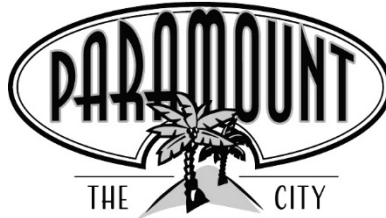


AGENDA

Paramount Development Review Board
August 5, 2026



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.

CALL TO ORDER:

Chair Ernie Esparza

ROLL CALL OF
MEMBERS:

Board Member Javier Gonzalez
Board Member Austin Moreno
Board Member Linda Timmons
Vice Chair Gordon Weisenburger
Chair Ernie Esparza

MINUTES

1. [APPROVAL OF MINUTES](#) July 1, 2026

PUBLIC COMMENTS

NEW BUSINESS

PUBLIC HEARINGS

2. [DEVELOPMENT REVIEW APPLICATION NO. 26:002](#) A request by Enrique Alvarez/Alvarez Design Studios for Tacos El Fogon to install an outdoor customer seating area with a retractable shade at an existing restaurant at 7351 Rosecrans Avenue, Unit F, in the C-3 (General Commercial) zone.

ORAL REPORT

3. [ORAL REPORT](#) Entrada Housing/Gold Key Development Update (Development Review Application No. 25:004)

COMMENTS

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

ADJOURNMENT

To a meeting on Wednesday, September 2, 2026, at 6:00 p.m. in the Council Chamber at City Hall, 16400 Colorado Avenue, 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 and Building 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 and Building Department office. The Planning and Building Department office is located at City Hall, 16400 Colorado Avenue, Paramount.

AUGUST 5, 2026

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF JULY 1,
2026.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

DEVELOPMENT REVIEW BOARD MINUTES JULY 1, 2026

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 Ernie Esparza at 6:43 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF BOARD MEMBERS:

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

Absent: Board Member Linda Timmons

It was moved by Vice Chair Weisenburger and seconded by Board Member Gonzalez 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 Moody;
Vice Chair Weisenburger; and Chair Esparza
NOES: None
ABSENT: Board Member Timmons
ABSTAIN: None

STAFF PRESENT:

Lindsay Thorson, Planning Commission Attorney
John King, Planning and Building Director
Monica Rodriguez, Assistant Planning and Building Director
Ivan Reyes, Building and Housing Manager
Tara Reyes, Management Analyst
Leslie Corrales, Associate Planner
Caitlin Au, Planning Intern

MINUTES

1. APPROVAL OF MINUTES June 3, 2026

Chair Esparza presented the Development Review Board minutes of June 3, 2026 for approval.

It was moved by Board Member Gonzalez and seconded by Board Member Moody to approve the minutes as presented. The motion was passed by the following roll call vote:

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

PUBLIC COMMENTS

Planning and Building Director King stated that there were no public comments.

NEW BUSINESS

PUBLIC HEARINGS

2. DEVELOPMENT
REVIEW
APPLICATION NO.
26:006

Chair Esparza announced the item, a request by Abraham Cendejas Arambula/A&B Atelier Builders for Francisco Villa Cortes/Master Rooter and Plumbing Inc. to construct a two-story, 19,449 square foot warehouse and office building at 7757 Jackson Street in the M-2 (Heavy Manufacturing) zone.

Planning and Building Director King stated that this item (Development Review Application No. 26:006) is the companion application to Conditional Use Permit No. 1000 presented by Assistant Planning and Building Director Rodriguez earlier in the evening.

Chair Esparza opened the public and called for public testimony.

