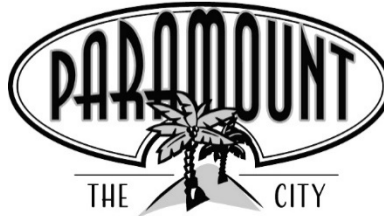


AGENDA

Paramount Planning Commission
November 6, 2024



Safe, Healthy, and Attractive

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

City of Paramount

16400 Colorado Avenue ♦ Paramount, CA 90723 ♦ (562) 220-2000 ♦ www.paramountcity.com

PUBLIC PARTICIPATION NOTICE

In-person Attendance: The public may attend the Planning Commission meetings in-person.

Public Comments: Members of the public wanting to address the Planning Commission, either during public comments or for a specific agenda item, or both, may do so by the following methods:

- **In-person**

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

- **E-mail:** planning@paramountcity.com

E-mail public comments must be received by **5:00 p.m. prior to the start of the meeting**. 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.

All public comments are limited to a maximum of three (3) minutes unless an extension is granted. No action may be taken on items not on the agenda except as provided by law. All public comments will be recorded and rules of decorum and procedures for the conduct of City meetings will apply when addressing the Planning Commission whether in-person or via email.

Notes

CALL TO ORDER:

Chair Gordon Weisenburger

PLEDGE OF ALLEGIANCE:

Chair Gordon Weisenburger

ROLL CALL OF MEMBERS:

Commissioner Ernie Esparza
Commissioner Javier Gonzalez
Commissioner David Moody
Vice Chair Linda Timmons
Chair Gordon Weisenburger

MINUTES

1. [APPROVAL OF MINUTES](#) October 2, 2024

PUBLIC COMMENTS

OLD BUSINESS

2. [ZONING ORDINANCE TEXT AMENDMENT NO. 33](#) A recommendation for the City Council of the City of Paramount to approve an ordinance revising regulations for housing developments to further incorporate objective design standards citywide in residential zones. This project is exempt from CEQA pursuant to CEQA Guidelines Section 15305, minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density and Section 15061 (b)(3) which is the general rule that CEQA applies only to projects which have a potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

NEW BUSINESS

REPORTS

3. [ORAL REPORT](#) City Council Actions

COMMENTS

4. [COMMENTS](#)
 - City Attorney
 - Commissioners
 - Staff

ADJOURNMENT

To a meeting on Tuesday, December 3, 2024, at 6:00 p.m.

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

NOVEMBER 6, 2024

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF OCTOBER 2,
2024.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES OCTOBER 2, 2024

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

CALL TO ORDER: The meeting of the Planning Commission was called to order by Chair Gordon Weisenburger at 6:00 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF COMMISSIONERS: Present: Commissioner Ernie Esparza
Commissioner Javier Gonzalez
Commissioner David Moody
Vice Chair Linda Timmons
Chair Gordon Weisenburger

STAFF PRESENT: Elizabeth Martyn, Interim City Attorney
John King, Interim Planning Director
Rick Baptista, Building and Safety Manager
Sol Bejarano, Management Analyst
Ivan Reyes, Associate Planner
Leslie Corrales, Assistant Planner
Cameron Younger, Planning Intern
Biana Salgado, Administrative Assistant

MINUTES

1. **APPROVAL OF MINUTES** Chair Weisenburger presented the Planning Commission minutes of September 4, 2024 for approval.

It was moved by Vice Chair Timmons, seconded by Commissioner Gonzalez, to approve the minutes as presented. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody,
Vice Chair Timmons, Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

PUBLIC COMMENTS

OLD BUSINESS

2. ZONING ORDINANCE TEXT AMENDMENT NO. 33
- It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to continue the item to the November 6, 2024 Planning Commission Meeting. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody,
Vice Chair Timmons, Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

NEW BUSINESS

PUBLIC HEARINGS

3. CONDITIONAL USE PERMIT NO. 969
MATTHEW
OLDENKAMP/
MATTCO FORGE, INC
16443 MINNESOTA
AVENUE
- It was moved by Vice Chair Timmons, seconded by Commissioner Gonzalez, to remove Conditional Use Permit No. 969 from the calendar. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody,
Vice Chair Timmons, Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

4. CONDITIONAL USE PERMIT NO. 971
RESILIENT BROS,
LLC DBA AWSOM
WINGS PIZZA &
BURGERS
8411 ALONDRA
BOULEVARD
- Chair Weisenburger presented the item, a request by Resilient Bros, LLC dba AWSOM Wings Pizza & Burgers to allow the sale of beer and wine for onsite consumption with a "Type 41" ABC license at 8411 Alondra Boulevard in the C-3 (General Commercial) zone.

Interim Planning Director John King introduced Planning Intern Cameron Younger who presented an overview of the request.

Chair Weisenburger opened the public hearing. Interim Planning Director John King stated there were no comment cards in favor or opposed.

Garo Kazarian, the applicant, spoke in favor of the request.

There being no further comments in favor or opposed to the request, it was moved by Commissioner Gonzalez, seconded by Vice Chair Timmons, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody,
Vice Chair Timmons, Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to read by title only, waive further reading, and adopt Planning Commission Resolution No. PC 24:032, approving the request. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody,
Vice Chair Timmons, Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

5. UNCLASSIFIED USE
PERMIT NO. 24-02
JEREMY
SIEGEL/TRIAD
GROUP FOR
VERIZON WIRELESS
7150 JACKSON
STREET

Chair Weisenburger presented the item, a request by Jeremy Siegel/Triad Group for Verizon Wireless to install and operate a wireless telecommunications facility and associated equipment in the Southern California Edison right-of-way at 7150 Jackson Street in the M-1 (Light Manufacturing) zone.

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

There was further discussion between the Planning Commission, staff, and the applicant Jeremy Siegel.

Chair Weisenburger opened the public hearing. Interim Planning Director John King stated they were no comment cards in favor or opposed.

There being no comments in favor or opposed to the request, it was moved by Commissioner Moody, seconded by Commissioner Esparza, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody,
Vice Chair Timmons, Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

It was moved by Vice Chair Timmons, seconded by Commissioner Gonzalez, to read by title only, waive further reading, and adopt Planning Commission Resolution No. PC 24:031, approving the request. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody,
Vice Chair Timmons, Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

6. ORAL REPORT Interim Planning Director John King provided a quarterly update regarding the World Energy sound wall along Façade Avenue.
7. CITY COUNCIL ACTIONS Interim Planning Director John King stated that at the September 10, 2024 City Council meeting, the City Council recognized City of Paramount retirees, Valerie Zaragoza and John Carver. The City Council approved Zone Change No. 244 which will be adopted at the next City Council meeting. The City Council also approved the Homebuyer Opportunity Program guidelines.
8. COMMENTS FROM CITY ATTORNEY, COMMISSIONERS AND STAFF There was discussion among the Planning Commission and staff.

Interim Planning Director John King reminded the Planning Commission and staff that Election Day is next month.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:33 p.m. to the next Planning Commission meeting to be held on Wednesday, November 6, 2024 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Gordon Weisenburger, Chair

ATTEST:

Biana Salgado, Administrative Assistant

NOVEMBER 6, 2024

PUBLIC HEARING

ZONING ORDINANCE TEXT AMENDMENT NO. 33

- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
 - (1) THOSE IN FAVOR
 - (2) THOSE OPPOSED
- D. MOTION TO CLOSE THE PUBLIC HEARING.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[] APPROVED	ABSENT: _____
[] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:
READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT
PLANNING COMMISSION RESOLUTION NO. PC 24:028,
RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING
ORDINANCE TEXT AMENDMENT NO. 33, REVISING REGULATIONS
FOR HOUSING DEVELOPMENTS TO FURTHER INCORPORATE
OBJECTIVE DESIGN STANDARDS CITYWIDE IN THE R-1 (SINGLE-
FAMILY RESIDENTIAL), R-2 (MEDIUM DENSITY RESIDENTIAL),
AND R-M (MULTIPLE-FAMILY RESIDENTIAL) ZONES.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Zoning Ordinance Text Amendment No. 33
REQUEST:	Recommend that the City Council approve an ordinance revising regulations for housing developments to further incorporate objective design standards citywide in residential zones
APPLICANT:	City of Paramount
MEETING DATE:	November 6, 2024
LOCATION:	Citywide
ZONE:	R-1 (Single-Family Residential), R-2 (Medium Density Residential), and R-M (Multiple-Family Residential) zones
GENERAL PLAN:	Citywide
PLANNER:	Ivan Reyes
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John King, AICP, Interim Planning Director
By: Ivan Reyes, Associate Planner
Date: November 6, 2024

**Subject: ZONING ORDINANCE TEXT AMENDMENT NO. 33
REVISING REGULATIONS FOR HOUSING DEVELOPMENTS TO
FURTHER INCORPORATE OBJECTIVE DESIGN STANDARDS
CITYWIDE IN RESIDENTIAL ZONES**

BACKGROUND

This item is a request for the Planning Commission to recommend to the City Council to approve Zoning Ordinance Text Amendment (ZOTA) No. 33, revising regulations for housing developments to further incorporate objective design standards citywide in the R-1 (Single-Family Residential), R-2 (Medium Density Residential), and R-M (Multiple-Family Residential) zones.

Objective design standards (ODS) are intended to make the requirements that apply to certain eligible residential projects more predictable and easier to interpret for all stakeholders, including decisionmakers, staff, applicants, and members of the public. The purpose of the ODS is to allow communities to respond to State housing laws that are reducing local control of development. They provide an opportunity to ensure that the appearance of new development is compatible with the City's vision.

In November 2023, the City Council approved an agreement with Moore Iacofano Goltsman, Inc. (MIG, Inc.) to prepare residential objective design standards citywide. MIG began the development of ODS shortly thereafter to meet State law and ensure the longstanding objective of constructing and maintaining quality housing developments.

Elements of ODS are site design, building design, architectural styles and materials, and open space and landscaping. The ODS have been prepared as an integral part of the Zoning Code (Title 17 of the Municipal Code). This scope has accommodated community engagement from local stakeholders. The outreach included an engagement program that targeted discussions with the community to identify preferred outcomes and confirm engagement goals and expectations. On April 23, 2024, the City Council and Development Review Board held a joint meeting to provide direction into the design standards prior to formal public hearings. Now complete, the ODS has been developed into an ordinance for City Council consideration following a Planning Commission recommendation.

DISCUSSION

With the stated goal of addressing the housing shortage, the State has been approving legislation that limits cities from considering housing proposals based on subjective standards. Examples of subjective standards include phrasing such as “developments with superior design” and “developments that have neighborhood compatibility.” Rather, the State is reducing local review of housing to predetermined objective standards.

Summary of Proposed Revisions

The proposed Zoning Ordinance Text Amendment would revise residential performance standard sections in the R-1 (17.08), R-2 (17.12), R-M (17.16), and accessory dwelling unit (17.104) chapters of the Paramount Municipal Code. New definitions are included in Section 17.04.010 of the Municipal Code. Procedural requirements of Chapter 17.60 (Development Review Board) would also be updated. Some of the provisions of the proposed ordinance include the following:

- Revising language that currently is subjective (requiring personal interpretation or judgement) into objective language (uniformly verifiable to an external benchmark or criterion knowable by both the development applicant and public officials).
- Including new objective standards language that will support the existing Zoning Code and ensure that qualifying projects meet the intent of the Code for high-quality design and development.
- Revising provisions to account for new ministerial application, review, and approval processes.

The Interim City Attorney has reviewed and approved the proposed changes reflected in this Ordinance.

Environmental Assessment

This ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15305, minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density and Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

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. 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: Economic Health and No. 6: Efficient, Effective, and Fiscally Responsible Government.

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC 24:028, recommending that the City Council approve Zoning Ordinance Text Amendment No. 33.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 24:028**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDING OF FACT, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 33, AMENDING SECTION 17.04.010 (DEFINITIONS), SECTION 17.08.060(E), SECTION 17.08.090 (DESIGN STANDARDS), SECTION 17.08.130 (TWO-UNIT RESIDENTIAL DEVELOPMENT AND URBAN LOT SPLITS), SECTION 17.12.060 (YARDS AND OPEN SPACE STANDARDS); ADDING SECTION 17.12.080 (OBJECTIVE DESIGN STANDARDS – PURPOSE, INTENT, AND APPLICABILITY) AND SECTION 17.12.085 (SITE PLANNING); REPEALING AND REPLACING SECTION 17.12.090 (SITE STANDARDS) WITH SECTION 17.12.090 (ARCHITECTURE); ADDING SECTION 17.12.100 (STREET AND NEIGHBORHOOD INTERFACE), SECTION 17.12.110 (LANDSCAPE), AND SECTION 17.12.120 (SERVICE AND BACK OF HOUSE); AMENDING SECTION 17.16.040 (PERMITTED USES), SECTION 17.16.110 (BUILDING STANDARDS), ADDING SECTION 17.16.120 (OBJECTIVE DESIGN STANDARDS – PURPOSE, INTENT, AND APPLICABILITY), SECTION 17.16.125 (SITE PLANNING), SECTION 17.16.130 (ARCHITECTURE), SECTION 17.16.135 (STREET AND NEIGHBORHOOD INTERFACE), SECTION 17.16.140 (LANDSCAPE), AND SECTION 17.16.145 (AMENITIES, SERVICE, AND BACK OF HOUSE); AND AMENDING SECTION 17.60.030 (POWER AND DUTIES GENERALLY) AND CHAPTER 17.104 (ACCESSORY DWELLING UNITS) OF TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE, REVISING REGULATIONS FOR HOUSING DEVELOPMENTS TO FURTHER INCORPORATE OBJECTIVE DESIGN STANDARDS CITYWIDE IN RESIDENTIAL ZONES IN THE CITY OF PARAMOUNT

WHEREAS, the Planning Commission of the City of Paramount setting forth its finding of fact, and recommending that the City Council approve Zoning Ordinance Text Amendment No. 33, revising regulations for housing developments to further incorporate objective design standards citywide in residential zones in the City of Paramount; and

WHEREAS, Ordinance No. 178, the Zoning Ordinance of the City of Paramount, requires the Planning Commission to announce its findings and decisions in zoning matters; and

WHEREAS, the Planning Commission of the City of Paramount finds that this zoning ordinance text amendment is exempt from CEQA pursuant to CEQA Guidelines Section 15305, minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density and Section

15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

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

SECTION 1. The above recitations are true and correct.

SECTION 2. The Planning Commission finds that it has conducted all the public hearings necessary and in compliance with State Law and the Municipal Code of the City of Paramount.

SECTION 3. The Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

SECTION 4. The Planning Commission hereby finds that the Zoning Ordinance Text Amendment is consistent with desirable land use trends.

SECTION 5. The Planning Commission determines that upon applying the principles and practices of land use planning, the amendment to the Code should be made to encourage activity that will produce a desirable pattern of growth, encourage the most appropriate use of land, enhance the value of property, and promote the health, safety, and general welfare of the public in the best interests of the City.

SECTION 6. The Planning Commission hereby recommends that the City Council approve Zoning Ordinance Text Amendment No. 33, revising regulations for housing developments to further incorporate objective design standards citywide in residential zones in the City of Paramount.

SECTION 7. That pursuant to Resolution No. 82:043 of the City Council, the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

SECTION 8. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Paramount this 6th day of November 2024.

Gordon Wiesenberger, Chair

Attest:

Biana Salgado, Administrative Assistant

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 33, AMENDING SECTION 17.04.010 (DEFINITIONS), SECTION 17.08.060(E), SECTION 17.08.090 (DESIGN STANDARDS), SECTION 17.08.130 (TWO-UNIT RESIDENTIAL DEVELOPMENT AND URBAN LOT SPLITS), SECTION 17.12.060 (YARDS AND OPEN SPACE STANDARDS); ADDING SECTION 17.12.080 (OBJECTIVE DESIGN STANDARDS – PURPOSE, INTENT, AND APPLICABILITY) AND SECTION 17.12.085 (SITE PLANNING); REPEALING AND REPLACING SECTION 17.12.090 (SITE STANDARDS) WITH SECTION 17.12.090 (ARCHITECTURE); ADDING SECTION 17.12.100 (STREET AND NEIGHBORHOOD INTERFACE), SECTION 17.12.110 (LANDSCAPE), AND SECTION 17.12.120 (SERVICE AND BACK OF HOUSE); AMENDING SECTION 17.16.040 (PERMITTED USES), SECTION 17.16.110 (BUILDING STANDARDS), ADDING SECTION 17.16.120 (OBJECTIVE DESIGN STANDARDS – PURPOSE, INTENT, AND APPLICABILITY), SECTION 17.16.125 (SITE PLANNING), SECTION 17.16.130 (ARCHITECTURE), SECTION 17.16.135 (STREET AND NEIGHBORHOOD INTERFACE), SECTION 17.16.140 (LANDSCAPE), AND SECTION 17.16.145 (AMENITIES, SERVICE, AND BACK OF HOUSE); AND AMENDING SECTION 17.60.030 (POWER AND DUTIES GENERALLY) AND CHAPTER 17.104 (ACCESSORY DWELLING UNITS) OF TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE, REVISING REGULATIONS FOR HOUSING DEVELOPMENTS TO FURTHER INCORPORATE OBJECTIVE DESIGN STANDARDS CITYWIDE IN RESIDENTIAL ZONES IN THE CITY OF PARAMOUNT

THE CITY COUNCIL OF THE CITY OF PARAMOUNT DOES HEREBY ORDAIN
AS FOLLOWS:

SECTION 1. Purpose and Findings. The City Council finds and declares as follows:

- A. California Constitution Article XI, Section 7, enables the City of Paramount (“the City”) to enact local planning and land use regulations; and
- B. The authority to adopt and enforce zoning regulations is an exercise of the City’s police power to protect the public health, safety, and welfare; and

- C. The City desires to ensure that development occurs in a prudently effective manner, consistent with the goals and objectives of the General Plan as updated and adopted by the City Council on August 7, 2007 and reasonable land use planning principles; and
- D. The Planning Commission held a duly noticed public hearing on November 6, 2024 at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 24:028, recommending that the City Council adopt this Ordinance; and
- E. The City Council held a duly noticed public hearing on this Ordinance on _____, at which time it considered all evidence presented, both written and oral.

SECTION 2. The Recitals set forth hereinabove are true and correct and incorporated herein by reference as if fully set forth herein.

SECTION 3. Definitions. The following provisions of Section 17.04.010 (Definitions) of Title 17 of the Paramount Municipal Code shall be added or amended as follows to read as follows:

Berm. A lengthened mound made of compacted earth and landscaping intended to separate or screen adjacent areas.

Carport. A roofed structure providing space for the parking or storage of motor vehicles, but not fully enclosed.

Cornice. A decorative molding that projects horizontally from the top edge of a building wall, often serving both aesthetic and functional purposes. It helps direct water away from the structure while adding visual interest to the design.

Eaves. The projecting lower edges of a roof overhanging the wall of a building.

Landscaping. An area devoted to or developed and maintained predominantly with native or exotic plant materials including lawn, mulch, groundcover, shrubs, trees, and other plant materials; and also including irrigation systems, borders, plant containers, and accessory decorative outdoor landscape elements such as paved or decorated surfaces (excluding driveways, parking, loading, or storage areas).

Lintel. A horizontal structural member that supports a load over an opening in a structure.

Organic waste. Solid wastes containing material originated from living organisms and their metabolic waste products, including, but not limited to, food, green material, landscape and pruning waste, organic textiles and carpets, lumber, wood, paper products, printing and writing paper, manure, biosolids, digestate, and sludges or as otherwise defined in 14 California Code of Regulations Section 18982(a)(46). Biosolids and digestate are as defined by 14 California Code of Regulations Section 18982(a).

Parapet. A low wall or barrier at the edge of a roof, balcony, or terrace, often serving as a safety feature to prevent falls. It also contributes to the aesthetic of a building and helps conceal rooftop equipment.

Rakes. The exposed portion of a gabled roof that extends from an eave to the ridge of the sloped sides of a roof. They cover the top edge of a roof and are typically cut from a variety of roofing materials.

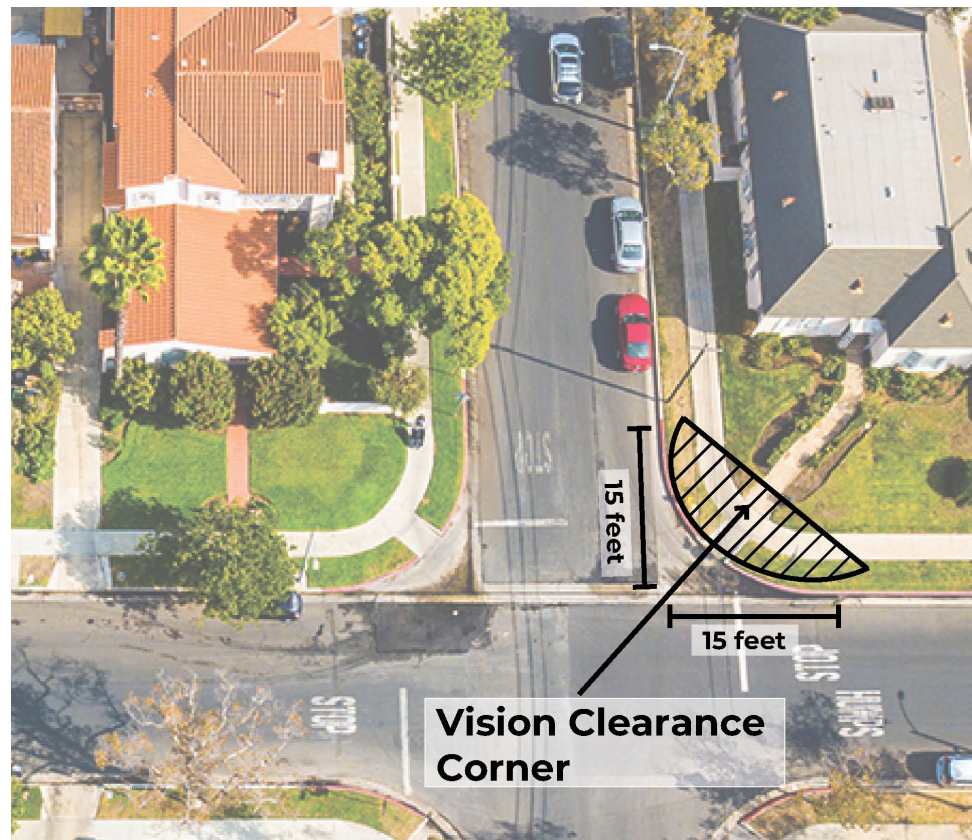
Sill. The lowest horizontal member of a window frame.

Trellis. An outdoor structure that contains open latticework.

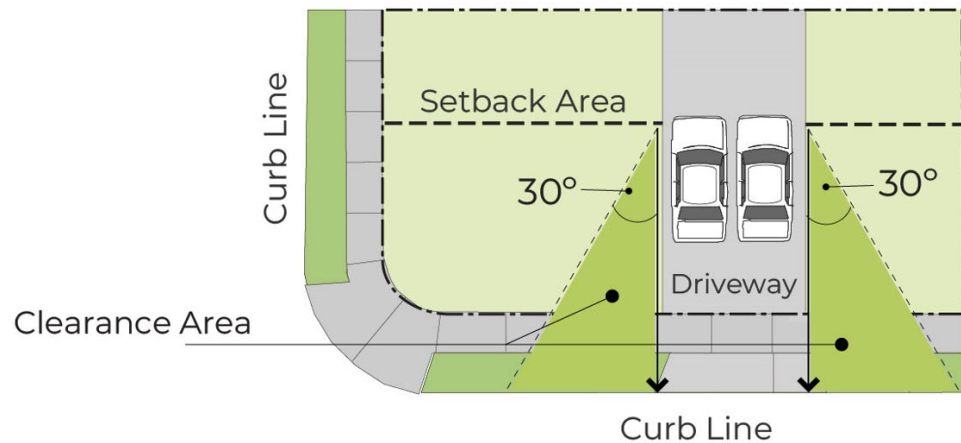
SECTION 4. Section 17.08.060(E) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

E. Vision Clearance Requirement for Corner Lots and Reverse Corner Lots.

1. All corner lots and reverse corner lots subject to yard requirements shall maintain for safety vision purposes a triangular area one angle of which shall be formed by the assumed intersection of the lot front line and the side lot line separating the lot from the street, and the sides of such triangle forming the corner angle shall each be 15 feet in length measured from the aforementioned angle. The third side of such triangle shall be a straight line connecting the last two mentioned points which are distant 50 feet from the intersection of the lot front and side lines, and within the area comprising such triangle, no tree shall be allowed nor any fence, shrub or other physical obstruction higher than 42 inches above the established grade shall be permitted.



2. On corner lots and reverse corner lots, if a vehicular entrance is provided from the side street side, an area for safety vision clearance shall be maintained on each side of the driveway. Such area for vision clearance shall be defined by a diagonal line beginning at the intersection of the edges of the driveway and the inside line of the required side yard and extending away from the driveway at an angle of 30 degrees to the edge of the driveway toward the side street property line of the lot. Within this area, no tree shall be allowed nor any fence, shrub or other physical obstruction higher than 42 inches above the established grade shall be permitted.



SECTION 5. Section 17.08.090 (Design standards) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

Section 17.08.090 Design standards.

- A. Architectural and Design Elements. All proposed developments shall incorporate the following architectural and design elements:
1. Multi-level roof lines.
 2. Front doors shall be solid and shall include metal door jambs. The primary entrance shall include peepholes or vision glass for a clear view of the exterior entry area.
 3. Exterior trim, including, but not limited to, wood siding, brick, stone, or slumpstone.
 4. Varied exterior building materials and textures, including details such as doors, windows, palladium windows, balconies, porches, arches, columns, handrails, and other decorative treatments and architectural details.
 5. For new construction, remodels, or additions, all garage doors shall be roll-up doors, subject to the approval of the Planning Director.
 6. Tarps.
 - a. 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 and not visible from the public right-of-way. 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.

- b. The provisions of this section do not apply to freestanding 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.

B. Roofing.

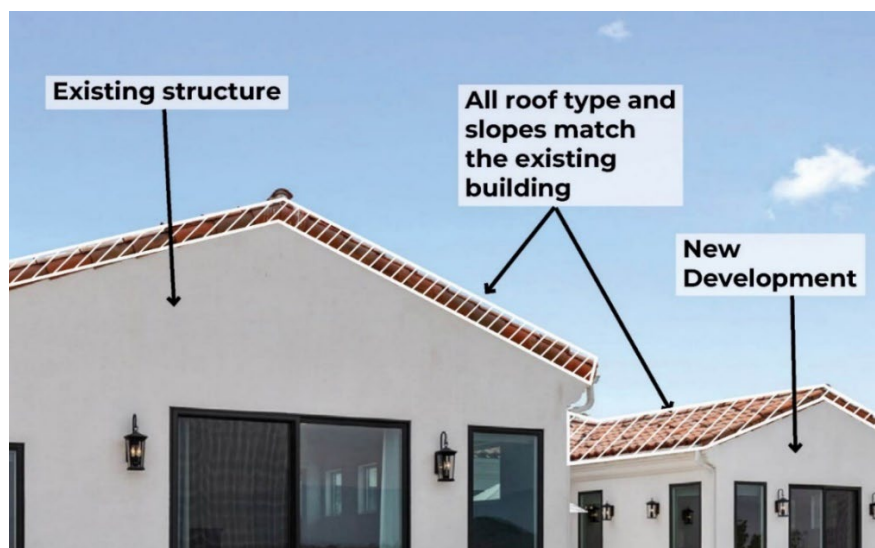
- 1. New Construction. In an R-1 zone, all new buildings shall have decorative roofing material. For purposes of this section, decorative roofing material shall include, but not be limited to, clay tile, concrete tile, synthetic shake or synthetic tile, or cement composition tile. Asphalt composition shingles only constitute decorative roofing material when the manufacturer warranty is a lifetime duration. Colors and materials shall be subject to the approval of the Planning Director.
- 2. Additions. Whenever an addition(s) to a residence is constructed that constitutes an increase in floor area of 40 percent or more over that which is existing, reroofing with decorative roofing material, as defined in this section, shall be required. Asphalt composition shingles only constitute decorative roofing material when the manufacturer warranty is a lifetime duration. If the existing structure already has decorative roofing material, as defined in paragraph 1 above, the area which is added on shall be roofed with the same material as the existing structure. Colors and materials shall be subject to the approval of the Planning Director.

3. Reroofing. A 30-year dimensional high profile thick butt asphalt composition shingle with built-up ridgeline is the minimum for reroofing. Colors and material shall be subject to approval of the Planning Director.

SECTION 6. Section 17.08.130 (Two-unit residential development and urban lot splits) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

Section 17.08.130 Two-unit residential development and urban lot split.

- A. Development Conditions. Unless otherwise stated herein, all two-unit residential developments and urban lot splits shall be subject to all objective zoning standards, objective subdivision standards, and objective design review standards set forth in the Paramount Municipal Code, including, but not limited to, the following:
 1. Impact Fees. Any applicable development fees adopted by the City Council shall be paid before issuance of a building permit or by a process required by the State of California.
 2. Design – Architectural and Design Standards.
 - a. The slope and type of the roof shall match the predominant roof slope of any existing dwelling unit. In the event that no dwelling unit exists, the roof slope and type of all units on the lot shall be the same, and those new buildings shall have no more than one roof type and slope. Roof types shall be limited to those illustrated in Figure 17.08.130.I(2)(a).



- b. Front doors shall be solid and shall include metal door jambs. The primary entrance shall include peepholes or vision glass for a clear view of the exterior entry area.
- c. Where a unit already exists on a lot, the design of the second unit shall meet the same standards and specifications as the existing unit, including exterior building materials, roofing material, exterior color and texture, windows, doors, light fixtures, hardware, railings, and type of exterior accent/trim. Exterior accent/trim material shall be wood siding, brick, stone, or slump stone. The type of window and window trim shall be the same as that of the existing unit as to the type of exterior building materials.
- d. Tarps. 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 and not visible from the public right-of-way. 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 freestanding 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.
- e. For properties with no existing unit, the provisions of Chapter 17.12 (R-2, Medium Density Residential Classification), Sections 17.12.080 (Objective design standards – purpose, intent, and applicability) through 17.12.120 (Service and back of house), inclusive, shall apply.

- f. All roof-mounted equipment, with the exception of solar panels, shall be hidden from public view from any adjacent public right-of-way.
 - g. With the exception of an accessory dwelling unit (ADU) which may be permitted and constructed to the maximum height as allowed under ADU law or ordinance, the maximum height of a dwelling shall be limited to 16 feet.
 - h. Lighting. At least one wall-mounted light fixture shall be installed and maintained adjacent to each exterior door for the purpose of providing safe and efficient access to a dwelling unit. Pedestrian pathways more than 100 feet in length shall provide lighting at intervals of at least 50 feet.
 - i. Each new water heater shall be tankless.
 - j. No window security bars shall be installed on the exterior of any window.
 - k. Stairs to the second floor shall only be located inside a dwelling unit.
3. Configuration. Each unit must be placed on its lot in such a manner that there is a separate entrance to that unit. That entrance may face the side or the rear yard. Each unit must be placed on a lot in such a way that direct access to an adjacent street is provided for vehicles via a driveway.
4. Minimum Structure Separation. There shall be at least 10 linear feet between each primary dwelling unit to primary dwelling unit. There must be at least six linear feet between the primary dwelling unit and any accessory structure, including, but not limited to, a detached accessory dwelling unit where allowed.
5. Driveways. All driveways shall be concrete or solid pavers. Driveways shall be 12 feet wide at minimum. There must be a 24-foot turning radius for vehicles. A driveway may be shared by the units. Driveways adjacent to onsite buildings must be separated from building walls by a landscaped area with a minimum inside width of three feet. A fence, hedge, or minimum three-foot-wide landscaped strip shall be provided where parking areas, turnarounds, or driveways abut an adjacent residential property.

6. Pedestrian Access. Pedestrian access to a public street or alley shall be provided via an exterior pedestrian pathway from the primary entrance of each unit to the adjoining sidewalk, street, or alley. The pedestrian pathway shall be unobstructed, clear to the sky, and meet the following standards and shall comply with all Americans with Disability Act (ADA) requirements:
 - a. Minimum Width. Pedestrian pathways shall be a minimum width of three feet.
 - b. Maximum Length. Pedestrian pathways shall not be more than 200 feet in length.
 - c. Materials. Minimum four-inch-thick concrete, or concrete or brick pavers placed hand-tight or mortared, on compacted subgrade or aggregate base, or other techniques or materials providing equivalent service shall be provided. Gravel, mulch, dirt, steppingstones, or other similar loose materials that do not create a continuous passage are prohibited.
7. Fire Sprinklers. Units created through two-unit developments shall be fire-sprinklered to applicable residential standards.
8. Landscaping. Landscaping shall be drought tolerant, and at least one minimum-sized 24-inch box shade/canopy tree per housing unit shall be planted in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.
9. Addressing. All addresses for residential lots using a shared driveway or pedestrian pathway must be displayed at their closest point of access to a public street for emergency responders.
10. Utility Connections. Each unit must have a separate connection for utilities. As used here, "utilities" means water, sewer, electricity, cable, internet/broadband services, gas, and solid waste removal provided pursuant to Title 13 of the Paramount Municipal Code and the requirements of any third-party provider.

SECTION 7. Section 17.12.060 (Yards and open space standards) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

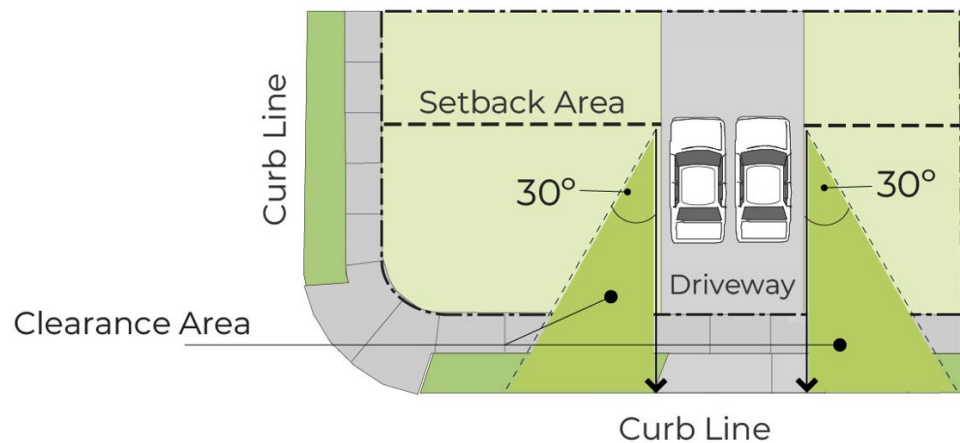
Section 17.12.060 Yards and open space standards.

- A. Front Yards. In the R-2 zone, every lot shall have a front yard depth of not less than 20 feet.

- B. Side Yards. In the R-2 zone, every lot shall have a side yard of not less than five feet, except that corner lots shall maintain a minimum side yard of 10 feet on the street side.
- C. Rear Yards. In the R-2 zone, every lot shall have a rear yard of not less than 10 feet.
- D. Yards and Open Space Generally.
 - 1. Except as provided in this chapter, every required yard and open space shall be open and unobstructed from the ground to the sky. No yard or open space provided around any building for the purpose of complying with the provisions of this title shall be considered as providing a yard or open space for any other building, and no yard or open space on any adjoining property shall be considered as providing a yard or open space on a building site whereon a building is to be erected.
 - 2. Every unit shall be provided with a minimum of 360 square feet of contiguous private yard area with a minimum dimension of eight feet.
- E. Vision Clearance Requirement for Corner Lots and Reverse Corner Lots.
 - 1. All corner lots and reverse corner lots subject to yard requirements shall maintain for safety vision purposes a triangular area one angle of which shall be formed by the assumed intersection of the lot front line and the side lot line separating the lot from the street, and the sides of such triangle forming the corner angle shall each be 15 feet in length measured from the aforementioned angle. The third side of such triangle shall be a straight line connecting the last two mentioned points which are distant 50 feet from the intersection of the lot front and side lines, and within the area comprising such triangle, no tree shall be allowed nor any fence, shrub or other physical obstruction higher than 42 inches above the established grade shall be permitted.



2. On corner lots and reverse corner lots, if a vehicular entrance is provided from the side street side, an area for safety vision clearance shall be maintained on each side of the driveway. Such area for vision clearance shall be defined by a diagonal line beginning at the intersection of the edges of the driveway and the inside line of the required side yard and extending away from the driveway at an angle of 30 degrees to the edge of the driveway toward the side street property line of the lot. Within this area, no tree shall be allowed nor any fence, shrub or other physical obstruction higher than 42 inches above the established grade shall be permitted.



- F. Permitted Intrusions into Required Yards. The following intrusions may project into any required yards:
1. Fireplace structures, not wider than eight feet measured in the general direction of the wall of which it is a part, may project 18 inches into rear and side yards.
 2. Unenclosed porch slabs which do not extend above the floor level of the first floor may extend three feet into the front yard setback. Covered porches which do not extend above the floor level of the first floor may extend three feet into the front yard setback.
 3. Raised planters not exceeding 36 inches in height measured from the ground level may extend into any required yard. Such height limitation does not apply to ornamental plants contained in planter boxes. Edible landscaping height shall comply with Section 17.12.020(E)(4) of the Paramount Municipal Code.
 4. Eaves may intrude 18 inches into required yards.
 5. Hedges not more than 42 inches in height, and shrubs, flowers, plants, trees, mailboxes, and ornamental lighting standards are permitted in any required yard except as set forth in Section 17.12.060(E).

SECTION 8. Section 17.12.080 (Objective design standards – purpose, intent, and applicability) is hereby added to the Paramount Municipal Code to read as follows:

Section 17.12.080 Objective design standards – purpose, intent, and applicability.

- A. The provisions of Sections 17.12.085 through 17.12.120, inclusive, shall apply to all new qualifying residential projects, where state law limits the City of Paramount's enforcement of design standards to objective standards or where state law or the Municipal Code require a ministerial approval process. Qualifying projects include those referenced in California Government Code Section 65913.4, as it may be amended from time to time.
- B. The objective standards in the Sections 17.12.085 through 17.12.120, inclusive, do not apply to non-qualifying single-family homes, non-qualifying multifamily properties, historic properties, and any non-residential developments.

SECTION 9. Section 17.12.085 (Site planning) is hereby added to the Paramount Municipal Code to read as follows:

Section 17.12.085 Site planning.

- A. Layout.
 - 1. Buildings located adjacent to a public street shall have the primary entry oriented towards the public street and shall provide direct pedestrian access between the closest public sidewalk and the building entrance (shared or private).



- 2. All internal streets, alleys, and driveways shall connect directly with the City's existing and planned street network.

3. Swimming Pools: A swimming pool may not be in any front yard, nor closer than five feet to any exterior property line or to any building on the same premises.

B. Parking, Driveways, and Pedestrian Paths.

1. Number of Resident Spaces. In an R-2 zone, each dwelling unit shall be provided with two off-street garage (20-foot by 20-foot minimum interior dimension) parking spaces.
2. Number of Off-Street Guest Parking Spaces Required. One guest parking space shall be provided for each housing unit. Guest parking spaces may be covered or uncovered.
3. Size, Location, and Design of Parking Spaces and Areas.
 - a. Each off-street parking space shall have an area not less than 180 square feet exclusive of drives or aisles, and a width of not less than nine feet.
 - b. If either of the lengthwise sides of any space immediately abuts a fence, wall, building or other structure, then the space shall be 10 feet wide; if both lengthwise sides of any space immediately abut a fence, wall, building or other structure, then the space shall be 11 feet wide.
4. Driveways. Driveways in the R-2 zone shall have a width between 12 and 16 feet.
5. Location. No motor vehicle, recreational vehicle, boat, or trailer of any kind shall be parked or stored in any required yard or open space other than on a paved driveway on one side of the lot. Any recreational vehicle, boat, or trailer of any kind shall only be parked behind the required front setback line.
6. Required Improvement and Maintenance of Parking Areas. Off-street parking areas shall be surfaced and maintained pursuant to the requirements of Section 17.44.490 (Required improvement and maintenance of parking areas, etc., sales areas).
7. Screening. For any surface parking area visible from an adjacent public street, screening materials of 42 inches tall shall be provided using one of the following approaches:

- a. Landscaped berms.



- b. Solid wall.



- c. Solid fencing.



- d. Shrub material.

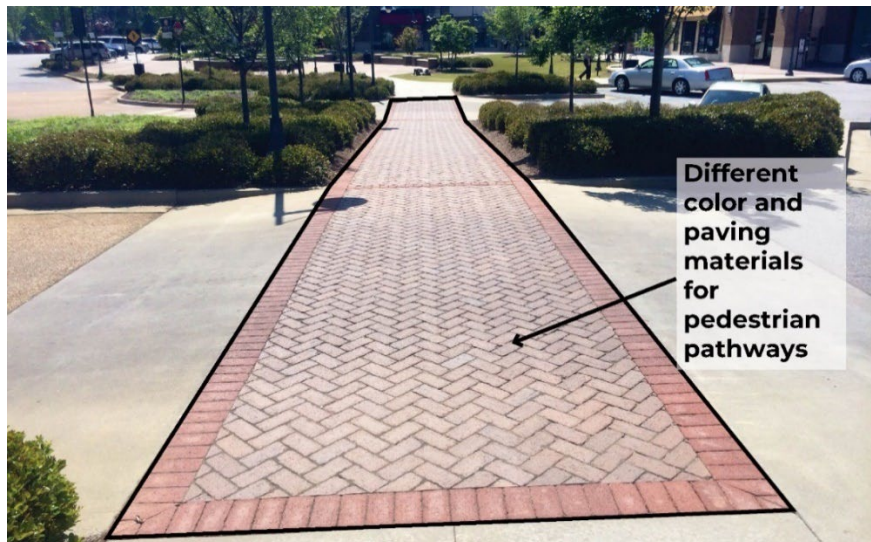


- e. Trellis with landscape material.



8. Pedestrian Paths.

- a. In all parking lots, the color and texture of paving materials for pedestrian pathways shall be different from the color and texture of paved vehicular areas. The color and texture of such pedestrian pathways paving materials are set out in (b) below.



- b. All pedestrian paths on private property shall be clearly delineated using at least one of the following:

- i. Colored and/or textured concrete.
- ii. Paving blocks or stones.
- iii. Tile.
- iv. Brick.
- v. Masonry.

C. Walls and Fences.

- 1. Any decorative wall, fence, or hedge located or maintained in any required front yard shall not exceed 42 inches in height.
- 2. A decorative wall not exceeding six feet in height shall be located around the perimeter of the project, except in the front setback. All perimeter walls shall have decorative treatment on all sides of the wall consisting of either rough-textured stone or concrete surfaces (precision block is not a rough-texture stone or concrete surface), landscaping, or other materials designed to prevent graffiti.
- 3. The following materials are prohibited as part of a fence, wall, or hedge along any property line or within any required side, rear, or front yards:
 - a. Barbed wire.
 - b. Concertina wire.
 - c. Razor wire.
 - d. Cut glass.

4. Retaining Walls.

- a. Where a retaining wall protecting a cut below the natural grade is located on the line separating lots or parcels, such retaining wall may be topped by a wall, fence or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed, as measured from the ground on the high side of the property line.

- b. Where a retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a fence, solid wall, or hedge, provided that in any event a protective fence or wall not more than 42 inches in height may be erected at the top of the retaining wall, and any portion of such fence above the six-foot maximum height shall be an open work fence. An "open work fence" means a fence in which the component solid portions are evenly distributed and constitute not more than 50 percent of the total surface area of the face of the fence.

SECTION 10. Section 17.12.090 (Site standards) of the Paramount Municipal Code is hereby repealed and replaced in its entirety with Section 17.12.090 (Architecture) to read as follows:

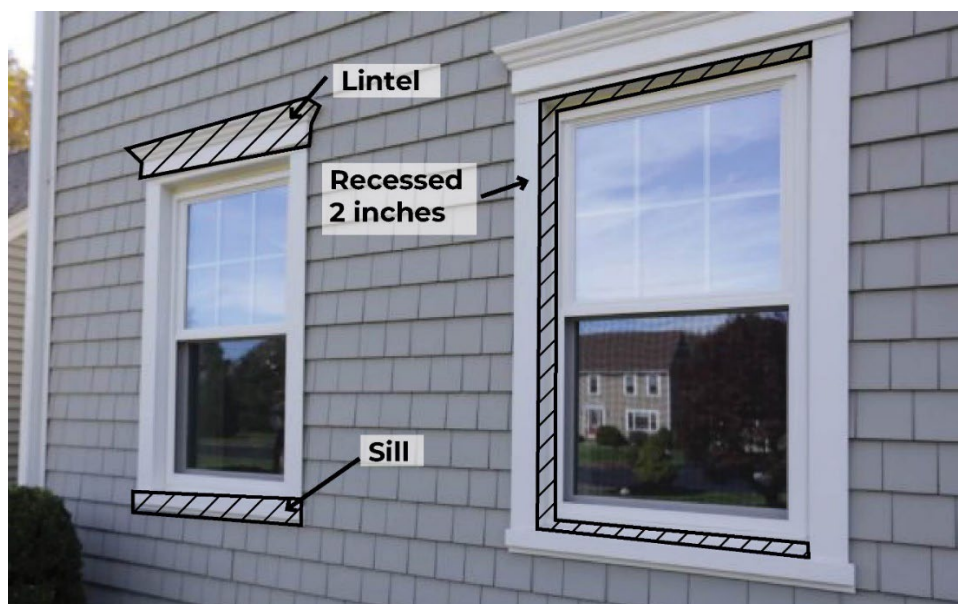
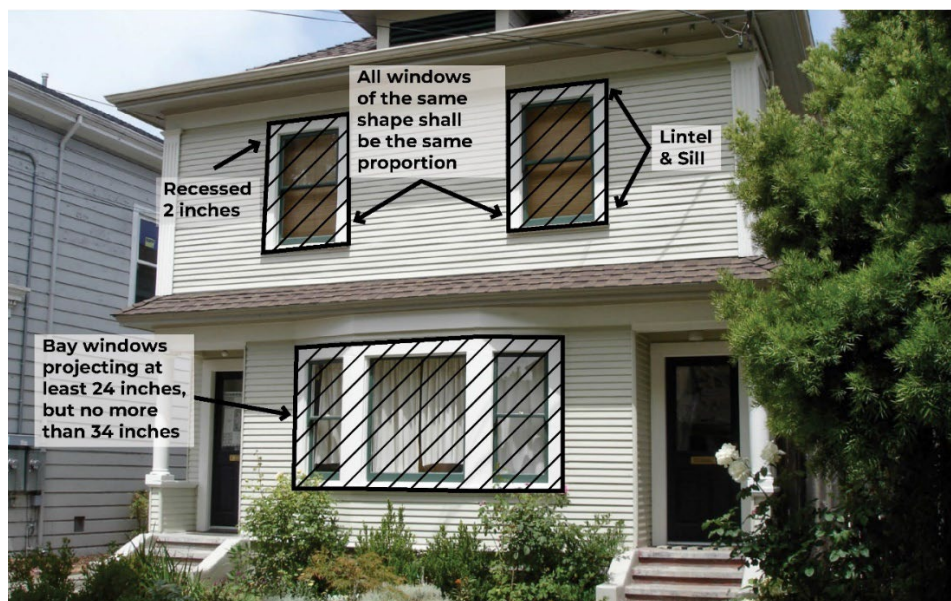
Section 17.12.090 Site standards.

- A. Building Design: All proposed developments shall incorporate the following architectural and design elements.
 - 1. Architecture/Massing.
 - a. The maximum length of any single building shall not exceed 200 feet.
 - b. Any façade which faces a street, internal open space, or public open space shall not run in a continuous plane of more than 20 feet without two or more of the following treatments present on each floor:
 - i. Balcony (at least four feet wide).
 - ii. Porch (at least four feet wide and three feet deep).
 - iii. Entry door.
 - iv. Windows.
 - v. Stepback of a portion of the building plane at least three feet from the required setback line.
 - vi. Exterior trim of at least two inches in depth along the length of the façade.



2. Windows.

- a. All windows of the same shape shall be of the same proportion (ratio of height to width) and shall use non-reflective glazing.
- b. All windows shall provide a lintel and sill. Lintel is the horizontal structural member above a window that supports the weight of the wall over the opening and sill is the lower horizontal member of a window frame which prevents water from dripping down the wall below.
- c. Permanent or retractable security gates, grills, or bars are prohibited on windows. (Note: Images are intended to show sample surface areas for presentation purposes only. These images are not intended to support an allowance for window bars.)
- d. Windows shall have a recessed depth of at least two inches.
- e. Bay windows and projecting building elements shall project at least 24 inches but no more than 36 inches.



3. Entries.

- a. Primary entry doors shall include a covered porch or weather-protected stoop measuring at least 25 square feet.

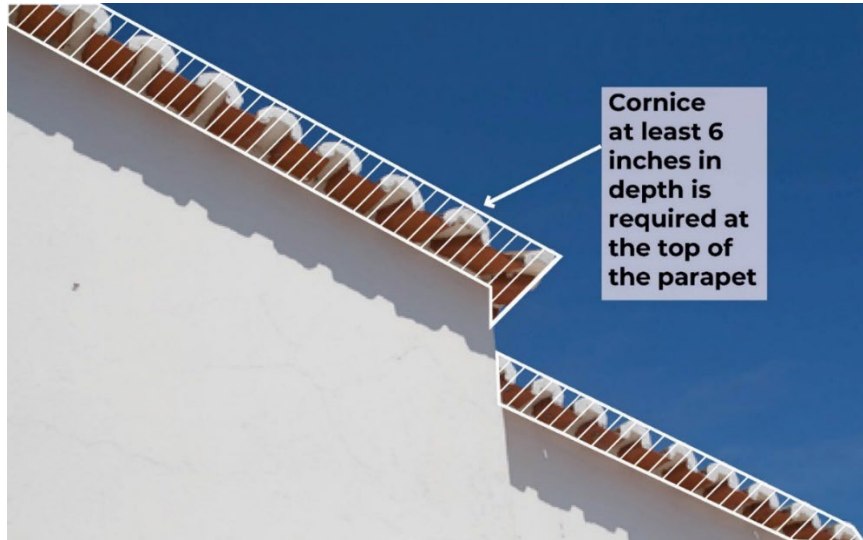


- b. Doors shall be recessed at least two inches from the door jamb.
- c. Front doors shall be solid and shall include metal door jambs. The primary door shall include peepholes or vision glass for a clear view of the exterior entry area.
- d. No portion of a door shall be allowed within 18 inches of an outside corner of a building.



4. Roofs.

- a. For flat roofs, a cornice of at least six inches in depth is required at the top of the parapet.



- b. For sloped roofs, rakes and eaves with a minimum depth of 12 inches are required.

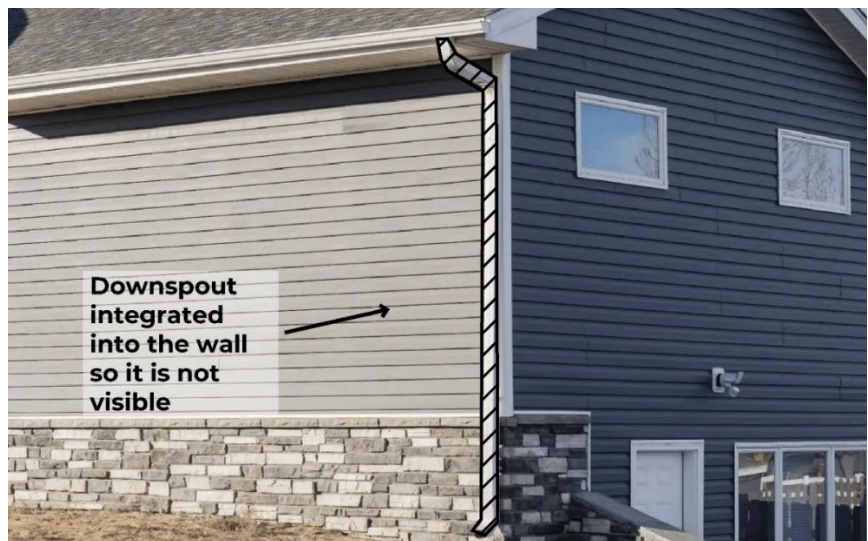


- c. The only acceptable roofing material for new construction is clay tile, concrete tile, synthetic shake or synthetic tile, cement composition tile, or asphalt composition shingle when the manufacturer warranty is a lifetime duration. A 30-year dimensional high-profile thick butt asphalt composition shingle with built-up ridgeline is the minimum for reroofing.

- d. Only one roof pitch (i.e. only 4:12; combination of 4:12 and 3:12 slopes is not permissible) shall be used.



- e. Gutters, downspouts, and other features used to collect precipitation runoff from the roof, such as rain barrels, cisterns, or pipes, shall be integrated into the wall so that they are not visible.



B. Materials and Colors.

1. The following exterior building, siding/cladding, and accent materials are prohibited:

- a. Plywood, vinyl, or aluminum as siding materials.

- b. Glass, except for windows.
2. A combination of at least two but no more than four colors and materials shall be used for a building exterior, including trim materials such as window surrounds or shutters and eaves.



SECTION 11. Section 17.12.100 (Street and neighborhood interface) is hereby added to the Paramount Municipal Code to read as follows:

Section 17.12.100 Street and neighborhood interface.

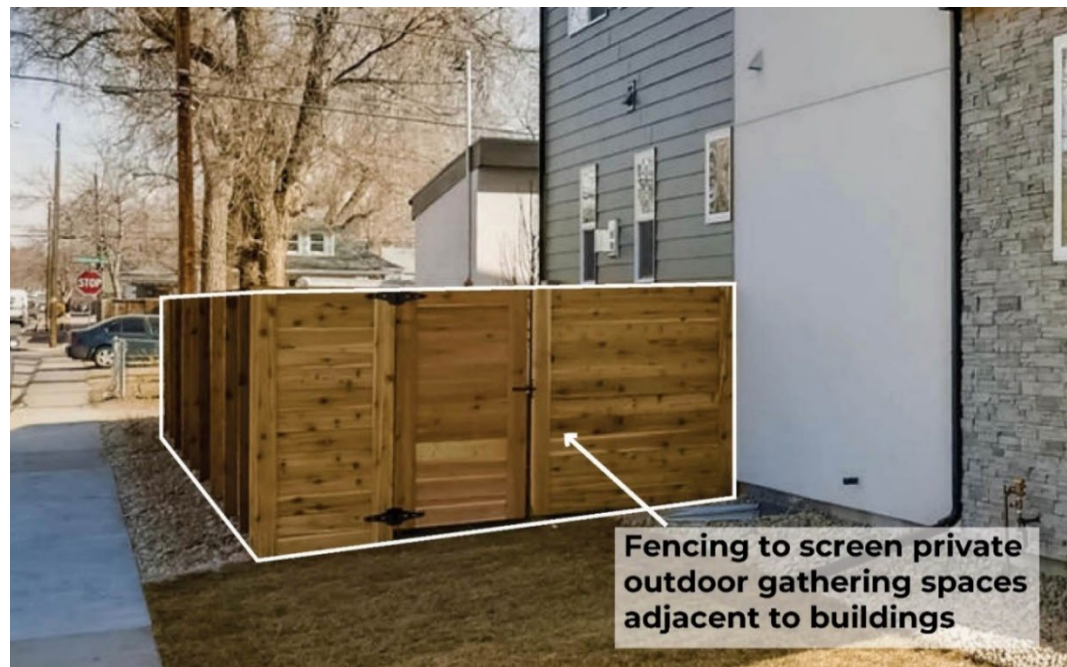
- A. For property lines adjacent to any property with residential zoning designation, any portion of a building over 30 feet in height shall be set back at least 10 additional feet from the required minimum setback line.



- B. Where buildings over 30 feet in height require an additional 10 foot setback, tree planting shall be at a minimum density of one tree at least every 30 feet to provide a second layer of screening and shrub planting.



- C. Fencing shall be used to enclose and/or screen private outdoor gathering spaces and utility and service use areas adjacent to buildings.



SECTION 12. Section 17.12.110 (Landscape) is hereby added to the Paramount Municipal Code to read as follows:

Section 17.12.110 Landscape.

A. Landscape.

1. Planting Areas.

- a. Landscaping plans specifying the size, type, quantity and location of all plant materials shall be submitted to the Planning Director with conceptual development plans for review to ensure consistency with landscaping standards. All required landscaping areas shall be subject to, but not limited to, the following minimum standards:
 - i. Planters. All landscaping, except turf, shall be planted in permanent planters surrounded by six-inch-by-six-inch concrete curbing except where a planter abuts a building or masonry block wall. Minimum planter width shall be three feet; minimum planter area shall be 50 square feet except at unit entries.

- ii. Trees. At least one minimum-sized 24-inch box shade/canopy tree that reaches 20 feet in diameter at maturity shall be planted for every 1,250 square feet of lot area. Palm trees do not satisfy this requirement.
 - iii. Landscape Groundcover. All setback areas shall be fully landscaped utilizing water-efficient materials with drought resistant plants. Additional plant material, such as shrubs and groundcover may be used to supplement landscaped areas. All setback areas fronting a street must be planted with drought resistant landscaping. Per California Government Code Section 53087.7, drought-resistant landscaping may include synthetic grass or artificial turf.
- B. Landscape Materials. All required landscaping shall be covered with materials such as drought tolerant plants, compost, mulch, artificial turf and permeable hardscape.
- C. Plant Density. Plant density shall cover at least 65 percent of the front yard area. Acceptable materials are drought tolerant plants, artificial turf, and permeable materials or a combination thereof.
- D. Non-Plant Density. A maximum of 35 percent of the required front yard area shall include accent plant alternatives, including pavers and brick set on a bed of sand where no mortar or grout has been used, a three-inch layer of mulch, decomposed granite, or artificial turf.
- E. Turf Replacement. Turf is not a required landscape material. Drought tolerant landscape materials that retain water on site are preferred when replacing existing turf.
- F. Artificial Turf. Artificial turf as a possible landscape alternative is allowable and is subject to the following conditions:
 - 1. Site Preparation. Artificial turf must be properly installed by a licensed contractor, including site preparation and installation of base materials. Site preparation must consist of:
 - a. Removal of all existing plant material and top three inches of soil in the installation area.
 - b. Recommended use of weed spray to assist in site preparation.

- c. Placement of a weed barrier over the compacted and porous crushed rock or other comparable material below the turf surface to provide adequate drainage.
- d. The site must be sloped and graded to prevent excessive pooling, runoff, or flooding onto adjacent property.

2. Installation.

- a. Artificial turf must be permanently anchored with nails and glue, and all seams must be nailed, or sewn, and glued, with the grain pointing in a single direction.
- b. Artificial turf cannot encroach upon living plants/trees and must end at least three inches from the base of any newly planted plant/tree.
- c. Artificial turf must be separated from live planting areas by a barrier such as a mow strip or bender board to prevent mixing of natural plant materials and artificial turf.

3. Materials. Infill materials can consist of ground rubber or silicon sand. Nylon-based or plastic grass blades (i.e., patio carpet or astro-turf) are not permitted. Artificial turf product must:

- a. Have an eight-year, "no-fade" manufacturer's warranty.
- b. Be permeable to water and air and non-flammable.
- c. Be cut-pile infill and made from polyethylene or a blend of polyethylene and polypropylene.
- d. Have a hole punched permeable backing with spacing not to exceed four inches by six inches on center.
- e. Have a minimum blade length (pile height) of one and one-quarter inches.
- f. Have a minimum face weight of 65 ounces.

4. Maintenance.

- a. Artificial turf must be maintained in a green, fadeless condition free of weeds, stains, tears, or looseness at edges and seams.

- b. Proper weed control must be maintained at all times.
 - c. Damaged areas must be repaired or replaced.
- G. Hardscape. Hardscape (non-permeable) is limited to existing driveways, walkways, patios and courtyards.
- H. Concrete areas shall incorporate a stamped or stained pattern throughout the parking and circulation areas, as well as at the vehicular entrance.
- I. Applicability. These provisions shall be applicable for all new development and for existing development where turf is to be replaced within the existing landscape.
- J. Water-Efficient Landscape Provisions. Landscaping shall comply with the Model Water Efficient Landscape Ordinance (MWELO) of the State of California and Chapter 17.96 of this title.
 - 1. Approval Criteria. Landscaping plans shall include, but not be limited to, the following items:
 - a. The adequacy of plant material in achieving a buffer along public streets.
 - b. The use of landscaping to enhance the aesthetic quality of property and buildings.
 - c. The general suitability relative to the placement and type of plant material selected for screening purposes.
- K. Landscaped Areas. May incorporate private outdoor living space, and should incorporate additional elements such as trellises, outdoor furniture, water elements (fountains, ponds, streams) meandering walkways, and other creative uses of landscape.
- L. All proposed landscape revisions within the City parkway shall be subject to provisions as specified in Chapter 12.32.
- M. Irrigation and Water Conservation.
 - 1. All landscaped areas shall be provided with a water-efficient irrigation system consisting of:
 - a. Drip irrigation.

- b. Bubblers for shrubs and trees.
- c. Rotating sprinklers rated at emitting less than one gallon of water per minute.
- d. Pressure regulators, allowing no more pressure than recommended by the manufacturer of the drip system (usually about 10 to 15 psi) or the rotating sprinklers (usually about 35 psi).
- e. Separate valves for each portion of the landscape (known as "hydrozones") that requires a unique watering schedule.

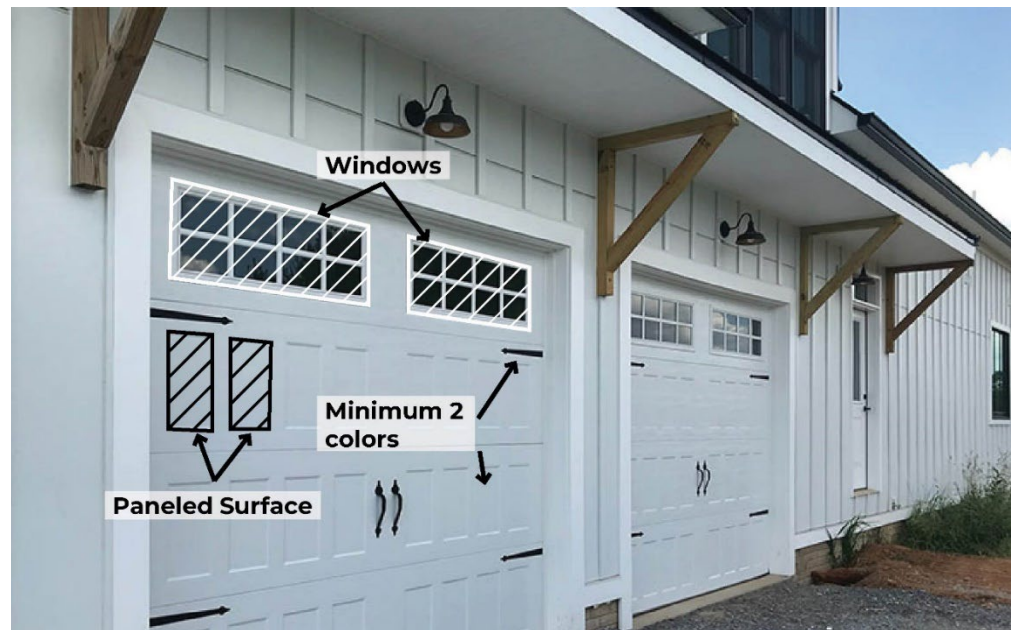
SECTION 13. Section 17.12.120 (Service and back of house) is hereby added to the Paramount Municipal Code to read as follows:

Section 17.12.120 Service and back of house.

A. Garages and Enclosures.

1. Garages.

- a. Garage doors shall include at least one of the following detail treatments and shall match the architectural style and/or colors of the residence served:
 - i. Windows.
 - ii. Paneled Surface.
 - iii. Use of a minimum of two colors.



- b. All garage doors shall be recessed a minimum of six inches from the surrounding building wall.
- c. Garage doors shall be automatically controlled.

D. Trash Enclosures

1. Trash enclosures are required for all developments of four units or more.
2. Trash enclosures are prohibited in any front yard, street side yard, parking space, required landscaped area, or open space areas.
3. Trash enclosures shall not be visible from public streets or shall be screened.
4. All garbage shall be placed and maintained in a metal or plastic container which has an overlapping fly-tight lid.
5. Every trash enclosure shall have a roof cover designed to prevent precipitation from entering trash bins.
6. Screening materials shall be of the same materials and finishes as the main building. Transparent glass may not be used as a screening material.

7. No person shall deposit, maintain, accumulate, dispose of, or allow the deposit, accumulation, maintenance or any disposal of any garbage, waste, refuse or trash outside of a building except as authorized in this section.
8. Containers for recyclable materials shall be provided as required by State law. Trash enclosures shall be large enough to accommodate the number and size of trash receptacles as required by City and City's exclusive trash hauler.

E. Rooftop Equipment.

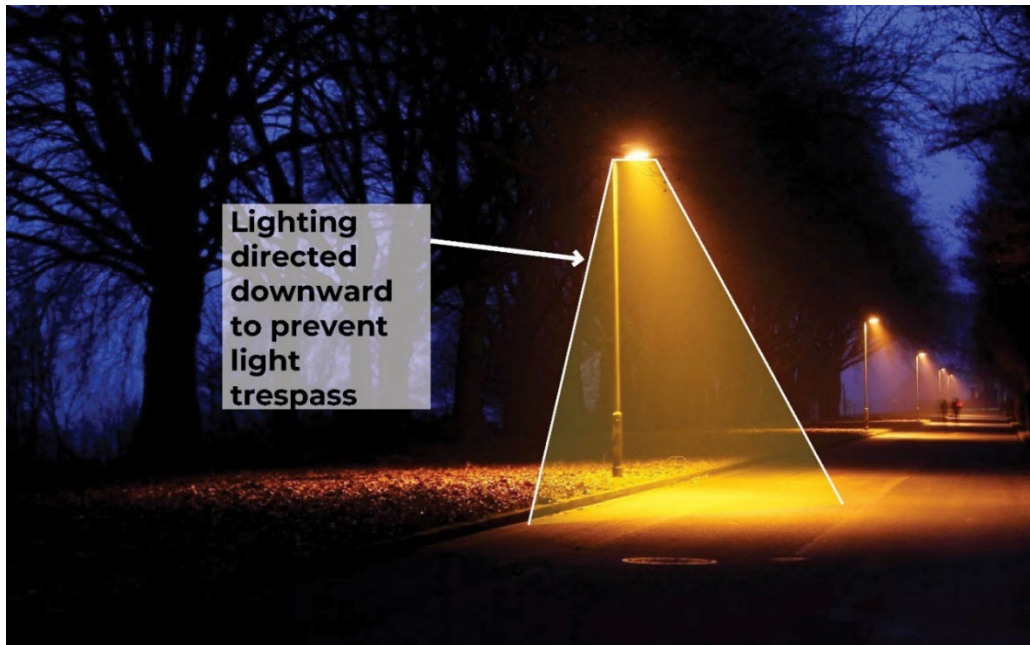
1. Roof-mounted mechanical equipment, with the exception of solar panels, shall be screened so it is not visible from the adjacent public right-of-way using either rooftop parapet walls or rooftop enclosures.
2. All screening devices shall be as tall as the highest point of the equipment being screened.

F. Utilities

1. Mechanical Equipment. All mechanical equipment be screened from view from any adjacent public right-of-way, including ground-mounted air conditioning units, duct work, utility meters, back-flow preventers, transformers, etc.
2. Utility and mechanical equipment shall not be located within any required active open space.
3. Ground-mounted mechanical, electrical, and utility equipment shall be placed a minimum of 10 feet away from any pedestrian path and/or driveway.

F. Lighting

1. Any light fixture located along a pathway shall not obstruct any pedestrian path of travel.
2. The maximum height of pole-mounted fixtures shall not exceed 16 feet.
3. All lighting shall be directed downward or shielded to prevent light trespass onto adjacent properties.



4. All pedestrian pathways shall be lit by lighted bollards or similar low, ground-mounted lighting fixtures at intervals of a maximum of 50 feet.



G. Tarps

1. The following materials are prohibited from use as carports, patio covers, and shade covers in required front, rear, and side setback areas, and over driveways:

- a. Canvas.
 - b. Fabric.
 - c. Plastic.
 - d. Rubber.
 - e. Nylon.
 - f. Acetate.
2. 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.
3. Tarps 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, shall not exceed the height of the rear or side yard fence, or exceed a height of six feet and not visible from the public right-of-way.
4. 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.
5. The provisions of this section do not apply to freestanding fabric shade structures that are professionally manufactured, mechanically folding, "pop up" style shade structures located on residentially zoned properties. 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.

H. Exterior Winter Holiday Lights.

1. Exterior winter holiday lights shall be permitted for display beginning on Thanksgiving Day until January 15th of the following year. Exterior winter holiday lights shall be removed within 48 hours after January 15th of each year. For purposes of this section, exterior winter holiday lights are defined as string lights, commonly and customarily associated with the holiday season during those times stated herein,

that contain multiple or single colored light bulbs or clear light bulbs and that are attached to a building, structure or dwelling permitted under this title.

2. In interpreting and applying the provisions of this section, the Planning Director shall use reasonable judgment to determine if a specific string of lights is considered winter holiday lights.
3. The decision of the Planning Director may be appealed to the Development Review Board within 10 days after the decision of the Planning Director, which said appeal shall be heard at the next regularly scheduled meeting of the Development Review Board. Any decision of the Development Review Board may be appealed to the City Council within 10 days after the decision of the Development Review Board. The decision of the City Council shall be final. (Prior code § 44-36)

SECTION 14. Section 17.16.040 (Permitted uses) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

Section 17.16.040 Permitted uses.

- A. Multiple-family dwellings.
- B. Single-family dwellings.
- C. Accessory buildings and structures, subject to the following conditions:
 1. Accessory buildings and structures, as defined by the City of Paramount Building Code, shall not exceed 40% of the required rear yard area;
 2. Accessory buildings and detached garages are only permitted with a permitted main building; and
 3. No eave, projection or overhang shall extend over the property line and precautionary measures shall be taken to ensure the deflection of runoff away from such property line.
 4. Accessory dwelling units shall comply with all requirements of Chapter 17.104 of the Paramount Municipal Code.
- D. Fire stations

- E. Greenhouse and/or hoophouse (private and noncommercial) as an accessory use for propagation and culture only, subject to the following conditions:
1. Location. A greenhouse and/or hoophouse shall be located to the rear of the dwelling and five feet from property lines and any structure.
 2. Height. The maximum greenhouse/hoophouse height is nine feet.
 3. Sales. No sales associated with a greenhouse/hoophouse are permitted.
 4. Construction and maintenance. A greenhouse/hoophouse shall be of sturdy construction and maintained in quality condition. The criteria utilized in evaluating the condition of a greenhouse/hoophouse shall include, but not be limited to, torn, stained, dirty, and/or faded material.
- F. Home garden, subject to the following conditions and restrictions:
1. Onsite Sales Prohibited. The retail sales of edible landscaping shall not be conducted on the premises.
 2. Edible Landscaping – Front Yard. With the exception of fruit trees, edible landscaping in the front yard shall be restricted to raised garden beds limited to a maximum area of 50 square feet.
 3. Raised Garden Beds. Raised garden beds shall not exceed a height of three feet measured from the surface of the natural ground to the top of the frame of the raised garden beds. In a front yard or corner side yard, raised garden beds shall not be closer than five feet to a front or corner side property line. Raised garden beds shall be constructed of wood, brick, masonry, landscape timbers, metal, ceramic, or synthetic lumber. Raised garden beds constructed of wood shall be structurally sound and free of rot. Prefabricated raised garden beds shall be permitted. Raised garden beds shall not be constructed of wire, chicken wire, rope, cable, utility poles, tires, plumbing fixtures, or any other similar materials.
 4. Front Yard Plant Height. With the exception of fruit trees, edible landscaping in the front yard shall not exceed a maximum height of three feet measured from the highest point of the frame of a raised garden bed to the highest point of an edible plant.

5. Edible Landscaping Harvest. Edible plant materials shall be promptly harvested and removed when mature or ripe. Plants not harvested for consumption shall be promptly removed or tilled into the soil.
6. Maintenance. Planting areas fallowed between growing seasons shall be covered with mulch or similar material or otherwise maintained in clean condition until the next planting period. Weeds shall be promptly removed. Actions shall be taken to prevent and eliminate pests.
7. Composting.
 - a. Purpose. The purpose and intent of residential composting is to promote the recycling of landscape waste through composting and with minimum standards for composting.
 - b. Location. Compost areas shall be located a minimum of five feet from property lines, a minimum of 15 feet from a residential structure (including accessory dwelling unit and junior accessory dwelling unit), and to the rear of the front dwelling on a property. Compost areas shall not be located within any drainage or utility easement.
 - c. Compost Bins. All compostable material shall be enclosed in one or more compost bins. Compost bins shall be properly maintained to prevent attracting and harboring rodents and pests and to prevent unpleasant odors.
 - d. Compostable Material. Compostable material includes leaves, grass clippings, garden debris, brush, tree clippings and other plant material generated solely within the residential lot where the material will be composted.
 - e. Compost Contents. Compost shall only contain compostable material, soil, and commercial compost additives. Prohibited compost contents include processed food products, including, without limitation, salad dressings and cooking or other vegetable oils; animal or dairy products, including, without limitation, fats, bones, meat, fish, fowl and cheese; and manure of any kind or other pet or human waste.
 - f. Nuisance. Any compost which gives off foul or putrid odors, attracts vermin, or encroaches on neighboring property is hereby declared to be a nuisance that will result in penalties

in accordance with the relevant enforcement provisions of the
Paramount Municipal Code.

- G. Libraries.
- H. Public schools – elementary, junior high, and high school.
- I. Small licensed residential care facilities.
- J. Single-room occupancy (SRO) facilities.
 - 1. Density. The density of an SRO facility shall not exceed the density allowed by the zone in which it is located.
 - 2. Maximum Occupancy. Each SRO unit shall be designed to accommodate a maximum of two persons.
 - 3. Minimum Width. An SRO unit shall not be less than 12 feet in width.
 - 4. Entrances. All SRO units must be independently accessible from a single main entry, excluding emergency and other service support exits.
 - 5. Unit Size. The minimum size of an SRO unit shall be 150 square feet and the maximum size of a unit shall be 375 square feet.
 - 6. Bathroom. For each SRO unit, a private toilet in an enclosed compartment with a door shall be provided. This compartment shall be a minimum of 15 square feet. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided at a ratio of one for every seven units or fraction thereof. The shared shower or bathtub facility shall be on the same floor as the units it is intended to serve and shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.
 - 7. Kitchen. Each SRO unit shall be provided a kitchen sink serviced with hot and cold water with a garbage disposal and a countertop measuring a minimum of 18 inches wide by 24 inches deep. If each individual unit is not provided with a minimum of a refrigerator and a microwave oven, a complete kitchen facility available for residents shall be provided on each floor of the structure.
 - 8. Closet. Each SRO unit shall have a separate closet.

9. Common Area. A common area of four square feet per living unit shall be provided, excluding janitorial storage, laundry facilities, and common hallways. A common space of minimum area of 200 square feet shall be provided as a ground floor entry area. Dining rooms, meeting rooms, recreational rooms, or other similar areas with written determination by the Planning Director may be considered common areas. Shared bathrooms and kitchens shall not be considered as common areas.
 10. Trash and Refuse. All trash and recycling storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.
 11. Tenancy. Tenancy of SRO units shall be a minimum of 30 days.
 12. Management Plan. A management plan is required for an SRO facility. The management plan shall be comprehensive and contain management policies and operations, rental procedures and rates, maintenance plans, resident and guest rules and procedures, security procedures, and staffing needs including job descriptions. Such plan shall be submitted to and approved by the Planning Department prior to operation of the SRO facility. The plan shall remain active throughout the life of the SRO.
 13. Facility Management. An SRO facility with 10 or more units shall provide full-time on-site management. An SRO structure with fewer than 10 units shall provide an on-site management office.
 14. Code Requirements. The SRO facility must comply with applicable State and local housing, building, and fire code requirements.
 15. Architecture. An SRO facility shall comply with all objective architectural and design elements of Section 17.16.110 of the Paramount Municipal Code.
 16. Bicycle Storage Facilities. Durable metal bicycle racks and other bicycle storage facilities shall be provided in permanent locations to meet the needs of the residents, guests, and staff.
- K. Family daycare homes.
- L. Permanent supportive housing that meets the criteria set forth in California Government Code Section 65651 et seq.

- M. Household Pets. Household pets of a type readily classifiable as being customarily incidental and accessory to a permitted principal residential use when no commercial activity is involved, subject to the following conditions and restrictions:
1. Not more than three adult animals of any species shall be permitted per dwelling unit except birds as specified in Section 6.44.020 of the Paramount Municipal Code and fish and nanoshrimp contained within an aquarium. An animal shall be considered an adult if over four months of age or capable of reproducing, whichever is lesser.
 2. Livestock, horses, rabbits, poultry, and fowl are prohibited.
 3. Those animals commonly classified as a wild species and potentially dangerous animals are prohibited.
 4. Adherence to all applicable conditions and regulations of Title 6 of this Code is required.
 5. In the event questions arise as to whether a species of animal is readily classifiable as being a household pet, the Planning Director may require that a permit be obtained for said animal in accordance with the provisions of Chapter 6.40 of this Code.

SECTION 15. Section 17.16.110 (Building standards) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

Section 17.16.110 Building standards.

- A. Maximum Height. Lots or parcels contained in the R-M zone shall have a maximum height of 30 feet. Height shall be measured to the highest point from adjacent public sidewalk level.
- B. Minimum Dwelling Unit Size. Every dwelling unit constructed or situated in the R-M zone after the effective date of the ordinance from which this chapter derives, shall have a minimum dwelling unit size as follows:
1. Single-family residences shall have a minimum floor area of 1,300 square feet.
 2. Dwelling units located in multiple-family structures shall contain the following floor area:
 - a. 850 square feet for units containing one bedroom, exclusive of stairways.

- b. 1,000 square feet for units containing two bedrooms, exclusive of stairways.
 - c. 1,250 square feet for units containing three bedrooms, exclusive of stairways, containing a minimum of one and one-half baths which shall not be included in the required square footage.
 - d. 160 square feet shall be provided for each additional bedroom, exclusive of stairways and bathrooms.
- C. Compatibility to Condominium Conversion. Residential developments shall incorporate structural and design elements facilitating conversion to condominium units as described under Section 17.44.160 of this Code. Developments shall include the following elements:
 - 1. Provision for future installation of air conditioning for each unit in compliance with California Building Energy Efficiency Standards (Energy Code) as adopted by the City.
 - 2. Reservation of space and plumbing for future installation of a washing machine and dryer in each unit.
 - 3. A minimum of 80 cubic feet of on-site exterior storage space for each unit in an enclosed and lockable area of permanent construction such as garage, carport, or accessory storage room.
 - 4. Sound attenuation between units meeting Sound Transmission Class (STC) 50 or current State standard for sound attenuation.
 - 5. Floors between units meeting Impact Insulation Class (IIC) 50 or current State standard for impact insulation.

SECTION 16. Section 17.16.120 (Objective design standards – purpose, intent, and applicability) is hereby added to the Paramount Municipal Code to read as follows:

Section 17.16.120 Objective design standards – purpose, intent, and applicability.

- A. The provisions of Sections 17.16.125 through 17.16.145, inclusive, shall apply to all new qualifying residential projects, where state law limits the City of Paramount's enforcement of design standards to objective standards or where state law or the Municipal Code require a ministerial approval process. Qualifying projects include those referenced in Government Code Section 65913.4, as it may be amended from time to time.

- B. The objective standards in Sections 17.16.125 through 17.16.145, inclusive, do not apply to non-qualifying single-family homes, non-qualifying multifamily properties, historic properties, and any non-residential developments.

SECTION 17. Section 17.16.125 (Site planning) is hereby added to the Paramount Municipal Code to read as follows:

Section 17.16.125 Site planning.

- A. Requirements for Development Plan. The development plan shall clearly indicate the proposed parking plan, including location, size, shape, design, materials, entrances, walls, lighting, signs, screening, paving specifications, drainage, landscaping, and such other data and features as the Planning Director may deem necessary to show compliance with this chapter.
- B. Layout.
1. Buildings located adjacent to a public street shall have the primary entry oriented towards the public street and shall provide direct pedestrian access between the closest public sidewalk and the building entrance (shared or private).



2. All internal streets and alleys shall connect directly with the City's existing and planned street network.

3. Swimming Pools: A swimming pool may not be in any front yard, nor closer than five feet to any exterior property line or to any building on the same premises.

C. Parking, Driveways, and Pedestrian Paths.

1. Number of Resident Spaces. In an R-M zone, each dwelling unit shall be provided with two off-street (20-foot by 20-foot minimum interior dimension) parking spaces. Parking spaces shall be covered and located within a carport or garage.
2. Number of Off-Street Guest Parking Spaces Required. Guest parking for multiple residential uses shall be provided at the rate of one-half space per unit, to be located off-street and clearly labeled as such.
3. Size, Location, and Design of Parking Spaces and Areas. The design of parking spaces and areas shall comply with Section 17.44.480 (Size, location, and design of parking spaces and areas). Parking facilities shall be located on the same lot or building site as the residences. Vehicles shall enter into or exit from all parking areas onto any public street or alley in a forward direction.
4. Driveways. Driveway widths in the R-M zone shall conform to the following:

4 units or fewer	10-foot minimum
5 or units or more	One way ingress/egress: 12-foot minimum
5 or units or more	Two-way ingress/egress: 16-foot minimum

5. Location. No motor vehicle, recreational vehicle, boat, or trailer of any kind shall be parked or stored in any required yard or open space other than on a paved driveway on one side of the lot. Any recreational vehicle, boat, or trailer of any kind shall only be parked behind the required front setback line.
6. Required Improvement and Maintenance of Parking Areas. Off-street parking areas shall be surfaced and maintained pursuant to the requirements of Section 17.44.490 (Required improvement and maintenance of parking areas, etc., sales areas).
7. Screening. For any surface parking area visible from an adjacent public street, screening materials of 42 inches tall shall be provided using one or a combination of the following approaches:

- a. Landscaped berms.



- b. Solid wall.



- c. Solid fencing.



- d. Shrub material.

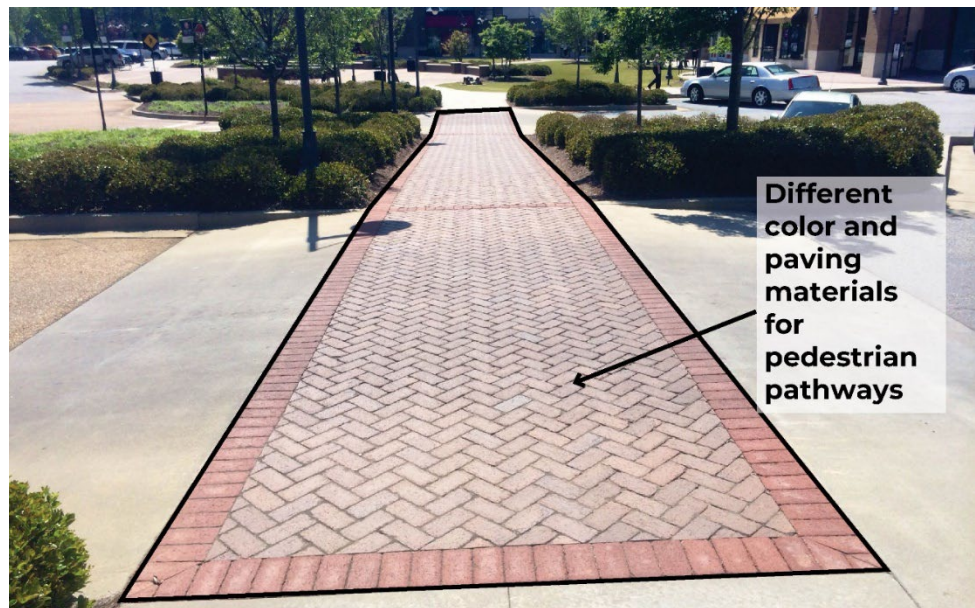


- e. Trellis with landscape material.



8. Pedestrian Paths.

- a. In all parking lots, the color and texture of paving materials for pedestrian pathways shall be different from the color and texture of paved vehicular areas, as set out in (b) below.



- b. All pedestrian paths on private property shall be clearly delineated using at least one of the following:
 - i. Colored and/or textured concrete.
 - ii. Paving blocks or stones.

- iii. Tile.
- iv. Brick.
- v. Masonry.

D. Walls and Fences.

1. Any decorative wall, fence, or hedge located or maintained in any required front yard shall not exceed 42 inches in height.
2. A decorative wall not exceeding six feet in height shall be located around the perimeter of the project, except in the front setback. All perimeter walls shall have decorative treatment on all sides of the wall consisting of either rough-textured stone or concrete surfaces (precision block is not a rough-texture stone or concrete surface), landscaping, or other materials designed to prevent graffiti.
3. The following materials are prohibited as part of a fence, wall, or hedge along any property line or within any required side, rear, or front yards:
 - a. Barbed wire.
 - b. Concertina wire.
 - c. Razor wire.
 - d. Cut glass.
4. Retaining Walls.
 - a. Where a retaining wall protecting a cut below the natural grade is located on the line separating lots or parcels, such retaining wall may be topped by a wall, fence or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed, as measured from the ground on the high side of the property line.
 - b. Where a retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a fence, solid wall, or hedge, provided that in any event a protective fence or wall not more than 42 inches in height may be erected at the top of the retaining wall, and any portion of such fence above the

six-foot maximum height shall be an open work fence. An "open work fence" means a fence in which the component solid portions are evenly distributed and constitute not more than 50 percent of the total surface area of the face of the fence.

SECTION 18. Section 17.16.130 (Architecture) is hereby added to the Paramount Municipal Code to read as follows:

Section 17.16.130 Architecture.

A. Architecture/Massing.

1. The maximum length of any single building shall not exceed 200 feet.
2. Any façade which faces a street, internal open space, or public open space shall not run in a continuous plane of more than 20 feet without two or more of the following treatments present on each floor:
 - a. Balcony (at least four feet wide).
 - b. Ground-floor porch or stoop.
 - c. Entry door.
 - d. Windows.
 - e. Vertical or horizontal setback of a portion of the building façade of at least two feet.
 - f. Exterior trim across the entire façade of at least two inches in depth.



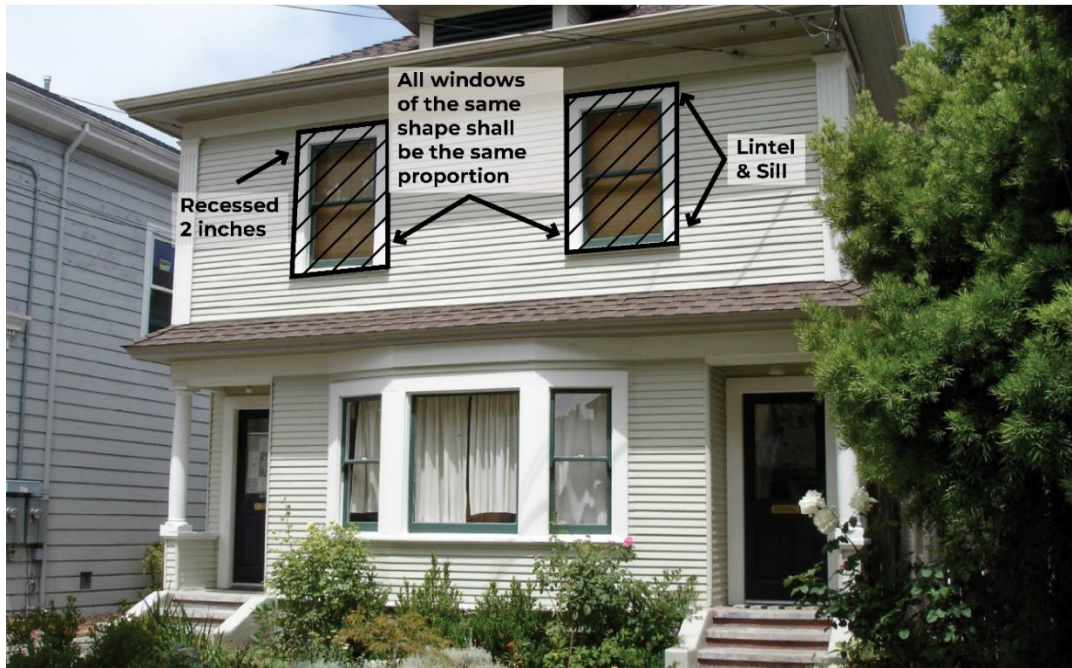
B. Entries.

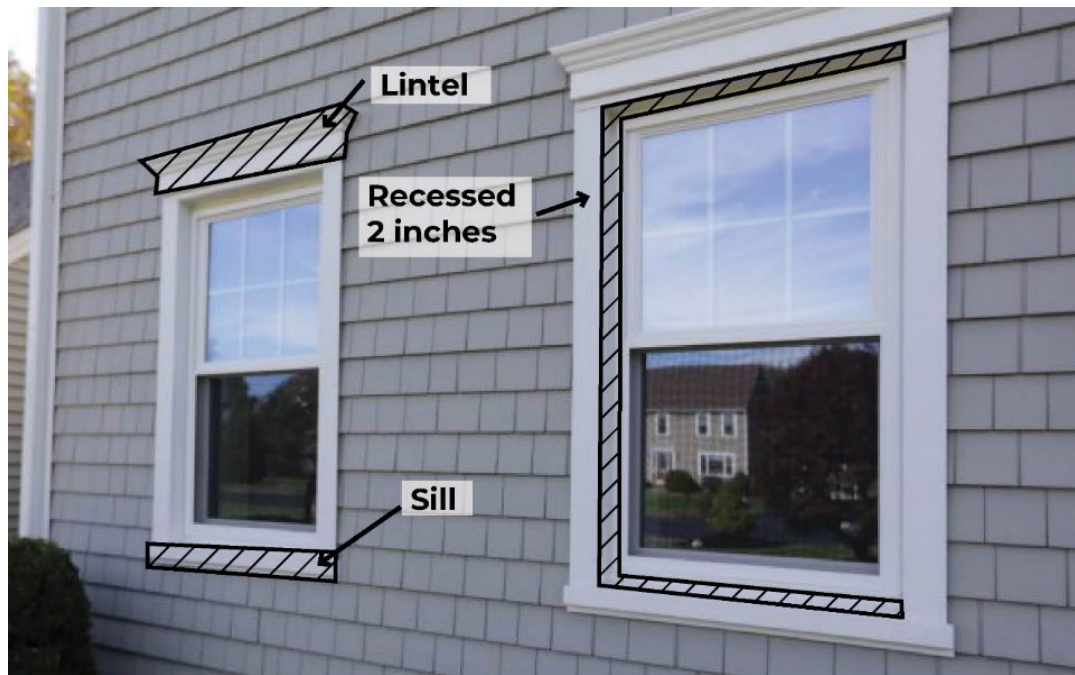
1. Each unit shall have at least two points of egress to the outside, a common corridor, or via a balcony.
2. Doors shall be recessed at least two inches.
3. Front doors shall be solid and shall include metal door jambs. The front doors shall include peepholes or vision glass for a clear view of the exterior entry area.



C. Windows.

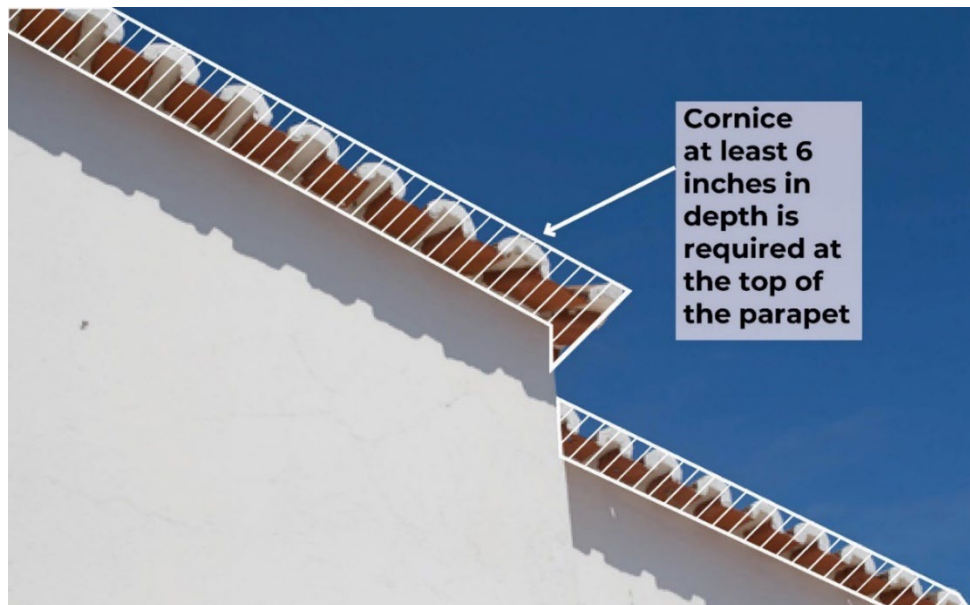
1. All windows of the same shape shall be of the same proportion (ratio of height to width) and shall use non-reflective glazing.
2. All windows shall provide a lintel and sill and shall be recessed at least two inches.
3. Permanent or retractable security gates, grills, or bars on the exterior of windows are prohibited.





D. Roofs.

1. For flat roofs, a cornice at least six inches in depth is required at the top of the parapet.



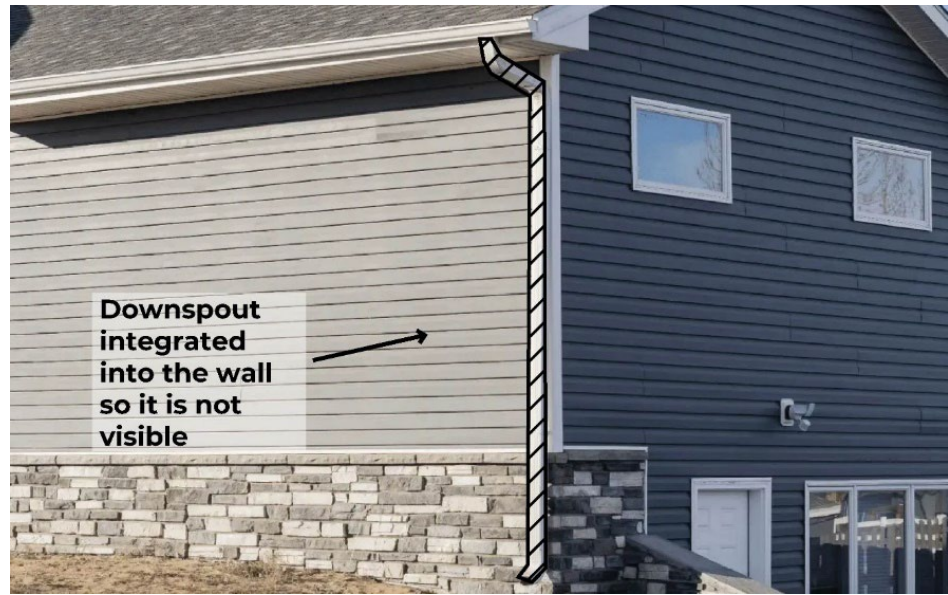
2. For sloped roofs, rakes and eaves with a minimum depth of 12 inches are required.



3. The only acceptable roofing material for new construction is clay tile, concrete tile, synthetic shake or synthetic tile, cement composition tile, or asphalt composition shingle when the manufacturer warranty is a lifetime duration. A 30-year dimensional thick butt asphalt composition shingle with built-up ridgeline is the minimum for reroofing.
4. Only one roof pitch shall be used.



5. Gutters, downspouts, and other features used to collect precipitation runoff from the roof, such as rain barrels, cisterns, or pipes, shall be integrated into the wall so that they are not visible.



E. Materials and Colors.

1. The following exterior building, siding/cladding, and accent materials are prohibited:
 - a. Plywood, vinyl, or aluminum as siding materials.
 - b. Glass, except for windows.
2. A combination of at least two and no more than four colors and materials shall be used for a building exterior, including trim materials such as window surrounds or shutters and eaves.



SECTION 19. Section 17.16.140 (Street and neighborhood interface) is hereby added to the Paramount Municipal Code to read as follows:

Section 17.16.140 Street and neighborhood interface.

A. Relationship to Public Areas.

1. Pedestrian pathways shall be provided between the public sidewalk and primary building entries.
2. Within a development, sidewalks and pedestrian pathways shall be provided to connect parking areas to buildings within the development, and to connect individual buildings within a development to each other. Sidewalks and pedestrian pathways shall also be provided to connect the site to any public trails adjacent to the site.

B. Relationship to Adjacent Properties.

1. For property lines adjacent to any property with a lower-density zoning designation, any portion of a building over 30 feet in height

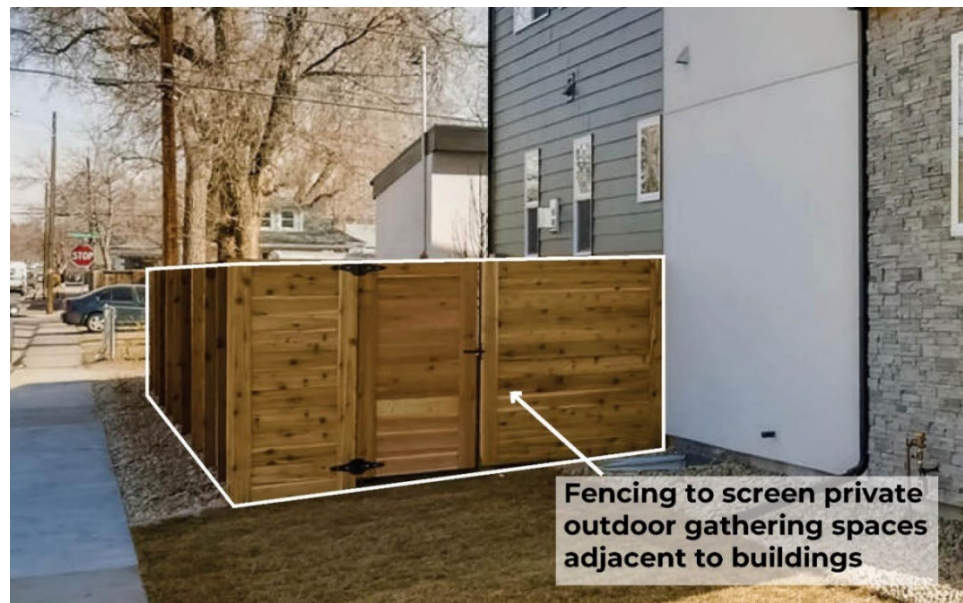
shall be set back at least 10 additional feet from the required minimum setback line.



2. Where buildings over 30 feet in height require an additional 10 foot setback, tree planting shall be at a minimum density of one tree at least every 30 feet to provide a second layer of screening and shrub planting.



3. Fencing shall be used to enclose and/or screen private outdoor gathering spaces and utility and service use areas adjacent to buildings.



SECTION 20. Section 17.16.140 (Landscape) is hereby added to the Paramount Municipal Code to read as follows:

Section 17.16.140 Landscape.

A. Landscape.

1. Planting Areas.

- a. A minimum of 20 percent of the development site shall be landscaped and improved in accordance with these provisions in addition to the required front setback. Landscaping plans specifying the size, type, quantity and location of all plant materials shall be submitted to the Planning Director for approval along with Development Review Board conceptual development plans. All required landscaping areas shall be subject to, but not limited to, the following minimum standards:

- i. Planters. All landscaping, except lawn, shall be planted in permanent planters surrounded by six-inch-by-six-inch concrete curbing except where a planter abuts a building or masonry block wall. Minimum planter width shall be three feet; minimum planter area shall be 50 square feet except at unit entries.

- ii. Trees. At least one minimum-sized 24-inch box shade/canopy tree that reaches at least 20 feet diameter at maturity shall be planted for every 1,250 square feet lot area. Palm trees do not satisfy this requirement.
 - iii. Landscape Groundcover. All setback areas shall be fully landscaped utilizing water-efficient materials with drought resistant plants. Additional plant material, such as shrubs and groundcover may be used to supplement landscaped areas. All setback areas fronting a street must be planted with drought resistant landscaping. Per California Government Code Section 53087.7, drought-resistant landscaping shall not include synthetic grass or artificial turf.
- B. Landscape Materials. All required landscaping shall be covered with materials such as drought tolerant plants, compost, mulch, artificial turf, and permeable hardscape.
- C. Plant Density. Plant density shall cover at least 65 percent of the front yard area. Acceptable materials are drought-tolerant plants, artificial turf, and permeable materials or a combination thereof.
- D. Non-Plant Density. A maximum of 35 percent of the required front yard area shall include accent plant alternatives, including pavers and brick set on a bed of sand where no mortar or grout has been used, a three-inch layer of mulch, decomposed granite, or artificial turf.
- E. Turf Replacement. Turf is not a required landscape material. Drought tolerant landscape materials that retain water onsite are preferred when replacing existing turf.
- F. Artificial Turf. Artificial turf as a possible landscape alternative is allowable and is subject to the following conditions:
 - 1. Site Preparation. Artificial turf must be properly installed by a licensed contractor, including site preparation and installation of base materials. Site preparation must consist of:
 - a. Removal of all existing plant material and top three inches of soil in the installation area.
 - b. Recommended use of weed spray to assist in site preparation.

- c. Placement of a weed barrier over the compacted and porous crushed rock or other comparable material below the artificial turf surface to provide adequate drainage.
- d. The site shall be sloped and graded to prevent excessive pooling, runoff, or flooding onto adjacent property.

2. Installation.

- a. Artificial turf must be permanently anchored with nails and glue, and all seams must be nailed, or sewn, and glued, with the grain pointing in a single direction.
- b. Artificial turf cannot encroach upon living plants/trees and must end at least three inches from the base of any newly planted plant/tree.
- c. Artificial turf must be separated from live planting areas by a barrier such as a mow strip or bender board to prevent mixing of natural plant materials and artificial turf.

3. Materials. Infill materials can consist of ground rubber or silicon sand. Nylon-based or plastic grass blades (i.e., patio carpet or astro-turf) are not permitted. Artificial turf product must:

- a. Have an eight-year, "no-fade" manufacturer's warranty.
- b. Be permeable to water and air and non-flammable.
- c. Be cut-pile infill and made from polyethylene or a blend of polyethylene and polypropylene.
- d. Have a hole punched permeable backing with spacing not to exceed four inches by six inches on center.
- e. Have a minimum blade length (pile height) of one and one-quarter inches.
- f. Have a minimum face weight of 65 ounces.

4. Maintenance.

- a. Artificial turf must be maintained in a green, fadeless condition free of weeds, stains, tears, or looseness at edges and seams.

- b. Proper weed control must be maintained at all times.
 - c. Damaged areas must be repaired or replaced.
- G. Hardscape. Hardscape (non-permeable) is limited to existing driveways, walkways, patios and courtyards.
- H. Applicability. These provisions shall be applicable for all new development and for existing development where turf is to be replaced within the existing landscape.
- I. Water-Efficient Landscape Provisions. Landscaping shall comply with the Model Water Efficient Landscape Ordinance (MWELO) of the State of California and Chapter 17.92 of this title.
 - 1. Approval Criteria. Landscaping plans shall include, but not be limited to, the following items:
 - a. The adequacy of plant material in achieving a buffer along public streets.
 - b. The use of landscaping to enhance the aesthetic quality of property and buildings.
 - c. The general suitability relative to the placement and type of plant material selected for screening purposes.
 - 2. Landscaped Areas. Landscaped areas may incorporate private outdoor living space, and should incorporate additional elements such as trellises, outdoor furniture, water elements (fountains, ponds, streams) meandering walkways, and other creative uses of landscape.
 - 3. All proposed landscape revisions within the City parkway shall be subject to provisions as specified in Section 12.32.050 of this Code.
 - 4. Irrigation and Water Conservation. All landscaped areas shall be provided with a water-efficient irrigation system consisting of:
 - a. Drip irrigation.
 - b. Bubblers for shrubs and trees.
 - c. Rotating sprinklers rated at emitting less than one gallon of water per minute.

- d. Pressure regulators, allowing no more pressure than recommended by the manufacturer of the drip system (usually about 10 to 15 psi) or the rotating sprinklers (usually about 35 psi).
- e. Separate valves for each portion of the landscape (known as “hydrozones”) that requires a unique watering schedule.

SECTION 21. Section 17.16.145 (Amenities, service, and back of house) of the Paramount Municipal Code is hereby added to the Paramount Municipal Code to read as follows:

Section 17.16.145 Amenities, service, and back of house.

- A. Amenities. Developments shall incorporate the following amenities to be made available to all residents of the development. Amenities shall be maintained in good working order for the life of the development.

Lot Size	Minimum Number of Amenities Required
Over 36,000 square feet	5
18,000 - 36,000 square feet	4
Less than 18,000 square feet	3

- 1. Children’s lawn play area, including play equipment.
- 2. Barbecue.
- 3. Spa or jacuzzi.
- 4. Swimming pool.
- 5. Covered common patio or patios.
- 6. Community garden with planters raised a minimum of 18 inches and an accessible common water supply.
- 7. Community room.
- 8. Tennis court.
- 9. Weight or exercise room.
- 10. Fireplaces in units, gas powered.

11. Outdoor fountain.

12. Outdoor sculpture.

B. Garages and Enclosures.

1. Garages.

a. Garage doors shall include at least one of the following detail treatments and shall match the architectural style and/or colors of the residence served:

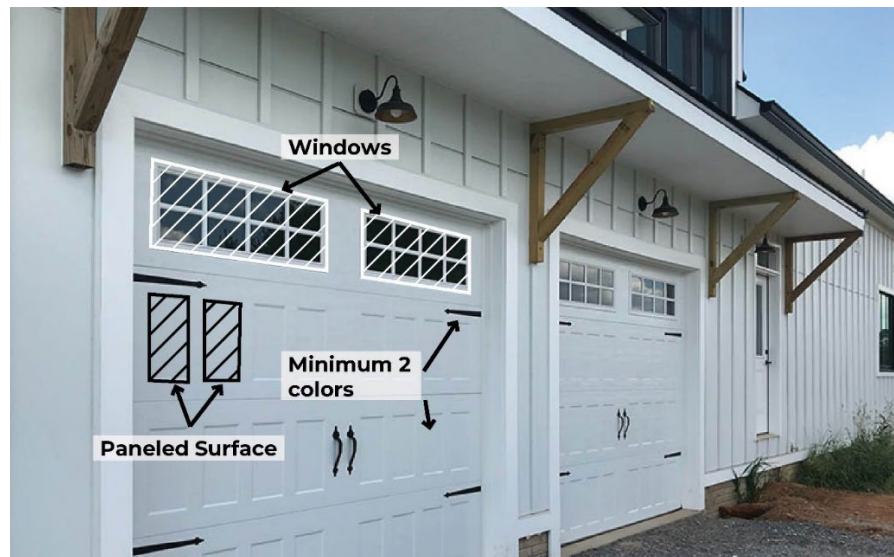
i. Windows

ii. Paneled Surface

iii. Use of a minimum of two colors

b. All garage doors shall be recessed a minimum of six inches from the surrounding building wall.

c. Garage doors shall be automatically controlled.



2. Trash Enclosures

a. Trash enclosures are required for all developments of four units or more.

- b. Trash enclosures are prohibited in any front yard, street side yard, parking space, required landscaped area, or open space areas.
- c. Trash enclosures shall not be visible from public streets or shall be screened.
- d. All garbage shall be placed and maintained in a metal or plastic container which has an overlapping fly-tight lid.
- e. Every trash enclosure shall have a roof cover designed to prevent precipitation from entering trash bins.
- f. Screening materials shall be of the same materials and finishes as the main building. Transparent glass may not be used as a screening material.
- g. No person shall deposit, maintain, accumulate, dispose of, or allow the deposit, accumulation, maintenance or any disposal of any garbage, waste, refuse or trash outside of a building except as authorized in this section.
- h. Containers for recyclable materials shall be provided as required by State law.

C. Rooftop Equipment.

- 1. Roof-mounted mechanical equipment, with the exception of solar panels, shall be screened so it is not visible from the adjacent public right-of-way using either rooftop parapet walls or rooftop enclosures.
- 2. All screening devices shall be as tall as the highest point of the equipment being screened.

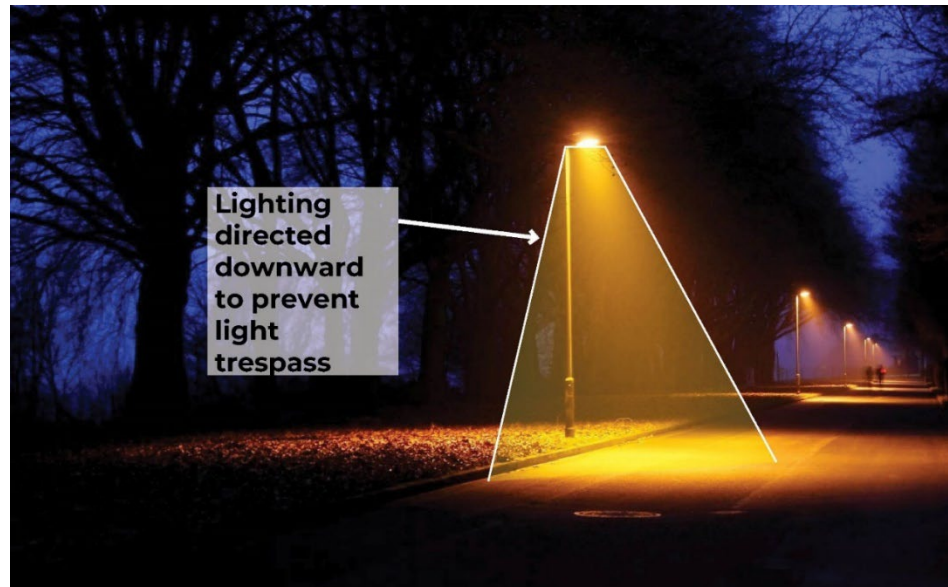
D. Utilities

- 1. Mechanical Equipment. All mechanical equipment be screened from view from any adjacent public right-of-way, including ground-mounted air conditioning units, duct work, utility meters, back-flow preventers, transformers, etc.
- 2. Utility and mechanical equipment shall not be located within any required active open space.

3. Ground-mounted mechanical, electrical, and utility equipment shall be placed a minimum of 10 feet away from any pedestrian path and/or driveway.

E. Lighting

1. Any light fixture located along a pathway shall not obstruct any pedestrian path of travel.
2. The maximum height of pole-mounted fixtures shall not exceed 16 feet.
3. All lighting shall be directed downward or shielded to prevent light trespass onto adjacent properties.



4. All pedestrian pathways shall be lit by lighted bollards or similar low, ground-mounted lighting fixtures at intervals of a maximum of 50 feet.



F. Loading Docks and Service Areas.

1. Loading and service areas shall not be visible from a public right-of-way.
2. Loading docks and service areas shall not be located on any front facade.
3. Any loading dock or service area facing a residential zone shall incorporate a block wall to provide sound attenuation consistent with noise standards in Section 9.12 (Noise) of the Paramount Municipal Code.

G. Tarps.

1. The following materials are prohibited from use as carports, patio covers, and shade covers in required front, rear, and side setback areas, and over driveways:
 - a. Canvas.
 - b. Fabric.
 - c. Plastic.
 - d. Rubber.
 - e. Nylon.

f. Acetate.

2. 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.
3. Tarps 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, shall not exceed the height of the rear or side yard fence, or exceed a height of six feet.
4. 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.
5. The provisions of this section do not apply to freestanding fabric shade structures that are professionally manufactured, mechanically folding, "pop up" style shade structures located on residentially zoned properties. 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.

H. Exterior Winter Holiday Lights.

1. Exterior winter holiday lights shall be permitted for display beginning on Thanksgiving Day until January 15th of the following year. Exterior winter holiday lights shall be removed within 48 hours after January 15th of each year. For purposes of this section, exterior winter holiday lights are defined as string lights, commonly and customarily associated with the holiday season during those times stated herein, that contain multiple or single colored light bulbs or clear light bulbs and that are attached to a building, structure or dwelling permitted under this title.
2. In interpreting and applying the provisions of this section, the Planning Director shall use reasonable judgment to determine if a specific string of lights is considered winter holiday lights.

3. The decision of the Planning Director may be appealed to the Development Review Board within 10 days after the decision of the Planning Director, which said appeal shall be heard at the next regularly scheduled meeting of the Development Review Board. Any decision of the Development Review Board may be appealed to the City Council within 10 days after the decision of the Development Review Board. The decision of the City Council shall be final. (Prior code § 44-36)
- I. Signage. The following signage is permitted in the R-M zone for the purposes indicated.
1. Two unlighted signs not exceeding six square feet in area pertaining only to the sale or lease of only the particular building, property, or premises upon which displayed such signs are displayed.
 2. Name plates not exceeding two square feet in area containing the name of the occupant of the premises.
 3. For multiple-family dwellings, one non-illuminated identification sign not exceeding 20 square feet in area, provided that such signs are placed only on the wall of the building or a garden wall.
 4. For properties with religious assemblies in a commercial building, a freestanding monument sign with manually changeable copy is permitted subject to the following criteria:
 - a. The design, logos, and colors shall be submitted to the Planning Director for written approval prior to fabrication.
 - b. Signs shall be placed in a landscaped planter area which contains not less than 100 square feet. Exact placement of the sign is subject to approval by the Director or designee.
 - c. The total height of the sign shall not exceed six feet and shall include a decorative base.
 - d. The total area of the sign shall not exceed 60 square feet per side. The changeable copy area shall not exceed one-half of the total sign area.
 - e. The sign structure and housing shall be decorative with a textured finish with no exposed metal nuts or bolts.

- f. One manually changeable copy sign is allowed per property. The sign may be two-sided.
- g. Monument signs shall be located at least 10 feet from any vehicle access point.
- h. Monument signs are subject to Building and Safety Division permitting and inspections in accordance with the Building Code and/or Electrical Code.

SECTION 22. Section 17.60.030 (Power and Duties Generally) of Chapter 17.60 (Development Review Board) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

17.60.030 Powers and duties generally.

The Development Review Board shall have the following powers and duties:

- A. Prior to the issuance of a building permit for any building or structure, the site of which is within the R-2 (Medium Density Residential), R-M (Multiple Family Residential), PD-PS (Planned Development with Performance Standards), C-3 (General Commercial), C-M (Commercial-Manufacturing, M-1 (Light Manufacturing), or M-2 (Heavy Manufacturing) zone, within the central business district, or within a specific plan area that specifies Development Review Board review, to determine whether the application thereof meets the conditions for approval as set forth in this chapter, except that building permit issuance may be granted without Development Review Board approval if one or more of the following conditions apply:
 - 1. When the requested building permit is for security purposes or is to correct a safety hazard threatening life or property, including fire damage, and when time is of the essence in making such remedial corrections.
 - 2. Approval of the Development Review Board shall not be required for interior modifications requiring building permits or for residential patio covers.
 - 3. Administrative approval of building additions shall be limited to additions of 15 percent of the existing gross floor area of the building to which the addition is to be added.

4. Approval of the Development Review Board shall not be required for attached additions to single-family dwellings which are situated in the R-2, R-M, or PD-PS zones or North Paramount Gateway Specific Plan area where there is only one single-family dwelling unit on the lot and where the single-family dwelling unit with the proposed addition occupies such a percentage of the lot area that construction of additional units on the lot is not possible.
 5. Approval by the Development Review Board shall not be required for residential or mixed-use projects that qualify under State or City regulations regarding Objective Design Standards. At the discretion of the Planning Director, qualifying residential or mixed-use projects in the R-2, R-M, PD-PS zones and specific plan areas may be reviewed by the Development Review Board on an advisory basis.
- B. The right to waive such Development Review Board approvals shall be the responsibility of the Planning Director. The spirit and intent of Section **17.60.040** pertaining to conditions of permit approval shall be observed when building permits are so issued administratively. A report on approved administrative action cases shall be made available to the Development Review Board at the request of the Development Review Board.
- C. To make a report and recommendation on all matters requested by the Council.
- D. To advise the Council on all architectural matters relating to the development of City-owned or controlled property.
- E. To advise the Council on all site planning matters pertaining to commercial or other large-scale developments.

SECTION 23. Chapter 17.104 (Accessory Dwelling Units) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

Chapter 17.104 Accessory Dwelling Units

17.104.010 Purpose.

The accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU) regulations set forth are established to comply with the state standards and requirements set forth in Section 65852.2 and 65852.22 of the California Government Code. All provisions set forth in these Sections 65852.2 and 65852.22 shall be subject to the applicable preemptive limitations set forth in such California

Government Code Sections 65852.2 and 65852.22, as those may be amended from time to time. It is the intent of the City that regulations set forth in this chapter shall have the effect of providing for the creation of compliant ADUs, and that provisions do not unreasonably restrict the ability of homeowners to create ADUs in zones in which they are authorized by local ordinance.

17.104.020 Effect of compliance. An ADU or JADU that conforms to all standards in this section will be:

- A. Deemed consistent with the Paramount General Plan and zoning designation for the lot on which the ADU or JADU is located.
- B. Deemed not to exceed the allowable density for the lot on which the ADU or JADU is located.
- C. Not required to correct a nonconforming zoning condition as defined in Section 17.104.030.
- D. Not denied a permit based on the presence of building code violations or unpermitted structures, as long as they do not present a threat to public health or safety, and are not affected by the construction of the ADU.

The effect of compliance does not prevent the City from enforcing compliance with applicable building standards in accordance with California Health and Safety Code Section 17980.12.

17.104.030 Definitions applicable to ADUs.

Accessory dwelling unit (ADU). As set forth in Section 17.04.010, an "accessory dwelling unit," or "ADU" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary dwelling is situated. It shall include a manufactured home, as defined in California Health and Safety Code Section 18007. A trailer, motor vehicle, or other recreational vehicle may not be used as an ADU or maintained as a habitable unit or living area on a residential lot.

Impact fee. A monetary exaction that is charged by the City to a homeowner in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities, public improvements, public services, and community amenities; this does not include fees for processing applications for governmental regulatory actions or approvals or any connection fee or capacity charge charged by a local agency, special district, or water corporation.

Objective standards. Standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal; the City's Objective Design Standards are set out in Chapter 17 of the Paramount Municipal Code.

Nonconforming zoning condition. A physical improvement on a property that does not conform with current City zoning standards.

Passageway. A pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit (ADU).

Permit fees. A monetary exaction charged to a homeowner in connection with an application for a permit for the reimbursement of expenses incurred during the processing and review of the application, but not fees otherwise classified as impact fees.

Permitting agency. Any entity that is involved in the review of a permit for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) and for which there is no substitute, including, but not limited to, applicable planning departments, building departments, fire departments, utilities, and special districts. Notwithstanding, the City does not have authority over those permitting agencies which are not a part of the City.

Roof pitch or roof slope. The angle that a roof surface makes with the horizontal. It is expressed in units of vertical rise to 12 units of horizontal run.

17.104.040 Permitted locations and zones.

ADUs shall be permitted in all residential zones and all mixed-use zones that allow residential uses. JADUs are only permitted on lots with existing or proposed single-family dwellings. New ADUs are not permitted in commercial zones or manufacturing zones.

17.104.050 Applications.

- A. A permit application for an ADU or a JADU shall be considered and approved ministerially without discretionary review or a hearing. The City and any associated permitting agencies including, but not limited to, applicable planning departments, building departments, consultants or contractors working as agents of the City, utilities, and special districts, shall approve and issue a building permit or deny the application to create or serve an ADU or a JADU within 60 calendar days after receiving a completed application if there is an existing primary dwelling on the lot and

if it meets the minimum ADU and JADU standards of Chapter 17.104 of the Paramount Municipal Code. If the City and any associated permitting agency has not approved or denied the completed application within 60 days, the application shall be deemed approved and a building permit issued for its construction.

- B. If the City denies an application for an ADU or JADU pursuant to paragraph A, the City shall, within the 60-day time period set out in (A) above, transmit to the applicant a list of items that are defective or deficient and a description of how the application can be remedied.
- C. If the permit application to create an ADU or a JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the City may delay approving or denying the permit application for the ADU or JADU until the City approves or denies the permit application to create the new dwelling, but the application to create the ADU or JADU shall be considered at the same time without discretionary review or hearing.
- D. If the applicant requests a delay, the 60-day time period shall be paused for the period of the delay. If the permit application is returned to the applicant with a list of corrections requested to comply with applicable codes and regulations, the 60-day time period shall be paused for the period of time until the applicant resubmits a corrected application. If the applicant does not submit a corrected application within one year, the file shall be closed.
- E. A demolition permit for a detached garage that is to be replaced with an ADU shall be reviewed with the application for the ADU, and a building permit for the ADU shall be issued at the same time as the demolition permit. The applicant shall not be required to provide written notice or post a placard for the demolition of a detached garage that is to be replaced with an ADU.

17.104.060 Impact and permit fees.

- A. Impact fees, as defined in Section 17.04.010 and in accordance with California Government Code Section 66000, shall not be imposed during the development of an ADU that has a living area of less than 750 square feet, except for a developer impact fee levied by the Paramount Unified School District which is required for an ADU larger than 500 square feet in size. Any impact fee that is required for an ADU that is 750 square feet (500 square feet for the school district development impact fee) or larger in size shall be calculated proportionally in relation to the square footage of the primary unit.

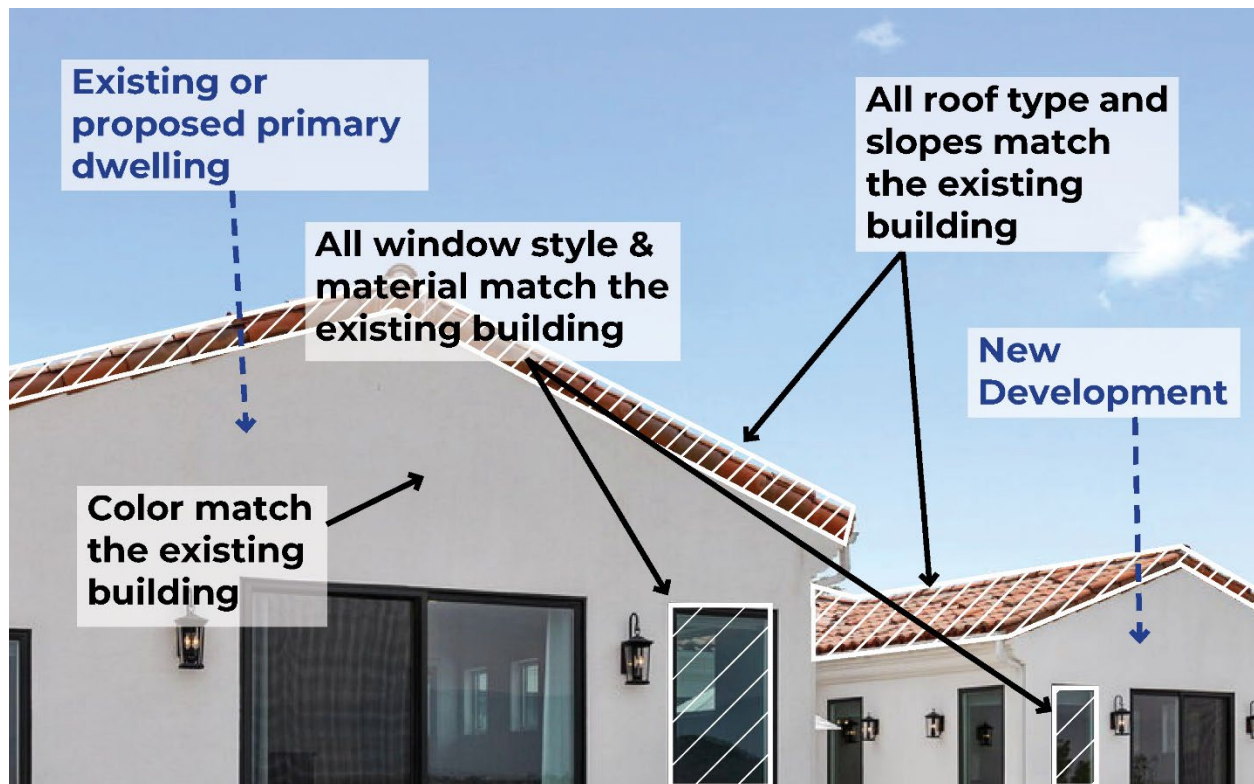
(e.g., the living area of the ADU is divided by the living area of the primary dwelling to produce a ratio that is multiplied by the typical fee amount charged for a new dwelling unit):

Impact fee for ADU = (ADU square footage/ primary dwelling square footage) x fee rate

- B. Permit fees, as defined in Section 17.04.010, shall be applied to any ADU application and any JADU application, regardless of living area, to reimburse the City for costs incurred during the review and approval process of the application.
- C. The property owner shall pay all applicable impact and permit fees that meet the conditions set forth in paragraphs A and B. All such applicable fees shall be paid before a building permit is issued.

17.104.070 Design.

The architectural design, exterior materials, and color of an ADU shall match the architectural design; exterior materials, including window style and materials; roof slopes; and color of the existing or proposed dwelling on the same lot in accordance with adopted residential Objective Design Standards.



17.104.080 Building codes.

City building code requirements set forth in Title 15 of the Paramount Municipal Code shall apply to ADUs and JADUs, except that the construction of an ADU shall not constitute a Group R occupancy change, unless the building official or enforcement agency makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this section shall be interpreted to prevent the City from changing the occupancy code of a space that was unhabitable space or that was only permitted for nonresidential use and was subsequently converted for residential use pursuant to this section.

17.104.090 Configuration.

- A. An ADU may be attached to the existing dwelling, located within the living area of the existing dwelling, or detached from the existing dwelling unit so long that it is located on the same lot as the existing dwelling. Notwithstanding, only one JADU is allowed on the same lot as an ADU.
- B. An attached ADU may have a separate entrance which may be facing the front, side, or rear yards.
- C. If a JADU is permitted without its own bathroom, it must have its own exterior entrance, and it must also include an interior entry to the primary dwelling where a bathroom is located.

17.104.100 Living area and unit size requirements for ADUs.

The living area of an ADU includes only the interior habitable space of the ADU (hereafter "living area" or "living space"). Garages, outdoor areas, and accessory structures are not considered living area and are not included within the living area subject to maximum ADU size limitations.

- A. If the living area of the existing or proposed dwelling is 1,600 square feet or less, the living area of a new construction attached or detached ADU may be up to 800 square feet. If the living area of the existing or proposed dwelling is 1,600 square feet or more, the living area of a new attached ADU may be 50% of the size of the existing dwelling, up to a maximum of 1,000 square feet.
- B. The maximum living area for a new construction studio or one-bedroom ADU is 850 square feet. The maximum living area for ADUs with two or more bedrooms is 1,000 square feet.

- C. ADUs created through the conversion of existing space in primary or accessory structures are exempt from size limitations.
- D. The minimum size for an ADU shall be of sufficient living area for an efficiency unit with efficiency kitchen. ADUs that meet the requirements of Section 17.104.090 shall be approved ministerially as set out in this Chapter.

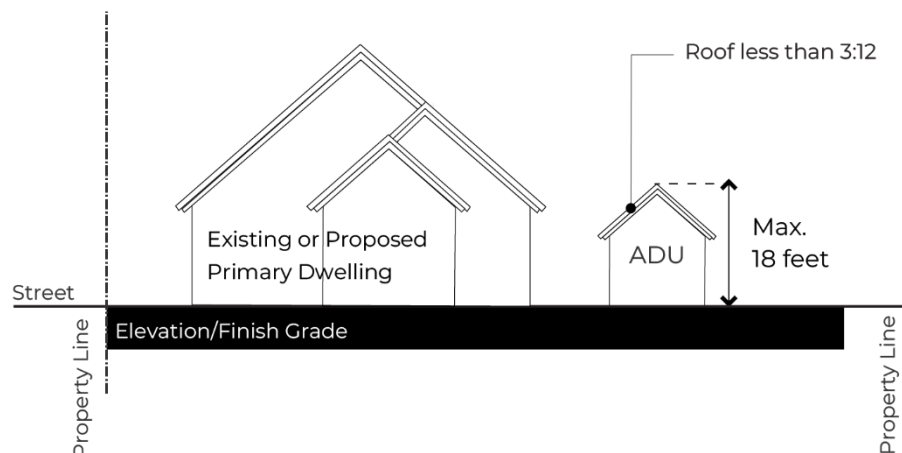
17.104.110 Lot size.

ADUS shall be permitted on any residential or any mixed-use zone that includes a residential component, without regard to lot size.

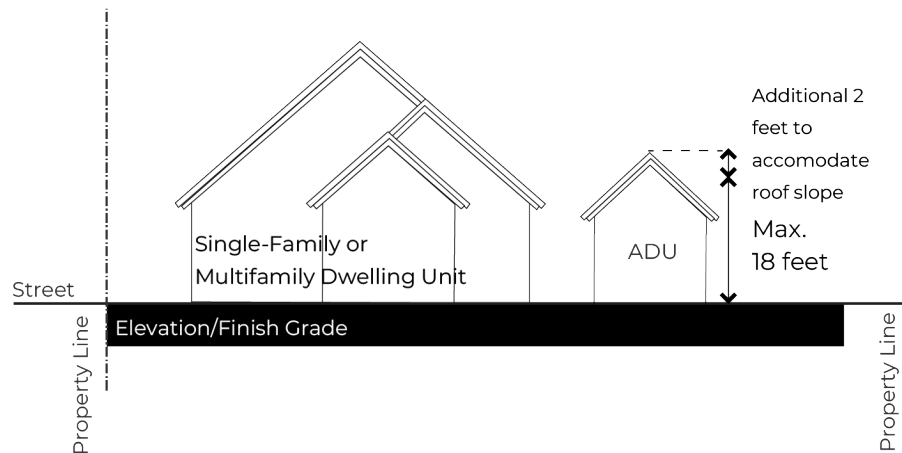
17.104.120 Building height.

An attached or detached ADU shall not exceed two stories of livable space, subject to specific building height limitations, measured to the highest point of the structure.

- A. An ADU shall not exceed a building height limit of 18 feet for:
 - 1. Detached ADUs on a lot with an existing or proposed multifamily, multistory dwelling with a roof slope less than 3 units of vertical rise to 12 units of horizontal run (also expressed as slope less than 3:12).

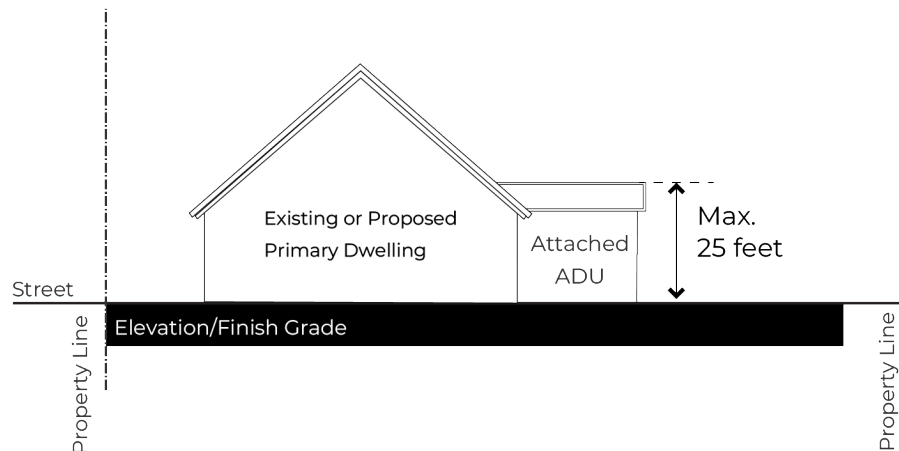


2. Detached ADUs on a lot with an existing or proposed single-family or multifamily dwelling unit that is within one-half of one mile walking distance of a major transit stop or high-quality transit corridor, as those terms are defined in Section 21155 of the California Public Resources Code. An additional two feet in building height to accommodate a roof slope on the ADU that is aligned with the roof slope of the primary dwelling unit is allowed.

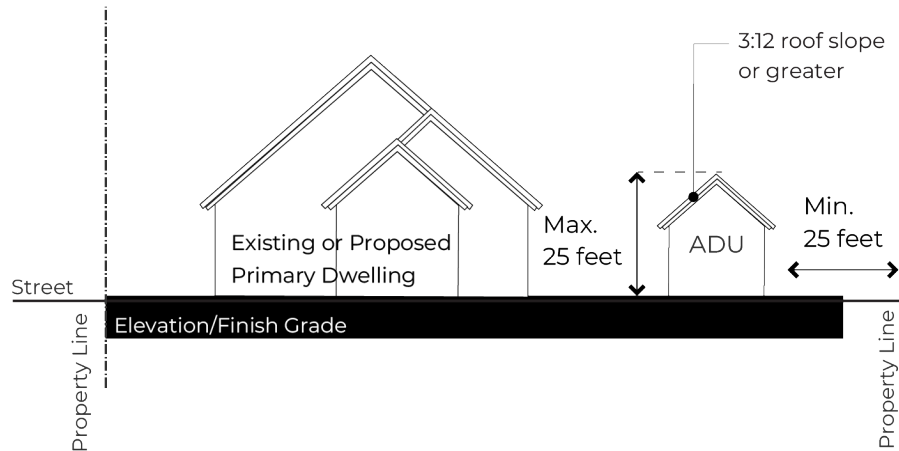


- B. An ADU shall not exceed a building height limit of 25 feet for:

1. ADUs that are attached to a primary dwelling.



2. Detached ADUs located at least 25 feet to the rear of the front property line and on a lot with an existing or proposed multifamily, multistory dwelling with a roof slope of 3 units of vertical rise to 12 units of horizontal run or greater (also expressed as 3:12 slope or greater).



Refer to Diagram A for examples of roof slopes that would qualify such a detached ADU for the 25-foot height.

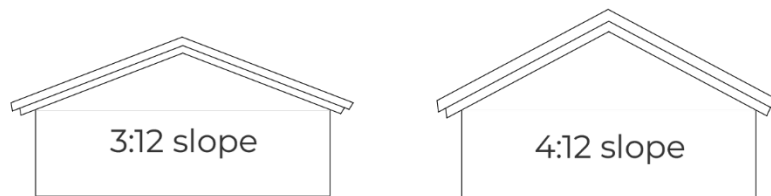
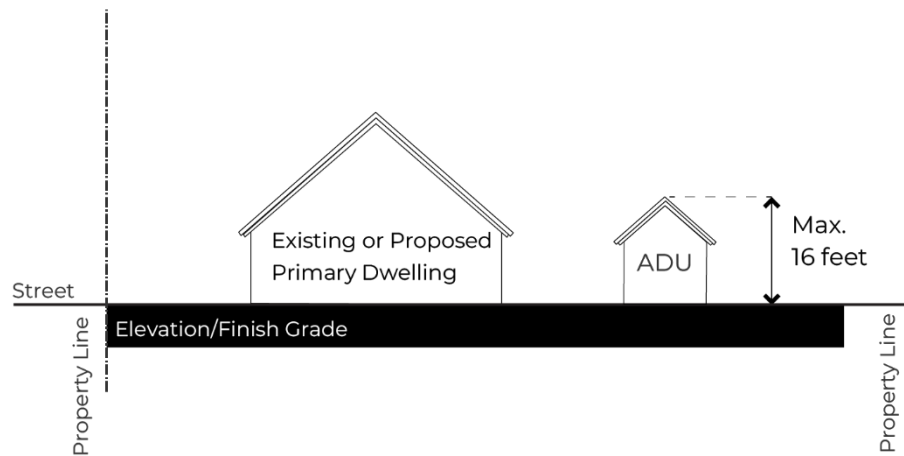
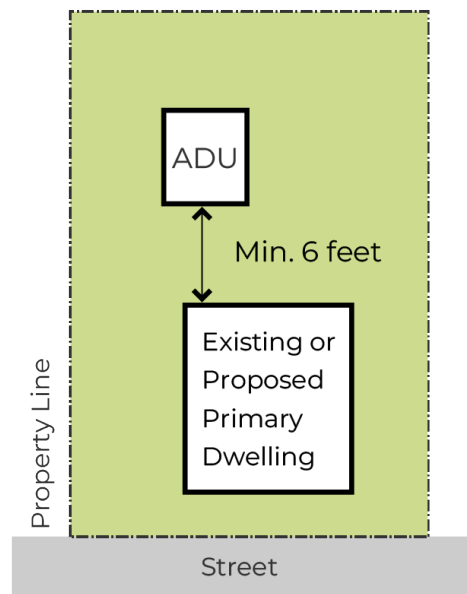


Diagram A

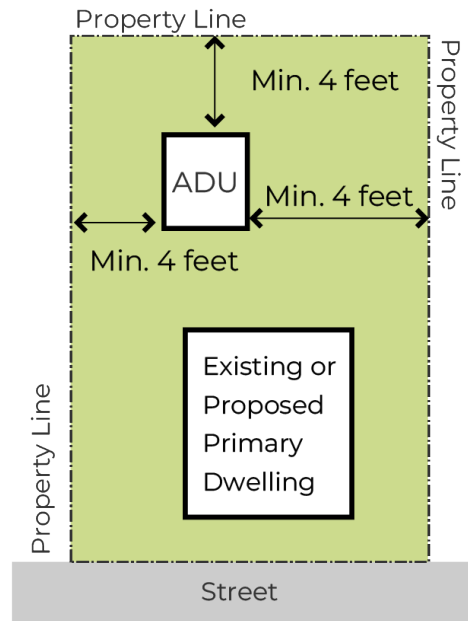
- C. All other detached ADUs on a lot with an existing or proposed single-family or multifamily dwelling unit shall not exceed a building height limit of 16 feet.

**17.104.130 Minimum structure separation for a detached ADU.**

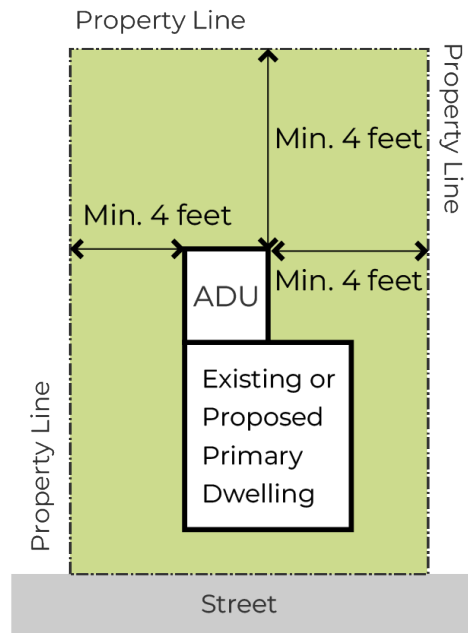
A minimum six-foot separation must be maintained between any detached ADU and the existing single-family dwelling or any accessory structure on the same lot.

**17.104.140 Setbacks.**

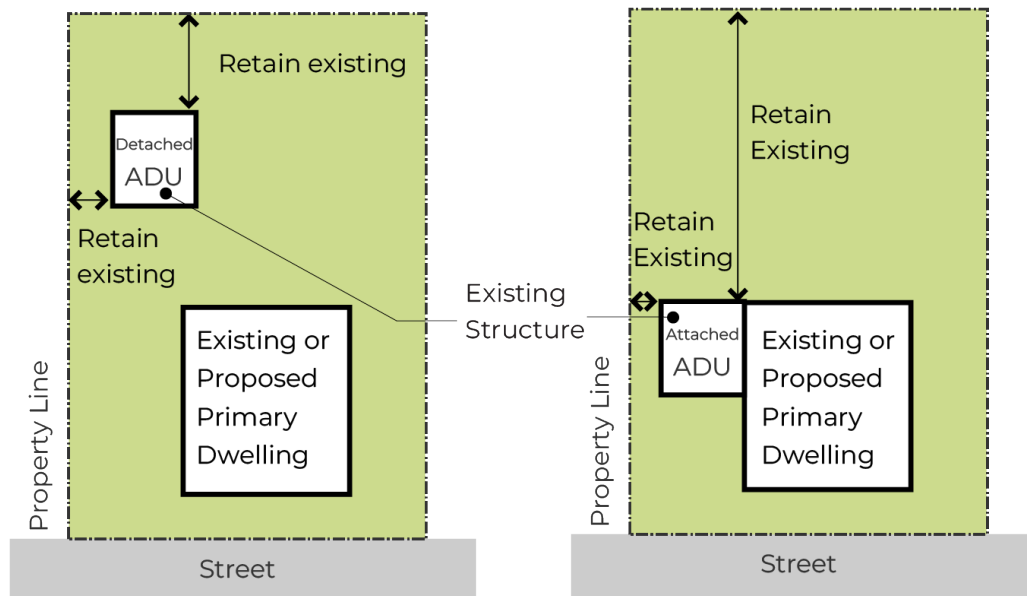
- A. Detached ADUs must have rear and side setbacks of at least four feet.



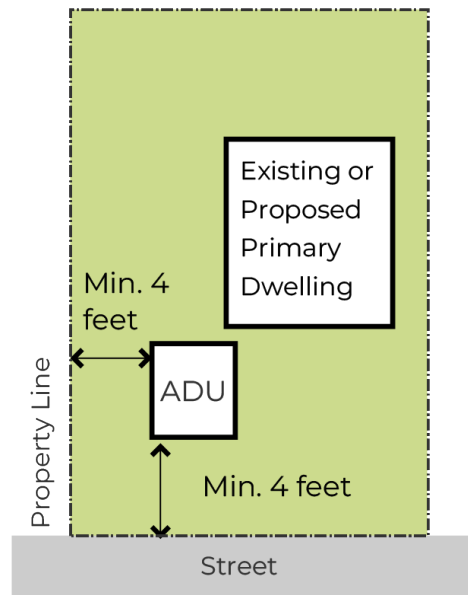
- B. Attached ADUs must have rear and side setbacks of at least four feet, unless they are converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure that has a side or rear setback of less than four feet.



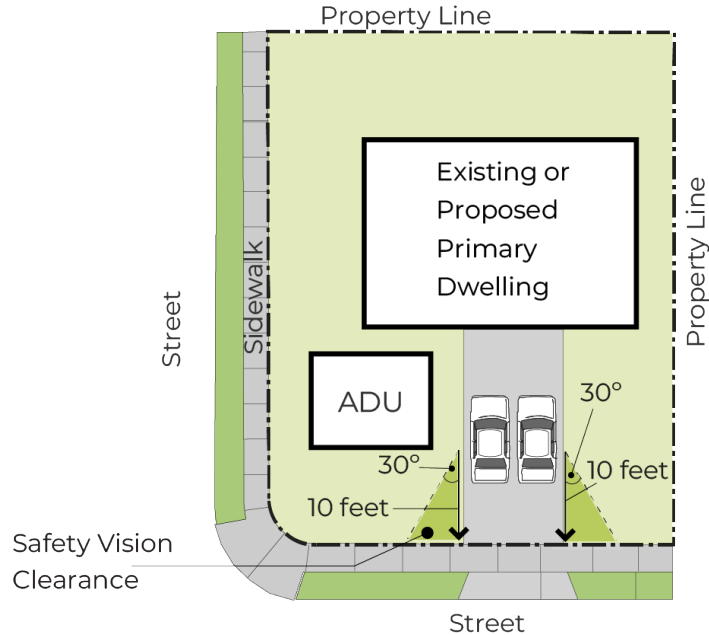
- C. When an existing detached or attached garage or other detached accessory structure is proposed to be converted to an ADU, no additional setbacks shall be required subject to meeting the zoning requirements of the Paramount Municipal Code, including, but not limited to, life safety, emergency egress, and fire code requirements set forth therein. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces shall not be required to be replaced.



- D. An ADU may be constructed within the front setback, provided it complies with a certain set of standards:
1. ADUs in the front setback must be set back at least four feet from the front and side property lines, unless there is no alternative to placing an ADU within this area in order to allow an ADU of 800 square feet on a particular parcel.



2. The development of ADUs in the front setback must provide for the maintenance of a safety vision clearance on each side of a driveway. This vision clearance requirement is for an area that shall be defined by a diagonal line beginning 10 feet back from the front property line, at the intersection with the edges of the driveway, and extending away from the driveway at an angle of 30 degrees to the edge of the driveway toward the street property line of the lot. Within this area, no tree shall be allowed, nor any fence, shrub, or other physical obstruction higher than 42 inches above the established grade shall be permitted.



3. Windows on ADUs within 10 feet of the front property line must be tempered triple-pane glass windows with a Sound Transmission Class rating of 29 or more to reduce the penetration of street noise into the interior of the ADU.

17.104.150 Separate sale of ADUs.

- A. An ADU may be sold or conveyed separately from the primary residence to a qualified buyer, including persons and families of low or moderate income, as that term is defined in Section 50093 of the California Health and Safety Code, if all of the following apply:
1. The ADU or the primary dwelling was built or developed by a qualified nonprofit corporation, one that is organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under Section 214.15 of the Revenue and Taxation Code for properties intended to be sold to low-income families who participate in a special no-interest loan program.
 2. There is an enforceable restriction on the use of the land pursuant to a recorded contract between the qualified buyer and the qualified nonprofit corporation that satisfies all of the requirements specified in paragraph (10) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code.

3. The property is held pursuant to a recorded tenancy in common agreement that includes all of the following:
 - a. The agreement allocates to each qualified buyer an undivided, unequal interest in the property based on the size of the dwelling that each qualified buyer occupies.
 - b. A repurchase option that requires the qualified buyer to first offer the qualified nonprofit corporation to buy the ADU or primary dwelling if the buyer desires to sell or convey the property.
 - c. A requirement that the qualified buyer occupy the ADU or primary dwelling as the buyer's principal residence.
 - d. Affordability restrictions on the sale and conveyance of the ADU or primary dwelling that ensure the ADU and primary dwelling will be preserved for low-income housing for 45 years for owner-occupied housing units and will be sold or resold to a qualified buyer.
 - e. The tenancy in common agreement shall include all of the following:
 - i. Delineation of all areas of the property that are for the exclusive use of a co-tenant. Each co-tenant shall agree not to claim a right of occupancy to an area delineated for the exclusive use of another co-tenant, provided that the latter co-tenant's obligations to each of the other co-tenants have been satisfied.
 - ii. Delineation of each co-tenant's responsibility for the costs of taxes, insurance, utilities, general maintenance and repair, improvements, and any other costs, obligations, or liabilities associated with the property. This delineation shall only be binding on the parties to the agreement, and shall not supersede or obviate the liability, whether joint and several or otherwise, of the parties for any cost, obligation, or liability associated with the property where such liability is otherwise established by law or by agreement with a third party.
 - iii. Procedures for dispute resolution among the parties before resorting to legal action.

4. A grant deed naming the grantor, grantee, and describing the property interests being transferred shall be recorded in the county in which the property is located. A Preliminary Change of Ownership Report shall be filed concurrently with this grant deed pursuant to Section 480.3 of the Revenue and Taxation Code.
 5. Notwithstanding subparagraph (A) of paragraph (2) of subdivision (f) of Section 65852.2, if requested by a utility providing service to the primary residence, the ADU has a separate water, sewer, or electrical connection to that utility.
- B. An ADU on a property in the R-1 zone may be conveyed separately from the primary unit using an urban lot split, subject to the provisions of Senate Bill 9 and Section 17.08.140 of the Paramount Municipal Code.
- C. Otherwise, nothing contained herein shall be construed to permit subdivisions of real property otherwise prohibited by the Paramount Municipal Code or State law.

17.104.160 Parking.

- A. The City will not require parking for an ADU in any of the following instances:
1. Where the ADU is located within one-half mile walking distance of public transit.
 2. Where the ADU is located within an architecturally and historically significant historic district.
 3. Where the ADU is part of the proposed or existing primary residence or an accessory structure.
 4. When on street parking permits are required but not offered to the occupant of the ADU.
 5. When there is a car share vehicle located within one block of the ADU.
 6. When a permit application for an ADU is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the ADU or the parcel satisfies the criteria set out in this Chapter.

- B. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, the City shall not require that those off-street parking spaces be replaced.

17.104.170 Driveways.

Properties with ADUs must have only one driveway approach and driveway, unless the driveway is connected to an alley. After review and approval by the Public Works Department, which approval shall not be delayed or unreasonably withheld, driveway approaches facing a public street shall be closed if no longer needed.

17.104.180 Passageways.

A separate passageway shall not be required in conjunction with the construction of an ADU.

17.104.190 Fire sprinklers.

Fire sprinklers are required in an ADU only if sprinklers are required in the primary residence. The construction of an ADU shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

17.104.200 Utility connections.

Converted attached ADUs and JADUs created under Section 17.104.210 or Section 17.104.240, are not required to have a new or separate utility connection directly between the ADU or JADU and the utility. A connection fee or capacity charge is not required, unless the ADU or JADU is constructed with a new single-family home.

17.104.210 Tenancy and restrictive covenant.

- A. An ADU or JADU may be rented separately from the primary residence, and may not be sold or otherwise conveyed separately from the primary residence, except as allowed for by Section 17.104.140.
- B. No ADU or JADU may be rented for a term that is less than 30 consecutive calendar days.
- C. Owner-occupancy is not required of the primary residence, or for any attached or detached ADU.

- D. Owner-occupancy in either the JADU or the single-family residence in which a JADU is permitted is required. Owner-occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization. A deed restriction shall be recorded against the property and shall bind all future owners.
- E. Any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in a planned development, and any provision of a governing document, that either effectively prohibits or unreasonably restricts the construction or use of an ADU or JADU on a lot zoned for residential use that meets the requirements of Section 65852.2 or 65852.22 of the California Government Code, is void and unenforceable.

17.104.220 Ministerially approved ADUs and JADUs.

The Planning Department shall ministerially approve, with objective standard review, as provided, an application for a building permit within a residential or mixed-use zone to approve any of the following subject to the following requirements:

- A. Conversion – single-family dwelling or accessory structure. The ADU or JADU is within the proposed space of a legally permitted single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure (ADU only). An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.
 - 1. The unit has independent exterior access from the proposed existing single-family residence.
 - 2. If a JADU does not include a separate bathroom, the JADU shall include an interior entry to the primary dwelling in compliance with California Government Code Section 65852.22.
 - 3. The side and rear setbacks are sufficient for fire safety as dictated by applicable City fire and building codes.
 - 4. Objective Design Standards review is limited to those Objective standards set out in this Chapter.

5. The applicant shall not be required to install a new or separate utility connection directly between the ADU and the utility, and shall not be charged a connection fee or capacity charge related to such requirement. The applicant may voluntarily install a new or separate utility connection, which are only subject to any applicable fees when constructed with a new single-family dwelling.
- B. New construction – attached, single-family dwelling. One attached, new construction ADU on a lot with a proposed or existing single-family dwelling shall be ministerially approved (in addition to any JADU that might otherwise be established under JADU regulations), if the attached ADU satisfies the objective standards for an ADU.
- C. New construction – detached, single-family dwelling. One detached, new construction ADU that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The ADU may be combined with a JADU described in Section 17.104.210 above. The City may impose the following conditions on that ADU:
 1. A total floor area of not more than 800 square feet.
 2. A height limitation as provided in this Chapter.
- D. Conversion – multifamily dwellings. Multiple ADUs within the portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, shall be ministerially approved with objective standards review if each converted ADU complies with State building standards for dwellings. At least one converted ADU is allowed within an existing multifamily dwelling, or up to 25 percent of the existing multifamily dwelling units may each have a converted ADU under this section.
- E. New construction – detached, multifamily dwellings – proposed dwelling. Not more than two ADUs that are located on a lot that has a proposed multifamily dwelling, but are detached from that multifamily dwelling and are subject to a height limitation set out in this Chapter, and rear yard and side setbacks of no more than four feet. If the existing multifamily dwelling has a rear or side setback of less than four feet, the Planning Department shall not require any modification of the existing multifamily dwelling as a condition of approving the application to construct an ADU until that satisfies the requirements of this Section.

- F. New construction – detached, multifamily dwellings – existing dwelling. Not more than eight ADUs that are located on a lot that has an existing multifamily dwelling, but are detached from that multifamily dwelling and are subject to a height limitation set out in this Chapter, and rear yard and side setbacks of no more than four feet. The number of ADUs allowable pursuant to this Section shall not exceed the number of existing units on the lot. Notwithstanding, the maximum number of such ADUs on the lot shall not exceed eight.
- G. Above garage. An ADU may be constructed above an existing or new garage.

17.104.230 Existing units.

- A. Existing ADUs that have not been approved by the City are required to obtain approval in order to be considered a lawful use. An application for an unpermitted ADU that was constructed before January 1, 2018 shall not be denied due to violations of building standards in Title 15 of the Paramount Municipal Code, or if the unpermitted ADU does not comply with Chapter 17.104 of the Paramount Municipal Code, unless it is found that correcting the violation is necessary to protect the health and safety of the public or occupants of the structure pursuant to Section 17920.3 of the California Health and Safety Code. An application for an unpermitted ADU for which a building permit does not exist shall be approved based the version of the applicable Building Code in effect when the residential unit was determined to be constructed for the purposes of issuing a building permit. The Building Official or designee may make a determination of the date of construction, and issue a retroactive building permit for that construction.
- B. The City shall delay enforcement of building standards that are not a matter of public health and safety for existing ADUs upon request of the ADU owner, as follows:
1. ADUs built prior to January 1, 2020 are eligible, or ADUs built on or after January 1, 2020 at a time that the City had a noncompliant ADU ordinance.
 2. Until January 1, 2030, the City shall issue a written statement along with a notice to correct a violation of any provision of any building standard relating to an ADU that substantially provides as follows:

“You have been issued an order to correct violations or abate nuisances relating to your accessory dwelling unit. If you believe that this correction or abatement is not necessary to protect the public health and safety, you may file an appeal with the Planning

Department within 10 calendar days of receipt of the order. If the City determines that enforcement is not required to protect public health and safety, enforcement shall be delayed for a period of five years from the date of the original notice.”

SECTION 24. California Environmental Quality Act (CEQA). This ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15305, minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density and Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

SECTION 25. Severability. If any section, subsection, sentence, clause, or phrase in this ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council hereby declares it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

SECTION 26. Effective Date. This Ordinance shall take effect thirty days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published as required by law, together with the names and members of the City Council voting for and against the Ordinance.

PASSED, APPROVED and ADOPTED by the City Council of the City of Paramount this __ day of ____ 2024.

Annette C. Delgadillo, Mayor

ATTEST

Heidi Luce, City Clerk

NOVEMBER 6, 2024

ORAL REPORT

CITY COUNCIL ACTIONS

NOVEMBER 6, 2024

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF