rear of housing parcels, except when such parcel borders a public street, in which case the setback shall be the same as front yard requirements.
- Architectural, site, and design elements:
  - 1) Private, covered entries for each housing unit.
  - 2) Varying building setbacks of at least three feet.
  - 3) The maximum height of walls, fences, or gates between a building with housing and a public street is 42 inches. Walls, fences, and gates finish materials shall be reviewed and approved by the Planning Director.
  - 4) Ground floor (non-residential) tenant spaces located on the public street or sidewalk shall have their primary entrance located adjacent to the public street or sidewalk.
  - 5) Ground floor (non-residential) tenant spaces not located on the street or sidewalk shall have their primary entrance located adjacent to a pedestrian paseo, courtyard or plaza that is connected to a public street.
  - 6) Stucco material shall be smooth texture.
  - 7) Exterior trim, including but not limited to wood siding, brick, stone, slumpstone, or other decorative treatments.

- 8) Varied exterior building materials and textures, including details such as doors, windows, palladium windows, balconies, porches, arches, columns, hand rails, metal louvers, and other decorative treatments and architectural details.
- 9) Tarps made from materials including, but not limited to, canvas, fabric, plastic, rubber, nylon or acetate are prohibited from use as carports, patio covers, and shade covers in required front, rear, and side setback areas, and over driveways. Tarps are prohibited from use as covers for outside storage in front setbacks and side setbacks that abut a street or alley, and over driveways. Tarps may be used to drape common household items (e.g. bicycles, lawn maintenance equipment, firewood) in a required rear yard area or side yard area that does not abut a street or alley, provided that the tarp does not exceed the height of the rear or side yard fence, or exceed a height of six feet. Tarps shall be maintained in good condition. The criteria utilized in evaluating the condition of a tarp shall include, but not be limited to, torn, stained, dirty, and/or faded material. The provisions of this section do not apply to free standing fabric shade structures that are professionally manufactured, mechanically folding, “pop up” style shade structures located on residential uses. These structures may be placed within the required rear yard area, but are prohibited in front and side yards, and over driveways. Permitted fabric shade structures shall be maintained in good condition. The criteria utilized in evaluating the condition of a fabric shade structure shall include, but not be limited to, torn, stained, dirty, and/or faded material, and damaged support structures.
- 10) The installation of exterior window security bars is prohibited.
- 11) Along public streets, transparent wall openings, such as storefront windows and doors, shall comprise at least 50% of a building’s street level façade(s). Such openings shall be located between two feet and eight feet from the finished floor level of the ground floor.
- 12) Each building with a residential component shall provide information concerning local transit services at a primary entry point to the site or building. The information shall be prominently displayed, updated

quarterly, and shall include phone numbers, internet information, and brochures and maps for local bus and rail service.

- 13) To avoid blank walls that would detract from the experience and appearance of an active streetscape there shall be no blank walls (without doors or windows) longer than 50 feet along sidewalks on public streets. Walls with public art installations approved by the Planning Director shall be exempt.
- 14) No individual building shall have more than 200 feet of frontage along a public street.
- 15) A minimum of 40 square feet of private open space (decks, balconies, patio) shall be provided per housing unit. A minimum of 40 square feet of common open space (courtyards) shall be provided per housing unit.
- 16) All surface or ground mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets shall be screened from public view and treated to match the materials and colors of the building which they serve.
- 17) Paved areas, excluding parking and driveway areas, shall consist of enhanced paving materials such as stamped concrete, permeable paved surfaces, tile, and/or brick pavers.
  - Parking: Vehicular parking requirements shall be determined by use as follows:
    - 1) Efficiency/studio – 1.5 per unit for resident parking and 0.15 per unit for guest parking.
    - 2) One, two, or three bedroom units – 2 per unit for resident parking and 0.2 per unit for guest parking.
    - 3) Senior housing – 0.8 per unit for resident parking and 0.3 per unit for guest parking.
    - 4) Live/work units – 2 per unit for resident parking and 0.15 per unit for guest parking.

- 5) Commercial/Office/Professional/Industrial uses require parking at the rate specified in the respective sections of the Clearwater East Development Plan.
- Parking structures:
    - 1) No parking or loading areas shall be visible on the ground floor of any building facade that faces a public street, except the minimum ground-level frontage required for walkways and driveways required for access to parking and loading areas.
    - 2) All parking, loading, or circulation located above the ground floor shall be integrated into the design of the building facade so that it is not visible from the street. The parking levels may be screened with other materials, or lined with habitable floor area.
    - 3) Exhaust vents shall be located and directed away from residential uses.
    - 4) Surfaces of floors and ramps of parking structures within 200 feet of housing shall be textured to reduce tire squeal.
  - Electric vehicle infrastructure – the Planning Director shall review and approve an electric vehicle charging station plan. A minimum of eight percent of automobile parking spaces provided in a project shall be capable of supporting electric vehicle (EV) supply equipment.
  - Bicycle facilities – the Planning Director shall review and approve a bicycle parking plan.
  - Landscaping
    - 1) Exclusive of driveways and walkways, all required setback areas shall be landscaped and improved in accordance with the provisions specified herein. Landscaping plans specifying the size, type, quantity, and location of all plant materials shall be

submitted to the Planning Director for approval. All required landscaping areas shall be subject to, but not limited to, the following minimum standards:

- Irrigation: All landscaped areas shall be provided with a fixed and permanent watering system, consisting of piped water lines with sufficient sprinklers to ensure complete coverage
- Planters: All landscaping shall be planted in permanent planters surrounded by six-inch tall concrete curbing, except where a planter abuts a building or concrete block wall
- Trees:
  - One 36-inch-box shade/canopy tree and three 24-inch-box shade/canopy trees shall be required for every fifty lineal feet of landscaping, adjacent to any public right-of-way.
  - All trees shall be a minimum twenty-four-inch box size.
- Accents: All setback areas shall be fully landscaped as a minimum requirement. Additional plant material, such as shrubs and groundcover, may be used to supplement landscaped areas.
- Approval criteria for landscaping plans will consider, but not be limited to, the following items:
  - The adequacy of plant material in achieving a buffer along public streets.
  - The use of landscaping to enhance the aesthetic quality of property and buildings.
  - The general suitability, relative to the placement and type, of plant material selected for screening purposes.
- Refuse Storage Areas

All uses permitted in this category shall be provided with refuse storage facilities in the following manner.

- 1) There shall be provided and maintained within one hundred feet of each building an enclosure for the purpose of storing containers for garbage, waste, refuse and trash of all persons utilizing said parcel. Said enclosure shall have one each side thereof a solid reinforced masonry wall of not less than five feet in height. All openings shall be equipped with gates or doors which meet the height requirement of this subsection and the fence requirements for durability. Such gates or doors shall be equipped at all times with a fully operating, self-closing device. At least one opening, gate, or door shall be of sufficient width to provide reasonable and necessary access to the storage area and said opening door or gate shall at all times be located and maintained at such a place and in such fashion that access to the storage area for the deposit and removal of waste, trash, refuse and garbage is reasonably afforded. The City may approve substitution of a solid fence or other material when, in its opinion, such fence or other material will adequately comply with the provisions of this subsection.
- 2) All garbage stored within such enclosures shall be placed and maintained in a metal or plastic container which has an overlapping fly-tight lid. The lid shall be secured in-place at all times when the container is not being filled or emptied.
- 3) Waste, refuse, and trash shall be placed, maintained, and stored in a container of substantial design and construction that will retain trash, refuse, and waste and may be readily emptied by trash collectors; which will not readily disintegrate, fall apart, blow, or scatter about the premises.

- 4) Garbage, waste, refuse, and trash may also be stored in metal bins equipped with wheels approved by the Planning Director. All garbage, waste, refuse, and trash contained in such bins shall be maintained within the interior of the metal bins and shall be equipped with a lid which shall be completely closed at all times except when being filled or emptied.
- 5) All of said aforementioned containers shall be kept and maintained within the walls of said enclosure except when being emptied by a collector.

## **V. PLAN ADMINISTRATION**

### **A. INTRODUCTION**

This plan will be implemented through review by the Planning Commission and the Development Review Board to insure conformity with Specific Plan regulations and responsiveness to applicable guidelines. This section of the plan contains the rules for review of development projects.

### **B. GENERAL ADMINISTRATION**

Three basic procedures are specified for the review of projects: 1) Development Review Board/Planning Commission approval; 2) Tract Map approval by the Planning Commission and City Council for any project requiring the creation of lots, including condominium projects; 3) Nondiscretionary approval for housing projects in compliance with the adopted and certified Paramount Housing Element.

1. Development Review Board approval shall be obtained in accordance with the provisions of Sections 44-210 et. seq. of the Paramount Municipal Code. The Board may approve, modify, conditionally approve, or deny said application.

The Development Review Board may require additional studies or development provisions at the time of site plan review for individual projects. Recommendations may include detailed noise, vibration and/or odor studies and incorporation of specific design features to ensure compatibility between different land use types. These may include, but not be limited to:

- Building orientation
  - Façade articulation
  - Bioswales/landscaping
  - Type of building materials used
  - Use of double paned windows
  - Additional buffering or setback standards
2. Prior to the creation of any lots, a tentative tract map shall be processed in accordance with the provisions of Chapter 39 of the Paramount Municipal Code. The Planning Commission may approve, modify, conditionally approve or deny said application.
  3. Nondiscretionary approval of housing projects is permitted for projects in compliance with the adopted and certified Paramount Housing Element. Such projects are subject to review by the Planning Director for compliance with City of Paramount development standards as provided by the Clearwater East Specific Plan.
  4. Certificate of Occupancy for housing. No certificate of occupancy may be issued for a project required to provide affordable housing in accordance with the most recently adopted Paramount Housing Element unless a certificate of occupancy is concurrently, or has already been, issued for all restricted affordable units.
  5. Affordability Covenant. A covenant guaranteeing affordability criteria for 55 years from the issuance of a Certificate of Occupancy and acceptable to the City Attorney shall be recorded with the Los Angeles County Recorder.

## **C. AMENDMENTS**

### **1. Requirement and Procedures**

This plan may be amended at any time in the same manner and by the same process by which the plan was originally adopted. Said amendments(s) shall not require a concurrent General Plan Amendment unless, by determination of the Planning Director, the General Plan goals, objectives, policies, or programs would be substantially affected by the proposed change.

### **2. Administrative Actions**

The addition of new information to the Specific Plan that does not change the effect of any concepts or regulations may be made administratively by the Planning Director, subject to appeal to the Planning Commission.

## **VI. APPENDICES**

### **A. GENERAL PLAN CONSISTENCY**

As described in the Objective and Policies section (II-b), this regulatory Specific Plan is consistent with the Paramount General Plan through implementation of the General Plan goals, objectives, policies and programs, as well as the Clearwater East Policy Level Specific Plan. The following policies are taken directly from the Polity Level Plan.

1. Development of office use and commercial use, in-lieu of industrial use, if market feasibility is demonstrated.
2. Site plan review in accordance with City design guide-lines will include, but not be limited to, architectural facades, material, color, texture, massing, bulk, scale, landscaping, signage, and street furniture.

Method of Implementation: Site plan review will be reviewed by any or all of the following: a) Development Review Board; and/or b) Planning Commission and City Council. These committees will ensure project conformity with regulations and applicable guidelines contained with the regulatory plan. Housing projects in compliance with the adopted and certified Paramount Housing Element are eligible for nondiscretionary review by the Planning Director.

3. The City and/or Parking Authority may share in property acquisition and/or development costs of improvements, if cost effective.

### **B. GENERAL FINDINGS**

1. The Clearwater East Specific Plan is consistent with the Paramount General Plan and other relevant City goals.
2. Reasonable alternatives to the plan and their implications have been considered.
3. The amount and arrangement of uses are appropriate to the project site and are compatible with existing and planned adjacent uses.
4. The plan contributes to a balance of land uses so that local residents may work and shop in the community in which they live.
5. The scope and depth of environmental, policy and fiscal analysis are commensurate with the level of detail contained in the plan and the specific land use entitlement its adoption authorizes.

6. The various components of the plan, as well as the plan in its entirety, are sensitive to environmental and public policy impacts.
7. Appropriate mitigation measures are incorporated in the plan to ensure that concerns identified at this level of planning are resolved as part of the more detailed development planning which must be completed before private development may proceed.
8. Administration of the plan is thoroughly integrated into the City's development processing system.
9. All subjects required in a Specific Plan by the California Government Code and applicable City ordinances are appropriately and adequately covered.
10. Adequate time and opportunities have been afforded interested organizations and members of the public to comment on or propose changes to the plan if they so desired.

**C. DETAILED FINDINGS**

1. Existing ownership parcelization that could potentially create piecemeal development can be reviewed, coordinated or controlled through Development Review Board review or acquisition by the Paramount City Council.
2. City water facilities can adequately supply proposed developments. Improvements that might be needed to the system will be incurred at the expense of developers.
3. In coordination with the Public Works Department, a project must identify and implement specific on- and off-site improvements needed to ensure that impacts related to water conveyance and demand/pressure requirements are addressed prior to issuance of a certificate of occupancy.
4. Extension/improvements to sewer lines will be handled by establishment of an Assessment District or be the responsibility of the developer.