AGENDA

Paramount Development Review Board
September 2, 2026

THE CITY
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

2. APPROVAL OF MINUTES — August 5, 2026

REORGANIZATION

3. REORGANIZATION

PUBLIC COMMENTS

NEW BUSINESS

PUBLIC HEARINGS

4. DEVELOPMENT REVIEW APPLICATION NO. 26:007 — A request by Steve Boss/Arroyo Seco Development Group, LLC/Paramount City Investors, LLC for approval of a creative sign including a painted commercial sign and an exterior panel sign for the Hay Tree Public Market at 16493 Paramount Blvd in the C-3 (General Commercial) zone.

ORAL REPORT

5. ORAL REPORT — Development Review Application No. 24:006 – 16619 Lake Avenue Project Update

COMMENTS

6. COMMENTS
   - Board Members
   - Staff

ADJOURNMENT

To a meeting on Wednesday, October 7, 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.

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SEPTEMBER 2, 2026

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

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

MOTION:	ROLL CALL VOTE:
MOVED BY: ________________	AYES: ___________________
SECONDED BY: _____________	NOES: ___________________
[ ] APPROVED	ABSENT: ________________
[ ] DENIED	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:

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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

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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

SEPTEMBER 2, 2026

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF AUGUST 5, 2026.

MOTION:	ROLL CALL VOTE:
MOVED BY: _________________	AYES: ___________________
SECONDED BY: ______________	NOES: ___________________
[ ] APPROVED	ABSENT: _________________
[ ] DENIED	ABSTAIN: ________________

DEVELOPMENT REVIEW BOARD MINUTES
AUGUST 5, 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 8:02 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF BOARD MEMBERS:

Present: Board Member Austin Moreno
Board Member Linda Timmons
Vice Chair Gordon Weisenburger
Chair Ernie Esparza

Absent: Board Member Javier Gonzalez

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

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

STAFF PRESENT:

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

MINUTES

1. APPROVAL OF MINUTES July 1, 2026

Chair Esparza presented the Development Review Board minutes of July 1, 2026 for approval.

It was moved by Vice Chair Weisenburger and seconded by Chair Esparza to approve the minutes as presented. The motion did not pass by the following roll call vote:

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

The minutes did not pass due to lack of majority votes of the total quorum and absence of eligible voters.

PUBLIC COMMENTS

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

NEW BUSINESS

PUBLIC HEARINGS

2. DEVELOPMENT REVIEW APPLICATION NO. 26:002

Chair Esparza announced the item, 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.

Planning and Building Director King stated that this item (Development Review Application No. 26:002) is the companion application to Conditional Use Permit No. 988, heard earlier in the evening during the Planning Commission.

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 Board Member Timmons, seconded by Board Member Moreno, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Vice Chair Weisenburger, seconded by Board Member Timmons, to approve Development Review Application No. 26:002, a request by Enrique Alvarez/Alvarez Design Studios for Tacos El Fogon to install an outdoor

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customer seating area with a retractable shade at an existing restaurant at 7351 Rosecrans Avenue, Unit F, in the C-3 (General Commercial) zone, subject to the conditions of approval in the agenda report. The motion was passed by the following roll call vote:

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

REPORTS

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

Chair Esparza announced the item. Planning and Building Director King provided an update on Development Review Application No. 25:004, a request by Gold Key Development, Inc. to construct 17 single-family homes at 16635-16683 Paramount Boulevard (Entrada Housing). The applicant expressed concerns about vandalism in the area and requested a couple of design changes (proposed wall height and decorative railing) to provide future homebuyers with added security and privacy.

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

COMMENTS

4. COMMENTS

There were none.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned by Chair Esparza at 8:11 p.m. to the next Development Review Board meeting to be held on Wednesday, September 2, 2026 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Ernie Esparza, Chair

ATTEST:

Biana Salgado, Administrative Assistant

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SEPTEMBER 2, 2026

REORGANIZATION OF THE DEVELOPMENT REVIEW BOARD

Minute Clerk:	OPEN NOMINATIONS FOR OFFICE OF **DEVELOPMENT REVIEW BOARD CHAIR** ______________________was nominated by __________(NO SECOND REQUIRED) ______________________was nominated by __________(NO SECOND REQUIRED) ROLL CALL VOTE FOR ______________________ AS **DEVELOPMENT REVIEW BOARD CHAIR** Board Member Esparza ________________________ Board Member Gonzalez _________________________ Board Member Moreno _________________________ Board Member Timmons __________________________ Board Member Weisenburger ________________________

Board Chair:	OPEN NOMINATIONS FOR OFFICE OF **DEVELOPMENT REVIEW BOARD VICE CHAIR** __________________was nominated by ______________(NO SECOND REQUIRED) __________________was nominated by ______________(NO SECOND REQUIRED) ROLL CALL VOTE FOR ___________________ AS **DEVELOPMENT REVIEW BOARD VICE CHAIR** Board Member Esparza ________________________ Board Member Gonzalez _________________________ Board Member Moreno _________________________ Board Member Timmons __________________________ Board Member Weisenburger ________________________

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SEPTEMBER 2, 2026

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 26:007

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.