There being no comments in favor or opposed to the request, it was moved by Vice Chair 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 and Moody;
Vice Chair Weisenburger; and Chair Esparza
NOES: None
ABSENT: Board Member Timmons
ABSTAIN: None

It was moved by Vice Chair Weisenburger, seconded by Board Member Gonzalez, to approve Development Review Application No. 26:006, a request by Abraham Cendejas Arambula/A&B Atelier Builders for Francisco Villa

Cortes/Master Rooter and Plumbing Inc. to construct a two-story, 19,449 square foot warehouse and office building at 7757 Jackson Street in the M-2 (Heavy Manufacturing) zone, subject to the conditions of approval in the agenda report. The motion was passed by the following roll call vote:

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

COMMENTS

3. COMMENTS

Planning and Building Director King announced that Stater Bros. will have their Grand Reopening Celebration on July 15, 2026. Also announced, Panera Bread and Panda Express will have their grand openings in November 2026 with details to follow.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned by Chair Esparza at 6:48 p.m. to the next Development Review Board meeting to be held on Wednesday, August 5, 2026 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Ernie Esparza, Chair

ATTEST:

John King, Planning and Building Director
Minutes Prepared by Biana Salgado, Administrative Assistant

https://paramountcity1957.sharepoint.com/sites/Planning/Shared Documents/ADMIN/MINUTES/DRB MINUTES 2026/Minutes/07-2026_DRB.docx

AUGUST 5, 2026

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 26:002

- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
 - (1) THOSE IN FAVOR
 - (2) THOSE OPPOSED
 - (3) REBUTTAL BY THE APPLICANT
- D. MOTION TO CLOSE THE PUBLIC HEARING.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[] APPROVED	ABSENT: _____
[] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:

APPROVE A REQUEST BY ENRIQUE ALVAREZ/ALVAREZ DESIGN STUDIOS FOR TACOS EL FOGON TO INSTALL AN OUTDOOR CUSTOMER SEATING AREA WITH A RETRACTABLE SHADE AT AN EXISTING RESTAURANT AT 7351 ROSECRANS AVENUE, UNIT F, IN THE C-3 (GENERAL COMMERCIAL) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

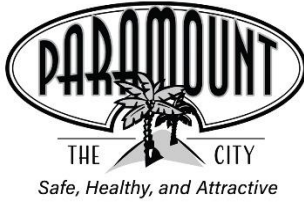
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Development Review Application No. 26:002
REQUEST:	Install an outdoor customer seating area with a retractable shade at the existing restaurant
APPLICANT:	Enrique Alvarez/Alvarez Design Studios for Tacos El Fogon
MEETING DATE:	August 5, 2026
LOCATION:	7351 Rosecrans Avenue, Unit F
ZONE:	C-3 (General Commercial)
GENERAL PLAN:	Commercial
PLANNER:	Monica Rodriguez
RECOMMENDATION:	Approval



To: Honorable Development Review Board

From: John King, AICP, Planning and Building Director

By: Monica Rodriguez, Assistant Planning and Building Director

Date: August 5, 2026

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 26:002
ENRIQUE ALVAREZ/ALVAREZ DESIGN STUDIOS FOR TACOS EL
FOGON**

BACKGROUND

This application is a request by Enrique Alvarez/Alvarez Design Studios for Tacos El Fogon to install an outdoor customer seating area with a retractable shade at the existing restaurant located at 7351 Rosecrans Avenue, Unit F, in the C-3 (General Commercial) zone. The subject site is located at the northwest corner of Rosecrans Avenue and Garfield Avenue.

Earlier this evening, the Planning Commission reviewed Conditional Use Permit (CUP) No. 988, which is required by the Paramount Municipal Code for restaurant uses in the C-3 zone.

DISCUSSION

Tacos El Fogon has operated since 2014 soon after the closure of Picoso Mexican Grill under the authorization granted by Conditional Use Permit No. 680 in June 2010. No alcohol beverages are sold. In addition to legalizing the increase of the existing permitted 14 indoor customer seats to 22 indoor seats, the applicant proposes to expand customer seating at the existing restaurant by adding an outdoor seating area and installing a retractable shade awning over the area. The proposed improvements are intended to enhance the customer dining experience while maintaining the existing restaurant use at the subject site.

The project site is developed with a multitenant commercial building, and the project tenant suite is located at the end cap of the multitenant commercial building facing Garfield Avenue. The site also includes a dual-tenant building closest to the street intersection. The site is 39,843 square feet in size, with a building area of 12,391 square feet. The site provides 57 parking spaces, including 17 compact spaces and three Americans with Disabilities Act (ADA)-compliant spaces.

The project site provides two access points, one along Rosecrans Avenue and one along Garfield Avenue.

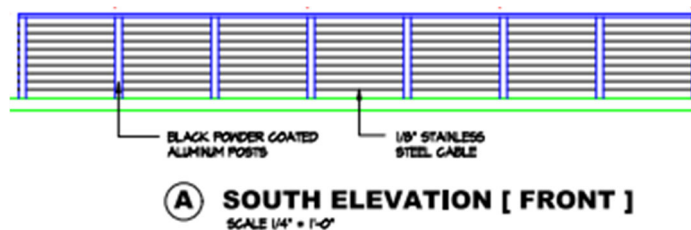
Design

Outdoor Seating and Shade

The applicant proposes a 462 square foot outdoor seating area that would add 24 outdoor seats to the existing 46 indoor seats, increasing the total restaurant seating capacity to 70 seats. The seating area would be enclosed by a black, powder-coated wire railing not exceeding 42 inches in height, with decorative planters placed along the fenced area. The proposed retractable shade would extend approximately 14 feet from the building façade and would be constructed of fabric-type material. The applicant will be required to obtain Planning Division approval of the proposed materials for the outdoor fencing prior to installation. Below are some elevations and photos of the proposed materials.



Photo: proposed wire railing for outdoor seating area



Elevation: enclosed outdoor seating area

Photos

Below are site photos from July 28, 2026. The first photo depicts the front of the existing restaurant. The second photo depicts the outdoor seating area of the restaurant.

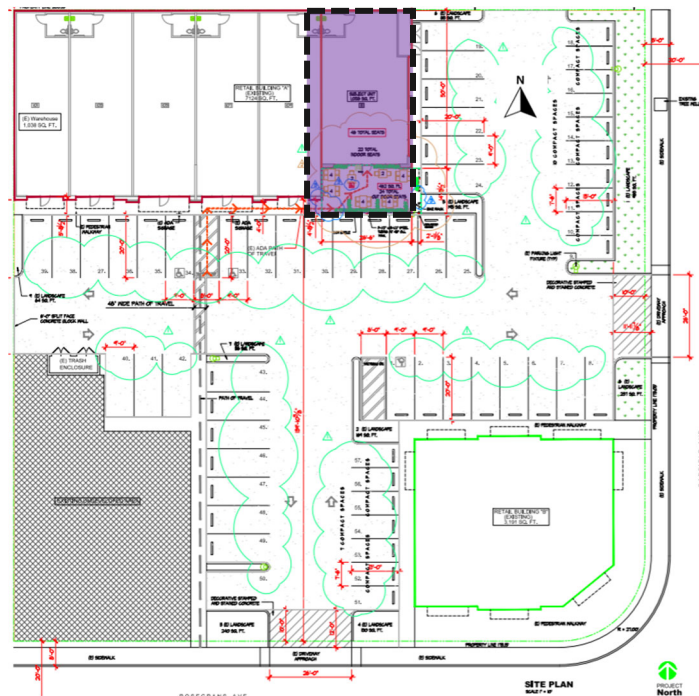


Front of the existing restaurant
Facing Rosecrans Avenue

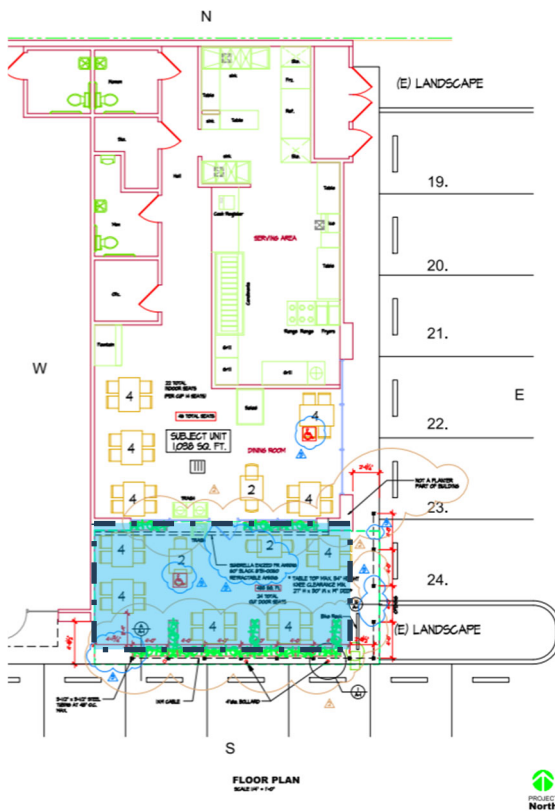


Side view of existing restaurant
facing Garfield Avenue

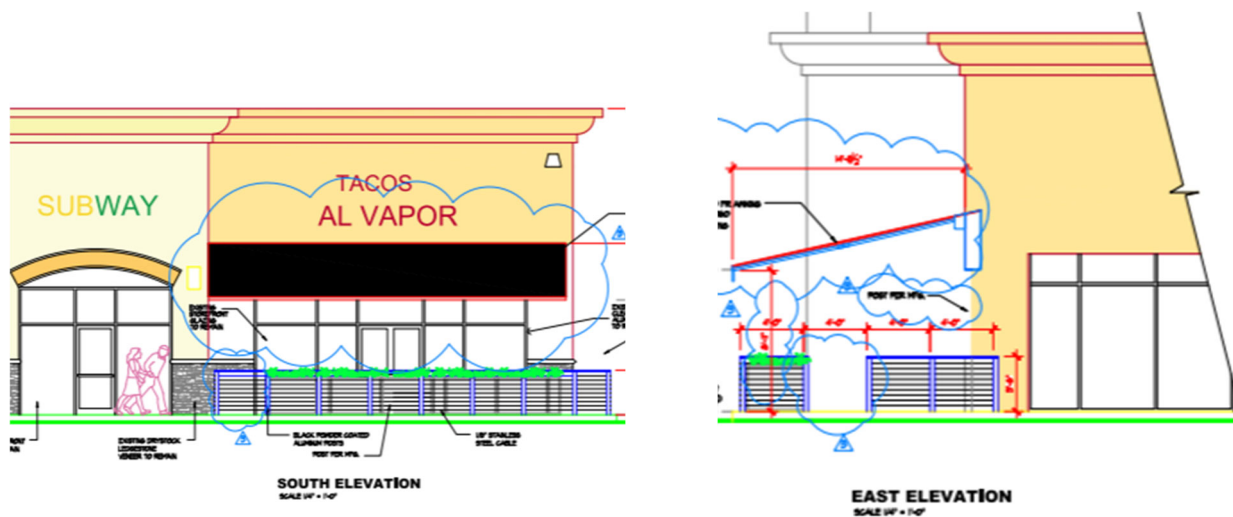
Below is the proposed site plan with the subject tenant space highlighted in purple.



Below is the building floor plan with the outdoor seating area highlighted in blue.



The elevations below show the proposed outdoor seating area with the retractable shade.



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 Outcome No. 1: Safe Community.

RECOMMENDED ACTION

It is recommended that the Development Review Board approve Development Review Application No. 26:002, subject to the following conditions:

General

1. Conditions. All planning conditions of approval for Development Review Application No. 26:002 shall be printed as general notes on all sets of building plans.
2. Revocation. It is hereby declared to be the intent that if any provision of this application is held or declared to be invalid, the application shall be void and the privileges granted hereunder shall lapse.

3. Violations. It is further declared and made a condition of this application that if any condition hereof is violated or if any law, statute, or ordinance is violated, the approval shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
4. Material Deviation. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan 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, August 21, 2026. 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. 26:002 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 August 5, 2027. 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. Discretionary Permits. The project shall comply with all requirements of Conditional Use Permit No. 988. The business shall comply with all requirements of Conditional Use Permit No. 680 with the exception of conditions of approval regarding customer seating and alcoholic beverages.

Site Standards

8. Lighting. A precise lighting plan shall be submitted showing the location and types of all exterior lighting. The plan shall be subject to the approval of the Planning and Building Department. Approval criteria will emphasize the functional and decorative nature of the proposed lighting. The rear parking area and other common areas shall be illuminated to a demonstrated degree equal to or exceeding one and one-half foot-candles. The plan and fixture design shall be approved separately from the design approval and from the working drawings.

9. Material Board. Colors and materials for all exterior surfaces shall be submitted separately to the Planning and Building Department for final approval. All approvals shall be obtained prior to installation or application of the material.
10. Modification. No exterior structural alteration or exterior building color or material change, other than those colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Planning and Building Department.
11. Fence Maintenance. The applicant shall submit a fence plan detailing the proposed fencing improvements for the proposed outdoor seating enclosure, subject to review and approval by the Planning and Building Department prior to purchase, installation, or construction.
12. Scuppers and Downspouts. Exterior downspouts, scuppers and gutters are prohibited. Scuppers and the devices used to convey rainwater shall be located at the base of the building.
13. Security Bars. The installation of exterior security bars is prohibited on the exterior of any building.
14. 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.
15. Parking. All parking areas shall comply with applicable development requirements as specified in Section 17.44, Article 3 (Loading Areas and Off-Street Parking) of the Paramount Municipal Code.
16. Waste Matter. All trash, debris, and junk throughout the site shall be removed.
17. Trash Enclosure. The existing trash enclosure shall accommodate trash, recyclables, and organic waste in accordance with Chapter 17.118 of the Paramount Municipal Code. All exterior bins and barrels shall be enclosed by a solid decorative masonry wall not less than six feet in height, with a decorative cover, decorative side protection to keep trespassers out, and an appropriate solid gate, following separate Planning and Building Department review and approval. The storage area shall be located to permit adequate vehicular access for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
18. Prohibited Fencing. Chain link fencing shall not be installed in the future.
19. 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.

20. **Bicycle Rack.** At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allows for a bicycle frame and one wheel to be attached. The rack shall be installed in a location that will allow for two bicycles to be installed, one on each side of the rack, without damaging the building or features of the outdoor dining area. The type, color, and precise location of the rack shall be reviewed and approved by the Planning and Building Department prior to purchase or installation of the rack.
21. **Windows.** Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
22. **Light Pole.** The adjacent light pole shall be cleaned, refurbished as needed, and maintained in good condition, free of any stickers or flyers.

Permitting

23. **Grading.** If applicable, the developer shall provide the Director of Public Works/City Engineer with a grading plan depicting the method of drainage and shall be subject to the approval of the Director of Public Works/City Engineer.
24. **Contractors.** Prior to the release of utilities or service connections, or 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 to the Planning and Building Department.
25. **Screening.** If applicable, the Planning and Building Department shall approve a utility plan before permit issuance. All mechanical equipment and appurtenances of any type, whether located on the rooftop, at ground level, or elsewhere 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 or screening shall be of a compatible design related to the building structure that the facilities are intended to serve.
26. **Utility Concealment.** The applicant shall underground all onsite utilities so that no overhead electrical, telephone, or cable television lines shall drop from the pole to the structure, as applicable.
27. **Water Infrastructure.** The applicant shall pay the water capital improvement charge, as applicable.
28. **Fees.** All applicable development fees are due prior to the issuance of building permits.

29. NPDES. The applicant shall comply with all National Pollution Discharge Elimination System (NPDES) regulations.
30. Backflow. 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.
31. 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 as approved by the Planning and Building Department.
32. Timeframe. Plans shall be promptly submitted for Building and Safety plan check review, plan check corrections shall be promptly addressed, and construction installation shall be promptly completed. The project shall be completed and all conditions of approval addressed by December 1, 2026.

Construction

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

Landscaping

35. Trees. The applicant shall plant and maintain a minimum of one 24-inch-box shade/canopy tree on the subject property following Planning and Building Department review and approval of the specific type and location.
36. Landscaping and Irrigation. Existing planters shall be refurbished, and maintained as needed. A two-inch layer of brown mulch outside the subject suite shall be applied in the planters. Red mulch is not an acceptable material. A precise landscaping and irrigation plan shall be submitted showing the size, type, and location of all plant material, including trees, shrubs, groundcover, mulch, and irrigation. The plan shall comply with the Paramount Commercial Design Guidelines of the State of California and Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code. Live turf shall not be planted or installed in anticipation of AB 1572 (Regulation of Nonfunctional Turf Irrigation) taking effect. The plan shall be subject to approval by 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 City regulations. No mature trees shall be removed without the written authorization of the Planning and Building Department.

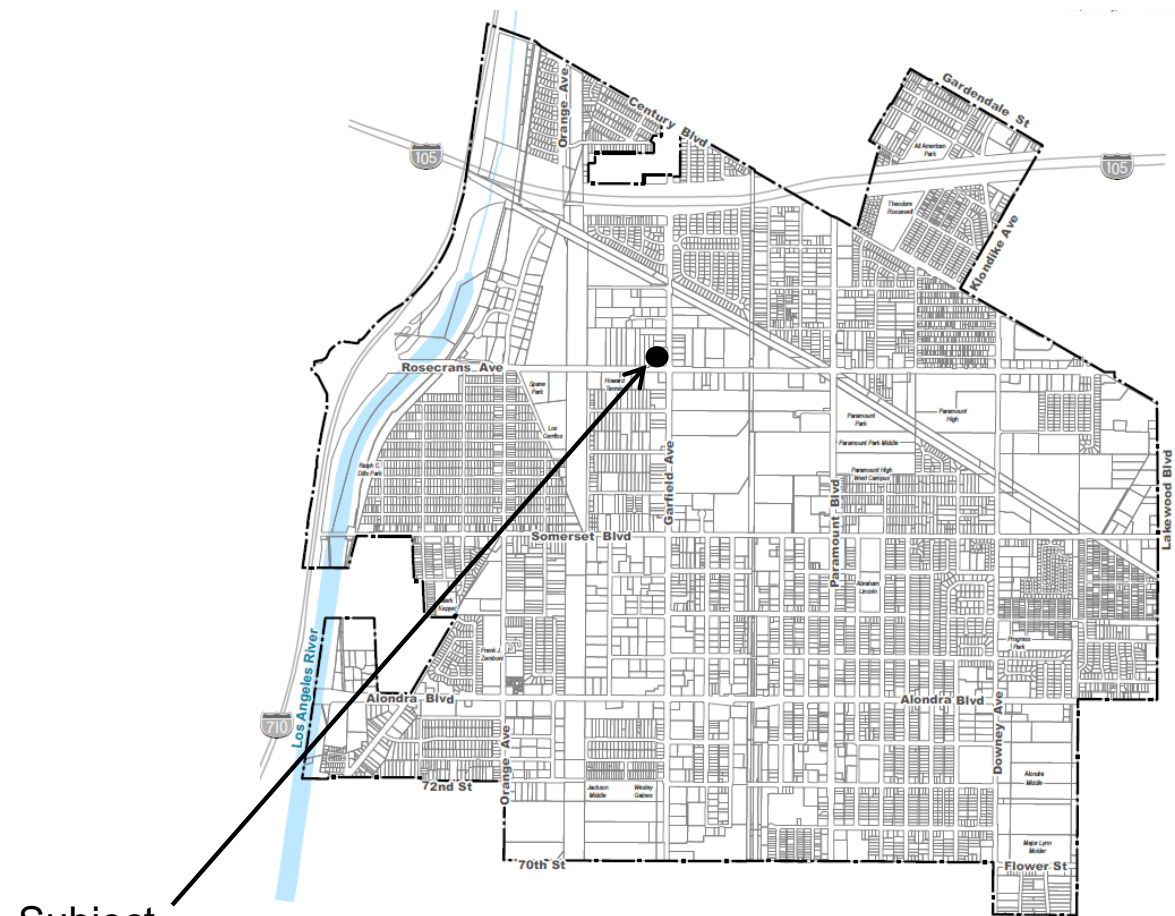
General Housekeeping

37. Infrastructure. The applicant shall ensure that the public streets and other public infrastructure remain clean from dirt and other debris during construction. The applicant shall comply with South Coast Air Quality Management District Rule 403 regarding reduction of fugitive dust with best available fugitive dust control measures.
38. Trash. The business shall comply with Chapter 17.118 of the Paramount Municipal Code.
39. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
40. Labor Regulations. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
41. Agencies. The applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works, (3) the South Coast Air Quality Management District, (4) the Los Angeles County Department of Public Health, and (5) the California Department of Resources Recycling and Recovery (CalRecycle).
42. Urban Stormwater Management. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, parking areas, and surrounding property perimeter. The parking area shall be swept completely and maintained free of debris and litter weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way, shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
43. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.

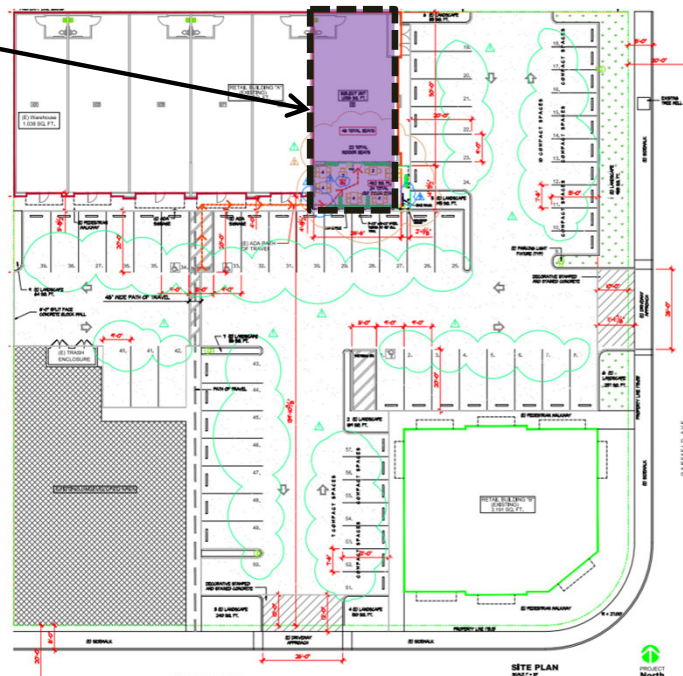
Final Approval

44. 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. 26:002



Subject
Property



7351 Rosecrans Avenue, Unit F

AUGUST 5, 2026

ORAL REPORT

ENTRADA HOUSING/GOLD KEY DEVELOPMENT UPDATE
(DEVELOPMENT REVIEW APPLICATION NO. 25:004)



To: Honorable Development Review Board

From: John King, AICP, Planning and Building Director

By: Monica Rodriguez, Assistant Planning and Building Director

Date: August 5, 2026

**Subject: ORAL REPORT – DEVELOPMENT REVIEW APPLICATION NO. 25:004
ENTRADA HOUSING/GOLD KEY DEVELOPMENT UPDATE**

Project Approvals

On August 6, 2025, the Development Review Board approved Development Review Application No. 25:004, a request by Gold Key Development, Inc. to construct 17 single-family homes at 16635, 16675, and 16683 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

On the same date, the Planning Commission recommended that the City Council approve General Plan Amendment No. 25-2 to change the project site's General Plan Land Use Designation to Mixed-Use Commercial and Multiple-Family Residential. The Planning Commission also recommended amending the official Zoning Map to designate the site as PD-PS/Multiple-Family Residential. In addition, the Planning Commission considered Tentative Parcel Map No. 084854, submitted by the same applicant, to subdivide the existing 45,302-square-foot (1.04-acre) site into 17 lots.

Fence and Wall Plan Requirement

Condition of Approval No. 12 for Development Review Application No. 25:004 requires the applicant to submit a fence and wall plan for review and approval by the Planning and Building Department. The applicant has submitted the plan; however, staff is bringing the wall plan before the Development Review Board to discuss the proposed wall height.

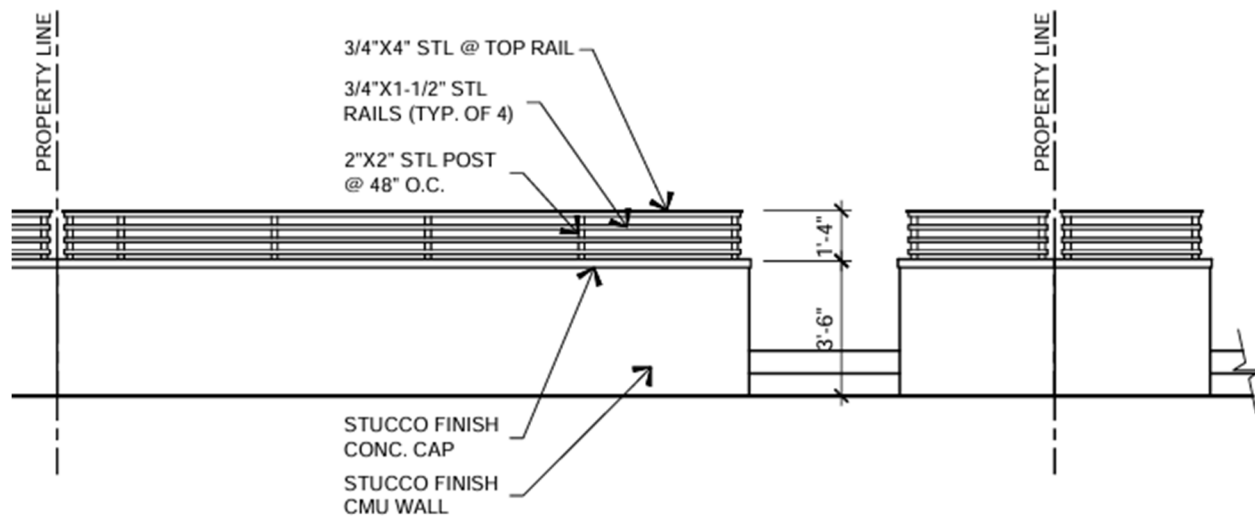
Condition No. 12 stated that all proposed walls include a decorative bullnose cap with a one-inch overhang. Walls along the front yard facing Paramount Boulevard are limited to 42 inches in height.

Approved Wall

Given the proximity to an area of North Long Beach that receives less attention from the City of Long Beach, the applicant has expressed concerns about vandalism in the area. The applicant is requesting an additional decorative railing, as shown in the wall details

below, to provide future homebuyers with added security and privacy. The applicant also notes that the homes front a major street where additional screening may benefit residents.

The proposed front wall remains consistent with the project's overall intent and would maintain the maximum allowable height as measured from finished grade. Because there is a grade difference between the sidewalk and the base of the front porches, the wall may appear taller from the sidewalk than it does from the interior side of the homes. Nonetheless, the decorative railing would enhance the appearance of the project along Paramount Boulevard, a major arterial road and entryway into the City, while also providing a greater sense of security for future homebuyers.



AUGUST 5, 2026

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF