

**PARAMOUNT CITY COUNCIL
MINUTES OF A REGULAR MEETING
SEPTEMBER 10, 2024**

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

CALL TO ORDER: The regular meeting of the Paramount City Council was called to order by Vice Mayor Peggy Lemons at 6:04 p.m. in the Council Chamber at City Hall, 16400 Colorado Avenue, Paramount, California.

PLEDGE OF ALLEGIANCE: Rosemary Vasquez, Tepic Sister Cities, led the pledge of allegiance.

INVOCATION: Pastor Lorenzo Archuleta, Unshackled Ministries delivered the invocation.

ROLL CALL OF COUNCILMEMBERS: Present: Councilmember Isabel Aguayo
Councilmember Brenda Olmos
Councilmember Vilma Cuellar Stallings
Vice Mayor Peggy Lemons

Absent: Mayor Annette C. Delgadillo

It was moved by Councilmember Olmos and seconded by Councilmember Cuellar Stallings to excuse Mayor Delgadillo's absence. The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Olmos,
Cuellar Stallings;
and Vice Mayor Lemons;

NOES: None

ABSENT: Mayor Delgadillo

ABSTAIN: None

STAFF PRESENT: John Moreno, City Manager
Elizabeth Martyn, Interim City Attorney
Grissel Chavez, Assistant City Manager
Adriana Figueroa, Public Works Director
Yecenia Guillen, Community Services Director
John King, Interim Planning Director
Margarita Matson, Public Safety Director
Kim Sao, Finance Director
Sol Bejarano, Management Analyst
Steve Coumparoules, Community Preservation Mgr.
Heidi Luce, City Clerk

PRESENTATIONS

1. VIDEO
Back-to-School
Giveaway Event
CF 39.7
A video highlighting the recent Back-to-School Giveaway event was presented.

2. PRESENTATION
Mayor's Gold Key
Award
CF 39.7
On behalf of Mayor Delgadillo, Vice Mayor Lemons presented the Mayor's Gold Key Award to Jose Jesus Perez, owner of Casa Adelita Restaurant. Mr. Perez was present to accept the award and expressed sincere appreciation for the recognition.

3. PROCLAMATION
National Hispanic
Heritage Month
CF 39.12
Vice Mayor Lemons, on behalf of Mayor Delgadillo and the City Council, proclaimed September as National Hispanic Heritage Month. Rosemary Vasquez along with other member of the Tepic Sister City organization were present to accept the proclamation.

4. PROCLAMATION
National Preparedness
Month
CF 39.12
Vice Mayor Lemons, on behalf of Mayor Delgadillo and the City Council, proclaimed August as National Preparedness Month. Ken Takata and Dr. Linda Timmons, American Red Cross Community Volunteer leaders were present to accept the proclamation.

5. PRESENTATION
City of Paramount
Retirees
• Valerie Zaragoza – 26
Years
• John Carver – 34
Years
CF 39.7
Vice Mayor Lemons, on behalf of Mayor Delgadillo and the City Council recognized retirees, Valerie Zaragoza for 26 years and John Carver for 34 years of dedicated service to the City of Paramount. Mr. Carver was present for the recognition and expressed his sincere appreciation.

At 6:24 p.m., Vice Mayor Lemons recessed the meeting to a brief break. The meeting was called back to order at 6:36 p.m.

CF 10.4

CITY COUNCIL PUBLIC COMMENT UPDATES

City Manager Moreno responded to comments made by the following individuals at the August 27, 2024 City Council meeting: Lorie Berhow; Elijah Park residents Maria Velediaz, Nelson Sanchez, Concepcion Sanchez, Jose Sanchez, and Maribel Hernandez; Irma Lopez; and Pedro Hernandez.

Additionally, City Manager Moreno responded to the written comment submitted by the following individual: Mike Radis.

PUBLIC COMMENTS

CF 10.3

The following individuals addressed the City Council and provided public comments: Andrea Crow, Paramount Library; Randon Lane, Athens; Eddie Garcia, Think Together; Rose Munson (re: Item 14); Elijah Park Residents Jose Sanchez, Nelson Sanchez, Concepcion Sanchez, and Maribel Hernandez; Lauren Yokomizo, on behalf of Supervisor Janice Hahn; and Town Center Terrace residents Waldy Vargas and Alber Toma. Additionally, the following individual provided written public comments that were read by the City Clerk: Mike Radis.

CONSENT CALENDAR

It was moved by Councilmember Cuellar Stallings and seconded by Councilmember Aguayo to approve Consent Calendar Items 6, 7, 8, 9, 10, 11, 12, and 13 as shown below. The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Olmos,
Cuellar Stallings;
and Vice Mayor Lemons;
NOES: None
ABSENT: Mayor Delgadillo
ABSTAIN: None

6. APPROVAL
Minutes of August 6,
August 13, and August
27, 2024

Approved.

7. APPROVAL
Register of Demands
August 2024
CF 47.2

Approved.

8. APPROVAL
Transfer Agreements with the Los Angeles County Flood Control District for the Safe, Clean Water (SCW) Program
CF 43.1271, 43.1272, 43.1273
- A. Approved the Transfer Agreement with the Los Angeles County Flood Control District for the Safe, Clean Water (SCW) Program – Spane Park Project and authorized the Mayor or her designee to execute the agreement, in a form approved by the City Attorney.
- B. Approved the Transfer Agreement with the Los Angeles County Flood Control District for the Safe, Clean Water (SCW) Program – Progress Park Project and authorized the Mayor or her designee to execute the agreement, in a form approved by the City Attorney.
- C. Approved the Transfer Agreement with the Los Angeles County Flood Control District for the Safe, Clean Water (SCW) Program – Municipal Program and authorized the Mayor or her designee to execute the agreement, in a form approved by the City Attorney.
9. APPROVAL
Amendment No. 2 to the City of Santa Fe Springs Traffic Signal, Street Name, and Highway Lighting Maintenance Agreement with the City of Paramount
CF 43.607
- 1) Appropriated an additional \$4,650 in General Funds to cover the increased annual cost; and 2) Authorized the City Manager or his designee to execute Amendment No. 2 to the City of Santa Fe Springs Traffic Signal, Street Name Sign, and Highway Lighting Maintenance Agreement.
10. ORDINANCE 1188
Approving Zoning Ordinance Text Amendment No. 34, Amending Section 17.32.050(A), Section 17.32.050(F), Section 17.36.050(A) and Section 17.36.050(F) of the Paramount Municipal Code, Revising Regulations for Manufacturing Businesses Citywide in the M-1 (Light Manufacturing) and M-2 (Heavy
- Adopted Ordinance No. 1188, “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 34, AMENDING SECTION 17.32.050(A), SECTION 17.32.050(F), SECTION 17.36.050(A) AND SECTION 17.36.050(F) OF THE PARAMOUNT MUNICIPAL CODE, REVISING REGULATIONS FOR MANUFACTURING BUSINESSES CITYWIDE IN THE M-1 (LIGHT MANUFACTURING) AND M-2 (HEAVY MANUFACTURING) ZONES IN THE CITY OF PARAMOUNT.”

Manufacturing) Zones
in the City of
Paramount
CF 109 ZOTA 34

11. AWARD OF CONTRACT
Council Chamber Improvement Project –
New Fixed Seating, Workstation, and
Flooring
CF 43.1274, 43.1275
- A. Awarded a contract to Sierra School Equipment for new fixed seating and a new workstation in the City Council Chamber, in the amount of \$88,890; authorized the Mayor or her designee to execute the agreement in a form approved by the City Attorney; and authorize the City Manager to utilize a project contingency of up to 10% in the event of unforeseen conditions.
- B. Awarded a contract to Mohawk for new flooring in the City Council Chamber, in the amount of \$46,707; authorized the Mayor or her designee to execute the agreement in a form approved by the City Attorney; and authorized the City Manager to utilize a project contingency of up to 10% in the event of unforeseen conditions.
12. APPROVAL
Agreement with Gateway Cities Council of Governments for the Alondra Boulevard Complete Street Study
CF 43.1276
- 1) Appropriated \$10,350 from the City’s Prop C funding allocation; and 2) Authorized the Mayor or her designee to execute the Implementation Agreement with Gateway Cities Council of Governments for the Alondra Boulevard Complete Street Study.
13. APPROVAL
Parade Permit Application for Our Lady of the Rosary Church –
October 5, 2024
CF 75.1
- Approved.

OLD BUSINESS

14. PUBLIC HEARING
ORDINANCE 1177
Approving Development Agreement No. 23-1 with Daniel Freedman/Jeffer
- City Manager reported that at the applicant’s request, it is recommended that this item be continued to allow additional time to finalize the terms of the development agreement.

Mangels Butler & Mitchell, LLC for Sobeida Filippi for the Construction, Installation, and Operation of a Freeway-Oriented Digital Billboard on Vacant Land North of Rosecrans Avenue, between the Los Angeles River and 710-Freeway [APN 6236-035-013] in the M-2 (Heavy Manufacturing) Zone
CF 43.1220

Vice Mayor Lemons opened the public hearing.

There being no one in the audience wishing to testify it was moved by Councilmember Cuellar Stallings and seconded by Councilmember Aguayo to continue the public hearing on this item to the City Council meeting scheduled for October 8, 2024 at 6:00 p.m. in the Council Chamber at City Hall, 16400 Colorado Ave., Paramount, CA. The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Olmos, Cuellar Stallings; and Vice Mayor Lemons;
NOES: None
ABSENT: Mayor Delgadillo
ABSTAIN: None

NEW BUSINESS

15. PUBLIC HEARING ORDINANCE 1189 Approving Zone Change No. 244, a request by Paramount Gateway, LLC To Replace Ordinance No. 560/Zone Change No. 92 to Change the Official Zoning Map from PD-PS (Planned Development with Performance Standards)/Lumber Yard And Hardware Store To PD-PS/Commercial to Allow a Supermarket and three Restaurants at 15101 Paramount Boulevard
CF 109 ZC No. 244

Interim Planning Director King gave the report and presented a PowerPoint presentation..

Brief discussion ensued concerning the layout of the development and the concern raised by Ms. Munson during the public comment portion of the agenda. Vice Mayor Lemons suggested conducting a survey regarding handicapped parking usage in other similar developments.

Vice Mayor Lemons opened the public hearing. Ms. Munson expressed further concern regarding traffic in the alley and confirmed that her written public comment submitted via email has been conveyed orally.

There being no further public testimony, it was moved by Councilmember Olmos and seconded by Councilmember Cuellar Stallings to close the public hearing. The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Olmos,
Cuellar Stallings; and
Vice Mayor Lemons;
NOES: None
ABSENT: Mayor Delgadillo
ABSTAIN: None

A. It was moved by Councilmember Cuellar Stallings and seconded by Councilmember Aguayo to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this project. The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Olmos,
Cuellar Stallings; and
Vice Mayor Lemons;
NOES: None
ABSENT: Mayor Delgadillo
ABSTAIN: None

B. It was moved by Councilmember Olmos and seconded by Councilmember Cuellar Stallings to read by title only, waive further reading, introduce Ordinance No. 1189, "AN ORDINANCE OF THE APPROVING ZONE CHANGE NO. 244, A REQUEST BY PARAMOUNT GATEWAY, LLC TO REPLACE ORDINANCE NO. 560/ZONE CHANGE NO. 92 TO CHANGE THE OFFICIAL ZONING MAP FROM PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/LUMBER YARD AND HARDWARE STORE TO PDPS/COMMERCIAL TO ALLOW A SUPERMARKET AND THREE RESTAURANTS AT 15101 PARAMOUNT BOULEVARD IN THE CITY OF PARAMOUNT," and place it on the October 8, 2024 agenda for adoption. The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Olmos,
Cuellar Stallings; and
Vice Mayor Lemons;
NOES: None
ABSENT: Mayor Delgadillo
ABSTAIN: None

16. APPROVAL
Eligibility Criteria for
The Homebuyer
Opportunity Program
Funded by Permanent
Local Housing
Allocation (PLHA)
Funds
CF 69.15
- Interim Planning Director King and Management Analyst Bejarano gave a report and presented a PowerPoint presentation. During her presentation, Ms. Bejarano noted one change to the program guidelines to include a provision to recapture downpayment assistance funds for participants who complete an urban lot split.
- Brief discussion ensued concerning how the program works and how it will be marketed to the community.. Consultant Paul De Manche with MDG responded to questions regarding the program.
- It was moved by Councilmember Olmos and seconded by Councilmember Cuellar Stallings to approve the Homebuyer Opportunity Program guidelines as amended to include a provision to recapture downpayment assistance funds for participants who complete an urban lot split. The motion was passed by the following roll call vote:
- AYES: Councilmembers Aguayo, Olmos,
Cuellar Stallings; and
Vice Mayor Lemons;
NOES: None
ABSENT: Mayor Delgadillo
ABSTAIN: None
17. APPROVAL
Use of Kaiser
Permanente Grant
Funding for Fiscal Year
(FY) 2024-2025
CF 43.1277, 43.1278
- Community Preservation Manager Coumparoules gave the report and presented a PowerPoint presentation.
- A. It was moved by Councilmember Cuellar Stallings and seconded by Councilmember Aguayo to approve and authorize the Mayor or City Manager to execute the Kaiser Permanente Grant Agreement for the awarded \$70,000 grant. The motion was passed by the following roll call vote:
- AYES: Councilmembers Aguayo, Olmos,
Cuellar Stallings; and
Vice Mayor Lemons;
NOES: None
ABSENT: Mayor Delgadillo
ABSTAIN: None

B. It was moved by Councilmember Olmos and seconded by Councilmember Cuellar Stallings approve a one-year agreement with Kingdom Causes Bellflower to provide housing navigation and case management services in an amount not to exceed \$70,000 and authorize the Mayor or her designee to execute the agreement.. The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Olmos,
Cuellar Stallings; and
Vice Mayor Lemons;
NOES: None
ABSENT: Mayor Delgadillo
ABSTAIN: None

ENVIRONMENTAL SUSTAINABILITY OLD BUSINESS

18. ORAL REPORT
West Santa Ana
Branch Bikeway Trail
Phase II (CIP 9932) –
Construction Update

Public Works Director Figueroa gave the report and presented a PowerPoint presentation providing an update on the status of the project and its impact on the parking lot at Paramount Park.

ENVIRONMENTAL SUSTAINABILITY NEW BUSINESS

19. AWARD OF
CONTRACT
Engineering Design
Services for West
Paramount
Utility Easement Multi-
Use Path - Phase 1
(CIP 9532)
CF 43.1279

Public Works Director Figueroa gave a report and presented a PowerPoint presentation.

It was moved by Councilmember Cuellar Stallings and seconded by Councilmember Aguayo to 1) Appropriate an additional \$50,000 from the City's Measure R Fund allocation; and 2) Award the contract for the West Paramount Utility Easement Multi-Use Path – Phase 1 to Psomas, Los Angeles, CA, in the amount of \$749,487, and authorize the Mayor or her designee to execute the agreement.. The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Olmos,
Cuellar Stallings; and
Vice Mayor Lemons;
NOES: None
ABSENT: Mayor Delgadillo
ABSTAIN: None

COMMENTS/COMMITTEE REPORTS

Councilmembers

Councilmember Aguayo expressed appreciation to Athens for coming this evening and addressing the community's concerns regarding street sweeping.

Councilmember Cuellar Stallings reported on her attendance at the Gateway Cities Council of Governments retreat where the topic included transportation; economic development; housing and homelessness; climate and air quality; health and wellness; and goal setting.

Councilmember Olmos reported on her attendance at the California Contract Cities Association conference where the topics included mental health; equity inclusion and diversity in the workforce; County Measure A, regarding homelessness; and County Measure G, increasing Supervisors from five to nine. She inquired about the status of alley cleanups. Lastly, she wished her daughter, Alexa a Happy Birthday!

In response to Councilmember Olmos regarding alley cleanups, Mr. Moreno reported that staff is taking a more holistic approach to alley cleanups to including fencing and walls in addition to paving but that requires coordination with property owners.

Vice Mayor Lemons thanked staff for manning the cooling centers and pulling off the Art Walk in the extreme heat.

Staff

None.

Vice Mayor Lemons adjourned the City Council meeting to Closed Session at 8:16 p.m. to discuss the matters listed below.

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL –
ANTICIPATED LITIGATION
Government Code Section 54956.9(d)(2) – Two (2)
cases

CONFERENCE WITH LEGAL COUNSEL -
EXISTING LITIGATION
Government Code Section 54956.9(d)(1) – One (1)
case Shadowood Development v. City of Paramount;
Case No. 22STCV09407

Per Interim City Attorney Martyn, the items above are for informational purposes only and there will be no action to report.

ADJOURNMENT

There being no further business to come before the City Council, Vice Mayor Lemons adjourned the meeting at 8:16 p.m. in honor of Mark Dorsey to meeting on October 8, 2024 at 6:00 p.m. in the Council Chamber at City Hall, 16400 Colorado Ave., Paramount, CA.

Peggy Lemons, Vice Mayor

ATTEST:

Heidi Luce, City Clerk