MOTION:	ROLL CALL VOTE:
MOVED BY:__________________	AYES: ___________________
SECONDED BY: ______________	NOES: ___________________
[ ] APPROVED	ABSENT:_________________
[ ] DENIED	ABSTAIN:_________________

E. MOTION IN ORDER:

APPROVE A REQUEST BY STEVE BOSS/ARROYO SECO DEVELOPMENT GROUP, LLC/PARAMOUNT CITY INVESTORS, LLC FOR APPROVAL OF A CREATIVE SIGN INCLUDING A PAINTED COMMERCIAL SIGN AND AN EXTERIOR PANEL SIGN FOR THE HAY TREE PUBLIC MARKET AT 16493 PARAMOUNT BLVD IN THE C-3 (GENERAL COMMERCIAL) ZONE.

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<u>MOTION</u>:	<u>ROLL CALL VOTE</u>:
MOVED BY:__________________	AYES: ___________________
SECONDED BY: ______________	NOES: ___________________
[ ] APPROVED	ABSENT: _________________
[ ] DENIED	ABSTAIN: ________________

CITY OF PARAMOUNT
PLANNING AND BUILDING DEPARTMENT
STAFF REPORT SUMMARY

THE CITY

Safe, Healthy, and Attractive

PROJECT NUMBER:	**Development Review Application No. 26:007**
REQUEST:	**Approval of a creative sign including a painted commercial sign and an exterior panel sign for the Hay Tree Public Market**
APPLICANT:	**Steve Boss/Arroyo Seco Development Group, LLC/Paramount City Investors, LLC**
MEETING DATE:	**September 2, 2026**
LOCATION:	**16493 Paramount Boulevard**
ZONE:	**C-3 (General Commercial) zone**
GENERAL PLAN:	**Central Business District**
PLANNER:	**John King**
RECOMMENDATION:	**Approval**

PARAMOUNT THE CITY
Safe, Healthy, and Attractive
AGENDA REPORT

To: Honorable Development Review Board

From: John King, AICP, Planning and Building Director

By:

Date: September 2, 2026

Subject: DEVELOPMENT REVIEW APPLICATION NO. 26:007 ARROYO SECO DEVELOPMENT GROUP, LLC/PARAMOUNT CITY INVESTORS, LLC

BACKGROUND

Development Review Application (DRA) No. 26:007 is a request by Steve Boss/Arroyo Seco Development Group, LLC/Paramount City Investors, LLC for approval of a creative sign including a painted commercial sign and an exterior panel sign for the Hay Tree Public Market at 16493 Paramount Boulevard in the C-3 (General Commercial) zone.

On February 5, 2025, the Development Review Board approved a request to remodel the existing “Paramount Saw” commercial building at the subject property.

Also on February 5, 2025, the Planning Commission reviewed Conditional Use Permit (CUP) No. 970 and Zone Variance No. 412. CUP No. 970 was a request to remodel the interior of and operate restaurants in the Paramount Saw building. Zone Variance No. 412 was a request to construct and maintain an outdoor patio area at the front of the Paramount Saw building in a portion of the 10-foot front setback.

Paramount Saw

To the immediate south of the Hay Tree land and at the northwest corner of Paramount Boulevard and Harrison Street (16493 Paramount Boulevard) is the Paramount Saw property. The property was developed in 1926/1936 with a 12,000 square foot building (industrial vernacular architectural style). The building was originally an automobile repair garage called Schilling Garage. By 1940, Western Consumers Feed Company, a dairy supplier, acquired the property and operated for decades from this location. By the early 1980s, Ted Mosier Sales, Inc., owned the property and operated a construction material and general merchandise wholesale business with a public scale at the front of the building. In 2001, the owner of Paramount Saw acquired the property, relocated the Paramount Saw business from the previous location at Paramount Boulevard and 1st Street, and remodeled the building.

In July 2023, Paramount City Investors, LLC purchased the property from the owner of Paramount Saw.

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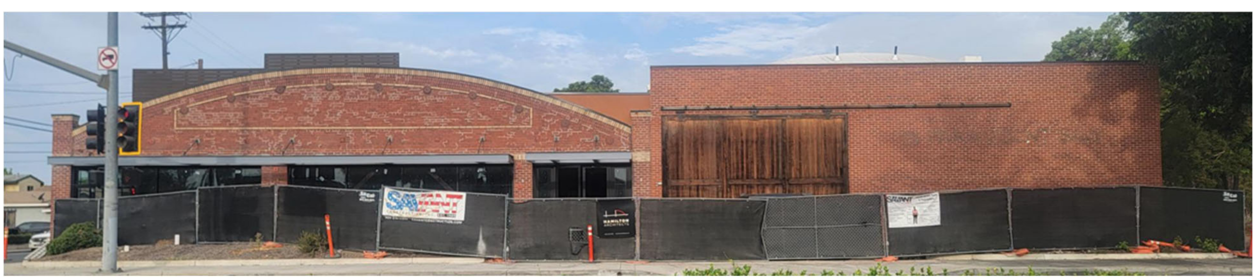
In July 2023, the City of Paramount and Paramount City Investors, LLC entered into a Disposition and Development Agreement with Operating Covenants (the “DDA”). Both parties agreed that Paramount City Investors would purchase, rehabilitate, and preserve the property at 16493 Paramount Boulevard with City assistance. The agreement entitles the City to improve the area it rents and will occupy with a community room, kitchenette, restrooms, a City historical museum, and an event area. The space would be used periodically for community events and meetings. Paramount City Investors would use the remainder of the property to construct and operate restaurant/retail/commercial uses.

On February 17, 2026, the Building and Safety Division of the Planning and Building Department issued permits, and construction began immediately thereafter.

Photos

The following is a photo from November 2024 looking northwest across Paramount Boulevard to the Paramount Saw property.

Below is a photo from August 27, 2026.



DISCUSSION

Description

Section 17.24.080(D)(13) of the Paramount Municipal Code allows for “creative signs.” As stated in this Code section, “the purposes of the creative sign program are to encourage signs of unique design, that exhibit an exceptionally high degree of thoughtfulness, imagination, inventiveness, and spirit; and provide a process for the application of sign regulations in ways that will allow creatively designed signs that make

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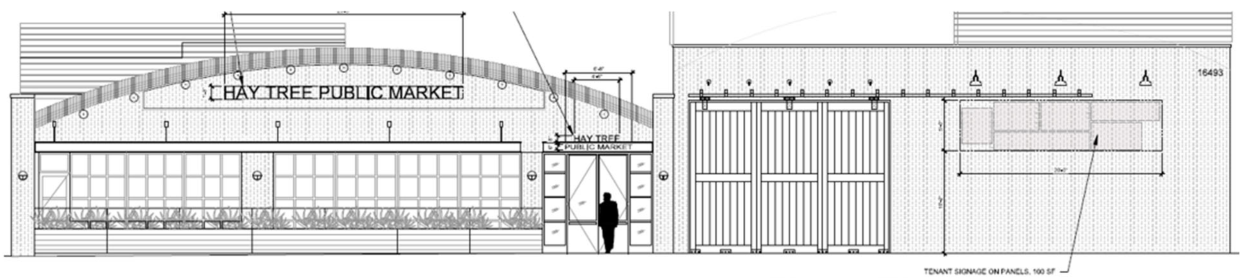
a positive visual contribution to the property, zone, and overall image of the City, while mitigating the impacts of large or unusually designed signs."

In other words, creative signs are not signs that are typically proposed such as wall signs with individually cut letters, monument signs, or window signs. They are also of a superior and "outside the box" type of design.

In the case of the subject proposal, the applicant is proposing a painted commercial sign and an exterior panel sign to promote food hall tenants. The museum (and possibly the event/community space) would also be advertised as part of the proposed creative sign.

Elevations

Below is the front (east) elevation of the building which faces Paramount Boulevard. Signage on panels is proposed for the northern portion (closer to the Hay Tree) of this building side. The color panels shown do not represent actual tenants and are shown for reference only.



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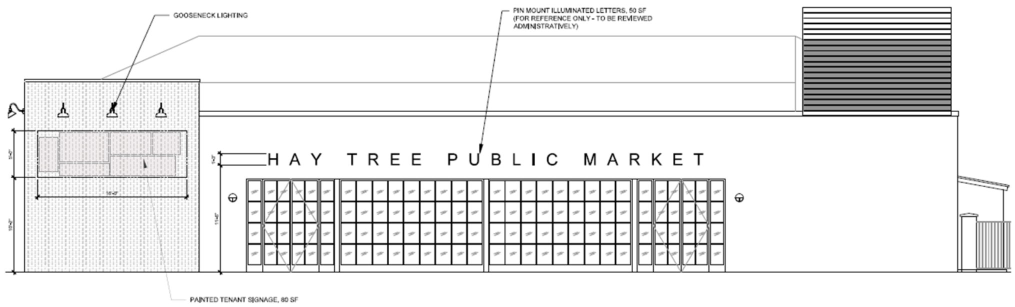
Below is the north side elevation, facing the Hay Tree property. Painted tenant signage is proposed for the western portion of this building side. The images are for reference only.



Analysis

The proposed creative sign, while not typical for most properties, is a strong fit for the subject building and property given the unique history and architectural characteristics of the location.

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. 26:007, subject to the following conditions:

General

1. Conditions. All Planning Division conditions of approval for Development Review Application No. 26:007 shall be included as general notes on all sets of sign plans.

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2. Revocation. It is hereby declared to be the intent that if any provision of this application is held or declared to be invalid, the application shall be void and the privileges granted hereunder shall lapse.

3. Violations. It is further declared and made a condition of this application that if any condition hereof is violated or if any law, statute, or ordinance is violated, the approval shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.

4. Material Deviation. Except as set forth in conditions, development shall take place substantially as shown on the approved site plans and elevations. Any material deviation must be approved by the Planning and Building Department before construction or installation.

5. Affidavit. Development Review Application No. 26:007 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 18, 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. 26:007 shall be valid for one (1) year from the date of final approval and shall become null and void unless sign installation 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 2, 2027. The Director at his or her discretion may grant a one-year extension. The Development Review Board 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 Development Review Board, 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

Site Standards

7. Materials and Tenant Signs. Precise colors, design, materials, and text for all exterior signs shall be submitted separately to the Planning and Building Department for approval. All approvals shall be obtained prior to installation or application of the material.

8. 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.

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9. Security Bars. The installation of exterior security bars is prohibited on the exterior of any building.

10. Chain Link Fencing. Chain link fencing is prohibited.

11. Barbed Wire and Razor Wire. Barbed wire and razor wire are prohibited from public view.

12. 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.

13. Trash. The business shall comply with Chapter 17.118 of the Paramount Municipal Code.

14. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.

15. Vandalism. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti. The sign company and/or artist that installs or paints a sign shall be immediately contacted to refurbish or replace a vandalized sign. The building and property shall be maintained free of graffiti and other vandalism.

16. Security Cameras. The Public Safety Department shall review and approve the security camera system, including technology, locations, orientations, and comprehensive camera views of the establishment interior, exterior, and parking lot. The approved camera system shall be maintained in perpetuity and be capable of retaining video footage for a minimum of 30 days. In the event of an incident or upon request, the business owner shall allow unimpeded inspection of the security camera system and all related footage to Sheriff's Department and City of Paramount personnel.

Permitting

17. Project Scope. Creative signs are limited to the areas on the north and east sides of the building as represented in the submitted application.

18. Business License. All contractors, sign companies, and artists shall obtain a business license to work and/or conduct business in the City of Paramount.

19. Fees. All applicable development fees are due prior to the issuance of building permits and/or Sign Permit.

20. Tenant Improvements. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division.

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Construction

21. Hours of Construction. Construction/installation 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.

General Housekeeping

22. 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).

23. 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

24. At the completion of the project, written 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.

SEPTEMBER 2, 2026

ORAL REPORT

DEVELOPMENT REVIEW APPLICATION NO. 24:006 –
16619 LAKE AVENUE PROJECT UPDATE

AGENDA REPORT

To: Honorable Development Review Board

From: John King, AICP, Planning and Building Director

By: Leslie A. Corrales, Associate Planner

Date: September 2, 2026

Subject: ORAL REPORT – DEVELOPMENT REVIEW APPLICATION NO. 24:006 16619 LAKE AVENUE PROJECT UPDATE

On July 3, 2024, the Development Review Board approved Development Review Application No. 24:006, a request by Henry Hernandez to construct two 2,114 square foot single-family residences, each with an attached two-car garage, at 16619 Lake Avenue in the R-2 (Medium Density Residential) zone. The property is located on the west side of Lake Avenue.

On August 4, 2026, the applicant requested approval of a revised condition related to utility installation. Condition No. 19 requires all new onsite utilities to be placed underground so that no overhead electrical, telephone, or cable lines drop from the pole to the structure. However, Southern California Edison confirmed that the existing overhead electrical service at this location must remain in place and that they are unwilling or unable to convert the service to underground utilities. As the applicant cannot independently modify Edison's infrastructure and no feasible alternative exists, staff determined that the condition could not be met and recommends dismissal of Condition No. 19.

This evening, staff will provide an overview of the changes.

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SEPTEMBER 2, 2026

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF

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