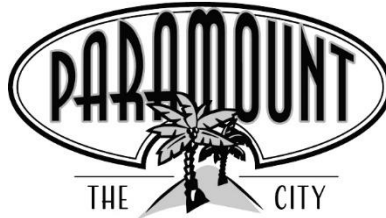


AGENDA

Paramount Development Review Board
May 7, 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.gov

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.gov

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](#) April 2, 2025

PUBLIC COMMENTS

PUBLIC HEARINGS

NEW BUSINESS

2. [DEVELOPMENT REVIEW APPLICATION NO. 25:004](#) A request by Robert Dwelle/Habitat for Humanity of Greater Los Angeles to repeal Development Review Application No. 24:008 and approve the construction of a 1,353 square foot two-story single-family residence with an attached two-car garage and an 867 square foot single-level residence with an attached two-car garage at 16305 Hunsaker Avenue in the PD-PS (Planned Development with Performance Standards) zone.

COMMENTS

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

ADJOURNMENT

To a meeting on Wednesday, June 4, 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.

MAY 7, 2025

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF APRIL 2, 2025.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

DEVELOPMENT REVIEW BOARD MINUTES APRIL 2, 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 7:16 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF BOARD MEMBERS

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

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
Abigail Urquiza, Planning Intern
Biana Salgado, Administrative Assistant

MINUTES

1. APPROVAL OF MINUTES

Chair Moody presented the Development Review Board minutes of March 3, 2025 for approval.

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

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

PUBLIC COMMENTS

There were none.

PUBLIC HEARINGS

NEW BUSINESS

2. DEVELOPMENT
REVIEW
APPLICATION NO.
25:003
16623 VIRGINIA
AVENUE

Chair Moody presented the item, 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.

Planning Director John King introduced Planning Intern Abigail Urquiza who presented the item on behalf of Assistant Planner Leslie Corrales.

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 Board Member Gonzalez, to close the public hearing. 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

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

COMMENTS

3. COMMENTS FROM
BOARD MEMBERS
AND STAFF

There were none

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned by Chair Moody at 7:23 p.m. to the next meeting of the Development Review Board to be held on Wednesday, May 7, 2025, at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California, at 6:00 p.m.

David Moody, Chair

ATTEST:

Biana Salgado, Administrative Assistant

MAY 7, 2025

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 25:004

- 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 ROBERT DWELLE/HABITAT FOR HUMANITY OF GREATER LOS ANGELES TO REPEAL DEVELOPMENT REVIEW APPLICATION NO. 24:008 AND APPROVE THE CONSTRUCTION OF A 1,353 SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE AND AN 867 SQUARE FOOT SINGLE-LEVEL RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE AT 16305 HUNSAKER AVENUE IN THE PD-PS (PLANNED DEVELOPMENT WITH

CONTINUED... PLEASE TURN PAGE

PERFORMANCE STANDARDS) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

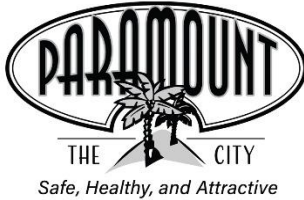
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Development Review Application 25:004
REQUEST:	Repeal Development Review Application 24:008 and approve the construction of a 1,353 square foot, two-story, single-family residence with an attached two-car garage and an 867 square foot single-level residence with an attached two-car garage
APPLICANT:	Robert Dwelle/Habitat for Humanity for Greater Los Angeles
MEETING DATE:	May 7, 2025
LOCATION:	16305 Hunsaker Avenue
ZONE:	PD-PS (Planned Development with Performance Standards)
GENERAL PLAN:	Planned Development with Performance Standards
PLANNER:	Leslie A. Corrales
RECOMMENDATION:	Approval



To: Honorable Development Review Board
From: John King, AICP, Planning Director
By: Leslie Corrales, Assistant Planner
Date: May 7, 2025

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 25:004
16305 HUNSAKER AVENUE**

BACKGROUND

This application is a request by Habitat for Humanity of Greater Los Angeles to repeal Development Review Application 24:008 and approve the construction of a 1,353 square foot two-story single-family residence with an attached two-car garage and an 867 square foot single-level residence with an attached two-car garage at 16305 Hunsaker Avenue in the PD-PS (Planned Development with Performance Standards) zone.

In 2024, the Development Review Board approved Development Review Application 24:008 which allowed the construction of two 1,353 square foot single-family homes.

In 2019, the City of Paramount acquired the 7,840 square foot property with the Low-to-Moderate Income Housing Fund. The site was previously developed with a duplex and a cabinet shop. The City Council approved a contract to demolish the blighted structures, and the demolition was completed in February 2024.

A Disposition and Development Agreement (DDA) by and between The City and Habitat for Humanity of Greater Los Angeles, a California nonprofit benefit corporation, was approved by City Council in May 2024 to develop the subject property. The property owner is currently preparing a tentative parcel map application to divide the property into two parcels. The Planning Commission will review this separate request at an upcoming meeting.

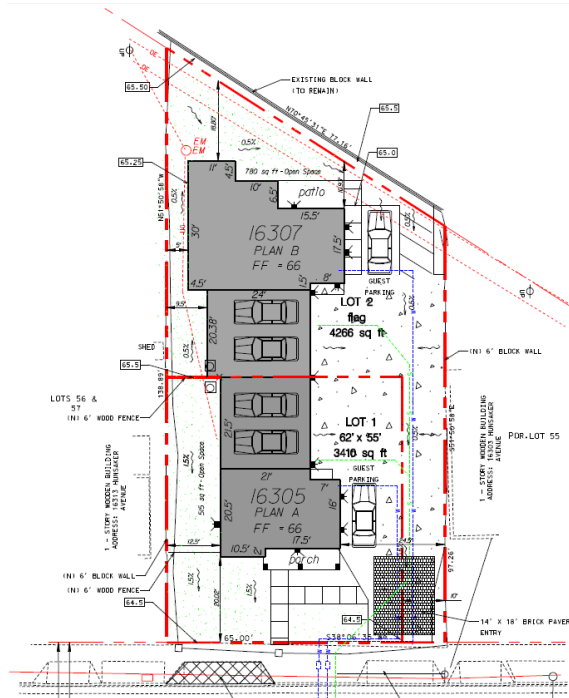
DISCUSSION

Due to changing conditions, the applicant is revising the scope of work. Rather than two 2-story homes, the applicant is proposing to change the front house to a single-story residence. The proposed development includes a 1,353 square foot, two-story single-family residence with an attached 416 square foot, two-car garage, situated towards the rear of the property. This home is designed to include three bedrooms and two-and-a-half bathrooms. At the front of the property, an 867 square foot, single-story single-family residence is now planned, featuring an attached 466 square foot, two-car garage. This

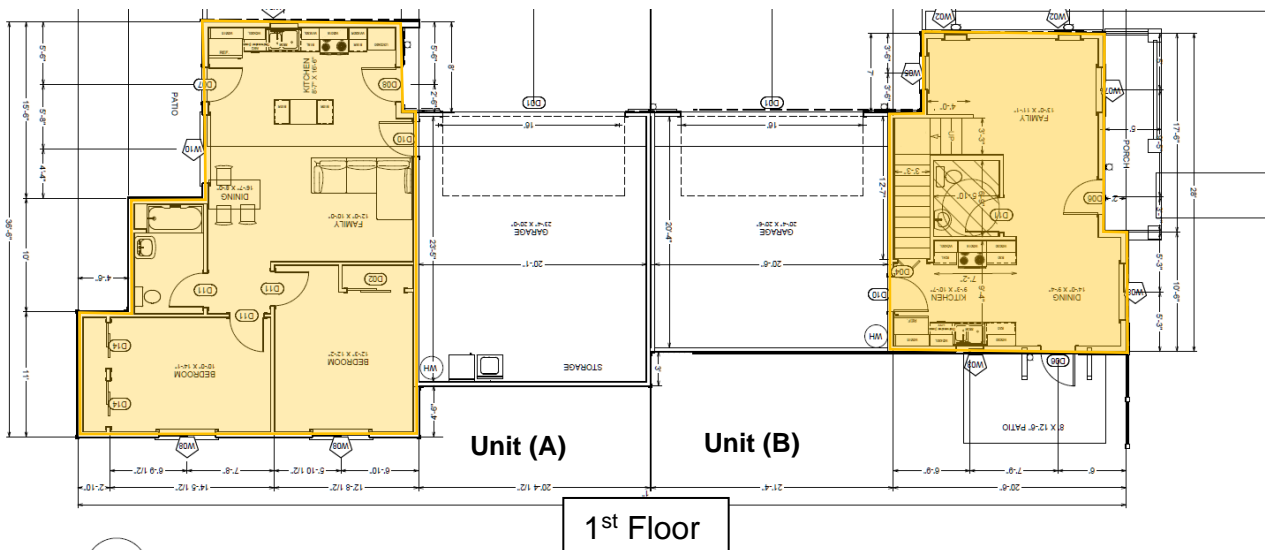
home would include two bedrooms and one bathroom. The site layout incorporates a shared driveway aisle providing access to each residence. In addition to a two-car garage, each home will have one designated guest parking space.

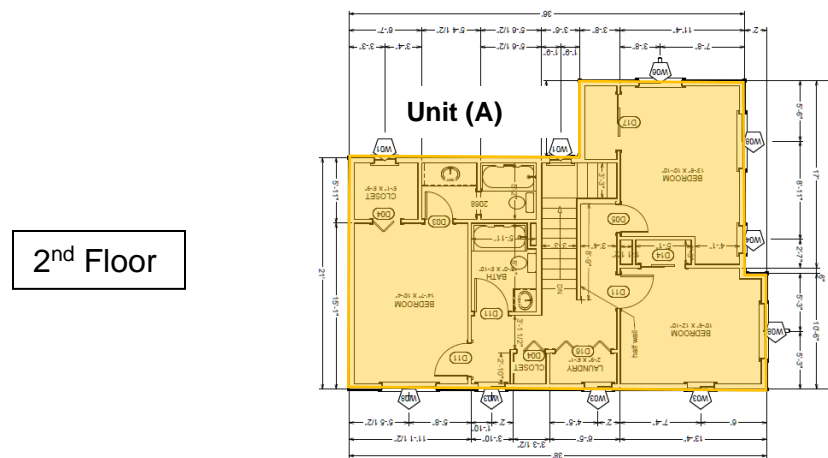
Plans

Below is the proposed site plan.



Below is the proposed floor plan of the first and second floor and elevations of the residences and attached garage.





Photos

Below are site photos from April 25, 2025. The first photo depicts the street view of the property. The second photo depicts the vacant lot.



Design

The applicant proposes an architectural design with smooth stucco walls and stacked stone. The homes will be decorated with “traditional-style” features and cream-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.
- The property will be landscaped with drought tolerant plants.

- 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.
- 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. 25:004, subject to following conditions:

General

1. Conditions. All planning conditions of approval for Development Review Application No. 25:004 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, May 23, 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 May 7, 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. With the exception of the single-story rear unit electrical utilities which will be permissible through an overhead wire that will run a short distance from the service pole near the neighboring property, 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. Landscaping and Irrigation. A landscaping and irrigation plan in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code shall be submitted to the Planning Department for review and possible approval. The plan shall include the front parkway. Plants shall be planted and irrigation installed in accordance with the approved plan. Shrubs, groundcover, and a two-inch layer of brown mulch shall be provided and maintained in good condition. No mature trees shall be removed without the authorization of the Planning Department.
24. Parking. Parking spaces on the property shall be noted on the site plan on the working construction drawings.
25. Hours of Construction. 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.
26. Infrastructure and SCAQMD. 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.
27. Organic Waste Disposal. The property shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
28. 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.
29. Water Heater. All water heaters shall be tankless.
30. Barbed/Razor Wire. Barbed/razor wire is prohibited.

Design

31. Window Bars. Exterior window bars are prohibited.
32. Height. The height of the structure shall not exceed 25 feet.
33. Window Trim. The windows shall be finished with decorative trim.
34. Solar Panels. Solar panels shall be installed in accordance with the City of Paramount and State of California regulations.
35. 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,

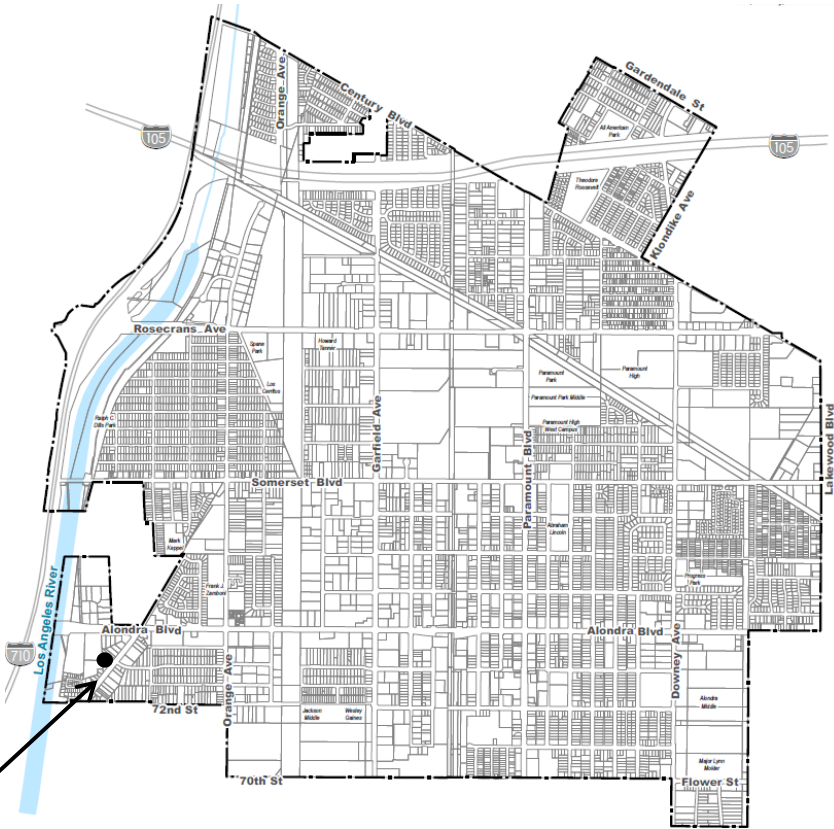
materials, and finish color. The perimeter walls shall be maintained in good, blemish-free condition.

36. Front Fencing. Future fences/walls in the 20-foot front setback shall not exceed a height of 42 inches.
37. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.

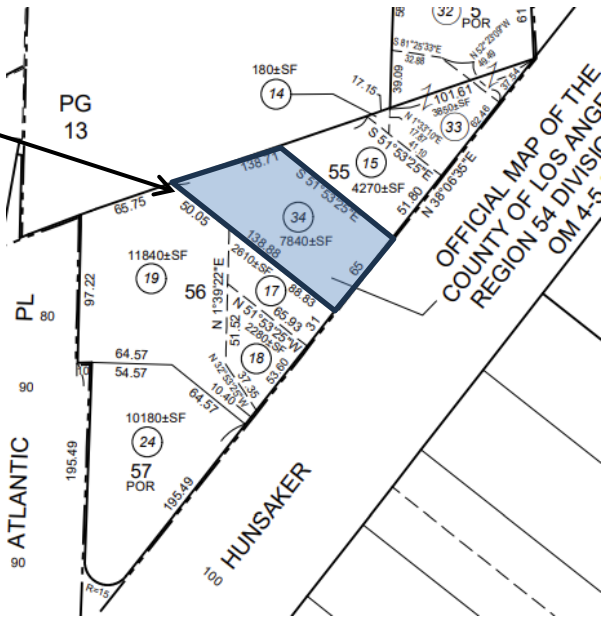
Final Approval

38. 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. 25:004



Subject
Property



16305 Hunsaker Avenue

MAY 7, 2025

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF