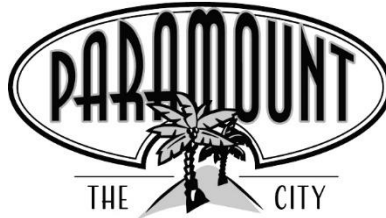


AGENDA

Paramount Development Review Board
February 5, 2025



Safe, Healthy, and Attractive

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

City of Paramount

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

PUBLIC PARTICIPATION NOTICE

In-person Attendance: The public may attend the Development Review Board meetings in-person.

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

- **In-person**

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

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

E-mail public comments must be received **15 minutes 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 Development Review Board whether in-person or via email.

Notes

CALL TO ORDER:

Chair David Moody

ROLL CALL OF
MEMBERS:

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

MINUTES

1. [APPROVAL OF MINUTES](#) December 3, 2024

PUBLIC COMMENTS

NEW BUSINESS

PUBLIC HEARINGS

2. [DEVELOPMENT REVIEW APPLICATION NO. 24:007](#) A request by Paramount City Investors, LLC to remodel an existing commercial building at 16493 Paramount Boulevard in the C-3 (General Commercial) zone.
3. [DEVELOPMENT REVIEW APPLICATION NO. 25:001](#) A request by Colorado 4 LP, to construct four single-family homes at 15538 Colorado Avenue in the R-M (Multiple-Family Residential) zone.

COMMENTS

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

ADJOURNMENT

To a meeting on Monday, March 3, 2025, 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.

FEBRUARY 5, 2025

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF
DECEMBER 3, 2024.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

DEVELOPMENT REVIEW BOARD MINUTES DECEMBER 3, 2024

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

CALL TO ORDER:

The meeting of the Development Review Board was called to order by Chair David Moody at 7:09 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF BOARD MEMBERS

Present: Board Member Linda Timmons
Board Member Gordon Weisenburger
Vice Chair Ernie Esparza
Chair David Moody

Absent: Board Member Javier Gonzalez

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
Biana Salgado, Administrative Assistant

It was moved by Board Member Weisenburger, seconded by Vice Chair Esparza, to excuse Board Member Gonzalez from the Planning Commission meeting. The motion was passed by the following roll call vote:

AYES: Board Members Timmons and Weisenburger, Vice Chair Esparza, Chair Moody

NOES: None

ABSENT: Board Member Gonzalez

ABSTAIN: None

MINUTES

1. APPROVAL OF MINUTES

Chair Moody presented the Development Review Board minutes of November 6, 2024, for approval.

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

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

PUBLIC COMMENTS

There were none.

CONSENT CALENDAR

2. DEVELOPMENT
REVIEW
APPLICATION NO.
24:002/ONE-YEAR
EXTENSION
SOO-HYUN YOON
15529 COLORADO
AVENUE

It was moved by Board Member Timmons, seconded by Board Member Esparza, to approve a request by Soo-Hyun Yoon for a one-year extension to construct five detached single-family homes at 15529 Colorado Avenue in the R-M (Multiple-Family Residential) zone.

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

NEW BUSINESS

PUBLIC HEARINGS

3. DEVELOPMENT
REVIEW
APPLICATION NO.
24:007
CIVIC CENTER
IMPROVEMENT
PROJECT/
PARAMOUNT CITY
INVESTORS, LLC
16493 PARAMOUNT
BOULEVARD

Interim Planning Director John King stated that the item is the companion to the Civic Center Improvement Project presentation heard earlier in the evening and asked the Development Review Board if they would also like to continue the item to the next meeting.

It was moved by Board Member Weisenburger, seconded by Board Member Timmons, to continue the item to the February 5, 2025, Development Review Board meeting. The motion was passed by the following roll call vote:

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

4. DEVELOPMENT
REVIEW
APPLICATION NO.
24:010
JORGE MENDEZ.
FOR FRANCISCO
HERNANDEZ/THE
WAREHOUSE, INC
15359 ILLINOIS
AVENUE

Chair Moody presented the item, a request by Jorge Mendez for Francisco Hernandez/The Warehouse, Inc. to remodel an existing 1,932 square foot commercial structure with an 838 square foot addition that includes a 598 square foot mezzanine at 15359 Illinois Avenue in the M-2 (Heavy 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 regarding the item.

It was moved by Board Member Weisenburger, seconded by Vice Chair Esparza, to close the public hearing. The motion was passed by the following roll call vote:

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

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

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

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned by Chair Moody at 7:24 p.m. to the next meeting of the Development Review Board to be held on Wednesday, February 5, 2025 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California, at 6:00 p.m.

David Moody, Chair

ATTEST:

Biana Salgado, Administrative Assistant

FEBRUARY 5, 2025

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 24:007

- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
 - (1) THOSE IN FAVOR
 - (2) THOSE OPPOSED
 - (3) REBUTTAL BY THE APPLICANT
- 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:
APPROVE A REQUEST BY PARAMOUNT CITY INVESTORS, LLC TO
REMODEL AN EXISTING COMMERCIAL BUILDING AT 16493
PARAMOUNT BOULEVARD IN THE C-3 (GENERAL COMMERCIAL)
ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

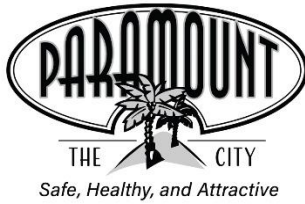
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Development Review Application No. 24:007
REQUEST:	Remodel an existing commercial building
APPLICANT:	Paramount City Investors, LLC
MEETING DATE:	February 5, 2025
LOCATION:	16493 Paramount Boulevard
ZONE:	C-3 (General Commercial) zone
GENERAL PLAN:	Central Business District
PLANNER:	John King
RECOMMENDATION:	Approval



To: Honorable Development Review Board

From: John King, AICP, Assistant Planning Director

By:

Date: February 5, 2025

**Subject: PARAMOUNT CITY INVESTORS, LLC
DEVELOPMENT REVIEW APPLICATION NO. 24:007**

BACKGROUND

This item is a request from Paramount City Investors, LLC to remodel an existing commercial building at 16493 Paramount Boulevard in the C-3 (General Commercial) zone.

On December 3, 2024, the Development Review Board opened and continued the public hearing for Development Review Application No. 24:007 to the February 5, 2025 Development Review Board meeting.

Earlier this evening, the Planning Commission reviewed Conditional Use Permit (CUP) No. 970 and Zone Variance No. 412. CUP No. 970 is a request to remodel the interior of and operate restaurants in the existing Paramount Saw building. Zone Variance No. 412 is a request to construct and maintain an outdoor patio area at the front of the Paramount Saw building in a portion of the 10-foot front setback. On December 3, 2024, the Planning Commission had similarly continued CUP No. 970 and Zone Variance No. 412 to the February 5, 2025 Planning Commission meeting.

Paramount Saw

To the immediate south of the Hay Tree land and at the northwest corner of Paramount Boulevard and Harrison Street (16493 Paramount Boulevard) is the Paramount Saw property. The property was developed in 1926/1936 with a 12,000 square foot building (industrial vernacular architectural style). The building was originally an automobile repair garage called Schilling Garage. By 1940, Western Consumers Feed Company, a dairy supplier, acquired the property and operated for decades from this location. By the early 1980s, Ted Mosier Sales, Inc., owned the property and operated a construction material and general merchandise wholesale business with a public scale at the front of the building. In 2001, the owner of Paramount Saw acquired the property, relocated the Paramount Saw business from the previous location at Paramount Boulevard and 1st Street, and remodeled the building.

In July 2023, Paramount City Investors, LLC purchased the property from the owner of Paramount Saw.

In July 2023, the City of Paramount and Paramount City Investors, LLC entered into a Disposition and Development Agreement with Operating Covenants (the “DDA”). Both parties agreed that Paramount City Investors would purchase, rehabilitate, and preserve the property at 16493 Paramount Boulevard with City assistance. The agreement entitles the City to improve the area it rents and will occupy with a community room, kitchenette, restrooms, a City historical museum, and event area. The space would be used periodically for community events and meetings. Paramount City Investors would use the remainder of the property to construct and operate restaurant/retail/commercial uses.

Location

The following is an aerial photograph of the Civic Center area. The Paramount Saw property is at the southeast corner, in the area highlighted blue.



Photo

The following is a photo from November 2024 looking northwest across Paramount Boulevard to the Paramount Saw property.



DISCUSSION

Plans

The following is the proposed site plan:



The following is the proposed floor plan. Commercial tenant areas are highlighted in blue, City-leased areas are in orange, and common seating areas are in yellow.



The following are renderings of the proposed building exterior:



Existing brick material on the building exterior will remain. Two openings on the south building side (facing Harrison Street) would be filled with matching brick material.

New storefront windows are proposed. New decorative metal awnings are proposed above the windows and entry door on the east (front) side of the building.

Wood doors on the east (front) and south side of the building would be stained and nailed in place.

The proposed 655 square foot front patio area would contain a customer seating area. The design of the front patio enclosure is stuccoed concrete wall from ground level to 42-inch height and a metal and plexiglass enclosure from 42 to 84 inches in height.

The existing roof structure and roofing material would remain. The roof would be patched and repaired as required and needed.

Painted wall signs and a mounted sign are preliminarily proposed on the exterior of the building. Once refined, these signs would be reviewed under a separate application by the Development Review Board as a "creative sign."

Proposed Conditional Use Permit

The Planning Commission considered Conditional Use Permit (CUP) No. 970 earlier this evening. This CUP is a request to remodel the interior of and operate up to six restaurants in a food hall setting in the existing Paramount Saw building. At this time no specific restaurant operators have been determined.

A food hall is an open restaurant concept that has grown in popularity locally, nationally, and internationally. Restaurants are often small, creative, entry businesses with local orientation. Food halls are known as a business incubator and are considered excellent drivers of economic development. The restaurants within a food hall complex have a common seating area where customers can bring food purchases from the different establishments. Examples in Southern California include Grand Central Market in Los Angeles, The Hanger in Long Beach, the Anaheim Packing District, and Rodeo 39 in Garden Grove.

The proposed business operation hours of the food hall are 10:00 a.m. to 10:00 p.m. on Sundays to Thursdays and 10:00 a.m. to 11:00 p.m. on Fridays and Saturdays. A total of 169 customer seats are proposed for the restaurants.

In order to provide parking, the developer will rely upon public parking located within the Civic Center area to the north of the Paramount Saw building. The City proposes to construct a new public parking lot and provide improvements to existing parking areas, resulting in a total of 146 City-controlled parking spaces.

Paramount General Hospital Comments

On December 3, 2024 and prior to the Planning Commission and Development Review Board meeting on that date, Lauren K. Chang, attorney with Sheppard, Mullin, Richter & Hampton LLP emailed a letter on behalf of Paramount General Hospital Company at 16453 Colorado Avenue. The letter expressed concerns with the project, and the letter concluded with requested modifications to the conditions of approval of draft Resolution No. PC 24:034 for CUP No. 970 and Development Review Application No. 24:007.

During the public hearing for the Civic Center Improvement Project (which included CUP No. 970) on December 3, 2024, Lauren K. Chang requested that the Planning Commission continue the public hearing. The Planning Commission voted to continue the public hearing to the February 5, 2025 Planning Commission meeting.

The Development Review Board voted to continue Development Review Application No. 24:007 to the February 5, 2025 Development Review Board meeting.

Three draft conditions of approval in Development Review Application No. 24:007 have been modified in accordance with the requested changes submitted by email on December 3, 2024. The following are the recommended revisions:

Condition No. 16 (modified)

Permits. The applicant is required to obtain all necessary City of Paramount permits, including electrical, mechanical, and plumbing for any interior and/or exterior modifications made to the structures on the subject site. The applicant will not receive its certificate of occupancy for any improvements until construction of City-controlled parking lot has been completed.

Condition No. 28 (modified)

Parking Location Signs. Professionally fabricated, weather-durable signs shall be installed and maintained following separate Planning Department review and approval of the sign content, design, and precise locations to clearly identify allowed vehicle parking locations as well as areas not open for public parking, including at Paramount General Hospital. The applicant will install, at its own expense, signs in the Paramount General Hospital parking lots directing patrons to parking areas open to the public. These signs will be consistent with California Vehicle Code Section 22658.

Condition No. 44 (new condition)

Each commercial lease shall include provisions directing project tenants, employees, and/or patrons where to park and prohibit those individuals from using the Paramount General Hospital (or successor property owner) parking lots.

Environmental Analysis

The City contracted with De Novo Planning Group, an environmental planning firm, to prepare a project analysis in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines to determine whether the project would have a significant impact on the environment. The analysis determined that project is categorically exempt from CEQA. The project meets the requirements for Class 1 (existing facilities), Class 5 (minor alterations in land use limitations), and Class 11 (accessory structures) Categorical Exemptions pursuant to Article 19, Sections 15301, 15305, and 15311 of CEQA Guidelines. The Planning Commission reviewed a resolution regarding the Categorical Exemptions earlier this evening.

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The Strategic Outcomes were implemented to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcomes No. 1: Safe Community and No. 3: Economic Health.

RECOMMENDED ACTION

It is recommended that the Development Review Board approve Development Review Application No. 24:007, subject to the following conditions:

1. **Material Project Deviation.** Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning Department before construction.
2. **Affidavit.** This Development Review Application shall not be effective for any purposes until the applicant has first filed at the office of the Planning Department a sworn affidavit acknowledging and accepting all conditions of this Development Review Application. The affidavit shall be submitted by Friday, December 20, 2024. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Development Review Application void.
3. **Condition Notes.** All Development Review Application No. 24:007 conditions of approval shall be included as general notes on all submitted sets of building plans.
4. **Valid Approval.** This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.

5. Fees. All applicable development fees are due prior to the issuance of building permits.
6. Digital Plan Version. An electronic copy (PDF format) of the final approved construction plan set shall be submitted to the Planning Department prior to permit issuance.
7. Offsite Improvements. The applicant shall consult the Public Works Department regarding such required offsite public improvements as streetlights, sidewalks, street trees, parkway improvements, and curb and gutters. Plans shall illustrate all required public improvements. New driveway approaches and associated changes to the monolithic curb, gutter, and sidewalk shall be reviewed for approval consideration by the Public Works Department.
8. Building Drainage. With the exception of existing downspouts, all building drainage shall be interior with no exterior downspouts or gutters. Scuppers and the devices used to convey rainwater shall be located at the base of the building.
9. Underground Utilities. The applicant shall underground all new onsite utilities so that no overhead electrical, telephone, internet/broadband, or cable television lines shall drop from the pole to a building.
10. Exterior Change. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
11. Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning Department.
12. Exterior Security Coverings. The installation of exterior security doors, gates, and window coverings, including but not limited to bars, grilles, grates, and overhead rolldown doors is prohibited in accordance with Section 17.24.70(C) of the Paramount Municipal Code.
13. Plan Approval. The plans are subject to approval by the Building and Safety Division of the Planning Department and the Los Angeles County Fire Department.
14. List of Contractors. Prior to the release of utilities of service connections, final building, electrical, plumbing, and/or mechanical approval, the owner or the general contractor shall submit a list of all contractors and/or subcontractors performing work on this project to the Planning Department.
15. Contractor Business License. All contractors shall obtain a business license to work and/or conduct business in the City of Paramount.

16. Permits. The applicant is required to obtain all necessary City of Paramount permits, including electrical, mechanical, and plumbing for any interior and/or exterior modifications made to the structures on the subject site. The applicant will not receive its certificate of occupancy for any improvements until construction of City-controlled parking lot has been completed.
17. Tenant Improvements. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division of the Planning Department.
18. Business License. All tenants and all successor tenants shall obtain and maintain a current City of Paramount business license.
19. Construction Hours. Construction shall take place only between the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Construction is prohibited on Sundays and national holidays.
20. Dirt and Debris. The applicant shall ensure that all the public streets and other public infrastructure remain clear from dirt and other debris during construction.
21. Dust. The applicant shall comply with South Coast Air Quality Management District Rule 403 regarding reduction of fugitive dust with best available dust control measures.
22. Graffiti. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti, blemishes, and peeling paint shall be promptly removed and the building or other surface shall be promptly restored. Stickers unrelated to the business on all site features including signs, walls, window panes, mechanical equipment, and curbs shall be removed.
23. Tarps. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
24. Security Cameras. Security cameras shall be installed following City review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
25. Lighting. A sufficient amount of lighting, as determined by the Planning Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning Department for their decorative quality and location, and permits shall be obtained.
26. Window signs. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.

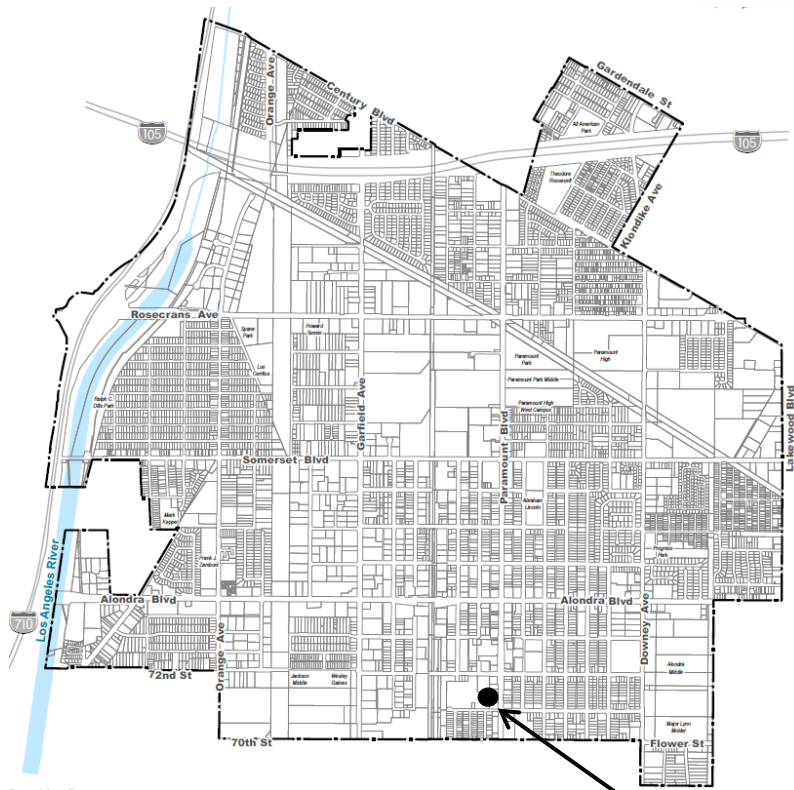
27. **Parking.** If applicable, all parking areas shall comply with size, location, design, and maintenance requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 (General Provisions, Conditions and Exceptions) of the Paramount Municipal Code. Parking spaces shall be striped to a clear condition in compliance with Americans with Disabilities Act (ADA) requirements. The parking spaces and drive aisles shall meet all Municipal Code and ADA requirements. ADA parking located in the public parking area adjoining City Hall shall be clearly identified and wayfinding signs installed to direct customers and other visitors to the subject property. Operator shall comply with the provisions of the DDA regarding Parking. Operator shall keep City parking areas utilized under that agreement free of trash and debris.
28. **Parking Location Signs.** Professionally fabricated, weather-durable signs shall be installed and maintained following separate Planning Department review and approval of the sign content, design, and precise locations to clearly identify allowed vehicle parking locations as well as areas not open for public parking, including at Paramount General Hospital. The applicant will install, at its own expense, signs in the Paramount General Hospital parking lots directing patrons to parking areas open to the public. These signs will be consistent with California Vehicle Code Section 22658.
29. **Authorized Customer Seating.** Restaurant customer seating for the building is limited to 127 seats in the interior of the building and 42 seats within the outdoor patio on the east side of the building.
30. **Bicycle Racks.** A minimum of two bicycle racks shall be provided and maintained in good condition in perpetuity. The racks shall be inverted “U” racks or another rack type that allow for a bicycle frame and one wheel to be attached. The type, color, and precise location of the racks shall be reviewed and approved by the Planning Department prior to purchase or installation of the racks and storage lockers. The precise locations shall be within the clear range of a security camera.
31. **Backflow Devices.** The location of all backflow devices shall be approved by the Planning Department prior to installation. Backflow devices shall be painted and screened with landscaping as approved by the Planning Department.
32. **Landscaping and Irrigation.** The property shall be landscaped within any yard areas indicated on the approved site plan, and the existing landscaping shall be refurbished or replaced as needed with associated irrigation. A two-inch layer of brown mulch shall be applied in the planters. Red mulch and/or stone/gravel are not acceptable. A precise landscaping and irrigation plan shall be submitted showing the size, type, and location of all plant material and irrigation, including at least one 36-inch-box shade/canopy tree. Any new trees shall be selected and approved for demonstrated qualities to mitigate particulate matter. The plan shall comply with the Model Water Efficient Landscape Ordinance (MWELo) of the State of California and Chapter 17.96 (Water-Efficient Landscape Provisions) of

the Paramount Municipal Code. The plan shall be subject to the approval of the Planning Department and shall be approved separately from the design approval and from the working drawings. Landscaping shall be planted and irrigation shall be installed and maintained in perpetuity in accordance with the approved plan and State and City regulations. No mature trees shall be removed without the authorization of the Planning Department. Tree trimming shall comply with professionally accepted pruning, trimming, or thinning standards. severe trimming, topping, heading back, stubbing, or pollarding of any tree on the property is prohibited.

33. **Trash Enclosure.** A trash enclosure with sufficient space for trash bins, recycle bins, and organic waste barrel shall be constructed in the rear yard on the property and maintained in good, unblemished condition. The trash enclosure shall be constructed with finish material to complement the design of adjacent building. The trash enclosure shall be covered with a decorative cover to convey rainfall away from the trash enclosure. The interior of the trash enclosure shall include a six-inch concrete curb at the base of the interior to protect the integrity of the trash enclosure. Details of the proposed trash enclosure shall be included with the construction plans for Planning Department review and approval. Trash and recyclables shall be stored in a clean manner within the designated disposal bins within trash enclosures. Trash on the ground shall be promptly picked up and disposed in the appropriate trash facilities at all times. The trash enclosure gates shall remain closed at all times. The trash enclosure shall be maintained in good, unblemished condition at all times.
34. **Decorative surface.** Decorative pavers or stamped and stained concrete shall be installed and maintained in the front setback area between the customer seating area and the landscaped planter. The material, color, design, and precise location of all pavers or stamped and stained concrete shall be reviewed and approved by the Planning Department prior to installation/construction.
35. **Transformers and Electrical.** Transformers and other electrical equipment installed outside of a building shall be painted and maintained a solid color following separate Planning Department review and approval consideration of the color.
36. **Chain Link Fencing.** Chain link fencing at any location outside of a building is not permitted.
37. **Perimeter Fencing.** Perimeter fencing surrounding the rear yard of subject property shall be refurbished or replaced following separate Planning Department review and approval of proposed perimeter materials and maintained in good condition.

38. Signs. Signs, banners, and feather flags require separate review for possible approval by the Planning Department prior to fabrication and installation in accordance with Central Business District Sign Design Standards (Chapter 17.76 of the Paramount Municipal Code). Creative signs such as an exterior painted mural sign require separate Development Review Board review and approval.
39. Commemorative Plaque. The City and/or the Paramount Historical Society shall be permitted by the applicant to install a plaque on the building exterior commemorating local or other landmark designation or other type of description of local historical significance of the building and/or property.
40. Special Events. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
41. Outside Premises. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
42. Project/Building Identifier. The project or building identifier and any future change to the project or building identifier shall be submitted for City review and approval consideration.
43. Entitlements. Approval of the subject application is contingent upon Planning Commission approval of Conditional Use Permit No. 970 and Zone Variance No. 412.
44. Each commercial lease shall include provisions directing project tenants, employees, and/or patrons where to park and prohibit those individuals from using the Paramount General Hospital (or successor property owner) parking lots.
45. Final Approval. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.

Development Review Application No. 24:007



Subject
Location

16493 Paramount Boulevard

FEBRUARY 5, 2025

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 25:001

- A. OPEN THE PUBLIC HEARING.
- B. MOTION IN ORDER:
- C. CONTINUE THE PUBLIC HEARING TO MARCH 3, 2025.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable Planning Commission
From: John King, AICP, Interim Planning Director
By: Ivan Reyes, Associate Planner
Date: February 5, 2025

**Subject: DEVELOPMENT REVIEW APPLICATION 25:001
CONSTRUCT FOUR SINGLE-FAMILY HOMES**

BACKGROUND

This item is a request by Colorado 4, LP for the Development Review Board to construct four single-family homes at 15538 Colorado Avenue in the R-M (Multiple-Family Residential) zone.

Earlier this evening, the applicant requested that the Planning Commission postpone review of a tentative parcel map application for the same address to the March 3, 2025, Planning Commission meeting. Staff recommends continuing the Development Review Application No. 25:001 to the March 3, 2025, Development Review Board meeting.

RECOMMENDED ACTION

Open and continue the public hearing for Development Review Application No. 25:001 to the March 3, 2025, Development Review Board meeting.

FEBRUARY 5, 2025

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF