

# City of Paramount AGENDA REPORT

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To City Council Date February 7, 1984

From William A. Holt

By Richard R. Powers

Subject Zone Change Case No. 92 (Lindsay Lumber Development)

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LOCATION: Area generally bounded by Compton Boulevard, Paramount Boulevard, Adams Street, and Colorado Avenue, except for the four residential units located on Adams Street, east of Colorado Avenue.

## Background:

In April of 1981, the Paramount Redevelopment Agency selected four areas to concentrate their resources:

1. Western Petroleum
2. Lindsay Lumber
3. The "66 Acres" (area bounded by Compton Boulevard, Paramount Boulevard, Rosecrans Avenue, and the railroad tracks)
4. Downtown development

In January 1982, the Redevelopment Agency purchased the properties generally bounded by Compton Boulevard, Paramount Boulevard, Adams Street, and Colorado Avenue, to accomodate the expansion of Lindsay Lumber and the development of a 23,000 square foot home improvement center.

In the nearly two years since that acquisition, the Agency staff has worked with the Lindsays to secure financing for this development, and to produce a development which both the City and Lindsay Lumber can be proud of. In addition, in November 1982, a parcel map was processed to consolidate the 10 parcels into one lot, and an alley vacation was processed to close off the public alley which bisects the site.

At their meeting on January 12, 1984, the Planning Commission unanimously approved Resolution No. PC 83:069, recommending that the City Council amend the zoning map for the area generally bounded by Compton Boulevard, Paramount Boulevard, Adams Street, and Colorado Avenue, except for the four residential units located on Adams Street, east of Colorado Avenue. At that time, a Negative Declaration was also approved.

Discussion of Land Use:

At present, the property is zoned C-M on the Paramount Boulevard frontage, where the retail activity occurs, and M-1 on the Colorado Avenue frontage, which is used primarily for storage of lumber products and mill operations. The General Plan Land Use designation for the property is Commercial and Light Manufacturing.

It is proposed to change the zoning to PD-PS to accomodate the expansion of Lindsay Lumber to include a home improvement center and increased mill operations. In addition the PD-PS zone will attach specific development standards to the site. For instance, at present, there is no Code requirement for any landscaping along the entire Paramount Boulevard frontage or along the 150 feet easterly of the alley on Compton Boulevard, as the zoning is C-M. The PD-PS zone will allow the City Council to require landscaping around the entire site, and thereby improve the appearance of one of the busiest intersections in the City. In addition, the PD-PS zone will require that the development of this site be in accordance with a specific set of plans, which will be submitted for approval by both the Development Review Board and Redevelopment Agency.

Description of Application:

This PD-PS zone would permit, but not be limited to, the following types of operations:

1. Wholesale and retail sales of lumber, hardware, construction material, nursery stock and related items, home improvement items.
2. Storage of lumber and construction material including but not limited to roofing materials, cement, nails, sand and rock in designated storage areas, all as accessory uses.
3. Lumber mill operations, including lumber re-manufacturing, which shall only be an accessory use to the sale of lumber, hardware and related home improvement items.
4. Maintenance and repair of machinery and equipment incidental to the conduct of the basic business.

Performance Standards:

Any use which creates any of the following adverse effects shall be specifically prohibited:

1. Any noise/exceeding 82 decibels between the hours of 6:00 A.M. to 10:00 P.M. and 77 decibels between the hours of 10:00 P.M. and 6:00 A.M. or vibrations other than that related to temporary construction work which is discernable without instruments at any lot line of the site.
2. Any electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance.

3. The use or handling of radioactive materials shall not be permitted.
4. Any direct or reflected glare or heat which is perceptible at any point outside of any building.
5. The emission of odorous gases or matter in quantities such as to be perceptible at any lot line of the site.
6. Exterior storage of materials, supplies, equipment or machinery shall not be permitted in the public parking lot located on the Paramount/Compton corner. However, exterior storage may be permitted in all other areas which are screened from public view.
7. All exterior lighting shall be directed away from residential properties.

Development Standards:

The development standards for this PD-PS zone shall be formalized in a Disposition and Development Agreement (DDA) between the Paramount Redevelopment Agency and the Lindsay Lumber Corporation, which shall be recorded with the County of Los Angeles Recorder's Office. This DDA shall be subject to the approval of the Paramount Redevelopment Agency. The development standards to be considered in the DDA shall include, but shall not be limited to:

- A. Site development shall take place in substantial accordance with the Site Plan attached and marked Exhibit A.
- B. Landscaping:  
A specific landscaping plan shall be prepared and shall be subject to the approval of the Director of Community Development.
- C. Setbacks:  
A ten foot setback shall be maintained along the perimeter of the site, except those portions on Paramount Boulevard and Adams Street where the existing buildings are located and will remain. Said setback shall be permanently landscaped and maintained.
- D. Parking:  
The parking requirements for this zone shall be one parking space for each 400 square feet of building area. Up to 50 percent of the required parking may be used for compact parking spaces. All parking areas shall be paved and striped according to Municipal Code standards.
- E. Fences and Screening:
  1. A ten foot high solid block fence shall be installed along the property line adjacent to the residential units on Adams Street.

2. Any outside storage shall be screened from public view with a solid concrete block wall or a wall of similar material, which shall be subject to the approval of the Director of Community Development. However, the storage area located west of the public parking lot shall be screened with alternating plain chain link and chain link with T-111 siding which shall be located to the west of a three foot planter.

F. Sign Standards:

A precise sign plan shall be prepared and be approved by the Director of Community Development.

G. Existing Buildings (Rehabilitation) and New Construction:

1. All existing buildings which are to remain shall be rehabilitated subject to staff approval. Specifically, Building A shall be rehabilitated as per plan attached, labeled Exhibit "B". Storage Building B shall be rehabilitated as per Exhibit "C" attached. Shed Building G shall be rehabilitated as per Exhibit "D" attached.
2. Roof materials of all buildings shall be approved by the Director of Community Development, not necessarily as per plans submitted.
3. Shed buildings D and F are to have new exterior baked aluminum "skins", including all walls and roofs.
4. All exterior colors shall be approved by the Director of Community Development.
5. Prior to the issuance of any building permits, approval shall be granted by the Development Review Board and Redevelopment Agency.

H. Lighting:

A precise lighting plan shall be submitted for approval by the Director of Community Development.

I. Grand Openings & Special Event Sales:

One grand opening sale shall be permitted for a period not to exceed thirty (30) days, subject to obtaining a permit from the Director of Community Development. Special events sales may be conducted subject to the following conditions:

1. A permit shall be obtained from the Director of Community Development for the sale.
2. Special event sales shall be limited to 8 days per year, with no one sale exceeding two consecutive days.

3. All signing for the sale must be approved by the Director of Community Development.
4. The sale area shall not be permitted to intrude in any way onto the public right-of-way.
5. The sale area shall be cleared of all sales material and signing by 9:00 A.M. on the morning following the sale.

Compliance to Article XVIII or Chapter 44 of the Paramount Municipal Code Relating to the PD-PS Zone. This zone change case shall comply with all conditions as set forth in Article XVIII of Chapter 44 dealing with the PD-PS (Planned Development with Performance Standards) zone, Sections 44-229 to 44-240, inclusive.

Recommended Action:

It is recommended that the City Council introduce Ordinance No. 560 for first reading and place on the next City Council agenda for second reading and adoption.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. 560

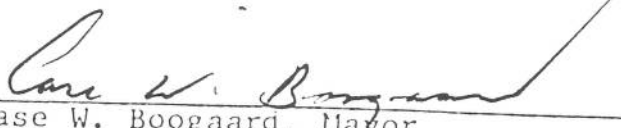
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT AMENDING ORDINANCE NO. 178, THE COMPREHENSIVE ZONING ORDINANCE, CHANGING THE OFFICIAL ZONING PLAN OF THE CITY OF PARAMOUNT FROM C-M (COMMERCIAL MANUFACTURING) AND M-1 (LIGHT MANUFACTURING) TO PD-PS (PLANNED DEVELOPMENT PERFORMANCE STANDARDS) FOR PROPERTY LOCATED BETWEEN COMPTON BOULEVARD, PARAMOUNT BOULEVARD, ADAMS STREET AND COLORADO AVENUE, EXCEPT FOR THE FOUR RESIDENTIAL UNITS ON ADAMS STREET IN THE CITY OF PARAMOUNT, ZONE CHANGE CASE NO. 92.

The City Council of the City of Paramount does ordain as follows:

SECTION 1: The Official Zoning Plan of the City of Paramount adopted by Ordinance no. 178 on February 20, 1962, is amended as shown on the map attached hereto, marked Exhibit "A" to be zoned to PD-PS (Planned Development Performance Standards). Said change shall be made on the Official Zoning Map of the City of Paramount.

SECTION 2: Effective Date. This Ordinance shall take effect thirty days after its adoption. The City Clerk or his duly appointed deputy, shall certify to the adoption of this Ordinance and shall cause this Ordinance to be published as required by law.

APPROVED and ADOPTED by the City Council of the City of Paramount this 6th day of March, 1984.

  
Case W. Boogaard, Mayor

Attest:

  
William A. Holt, City Clerk



SUBJECT PROPERTY



NORTH

BLVD

87:00

AVE.

151:00

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S. VERMONT

**S. COLORADO**

**S. PARAMOUNT.**

E. JEFFERSON

ST.