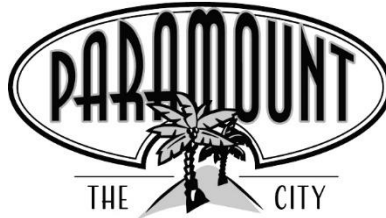


# AGENDA

Paramount Development Review Board  
September 3, 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](http://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](mailto: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 Ernie Esparza

ROLL CALL OF  
MEMBERS:

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

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## MINUTES

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- |    |                        |                |
|----|------------------------|----------------|
| 1. | APPROVAL OF<br>MINUTES | August 6, 2025 |
|----|------------------------|----------------|

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## PUBLIC COMMENTS

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## PUBLIC HEARINGS

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## OLD BUSINESS

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- |    |                                                    |                                                                                                                                                                                                                                                                                                                                                          |
|----|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. | DEVELOPMENT<br>REVIEW<br>APPLICATION<br>NO. 23:013 | A request by Daniel Freedman/Jeffer Mangels Butler & Mitchell, LLC for Sobeida Filippi for a second one-year extension to construct and install a freeway-oriented digital billboard on vacant land north of Rosecrans Avenue, between the Los Angeles River and 710-Freeway [Assesor Parcel Number 6236-035-013] in the M-2 (Heavy Manufacturing) zone. |
|----|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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## NEW BUSINESS

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- |    |                                                    |                                                                                                                                                                                                                                                                                           |
|----|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3. | DEVELOPMENT<br>REVIEW<br>APPLICATION<br>NO. 25:008 | A request by Jose Felix/Lightning Construction for Jesus Guillen to allow the construction of a 1,660 square foot single-family home, a 425 square foot two-car garage, and a 144 square foot detached covered patio at 15149 Gundry Avenue in the R-2 (Medium Density Residential) zone. |
| 4. | DEVELOPMENT<br>REVIEW<br>APPLICATION<br>NO. 25:009 | A request by Alberto Perez-Arvizu/ Bestone Construction, Inc. for Paramount Illinois, LLC to construct a 1,225 square foot metal building at 15538 Rosales Alley in the M-2 (Heavy Manufacturing) zone.                                                                                   |

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## COMMENTS

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- |    |                                                                                          |
|----|------------------------------------------------------------------------------------------|
| 5. | COMMENTS <ul style="list-style-type: none"><li>▪ Board Members</li><li>▪ Staff</li></ul> |
|----|------------------------------------------------------------------------------------------|

## **ADJOURNMENT**

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To a meeting on Wednesday, October 1, 2025, at 6:00 p.m. in the Council Chamber at City Hall, 16400 Colorado Ave., Paramount, California.

**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.

SEPTEMBER 3, 2025

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF AUGUST  
6, 2025.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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

## **DEVELOPMENT REVIEW BOARD MINUTES AUGUST 6, 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 6:34 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

**ROLL CALL OF BOARD MEMBERS**

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

Absent: Board Member Javier Gonzalez

**STAFF PRESENT:** Lindsay Thorson, Planning Commission Attorney  
John King, Planning and Building Director  
Monica Rodriguez, Assistant Planning and Building Director  
Rick Baptista, Building and Safety Manager  
Sol Bejarano, Management Analyst  
Ivan Reyes, Associate Planner  
Leslie Corrales, Assistant Planner  
Caitlin Au, Planning Intern  
Biana Salgado, Administrative Assistant

It was moved by Vice Chair Esparza, seconded by Board Member Timmons, to excuse Board Member Gonzalez from the Development Review Board Meeting. The motion was passed by the following roll call vote:

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

### **MINUTES**

1. **APPROVAL OF MINUTES** Chair Moody presented the Development Review Board minutes of July 2, 2025 for approval.

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

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

2. REORGANIZATION  
SELECTION OF  
CHAIR AND VICE  
CHAIR

Administrative Assistant/Minute Clerk Biana Salgado opened the nominations for the office of Development Review Board Chair. Board Member Linda Timmons nominated Board Member Esparza. There being no further nominations, nominations were closed.

The roll call vote for Board Member Esparza to serve as Development Review Board Chair:

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

Board Member Esparza was declared Development Review Board Chair.

Chair Esparza opened the nominations for the office of Development Review Board Vice Chair. Board Member Timmons nominated Board Member Weisenburger. There being no further nominations, nominations were closed.

The roll call vote for Board Member Ernie Esparza to serve as Development Review Board Chair:

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

Board Member Gordon Weisenburger was declared Development Review Board Vice Chair.

### **PUBLIC COMMENTS**

Planning and Building Director John King stated a written correspondence was received relating to Agenda Item No. 3.

## **ADJOURNMENT**

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There being no further business to come before the Board, the meeting was adjourned by Chair Esparza at 7:06 p.m. to the next meeting of the Development Review Board to be held on Wednesday, August 6, 2025, at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California, at 6:00 p.m.

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Ernie Esparza, Chair

ATTEST:

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Biana Salgado, Administrative Assistant

SEPTEMBER 3, 2025

DEVELOPMENT REVIEW APPLICATION NO. 23:013 – SECOND ONE-YEAR EXTENSION

MOTION IN ORDER:

APPROVE A REQUEST BY DANIEL FREEDMAN/JEFFER MANGELS BUTLER & MITCHELL, LLC FOR SOBEIDA FILIPPI FOR A SECOND ONE-YEAR EXTENSION TO CONSTRUCT AND INSTALL A FREEWAY ORIENTED DIGITAL BILLBOARD ON VACANT LAND NORTH OF ROSECRANS AVENUE, BETWEEN THE LOS ANGELES RIVER AND 710-FREEWAY [ASSESOR PARCEL NUMBER 6236-035-013] IN THE M-2 (HEAVY MANUFACTURING) ZONE.

MOTION:

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

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

☐ APPROVED

☐ DENIED

ROLL CALL VOTE:

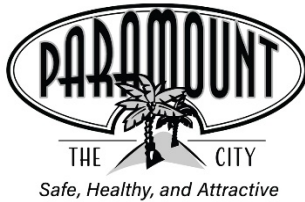
AYES: \_\_\_\_\_

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

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

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





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

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|                        |                                                                                          |
|------------------------|------------------------------------------------------------------------------------------|
| <b>PROJECT NUMBER:</b> | <b>Development Review Application No. 23:013 –<br/>Second one-year extension</b>         |
| <b>REQUEST:</b>        | <b>Construct and install a freeway-oriented digital<br/>billboard</b>                    |
| <b>APPLICANT:</b>      | <b>Daniel Freedman/Jeffer Mangels Butler &amp; Mitchell,<br/>LLC for Sobeida Filippi</b> |
| <b>MEETING DATE:</b>   | <b>September 3, 2025</b>                                                                 |
| <b>LOCATION:</b>       | <b>Assessor Parcel Number 6236-035-013</b>                                               |
| <b>ZONE:</b>           | <b>M-2 (Heavy Manufacturing)</b>                                                         |
| <b>GENERAL PLAN:</b>   | <b>Industrial</b>                                                                        |
| <b>PLANNER:</b>        | <b>John King</b>                                                                         |
| <b>RECOMMENDATION:</b> | <b>Approval</b>                                                                          |



**To:** Honorable Development Review Board

**From:** John King, AICP, Planning and Building Director

**By:**

**Date:** September 3, 2025

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**Subject: DEVELOPMENT REVIEW APPLICATION NO. 23:013 – SECOND ONE-YEAR EXTENSION  
DANIEL FREEDMAN/JEFFER MANGELS BUTLER & MITCHELL, LLC  
FOR SOBEIDA FILIPPI**

## **BACKGROUND**

This application is a request by Daniel Freedman/Jeffer Mangels Butler & Mitchell, LLC for Sobeida Filippi for a second one-year extension to construct and install a freeway-oriented digital billboard on vacant land north of Rosecrans Avenue, between the Los Angeles River and 710-Freeway [Assessor Parcel Number 6236-035-013] in the M-2 (Heavy Manufacturing) zone.

The applicant is leasing land from the property owner of the subject 10,603 square foot property. The property owner owns three parcels within the relatively nondescript ten-acre area to the north of Rosecrans Avenue and between the Los Angeles River and the 710-Freeway. Seven irregularly-shaped land parcels under ownership of four separate property owners comprise the area.

In August of 2020, the Development Review Board reviewed and approved Development Review Application (DRA) No. 20:007 to construct a freeway-oriented digital billboard. The applicant was DeRose Displays, a startup billboard company. Furthermore, Development Agreement No. 20-1 between the City of Paramount and the applicant was approved in relation to the proposed billboard. However, the approval and a one-time extension expired earlier in 2023, and the applicant did not apply for any further time extension.

On September 6, 2023, the Development Review Board approved Development Review Application No. 23:013, subject to conditions of approval. In this case, with the previous applicant (DeRose Displays) unable to proceed with the project, the applicant was an attorney on behalf of the property owner.

Also on September 6, 2023, the Planning Commission reviewed Development Agreement No. 23-1 for an agreement between the City of Paramount and the applicant in relation to the proposed billboard. The Planning Commission recommended approval for a future City Council action regarding the proposed development agreement.

On September 4, 2024, the Development Review Board approved a one-year extension to Development Review Application No. 23:013, subject to conditions of approval.

## DESCRIPTION

The proposed billboard design will be substantially similar or superior to the project that was approved under DRA No. 20:007 as a V-shaped, double-sided digital billboard with an overall height of 45 feet. The Development Review Board will review a more precise design at a future date. The approval from 2023 and the subsequent extensions are simply for the concept of the digital billboard.

## Photos

Below is a photo of the existing conditions of the building.



Below is the proposed site plan.



Below is a rendering of the conceptual design (note that it will inspire the upcoming design):



## FISCAL IMPACT

None at this time. Upon installation and operation of the billboard, revenue will be generated according to terms of a development agreement to be approved by the City Council.

## 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 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 the second one-year extension to Development Review Application No. 23:013, subject to following conditions:

1. Conditions of Approval. All planning conditions of approval for Development Review Application No. 23:013 shall be printed as general notes on all submitted sets of building plans.

2. Validity. 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 and Building 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, September 19, 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. Expiration and Extension. Development Review Board approval shall be valid for 12 months, to expire on September 3, 2026. Time extension may be granted at the discretion of the Development Review Board.
7. 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 and Building 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.
8. 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 and Building Department.
9. Business License. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
10. Colors and Materials. All colors and materials shall be submitted to the Planning and Building Department for review and 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.

11. Alterations or Color Changes. 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 and Building Department.
12. Fees. All applicable development fees are due prior to the issuance of building permits.
13. 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.
14. Water Capital Improvement Charge. The applicant shall pay the water capital improvement charge as applicable.
15. 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.
16. 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.
17. Graffiti and Vandalism. 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.
18. Parking Areas. 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.
19. Trash and Debris. All trash, debris, and junk throughout the site shall be removed.
20. 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.

21. Fugitive Dust. 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.
22. Barbed/Razor Wire. Any use of barbed wire, razor wire, or similar wire shall be completely concealed from public view.
23. Outside Storage. Outside storage of any type is prohibited.
24. NPDES. The applicant shall comply with all National Pollution Discharge Elimination System (NPDES) regulations.
25. Backflow Devices. The location of all backflow devices shall be approved by the Planning and Building Department prior to installation. Backflow devices shall be painted and screened with landscaping as approved by the Planning and Building Department.
26. Electrical Panels. The location of all electrical panels and meters shall be approved by the Planning and Building 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 and Building Department.
27. Fence/Gate. The lease area shall be surrounded by a security fence/gate at least seven feet in height. The fence shall be metal painted black and maintained in good condition. Chain link fencing is not permitted.
28. Security Cameras. Security cameras shall be installed following review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
29. Landscaping and Irrigation. A precise landscaping and irrigation plan shall be submitted showing the size, type, and location of all plant material including shade/canopy trees, shrubs, groundcover, and brown mulch; and irrigation. The property shall be landscaped within the yard areas indicated on the approved landscape plan. The existing landscaping shall be refurbished as needed. Plant material shall be maintained in a thriving condition in perpetuity in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code. The plan shall be subject to the approval of the Planning and Building 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

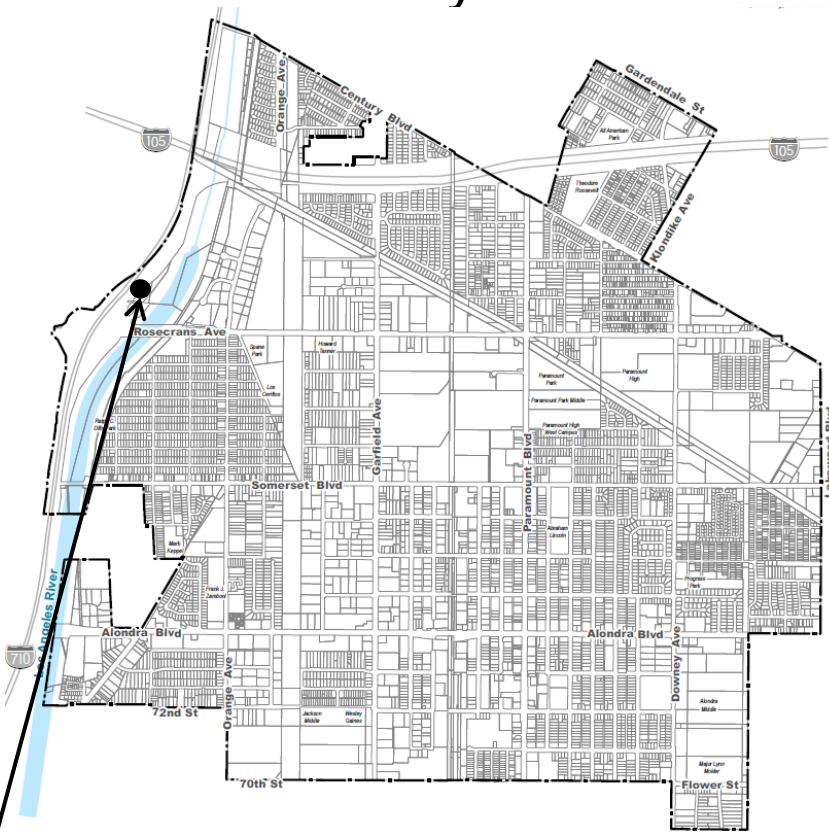
- State and City regulations. No mature trees shall be removed without the authorization of the Planning and Building Department.
30. Construction Hours. Construction shall take place 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Construction is prohibited on Sundays and national holidays.
  31. Trash and Recycling. All trash and recycling containers shall be stored within the trash enclosure and out of public visibility.
  32. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
  33. Building and Safety. The project and any future improvements shall comply with all Building and Safety Division regulations.
  34. Clean Power. Electrical power shall be from 100% renewable sources (100% Green Power from the Clean Power Alliance or equivalent).
  35. Lighting Dimming. The billboard lighting shall automatically dim based on ambient lighting conditions. An automatic dimming system shall be installed to reduce the intensity of the light emitting from the Message Display Center during operations between sunset and sunrise. Maximum lighting levels shall be no more than 7,500 lumens per square meter during the daytime (Sunrise to Sunset) and no more than 500 lumens per square meter during the nighttime (Sunset to Sunrise).
  36. Message Duration. Message duration shall be six seconds at minimum. Message transitions shall be instant.
  37. Message Text. Message text and/or images shall not scroll, move, flash, or animate.
  38. Clean Site. The billboard owner shall maintain the site in good condition. The billboard owner shall allow no noxious weeds to go to seed and shall keep the subject property free of weeds, grasses, debris, and vermin.
  39. Access Agreements/Easements. The applicant shall obtain all required access agreements and/or easements with all pertinent Los Angeles County agencies and/or private property owners.
  40. Caltrans Permits. The applicant shall obtain all required permits from the California Department of Transportation (Caltrans). The project shall comply with all requirements of Caltrans and the California Outdoor Advertising Act.



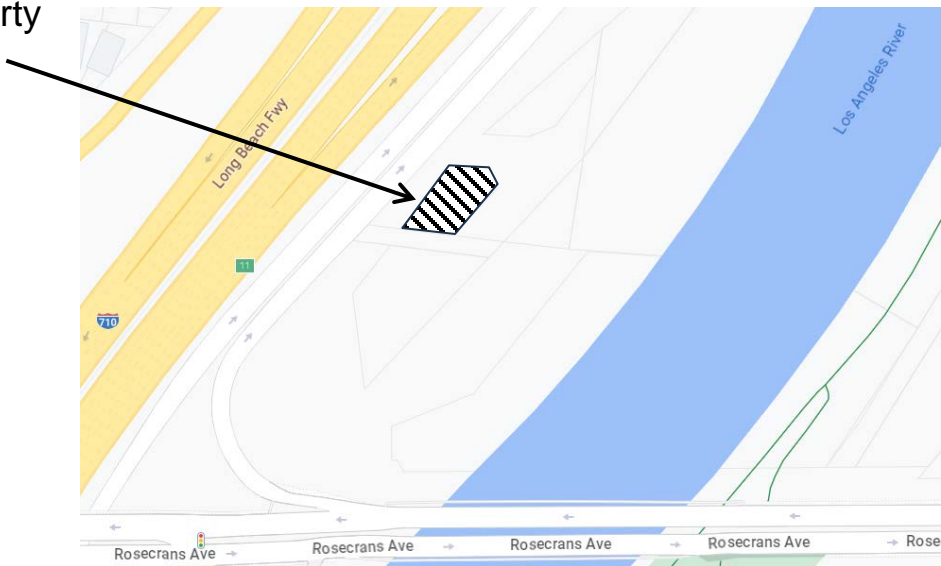
41. Development Agreement and Mitigations. The applicant shall comply with all terms of an associated Development Agreement with the City of Paramount. The project shall comply with the Mitigation Monitoring and Reporting Program of the previously approved Mitigated Negative Declaration.
42. Precise Design. The Development Review Board shall review a more precise billboard design for possible approval upon finalization of a proposed design with a specific billboard company. This review shall take place before construction plans are submitted to Building and Safety Division plan check.
43. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.
44. 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. 23:013

## Second One-year Extension



Subject  
Property



Assessor's Parcel No.: 6236-035-013

SEPTEMBER 3, 2025

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 25:008

- 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 JOSE FELIX/LIGHTNING CONSTRUCTION FOR JESUS GUILLEN TO CONSTRUCT A 1,660 SQUARE FOOT SINGLE-FAMILY DWELLING UNIT, A 425 SQUARE FOOT TWO CAR GARAGE, AND A 144 SQUARE FOOT DETAILED COVERED PATIO AT 15149 GUNDRY AVENUE IN THE R-M (MULTIPLE-FAMILY RESIDENTIAL) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

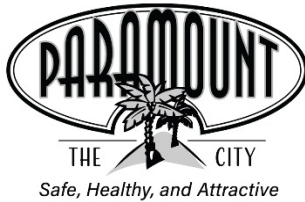
ROLL CALL VOTE:

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

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

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

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



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

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|                        |                                                                                                     |
|------------------------|-----------------------------------------------------------------------------------------------------|
| <b>PROJECT NUMBER:</b> | <b>Development Review Application No. 25:008</b>                                                    |
| <b>REQUEST:</b>        | <b>Construct a 1,660 square foot single-family dwelling unit and a 425 square foot 2-car garage</b> |
| <b>APPLICANT:</b>      | <b>Jose Felix/Lightning Construction</b>                                                            |
| <b>MEETING DATE:</b>   | <b>September 3, 2025</b>                                                                            |
| <b>LOCATION:</b>       | <b>15149 Gundry Avenue</b>                                                                          |
| <b>ZONE:</b>           | <b>R-M (Multiple Family Residential)</b>                                                            |
| <b>GENERAL PLAN:</b>   | <b>Multiple-Family Residential</b>                                                                  |
| <b>PLANNER:</b>        | <b>Leslie A. Corrales</b>                                                                           |
| <b>RECOMMENDATION:</b> | <b>Approval</b>                                                                                     |



**To:** Honorable Development Review Board

**From:** John King, AICP, Planning and Building Director

**By:** Leslie A. Corrales, Assistant Planner

**Date:** September 3, 2025

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**Subject: DEVELOPMENT REVIEW APPLICATION NO. 25:008  
JOSE FELIX/LIGHTNING CONSTRUCTION FOR JESUS GUILLEN**

## **BACKGROUND**

This application is a request by Jose Felix/Lightning Construction for Jesus Guillen to construct a 1,660 square-foot addition, an attached 425 square foot two-car garage, and a 144 square foot detached covered patio at 15149 Gundry Avenue in the R-M (Multiple-Family Residential) zone. The property is on the west side of Gundry Avenue and is developed with a 1,588 square foot single-family dwelling and a 672 square foot detached garage.

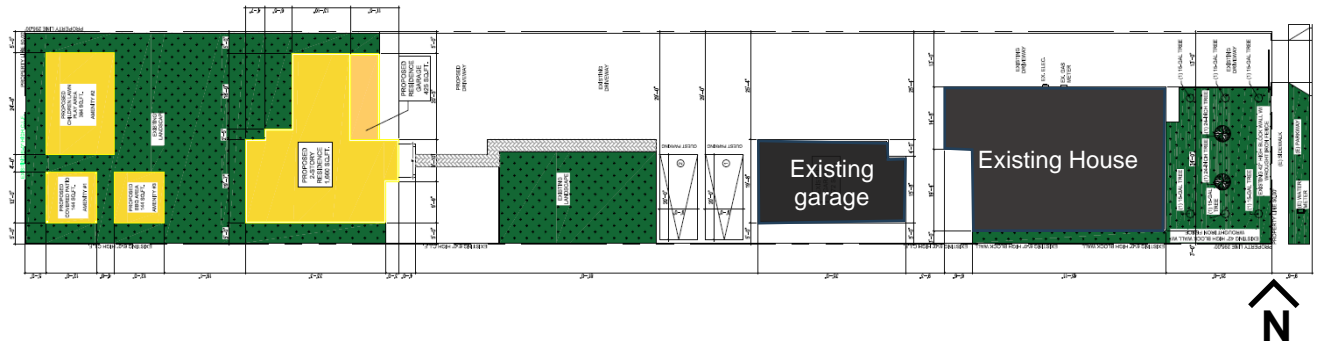
## **DISCUSSION**

The subject parcel comprises a total lot area of 14,750 square feet, with an approximate depth of 295 feet and a street frontage of 50 feet. The proposed improvements are consistent with the intended land use designation.

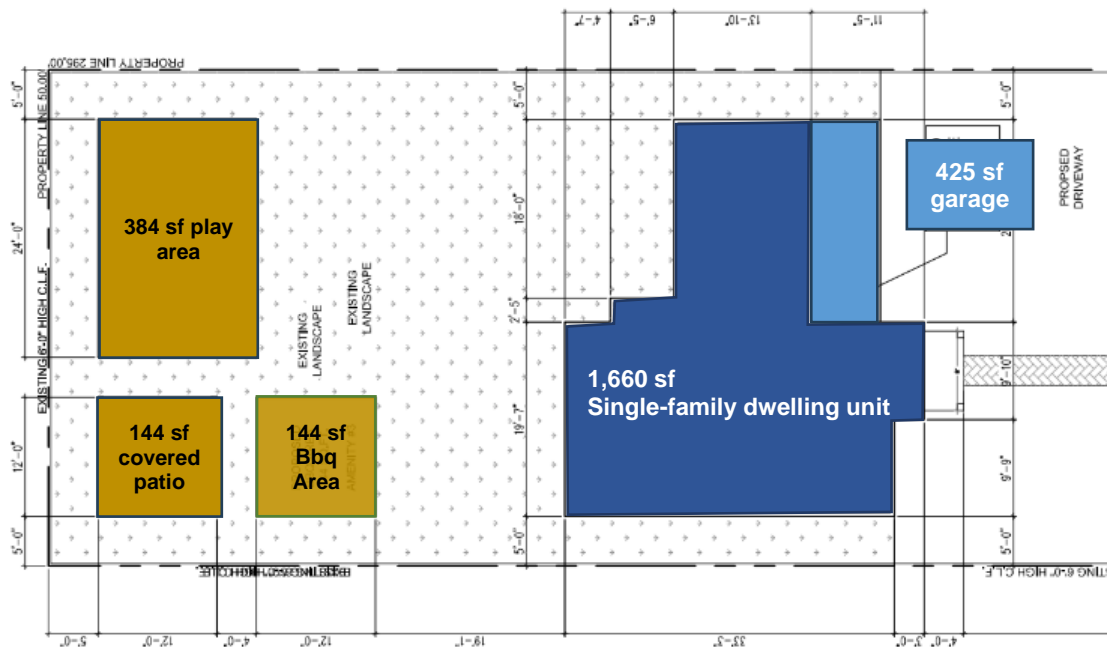
The proposed single-family dwelling unit will feature four bedrooms and three and one-half bathrooms. As part of the enhancement to the existing multi-family property, the project will include amenities such as a 384 square foot children's play area and a 144 square foot barbecue area ensuring consistency with neighborhood character and meeting the R-M zone requirements for amenities. Design elements include lifetime warranty roofing shingles for long-term durability, decorative trim detailing around all window openings to enhance visual appeal, and stone veneer finishes to provide a refined and cohesive exterior aesthetic. Each dwelling unit on the property will have a designated guest parking space.

## Plans

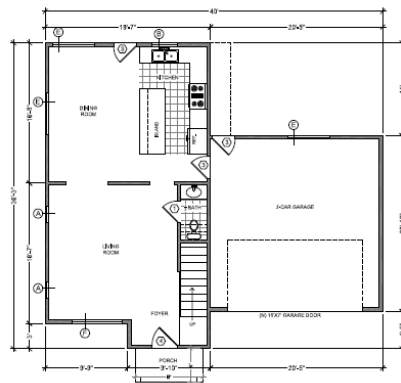
Below is the overall proposed site plan, with the proposed single-family dwelling unit, two-car garage, covered patio, and amenities shaded in yellow.



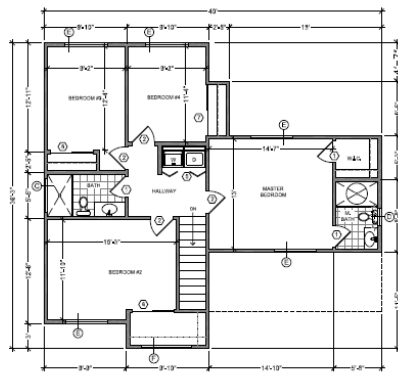
Below is a close-up view of the rear/west portion of the site plans.



Below is the proposed floor plan of the first and second floor, elevations, and rendering of the proposed single-family dwelling unit, attached garage, and amenities.



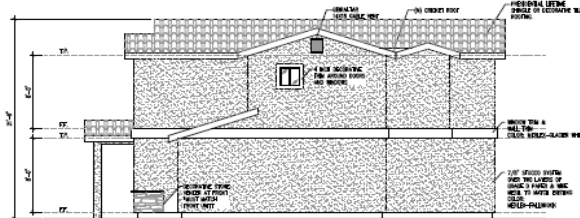
PROPOSED FLOOR PLAN  
1ST FLOOR - S.F.R.  
SCALE: 1/8" = 1'-0"



PROPOSED FLOOR PLAN  
2ND FLOOR - S.F.R.  
SCALE: 1/8" = 1'-0"



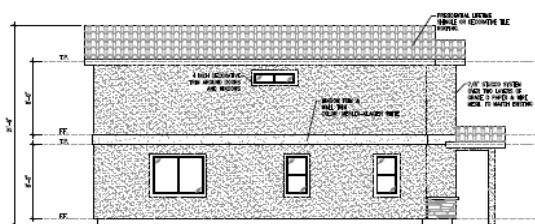
FRONT/ EAST ELEVATION  
SINGLE FAMILY RESIDENCE  
SCALE: 1/8" = 1'-0"



SIDE/ NORTH ELEVATION  
SINGLE FAMILY RESIDENCE  
SCALE: 1/8" = 1'-0"



REAR/ WEST ELEVATION  
SINGLE FAMILY RESIDENCE  
SCALE: 1/8" = 1'-0"



SIDE/ SOUTH ELEVATION  
SINGLE FAMILY RESIDENCE  
SCALE: 1/8" = 1'-0"





## Photos

Below are the site photos from August 20, 2025. The first photo depicts the street view of the property. The second photo depicts the rear of the property where the proposed development will be located.



## 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 khaki-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 roofing
- Stone veneer accent

Additional property improvements required as conditions of approval include:

- All rooftop vents shall be painted to match the predominant color of the roofing.
- A guest parking space shall be provided for each unit.
- A decorative wall-mounted light fixture shall be installed at each entrance of the buildings. Planning and Building Department review and approval of the lighting and specific locations shall be required.
- Front setback fence/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. 25:008, subject to the following conditions:

### *General*

1. Conditions. All planning conditions of approval for Development Review Application No. 25:008 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, September 19, 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. Approval of this Development Review Application No. 25:008 shall be valid for one (1) year from the date of final approval and shall become null and void unless construction has commenced within this time period or an extension of time is granted administratively pursuant to a written request by the applicant no less than thirty days prior to the expiration date of September 3, 2026. The Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application. Commencement of development shall mean that appropriate permits have been obtained, and the development has successfully completed the first Building and Safety Division inspection.
7. Colors and Materials. All exterior colors and materials shall be submitted to the Planning and Building 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 and Building 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 and Building 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. **NPDES.** The applicant shall comply with all National Pollution Discharge Elimination System (NPDES) regulations.
21. **Backflow Device.** The location of all backflow devices shall be approved by the Planning and Building Department prior to installation. Backflow devices shall be painted and screened with landscaping as approved by the Planning and Building Department.
22. **Electrical.** The location of all electrical panels and meters shall be approved by the Planning and Building 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 and Building Department.
23. **Construction Hours.** Construction shall take place between 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.

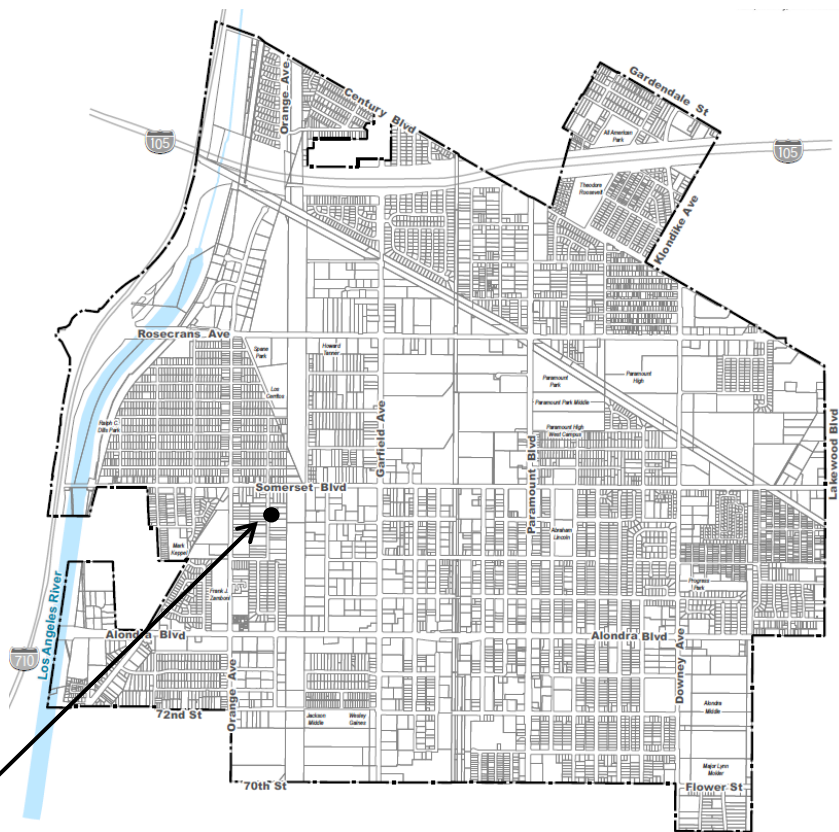
24. Roof. The roof of the single-family home shall be finished with a lifetime “presidential” guarantee shingle as depicted on the approved plans.
25. Dirt and Dust. The applicant shall ensure that the public streets, other public infrastructure, and adjoining private properties remain clean from dirt 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. Existing chain link fencing shall be removed.
28. Barbed/Razor Wire. Barbed/razor wire is prohibited.

*Design*

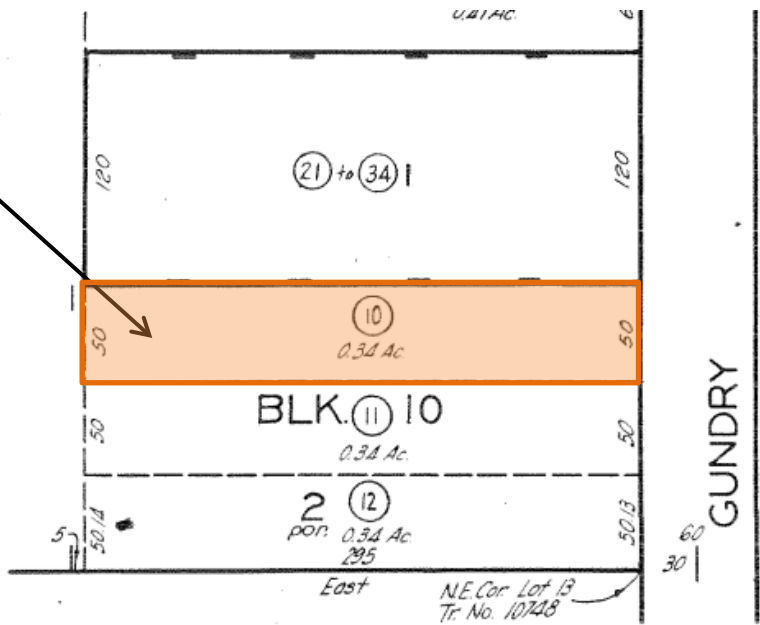
29. Window Bars. Exterior window bars are prohibited.
30. Height. The height of the structure shall not exceed 25 feet.
31. Decorative Treatment. The building shall have a stucco finish with stone veneer and metal cladding as decorative treatment as depicted on the elevations.
32. Decorative Trim. The windows shall be finished with a decorative trim.
33. Landscaping. Landscaping on the property including the parkway shall be refurbished and maintained in good condition. Mature trees shall not be removed without prior written authorization from the Planning and Building Department.
34. 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 and Building Department review of the specific location, materials, and finish color. The perimeter walls shall be maintained in good, blemish-free condition.
35. Front Setback Fence. Existing and future fences/walls in the 20-foot front setback shall not exceed a height of 42 inches.
36. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.

37. 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. 25:008



Subject  
Property



15149 Gundry Avenue

SEPTEMBER 3, 2025

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 25:009

- A. MOTION IN ORDER:
- B. OPEN THE PUBLIC HEARING
- C. CONTINUE THE PUBLIC HEARING TO OCTOBER 1, 2025.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

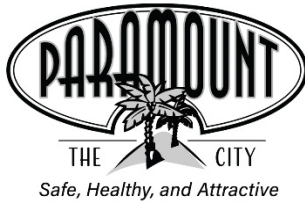
AYES: \_\_\_\_\_

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

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

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





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

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|                        |                                                                                        |
|------------------------|----------------------------------------------------------------------------------------|
| <b>PROJECT NUMBER:</b> | <b>Development Review Application No. 25:009</b>                                       |
| <b>REQUEST:</b>        | <b>Construct a 1,225 square foot metal building</b>                                    |
| <b>APPLICANT:</b>      | <b>Alberto Perez-Arvizu/Bestone Construction, Inc.<br/>for Paramount Illinois, LCC</b> |
| <b>MEETING DATE:</b>   | <b>September 3, 2025</b>                                                               |
| <b>LOCATION:</b>       | <b>15538 Rosales Alley</b>                                                             |
| <b>ZONE:</b>           | <b>M-2 (Heavy Manufacturing)</b>                                                       |
| <b>GENERAL PLAN:</b>   | <b>Central Industrial District (AP- CID)</b>                                           |
| <b>PLANNER:</b>        | <b>Monica Rodriguez</b>                                                                |
| <b>RECOMMENDATION:</b> | <b>Open and continue the public hearing</b>                                            |



**To:** Honorable Design Review Board

**From:** John King, AICP, Planning and Building Director

**By:** Monica Rodriguez, Assistant Planning and Building Director

**Date:** September 3, 2025

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**Subject: DEVELOPMENT REVIEW APPLICATION NO. 25:009  
ALBERTO PEREZ-ARVIZU/BESTONE CONSTRUCTION, INC. FOR  
PARAMOUNT ILLINOIS, LCC**

## **BACKGROUND**

This application is a request by Alberto Perez-Arvizu/Bestone Construction, Inc. for Paramount Illinois, LCC to approve Development Review Application No. 25:009, a request to construct a 1,225 square foot metal building at 15538 Rosales Alley in the M-2 (Heavy Manufacturing) zone.

Staff is requesting that the application review be postponed to allow the applicant sufficient time to finalize the payment process due to unforeseen circumstances. Staff recommends continuing the Development Review Application No. 25:009 to the October 1, 2025 Design Review Board meeting.

## **RECOMMENDED ACTION**

Open and continue the public hearing for Development Review Application No. 25:009 to the October 1, 2025 Design Review Board meeting.