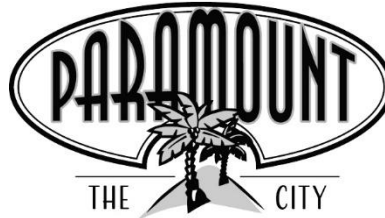


AGENDA

Paramount Development Review Board
March 3, 2025



Safe, Healthy, and Attractive

Adjourned 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](#) January 27, 2025
2. [APPROVAL OF MINUTES](#) February 5, 2025

PUBLIC COMMENTS

PUBLIC HEARINGS

OLD BUSINESS

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.

NEW BUSINESS

4. [DEVELOPMENT REVIEW APPLICATION NO. 25:002](#) A request by Santos Armida Garcia Campaña to construct a 936 square foot addition (450 square feet on the first floor and 486 square feet on the second floor) to an existing 900 square foot single-family home for a total 1,836 square foot single-family home; and construct a 486 square foot attached garage at 7542 Adams Street in the M-2 (Heavy Manufacturing) zone.

COMMENTS

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

ADJOURNMENT

To a meeting on Tuesday, March 25, 2025, at 3:30 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.

MARCH 3, 2025

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF JANUARY
27, 2025.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

DEVELOPMENT REVIEW BOARD MINUTES JANUARY 27, 2025

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 6:29 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF COMMISSIONERS:

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

Absent: Board Member Javier Gonzalez

STAFF PRESENT:

Lindsay Thorson, Planning Commission 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 Board Member Timmons, 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

NOES: Chair David Moody

ABSENT: Board Member Gonzalez

ABSTAIN: None

PUBLIC COMMENTS

There were none.

NEW BUSINESS

1. ORAL REPORT (DEVELOPMENT REVIEW BOARD OVERVIEW)

Interim Planning Director John King introduced Associate Planner Ivan Reyes who presented an overview of Development Review Board responsibilities and typical project types.

- | | |
|--|---|
| 2. ORAL REPORT
(DEVELOPMENT
UPDATE) | Interim Planning Director John King provided an update on projects recently completed, under construction, and recently approved.

There was further discussion between the Development Review Board and staff. |
| 3. CITY COUNCIL
ACTIONS | There were none. |
| 4. COMMENTS FROM
CITY ATTORNEY,
COMMISSIONERS
AND STAFF | There were none |

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned by Chair Moody at 6:52 p.m. to the next Development Review Board meeting 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

MARCH 3, 2025

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF
FEBRUARY 5, 2025.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

DEVELOPMENT REVIEW BOARD MINUTES FEBRUARY 5, 2025

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 7:33 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF BOARD MEMBERS

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

STAFF PRESENT:

Lindsay Thorson, Planning Commission 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

MINUTES

1. APPROVAL OF MINUTES

Chair Moody presented the Development Review Board minutes of December 3, 2024 for approval.

It was moved by Vice Chair Esparza, 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: None
ABSTAIN: Board Member Gonzalez

PUBLIC COMMENTS

There were none.

NEW BUSINESS

PUBLIC HEARINGS

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

Interim Planning Director John King presented an overview of the request continued from the December 3, 2024, Development Review Board meeting. The overview was a companion report to the Civic Center Improvement Project presentation heard earlier in the evening by the Planning Commission.

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

Chair Moody opened the public hearing. Interim Planning Director John King stated that there were no comment cards submitted in favor or opposed to the request.

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: None
ABSTAIN: None

It was moved by Board Member Timmons, seconded by Board Member Gonzalez, 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: None
ABSTAIN: None

3. DEVELOPMENT
REVIEW
APPLICATION NO.
25:001
COLORADO 4, LP
15538 COLORADO
AVENUE

Chair Moody presented the item, a request by Colorado 4, LP to construct four single-family homes at 15538 Colorado Avenue in the R-M (Multiple-Family Residential) zone.

Interim Planning Director John King stated staff is recommending that the item be continued to the next Development Review Board meeting.

It was moved by Board Member Gonzalez, seconded by Vice Chair Esparza, to continue the public hearing to the March 3, 2025, Development Review Board meeting. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned by Chair Moody at 7:51 p.m. to the next meeting of the Development Review Board to be held on Monday, March 3, 2025, at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California, at 6:00 p.m.

David Moody, Chair

ATTEST:

Biana Salgado, Administrative Assistant

MARCH 3, 2025

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 25:001

- 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 COLORADO 4, LP TO CONSTRUCT FOUR SINGLE-FAMILY HOMES AT 15538 COLORADO AVENUE IN THE R-M (MULTIPLE-FAMILY RESIDENTIAL) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

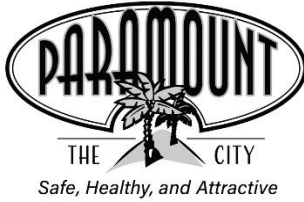
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Development Review Application No. 25:001
REQUEST:	Construct four single-family homes
APPLICANT:	Colorado 4, LP
MEETING DATE:	March 3, 2025
LOCATION:	15538 Colorado Avenue
ZONE:	R-M (Multiple-Family Residential) zone
GENERAL PLAN:	Multiple-Family Residential
PLANNER:	Ivan Reyes
RECOMMENDATION:	Approval



To: Honorable Development Review Board
From: John King, Interim Planning Director
By: Ivan Reyes, Associate Planner
Date: March 3, 2025

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 25:001
COLORADO 4, LP**

BACKGROUND

This application is a request by Colorado 4, LP to construct four single-family homes at 15538 Colorado Avenue in the R-M (Multiple-Family Residential) zone. The 11,250 square foot site is developed with a standalone commercial building (former Firehouse Activity Center). The development of residential units at the property will be consistent with the goals, policies, objectives, standards, and guidelines set forth in the City's adopted General Plan.

Earlier in the evening, the Planning Commission considered Tentative Parcel Map No. 084713, a request by the same applicant to create four 2,814 square foot lots from one 11,250 square foot lot. Additionally, the applicant also proposed Zone Change No. 249, changing the official Zoning Map from R-M (Multiple-Family Residential) to PD-PS (Planned Development with Performance Standards).

In 2024, the Planning Commission adopted Resolution No. PC 24:009, finding that the disposition of property at 15538 Colorado Avenue is in conformity with the adopted Paramount General Plan. Section 65402 of the California Government Code requires that before any real property is disposed of by a municipality.

Furthermore, the City Council adopted Ordinance No. 1185, approving Zone Change No. 247, changing the official zoning map from M-1 (Light Manufacturing) to R-M (Multiple-Family Residential) on the west side of Vermont Avenue from 15943 to 15953 Vermont Avenue for consistency with the General Plan Land Use Designation of Multiple-Family Residential.

DISCUSSION

Description

The applicant is proposing to construct four detached two-story single-family homes that will consist of two different floor plans.

Floor Plan A

Floor Plan A will consist of two units (A-I and A-II), each containing four bedrooms and two and a half bathrooms. The total floor area of each two-story unit will be 1,972 square feet. Each unit will have a 378 square foot private patio area and a 399 square foot attached two-car garage and driveway parking. Access to the garages and driveway parking will occur from the west side of Colorado Avenue. Driveway aprons will comply with Public Works Department standards for egress and width.

Floor Plan B

Floor Plan B will consist of two units (B-I and B-II), each containing four bedrooms and three bathrooms. The total floor area of each two-story unit will be 1,772 square feet. Each unit will have a 378 square foot private patio area and a 510 square foot attached two-car garage. Access to the garages will occur from the east side of the property from the existing alley.

The homes will include a two-stucco exterior, multilevel roof lines, varying building insets and projections, lifetime asphalt composition shingles, varying siding and stone materials, window surrounds, decorative sectional rollup garage doors, and decorative entry doors. Site improvements will include landscaped yards, decorative block walls around the perimeter of the site, and private rear yards.

Additional property improvements required as conditions of approval include:

- Paint all rooftop vents to match the predominant color of the roofing.
- The driveway and circulation area shall incorporate decorative stamped and stained concrete or pavers. The precise location, color, and size of concrete and/or paver areas shall be approved by the Planning Department prior to construction.
- A six-foot-high decorative block wall shall be constructed along the perimeter of the property (with the exception of the front yard). A decorative bullnose cap with one-inch overhang shall be applied to the walls. The required block wall materials and finish colors shall be reviewed and approved separately by the Planning Department prior to purchase or installation of the materials.
- All trash and recycling containers shall be stored within the trash enclosure and out of public visibility.
- The plans are subject to Los Angeles County Fire Department approval, including all required conditions of approval of the Land Development Unit of the Fire Prevention Division. The applicant shall pay all associated fire hydrant flow tests fees to the Water Division of the Paramount Public Works Department when the Los Angeles County Fire Department requires a fire hydrant flow test.
- Stamped and stained driveway treatments shall be installed at the driveways from Colorado Avenue following Planning Department review and approval of the stamp pattern, color, and specific location.

Below is a photo of the project site:

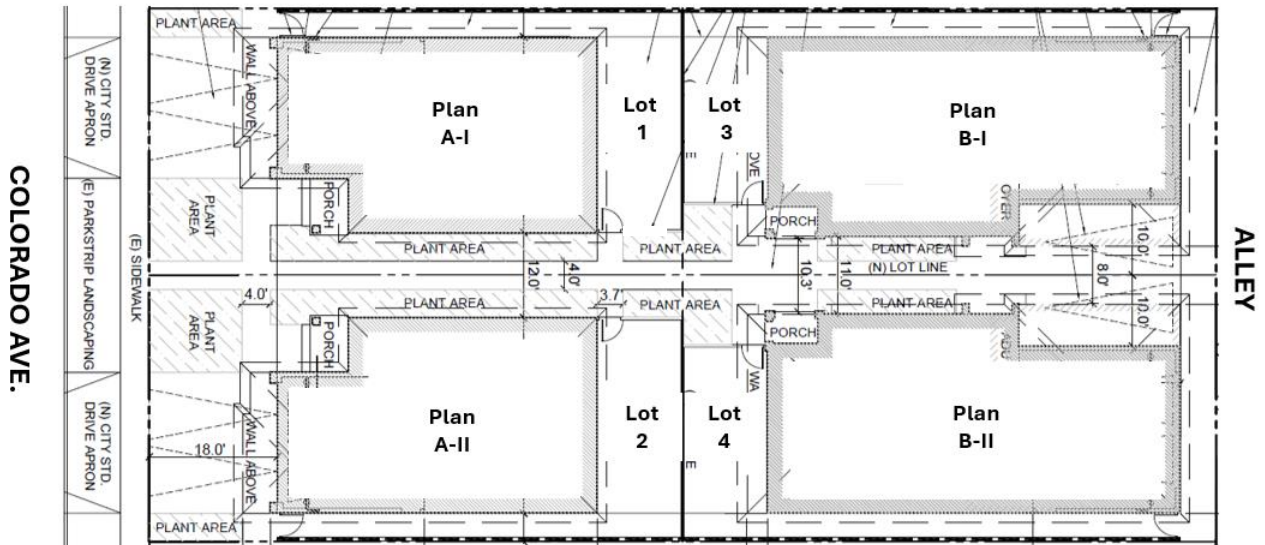


The following is an aerial photograph of the project area with the site highlighted in red:



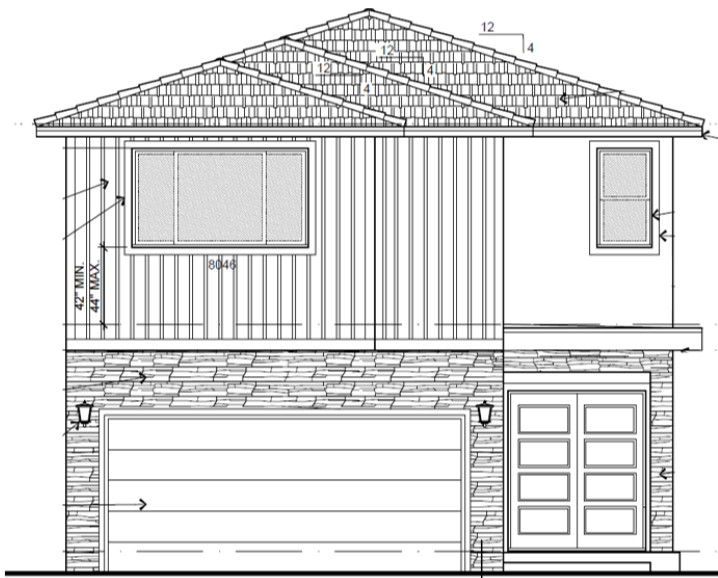
Project Design

Below is the project site plan with north pointing the top of the property.



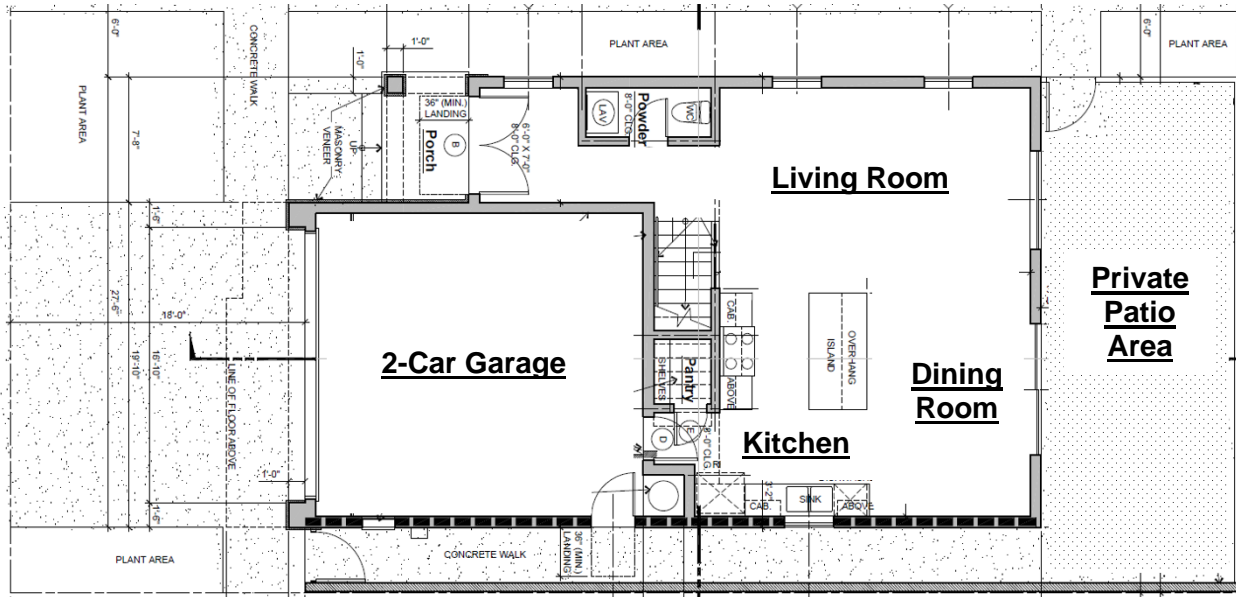
Plan Type-A

Below is the front elevation of Plan Type-A.

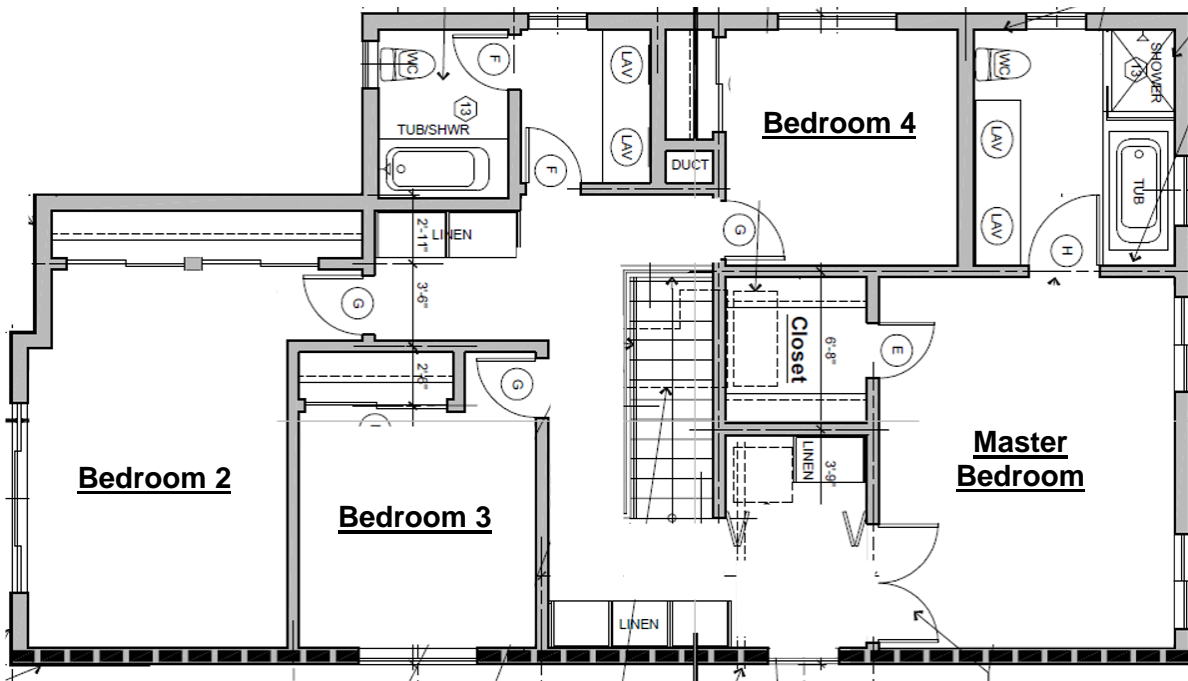


Below is the proposed floor plan of Plan Type-A.

First Floor

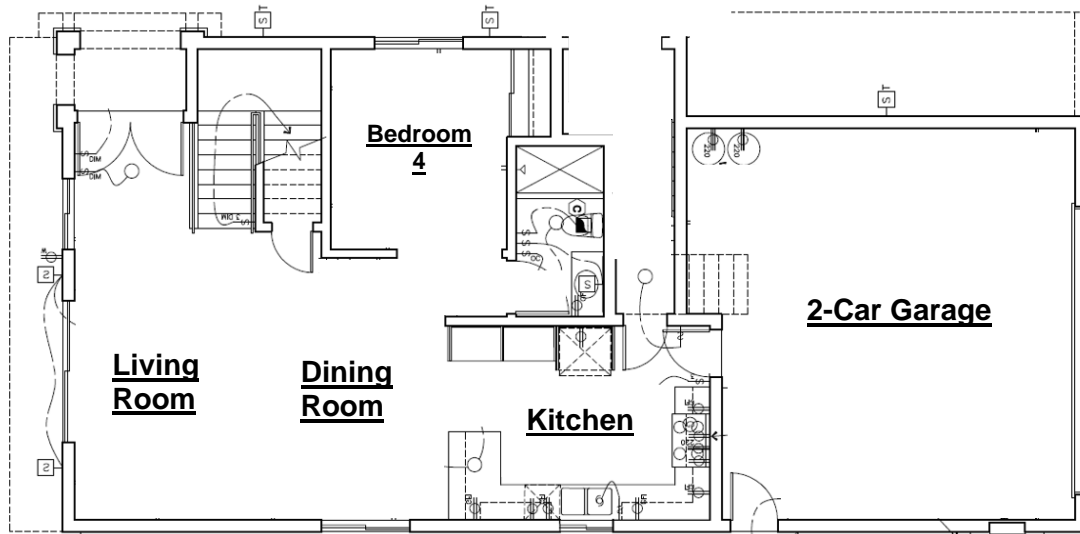
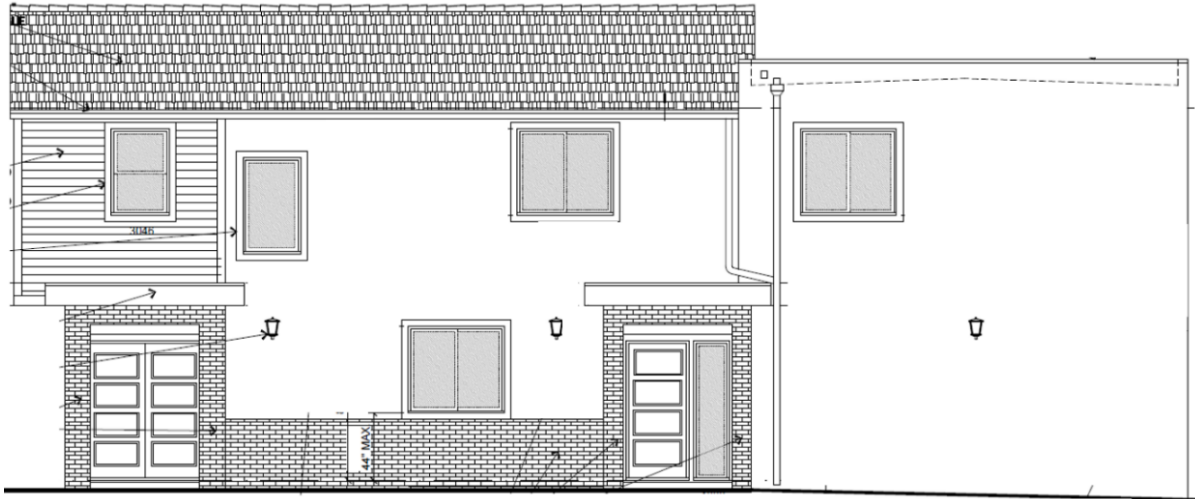


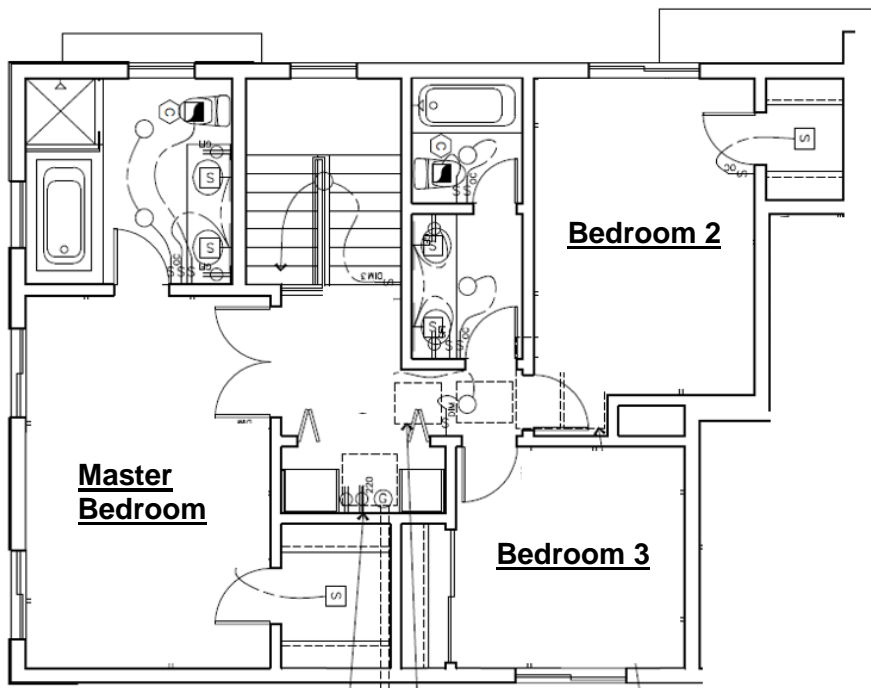
Second Floor



Plan Type-B

Below is the elevation of Plan Type B, with view of the main entrance.





FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

It is recommended that the Development Review Board approve Development Review Application No. 25:001, subject to following conditions:

General

1. Conditions. All planning conditions of approval for Development Review Application No. 25:001 shall be printed as general notes on the approved set of building plans.
2. Revocation. It is hereby declared to be the intent that if any provision of this application is held or declared to be invalid, the application shall be void and the privileges granted hereunder shall lapse.

3. Violations. It is further declared and made a condition of this application that if any condition hereof is violated or if any law, statute, or ordinance is violated, the approval shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
4. Material Deviation. Except as set forth in conditions, development shall take place substantially as shown on the approved site plans and elevations. Any material deviation must be approved by the Planning Department before construction.
5. Affidavit. This Development Review Application shall not be effective for any purposes until the applicant has first filed at the office of the Development Review Board a sworn affidavit both acknowledging and accepting all conditions of approval of this Development Review Application. The affidavit shall be submitted by Friday, March 21, 2025. Failure to provide the City of Paramount with the requisite affidavit within the time stated hereinabove shall render the Development Review Application void.
6. One-year Approval. Development Review Board approval shall be valid for twelve months, to expire on March 3, 2026. Time extension may be granted at the discretion of the Development Review Board.
7. Discretionary Permits. All conditions and performance standards of Zone Change No. 249 and Tentative Tract Map No. 084713 are applicable in perpetuity.

Site Standards

8. Lighting. A precise lighting plan shall be submitted showing the location and types of all exterior lighting. The plan shall be subject to the approval of the Planning Department. Approval criteria will emphasize both the functional as well as the decorative nature of the proposed lighting. The parking lot and other common areas shall be illuminated to a demonstrated degree equal to or exceeding one point five candles per foot. The plan and fixture design shall be approved separately from the design approval and from the working drawings.
9. Ornamental. Decorative front porch lights shall be installed at each unit following separate Planning Department review and approval of the light fixture types and specific locations.
10. Material Board. Colors and materials for all exterior colors and materials shall be submitted separately to the Planning Department for approval. All approvals shall be obtained prior to installation or application of the material.
11. Modification. No exterior structural alteration or exterior building color or material change, other than those colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Planning Department.

12. Fencing. A decorative block wall shall be constructed along the perimeter of the property following separate Planning Department review and approval of the wall height, primary and accent materials, and precise wall location. Wall heights shall not obstruct driveway entry or exit views. A decorative bullnose cap with one-inch overhang shall be applied to the walls.
13. Entrance. All entry doors shall include metal door jambs, be of solid core construction, and include a peephole or vision glass, at minimum. The front doors shall be of architectural quality with design subject to the approval of the Planning Department.
14. Garage. All garage doors shall be decorative, rollup sectional doors with automatic garage door openers following separate review and approval by the Planning Department.
15. Architectural Design. Each building design shall include decorative stucco work, decorative windows, asphalt composition shingle with a lifetime manufacturer warranty, decorative plant-ons, and roof overhang.
16. Drainage. All surface drainage shall be underground and shall not incorporate gutters or swales.
17. Security Bars. The installation of exterior security bars is prohibited on the exterior of any building. The applicant shall pay the water capital improvement charge.
18. Tarps. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in front setbacks, side setbacks, rear yard areas, over driveways, and in parking and circulation areas.
19. Parking. All parking areas shall comply with applicable development requirements as specified in Section 17.44, Article 3 (Loading Areas and Off-Street Parking) of the Paramount Municipal Code.
20. Waste Matter. All trash, debris, and junk throughout the site shall be removed.
21. Trash. Each home shall contain an area for the storage of garbage or recyclable barrels. Said space shall not be visible from the public right-of-way.
22. Demand Type. All water heaters shall be tankless.
23. Appliances. Each unit shall be equipped with a washer and dryer.
24. Driveway. Stamped and stained driveway treatments or decorative pavers shall be installed at the driveways from Colorado Avenue following Planning Department review and approval of the stamp or paver pattern, color, and specific location.
25. Prohibited Fencing. All chain link fencing shall be removed from the site.

26. Streetview Fencing. Walls/fencing in the front setback areas shall not exceed 42 inches in height.
27. Vandalism. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti.
28. Parking. All parking areas shall comply with applicable development requirements as specified in Article 3, (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code.

Permitting

29. Grading. The developer shall provide the Director of Public Works/City Engineer with a grading plan depicting the method of drainage and shall be subject to the approval of the Director of Public Works/City Engineer.
30. Utilities. Prior to the release of utilities or service connections, final building, electrical, and plumbing, and/or mechanical approval, the owner or general contractor shall submit a list of all contractors and/or subcontractors performing work on this project to the Planning Department. All contractors shall obtain a business license to work and/or conduct business in the City of Paramount.
31. Fire. The plans are subject to Los Angeles County Fire Department approval, including all required conditions of approval of the Land Development Unit of the Fire Prevention Division. The applicant shall pay all associated fire hydrant flow tests fees to the Water Division of the Paramount Public Works Department when the Los Angeles County Fire Department requires a fire hydrant flow test.
32. Screening. The Planning Department shall approve a utility plan before permit issuance. All mechanical equipment and appurtenances of any type, whether located on rooftop, ground level, or anywhere on the building structure or site shall be completely enclosed or screened so as not to be visible from any public street and/or adjacent property. Such enclosure of facilities or screening shall be of compatible design related to the building structure for which such facilities are intended to serve.
33. Utility Concealment. The applicant shall underground all onsite utilities so that no overhead electrical, telephone, or cable television lines shall drop from the pole to the structure.
34. Water Infrastructure. The applicant shall pay the water capital improvement charge.
35. Pubic Right-of-Way. New curbs, gutters, and sidewalks shall be reviewed and approved separately by the Director of Public Works/City Engineer.

36. Encroachment. All damaged curb, gutter, or sidewalk sections in front of the subject site shall be removed and replaced to the satisfaction of the Director of Public Works/City Engineer. Prior to commencing such repair work, the approval of the Director of Public Works/City Engineer must be obtained to include obtaining proper permits or written approval. All unused driveway aprons shall be closed and replaced with curb, gutter and sidewalk, per specifications from the Public Works Department.
37. Fees. All applicable development fees are due prior to the issuance of building permits.
38. NPDES. The applicant shall comply with all National Pollution Discharge Elimination System (NPDES) regulations.
39. Backflow. 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.
40. Electrical Panels. The location of all electrical panels and meters shall be approved by the Planning Department prior to installation. Electrical panels shall not detract from the primary view of the subject building. Electrical panels and meters shall be screened with landscaping as approved by the Planning Department.

Construction

41. Business License. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
42. Hours of Construction. Construction shall take place 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Construction is prohibited on Sundays and national holidays.

Landscaping

43. Landscaping and Irrigation. Existing planters shall be refurbished as needed. A two-inch layer of brown mulch shall be applied in the planters. Red mulch is not an acceptable material. A precise landscaping and irrigation plan shall be submitted showing the size, type, and location of all plant material (including trees, shrubs, groundcover and mulch) and irrigation. 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 consideration 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.

44. Trees. The applicant shall plant and maintain a minimum of four additional 24-inch-box shade/canopy tree on the subject property following Planning Department review and approval of the specific type and location.

General Housekeeping

45. Infrastructure. The applicant shall ensure that the public streets and other public infrastructure remain clean from dirt and other debris during construction. The applicant shall comply with South Coast Air Quality Management District Rule 403 regarding reduction of fugitive dust with best available fugitive dust control measures.
46. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
47. Labor Regulations. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
48. Agencies. The applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
49. Urban Stormwater Management. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
50. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.

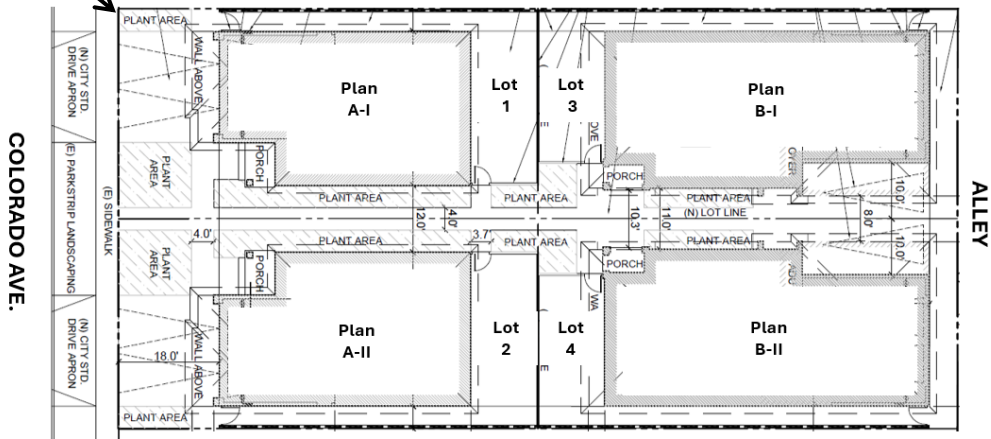
Final Approval

51. 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. 25:001



Subject
Property



15538 Colorado Avenue

MARCH 3, 2025

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 25:002

- 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 SANTOS ARMIDA GARCIA CAMPAÑA TO CONSTRUCT A 950 SQUARE FOOT ADDITION (450 SQUARE FEET ON THE FIRST FLOOR AND 500 SQUARE FEET ON THE SECOND FLOOR) TO AN EXISTING 900 SQUARE FOOT SINGLE-FAMILY HOME FOR A TOTAL 1,850 SQUARE FOOT SINGLE-FAMILY HOME; AND CONSTRUCT A 486 SQUARE FOOT ATTACHED GARAGE AT 7542 ADAMS STREET IN THE M-2 (HEAVY MANUFACTURING) ZONE.

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MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

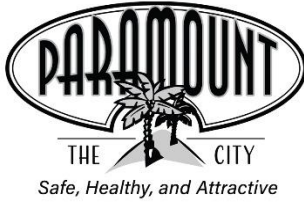
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Development Review Application 25:002

REQUEST: Construct a 950 square-foot addition (450 square feet on the first floor and 500 square feet on the second floor) to an existing 900 square-foot single-family home for a total 1,850 square-foot single-family home; and construct a 486 square foot attached garage.

APPLICANT: Santos Armida Garcia Campaña

MEETING DATE: March 3, 2025

LOCATION: 7542 Adams Street

ZONE: M-2 (Heavy Manufacturing)

GENERAL PLAN: Central Industrial District

PLANNER: Leslie A. Corrales

RECOMMENDATION: Approval



To: Honorable Development Review Board
From: John King, AICP, Planning Director
By: Leslie A. Corrales, Assistant Planner
Date: March 3, 2025

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 25:002
7542 ADAMS STREET**

BACKGROUND

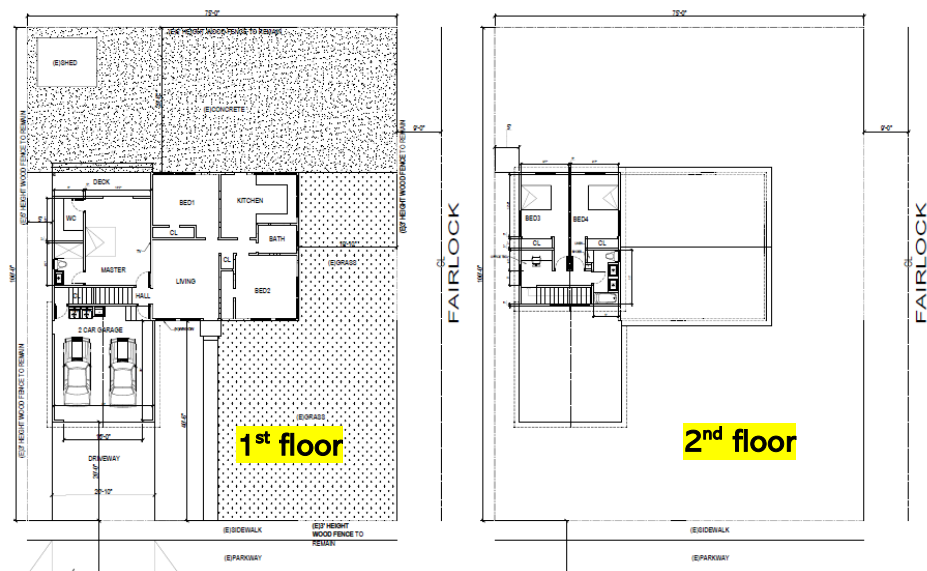
This application is a request by Santos Armida Garcia Campaña to construct a 950 square-foot addition (450-square-feet on the first floor and 500-square-feet on the second floor) to an existing 900 square-foot single-family home for a total 1,850 square foot single-family home; and construct a 486 square foot attached garage. The property is on the south side of Adams Street and is developed with a 900-square-foot single-family home.

Earlier this evening, the Planning Commission considered a related application – Conditional Use Permit No. 975.

DISCUSSION

City zoning regulations mandate the submission of both a conditional use permit and a development review application for home additions located in commercial or industrial zones. The applicant intends to incorporate a variety of architectural elements such as stone veneer, lifetime warranty shingle, and an exterior window trim on the existing home and new addition.

The total lot area is 7,500 square feet, with a length of 99.97 feet and a street frontage of 74.98 feet. Presently, California regulations prohibit a garage from being converted into an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) in commercial and industrial zones.





The image consists of two side-by-side photographs of a single-story house. The house has light pink or salmon-colored siding and a dark, possibly tiled, roof. In the foreground of both photos is a white picket fence. The left photo shows the front of the house, featuring a dark front door, a white mailbox on a post to the left of the door, and several windows with white frames. A brown wooden fence is visible behind the house. The right photo shows the side of the house, with a blue trash bin and a utility box visible near the side of the building. The house appears to be situated on a grassy lot next to a paved road.

Design

The applicant proposes an architectural design with smooth stucco walls and upgraded roofing material. The homes will be decorated with “traditional-style” features and blush-colored walls for added character to the home.

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

- Decorative trim will be applied around windows.

- Lifetime “presidential” shingle
- Paved driveway
- Stone veneer accent
- A six-foot-tall masonry block wall will separate both lots from each other. This wall shall not extend into the 20-foot front setback.

Additional property improvements required as conditions of approval include:

- All rooftop vents shall be painted to match the predominant color of the roofing.
- A decorative wall-mounted light fixture shall be installed at each entrance of the buildings following separate Planning Department review and approval of the types and specific locations.
- Front setback gates shall not be higher than 42 inches.
- With the exception of the 20-foot front setback and gates along the rear alley, six-foot-high block walls shall be installed along the side and rear property lines where no such walls exist. The perimeter walls shall be maintained in good, blemish-free condition.

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 decision-making. The City Council implemented the Strategic Outcomes to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcomes No. 1: Safe Community.

RECOMMENDED ACTION

It is recommended that the Development Review Board approve Development Review Application No. 25:002, subject to following conditions:

General

1. All planning conditions of approval for Development Review Application No. 25:002 shall be printed as general notes on all sets of building plans.
2. It is hereby declared to be the intent that if any provision of this application is held or declared to be invalid, the application shall be void and the privileges granted hereunder shall lapse.
3. It is further declared and made a condition of this application that if any condition hereof is violated or if any law, statute, or ordinance is violated, the approval shall be suspended and the privileges granted hereunder shall lapse, provided that the

applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.

4. Except as set forth in conditions, development shall take place substantially as shown on the approved site plans and elevations. Any material deviation must be approved by the Planning Department before construction.
5. This Development Review Application shall not be effective for any purposes until the applicant has first filed at the office of the Development Review Board a sworn affidavit both acknowledging and accepting all conditions of approval of this Development Review Application. The affidavit shall be submitted by Friday, March 21, 2025. Failure to provide the City of Paramount with the requisite affidavit within the time stated hereinabove shall render the Development Review Application void.
6. Development Review Board approval shall be valid for twelve months, to expire on March 3, 2026. Time extension may be granted at the discretion of the Development Review Board.
7. All exterior colors and materials shall be submitted to the Planning Director for approval. All approvals must be obtained prior to installation. Colors and materials shall be approved separately from the design approval and from the working drawings.
8. No exterior structural alteration or building color change, other than those colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Planning Department.
9. A precise lighting plan shall be submitted showing the location and types of all exterior lighting. The plan shall be subject to the approval of the Planning Department. Approval criteria will emphasize both the functional as well as the decorative nature of the proposed lighting. The parking lot and other common areas shall be illuminated to a demonstrated degree equal to or exceeding one point five candles per foot. The plan and fixture design shall be approved separately from the design approval and from the working drawings.
10. Prior to the release of utilities or service connections, final building, electrical, plumbing, and/or mechanical approval, the owner or general contractor shall submit a list of all contractors and/or subcontractors performing work on this project or development to the Planning Department.
11. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
12. All applicable development fees are due prior to the issuance of building permits.

13. The plans are subject to Los Angeles County Fire Department approval, including all required conditions of approval of the Land Development Unit of the Fire Prevention Division. The applicant shall pay all associated fire hydrant flow tests fees to the Water Division of the Paramount Public Works Department when the Los Angeles County Fire Department requires a fire hydrant flow test.
14. A utility plan shall be approved by the Planning Division before a permit is issued. All mechanical equipment and appurtenances of any type, whether located on rooftop, ground level, or anywhere on the building structure or site shall be completely enclosed or screened so as not to be visible from any public street and/or adjacent property. Such enclosure of facilities or screening shall be of compatible design related to the building structure for which such facilities are intended to serve.
15. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti shall be promptly painted over with paint to match the predominant surface paint or stucco color. Live plants that have been vandalized with graffiti shall be trimmed to remove the graffiti. Graffiti in the form of window etching shall be promptly removed.
16. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in front setbacks, side setbacks, rear yard areas, over driveways, and in parking and circulation areas.
17. All trash, debris, and junk throughout the site shall be removed.

Construction

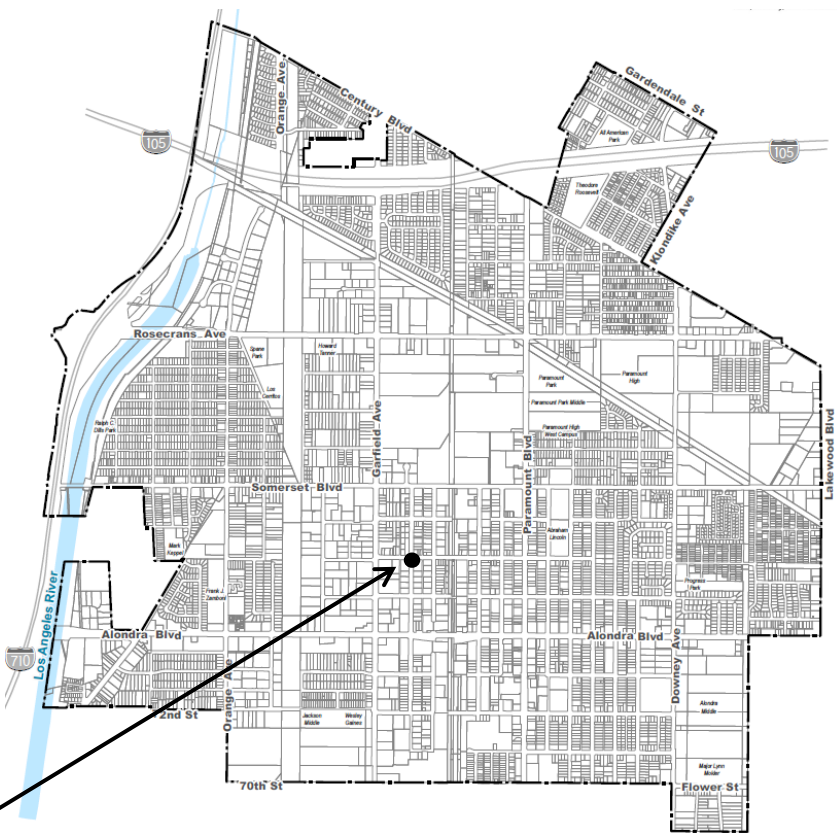
18. The applicant shall underground all new onsite utilities so that no overhead electrical, telephone, or cable television lines shall drop from the pole to the structure.
19. Any damage to the adjacent public streets or private property from project construction shall be promptly cleaned/repaired by the applicant.
20. The applicant shall comply with all National Pollution Discharge Elimination System (NPDES) regulations.
21. 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.
22. The location of all electrical panels and meters shall be approved by the Planning Department prior to installation. Electrical panels shall not detract from the primary view of the subject building. Electrical panels and meters shall be screened with landscaping as approved by the Planning Department.

23. Construction shall take place 7:00 a.m. to 7:00 p.m. Mondays through Fridays and 8:00 a.m. to 5:00 p.m. on Saturdays. Construction is prohibited on Sundays and national holidays.
24. The roof of the single-family home shall be finished with a lifetime (presidential) guarantee shingle.
25. The applicant shall ensure that the public streets, other public infrastructure, and adjoining private properties remain clean from dirt and other debris during construction. The applicant shall comply with South Coast Air Quality Management District (SCAQMD) Rule 403 regarding reduction of fugitive dust with best available fugitive dust control measures.
26. The property shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
27. With the exception of temporary construction screening fencing that shall be removed at the end of construction, no chain link fence shall be installed.
28. Barbed/razor wire is prohibited.

Design

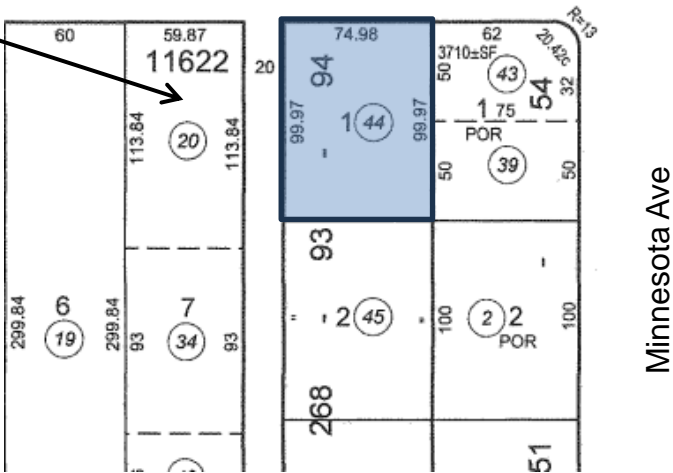
29. Exterior window bars are prohibited.
30. The height of the structure shall not exceed 25 feet.
31. The applicant shall apply a stone veneer accent.
32. The windows shall be finished with a decorative trim.
33. With the exception of the 20-foot front setback, a six-foot-high block walls shall be installed along the side and rear property lines where no such walls exist following separate Planning Department review of the specific location, materials, and finish color. The perimeter walls shall be maintained in good, blemish-free condition.
34. Existing and future fences/walls in the 20-foot front setback shall not exceed a height of 42 inches.
35. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
36. 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. 25:002



Subject
Property

Adams St



7542 Adams Street

MARCH 3, 2025

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF