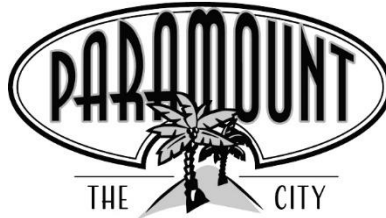


# AGENDA

Paramount Development Review Board  
April 2, 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](http://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](mailto: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

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## MINUTES

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1. [APPROVAL OF MINUTES](#) March 3, 2025

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## PUBLIC COMMENTS

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## PUBLIC HEARINGS

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## NEW BUSINESS

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2. [DEVELOPMENT REVIEW APPLICATION NO. 25:003](#)

A request by Tobin White/Side Studio for Jonathan and Katrina Hamel to construct a 731 square foot addition (240 square feet on the first floor and 491 square feet on the second floor) to an existing 1,606 square foot single-family home at 16623 Virginia Avenue in the R-2 (Medium Density Residential) zone. This project is a Class 1 (minor operation/alteration of existing private structure) Categorical Exemption pursuant to Article 19, Section 15301 of California Environmental Quality Act (CEQA) Guidelines.

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## COMMENTS

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

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## ADJOURNMENT

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To a meeting on Wednesday, May 7, 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.

APRIL 2, 2025

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF MARCH 3, 2025.

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

## **DEVELOPMENT REVIEW BOARD MINUTES MARCH 3, 2025**

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

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### **CALL TO ORDER:**

The meeting of the Development Review Board was called to order by Chair David Moody at 7:36 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

### **ROLL CALL OF BOARD MEMBERS**

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

Absent: Board Member Linda Timmons

### **STAFF PRESENT:**

Lindsay Thorson, Planning Commission Attorney  
John King, 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 Vice Chair Esparza, seconded by Board Member Weisenburger, to excuse Board Member Timmons from the Development Review Board meeting. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: Board Member Timmons

ABSTAIN: None

## **MINUTES**

### **1. APPROVAL OF MINUTES**

Chair Moody presented the Development Review Board minutes of January 27, 2025 for approval.

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

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

2. APPROVAL OF MINUTES

Chair Moody presented the Development Review Board minutes of February 5, 2025 for approval.

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

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

**PUBLIC COMMENTS**

There were none.

**OLD BUSINESS**

**PUBLIC HEARINGS**

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.

Planning Director John King stated that Associate Planner Ivan Reyes presented an overview of the request heard earlier in the evening during the Planning Commission portion of the meeting but would be happy to pull up the presentation again if the Development Review Board wishes.

Chair Moody reopened the continued public hearing. 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 Gonzalez, seconded by Board Member Weisenburger, to close the public hearing. The motion was passed by the following roll call vote:

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

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

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

### **NEW BUSINESS**

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4. DEVELOPMENT  
REVIEW  
APPLICATION NO.  
25:002  
SANTOS ARMIDA  
GARCIA CAMPAÑA  
7542 ADAMS STREET

Chair Moody presented the item, 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.

Planning Director John King stated that this is the companion application to Conditional Use Permit No. 976 heard during the Planning Commission portion of the meeting, and Assistant Planner Leslie Corrales could review the visual presentation again if needed.

Chair Moody opened the public hearing. 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 Gonzalez and Weisenburger, Vice Chair Esparza  
Chair Moody

NOES: None

ABSENT: Board Member Timmons

ABSTAIN: None

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

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

NOES: None

ABSENT: Board Member Timmons

ABSTAIN: None

### **COMMENTS**

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5. COMMENTS FROM  
BOARD MEMBERS  
AND STAFF

There were none

### **ADJOURNMENT**

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There being no further business to come before the Board, the meeting was adjourned by Chair Moody at 7:44 p.m. to the next meeting of the Development Review Board to be held on Tuesday, March 25, 2025, at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California, at 6:00 p.m.

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David Moody, Chair

ATTEST:

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Biana Salgado, Administrative Assistant

APRIL 2, 2025

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 25:003

- 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 TOBIN WHITE/SIDE STUDIO FOR JONATHAN AND KATRINA HAMEL TO CONSTRUCT A 731 SQUARE FOOT ADDITION (240 SQUARE FEET ON THE FIRST FLOOR AND 491 SQUARE FEET ON THE SECOND FLOOR) TO AN EXISTING 1,606 SQUARE FOOT SINGLE-FAMILY HOME FOR A TOTAL 2,337 SQUARE FOOT SINGLE-FAMILY HOME AT 16623 VIRGINIA AVENUE IN THE R-2 (MEDIUM DENSITY RESIDENTIAL) ZONE.

CONTINUED... PLEASE TURN PAGE



MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

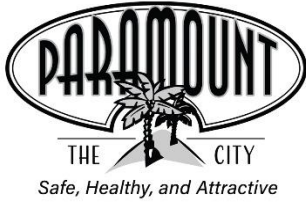
ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_



## **CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY**

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**PROJECT NUMBER:** Development Review Application 25:003

**REQUEST:** Construct a 731 square foot addition (240 square feet on the first floor and 491 square feet on the second floor) to an existing 1,606 square foot single-family home for a total 2,337 square foot single-family home

**APPLICANT:** Tobin White/Side Studio for Jonathan and Katrina Hamel

**MEETING DATE:** April 2, 2025

**LOCATION:** 16623 Virginia Avenue

**ZONE:** R-2 (Medium Density Residential)

**GENERAL PLAN:** Single-Family Residential

**PLANNER:** Leslie A. Corrales

**RECOMMENDATION:** Approval



**To:** Honorable Development Review Board  
**From:** John King, AICP, Planning Director  
**By:** Leslie A. Corrales, Assistant Planner  
**Date:** April 2, 2025

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**Subject: DEVELOPMENT REVIEW APPLICATION NO. 25:003  
16623 VIRGINIA AVENUE**

## **BACKGROUND**

This application is a request by Tobin White/Side Studio for Jonathan and Katrina Hamel to construct a 731 square foot addition (240 square feet on the first floor and 491 square feet on the second floor) to an existing 1,606 square-foot single-family home for a total 2,337 square foot single-family home. The property is on the west side of Virginia Avenue and is developed with a 1,606 square foot single-family home and a 600 square foot two-car garage.

## **DISCUSSION**

City zoning regulations mandate the submission of a development review application for home additions larger than 15% of the existing gross floor area of a building located in an R-2 (Medium Density Residential) and an R-M (Multiple-Family Residential) zone.

The total lot area of the subject property is 15,000 square feet, with a length of 150 feet and a street frontage of 100 feet. The proposed addition to the single-family home has been reviewed for compliance with zoning regulations and design standards. It would align with the character of the surrounding neighborhood and enhance the functionality of the property while adhering to setback and height requirements.

## Photos

Below are the site photos from December 12, 2024. The first photo depicts the street view of the property. The second photo depicts the rear of the property where the addition is proposed.



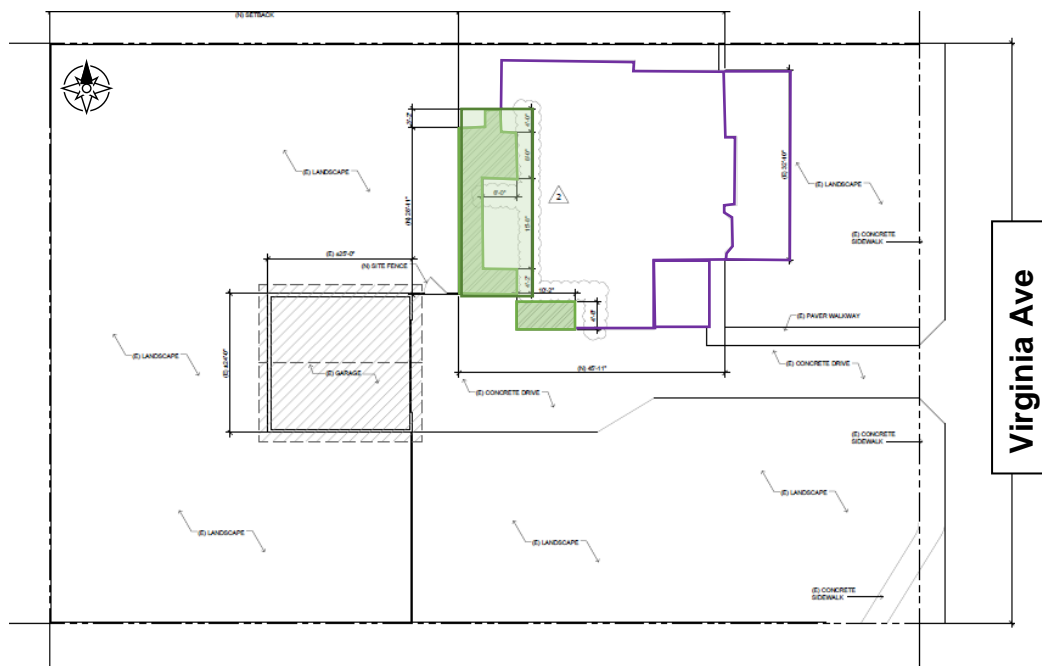
*Front view of single-family home.*



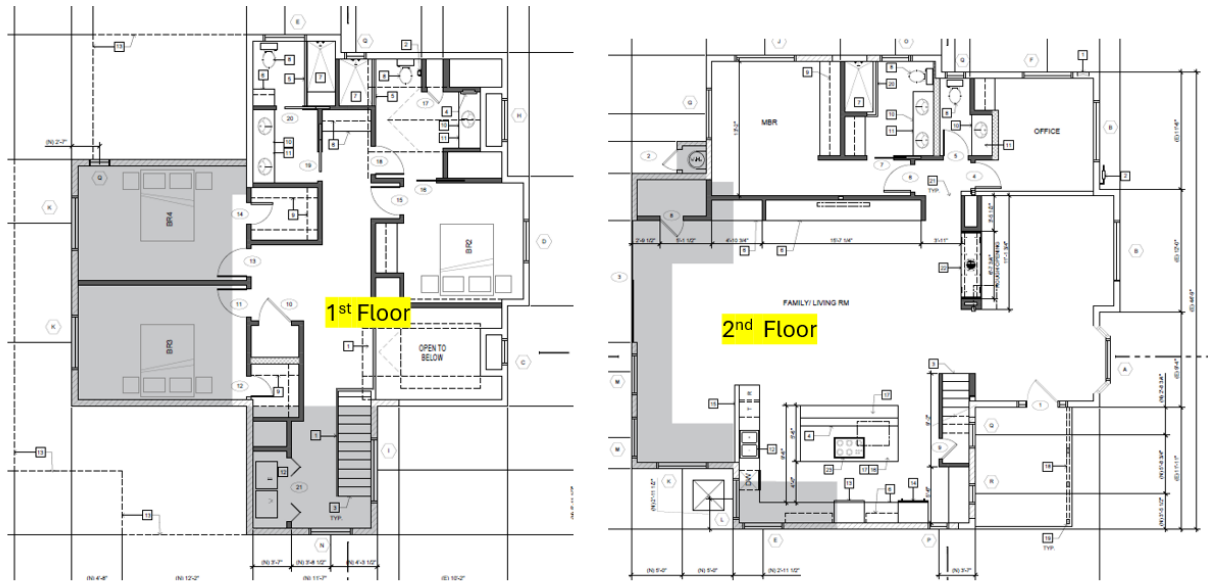
*Rear of single-family home where addition is proposed.*

## Plans

Below is the proposed site plan, with the addition shaded in green.



Below is the proposed floor plan of the first and second floor with the addition to the single-family home shaded in grey.



Below are the east and west elevations for the single-family home.



## **Design**

The applicant proposes an architectural design with wood shake siding and upgraded roofing material. The homes will be decorated with “traditional-style” features and yellow-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.
- 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 building 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 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. 25:003, subject to following conditions:

### *General*

1. Conditions. All planning conditions of approval for Development Review Application No. 25:003 shall be printed as general notes on all sets of building plans.

2. Invalid Provision. 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, April 18, 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. 12-Month Approval. Development Review Board approval shall be valid for twelve months, to expire on April 2, 2026. Time extension may be granted at the discretion of the Development Review Board.
7. Colors and Materials. 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. Alterations. 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. 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.
10. Contractors. 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. Business License. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
12. Fees. All applicable development fees are due prior to the issuance of building permits.
13. Fire Department. 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. Utility Plan. 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. Graffiti. 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. 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. Trash. All trash, debris, and junk throughout the site shall be removed.

#### *Construction*

18. Underground Utilities. 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. Repair Damage. Any damage to the adjacent public streets or private property from project construction shall be promptly cleaned/repared by the applicant.
20. NDPES. The applicant shall comply with all National Pollution Discharge Elimination System (NPDES) regulations.



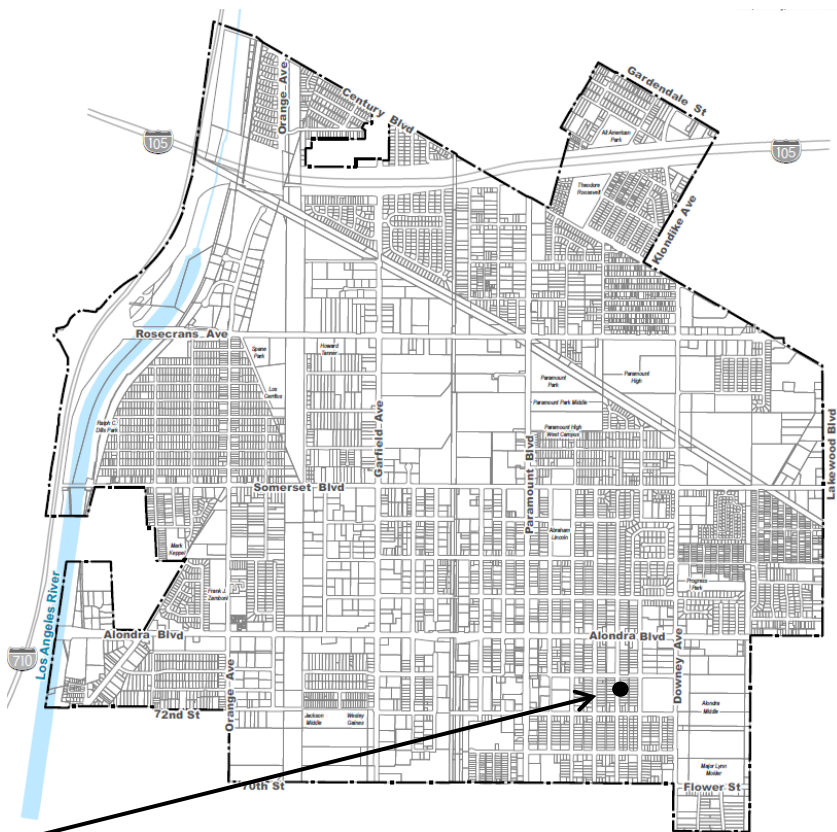
21. Backflow Devices. The location of all backflow devices shall be approved by the Planning Department prior to installation. Backflow devices shall be painted and screened with landscaping as approved by the Planning Department.
22. Electrical. The location of all electrical panels and meters shall 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 Hours. 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. Roof. The roof of the single-family home shall be finished with a lifetime (presidential) warrantee shingle.
25. Dirt and Dust. 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. Organic Waste. The property shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
27. Chain Link Fencing. 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. Barbed/razor wire is prohibited.

### *Design*

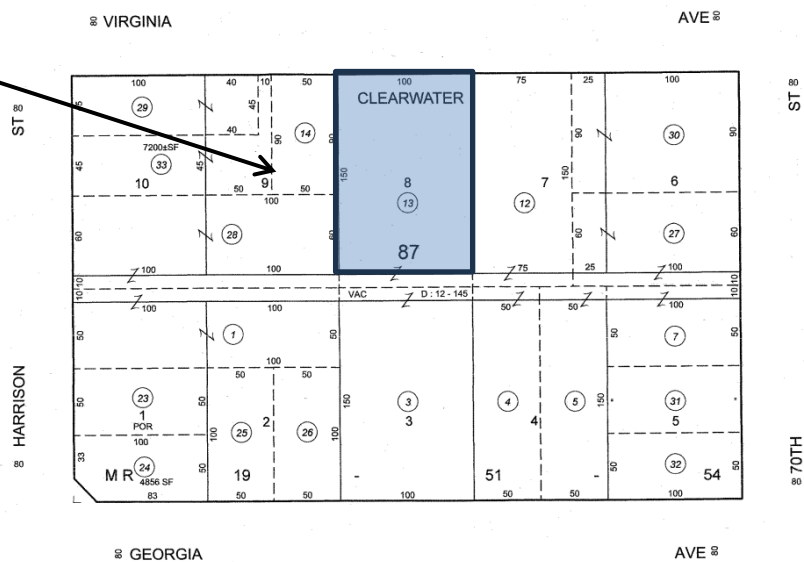
29. Window Bars. Exterior window bars are prohibited.
30. Height. The height of the structure shall not exceed 25 feet.
31. Siding. The applicant shall apply a wood shake siding exterior material to match the existing single-family home.
32. Window Trim. The windows shall be finished with a decorative trim.
33. Block Walls. 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. Front Fencing. Existing and future fences/walls in the 20-foot front setback shall not exceed a height of 42 inches.
35. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
36. 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. 25:003



Subject  
Property



16623 Virginia Avenue

APRIL 2, 2025

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF