

**PARAMOUNT CITY COUNCIL  
MINUTES OF A REGULAR MEETING  
JULY 5, 2016**

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

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- CALL TO ORDER:** The regular meeting of the Paramount City Council was called to order by Mayor Daryl Hofmeyer at 6:02 p.m. at City Hall, Council Chambers, 16400 Colorado Avenue, Paramount, California.
- PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Councilmember Tom Hansen.
- INVOCATION:** The invocation was delivered by Reverend Grady Jones, New Commandment Baptist Church.
- ROLL CALL OF COUNCILMEMBERS:** Present: Councilmember Gene Daniels  
Councilmember Tom Hansen  
Councilmember Diane J. Martinez  
Vice Mayor Peggy Lemons  
Mayor Daryl Hofmeyer
- STAFF PRESENT:** John Moreno, City Manager  
John E. Cavanaugh, City Attorney  
Kevin Chun, Assistant City Manager  
David Johnson, Com. Serv. & Recreation Director  
Karina Liu, Finance Director  
Maria Meraz, Public Safety Director  
William Pagett, City Engineer  
Clyde Alexander, Assistant Finance Director  
Eric Barela, Community Service Officer  
Chris Callard, Public Information Officer  
John Carver, Assistant Community Development Director  
Lana Chikami, City Clerk  
Marco Cuevas, Community Development Planner  
Danny Elizarraras, Management Analyst  
Antulio Garcia, Development Services Manager  
Magda Garcia, Senior Com. Serv. & Recreation Supervisor  
Margarita Gutierrez, Finance Supervisor  
Sarah Ho, Assistant Public Works Director  
John King, Planning Manager  
Wendy Macias, Public Works Manager  
Jonathan Masannat, Management Analyst  
Patrick Matson, Human Resources Manager  
Carlos Mendoza, Neighborhood Preservation Specialist  
Anthony Padilla, Community Service Officer

## **PUBLIC COMMENTS**

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CF 10.3

Mr. Josh Murray announced that he will be leaving the Paramount Library and introduced his replacement Ms. Amy Boteilho.

Mr. Dennis Shields, 8030 Jackson Street, Paramount, addressed the City Council regarding equipment and after-hour construction noise disturbances at Town Center East.

Ms. Nita Juhasz, 8830 Vans Street, Paramount, submitted a letter requesting City Council assistance with ongoing issues at the La Paz facility.

## **CONSENT CALENDAR**

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1. APPROVAL OF MINUTES  
June 7 and June 21, 2016

It was moved by Vice Mayor Lemons and seconded by Councilmember Hansen to approve the Paramount City Council minutes of June 7 and June 21, 2016. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None

2. Register of Demands  
CF 47.2

Vice Mayor Lemons requested that this item be pulled from the consent calendar. She stated that she had a conflict of interest and disqualified herself from voting on check number 151552 made payable to her employer (Paramount Chamber of Commerce).

It was moved by Vice Mayor Lemons and seconded by Councilmember Hansen to approve the Paramount City Council Register of Demands with the exception of check number 151552. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None

It was moved by Councilmember Hansen and seconded by Councilmember Martinez to approve check number 151552. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: Vice Mayor Lemons

3. ORDINANCE NO.  
1070/ZOTA No. 4  
(Adoption)  
Prohibition of  
Independently-Owned  
Trucks or Commercial  
Vehicles  
CF 109:ZOTA 4

It was moved by Vice Mayor Lemons and seconded by Councilmember Hansen to read by title only, waive further reading, and adopt Ordinance No. 1070, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 4, ADDING SECTION 64.1 TO CHAPTER 44, ARTICLE VI; SECTION 70.1 TO CHAPTER 44, ARTICLE VII; SECTION 76.1 TO CHAPTER 44, ARTICLE VIII, AND SECTION 83.1 TO CHAPTER 44, ARTICLE IX OF THE PARAMOUNT ZONING ORDINANCE, PROHIBITING THE STORAGE OF TRUCKS OR COMMERCIAL VEHICLES OWNED INDEPENDENTLY OF A PRIMARY LICENSED BUSINESS ON ANY PARCEL, PROHIBITING TRUCK YARDS OR THE STORAGE OF TRUCKS OR COMMERCIAL VEHICLES AS THE PRIMARY USE ON ANY PARCEL, AND PROHIBITING THE STORAGE OF TRUCKS OR COMMERCIAL VEHICLES UNASSOCIATED WITH THE PRIMARY BUSINESS OPERATIONS AT ANY ON-SITE BUILDING ON ANY PARCEL IN THE C-3 (GENERAL COMMERCIAL), C-M (COMMERCIAL MANUFACTURING), M-1 (LIGHT MANUFACTURING), AND M-2 (HEAVY MANUFACTURING) ZONES." The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None

4. ACCEPTANCE OF  
WORK  
Construction of Water  
Well #16 Development  
City Project No. 9116

It was moved by Vice Mayor Lemons and seconded by Councilmember Hansen to accept and approve the work performed by Best Drilling and Pump, Inc., Colton, California, for construction of Water Well #16 Development and authorize payment of the remaining retention. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None

5. ACCEPTANCE OF WORK  
Construction of In-Roadway Warning Light Replacement at the Intersection of Rosecrans Avenue and Paramount Boulevard City Project No. 9533
- It was moved by Vice Mayor Lemons and seconded by Councilmember Hansen to accept and approve the work performed by ND Construction Company, Inc., Anaheim, California, for construction of in-roadway warning light replacement at the intersection of Rosecrans Avenue and Paramount Boulevard and authorize payment of the remaining retention. The motion was passed by the following roll call vote:
- AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None
6. Identity Theft Prevention Program (“Red Flags Rule”) Update  
CF 47.26
- It was moved by Vice Mayor Lemons and seconded by Councilmember Hansen to receive and file the Identity Theft Prevention Program (“Red Flags Rule”) report. The motion was passed by the following roll call vote:
- AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None
7. RESOLUTION NO. 16:018  
Adopting the Statement of Investment Policy for Fiscal Year 2017  
CF 47.3
- It was moved by Vice Mayor Lemons and seconded by Councilmember Hansen to read by title only and adopt Resolution No. 16:018, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT ADOPTING THE STATEMENT OF INVESTMENT POLICY FOR THE CITY OF PARAMOUNT FOR FISCAL YEAR 2017.” The motion was passed by the following roll call vote:
- AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None
8. Agreement for Lead-Based Paint & Asbestos-Containing Material Testing Services  
CF 43.813
- It was moved by Vice Mayor Lemons and seconded by Councilmember Hansen to approve and authorize the Mayor or his designee to enter into an agreement with Lead Tech Environmental for lead-based paint and asbestos-containing material testing services. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None

9. Conflict of Interest Code CF 77.3 It was moved by Vice Mayor Lemons and seconded by Councilmember Hansen to receive and file the report. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None

## **REPORTS**

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10. PUBLIC HEARING  
Assessment of Charges for Delinquent Refuse Collection  
CF 86.1 Assistant City Manager Chun gave the report regarding delinquent trash bills. He stated that unpaid trash bills are placed as assessments on properties only after reasonable attempts have been made to collect unpaid amounts. He provided a list of delinquent refuse accounts and stated that there are 388 delinquent refuse accounts, totaling \$101,614.98 in delinquent fees for Calendar Year 2015.

Mayor Hofmeyer opened the public hearing, and Mr. Nasr Fahmy (property owner of 8120 Madison Street, Paramount) asked why a property owner is responsible for paying a tenant's delinquent refuse account. It was explained to him that trash service cannot be stopped due to non-payment as it is a health and safety issue, and that refuse accounts are the ultimate responsibility of the property owner.

There being no further testimony, it was moved by Councilmember Hansen and seconded by Vice Mayor Lemons to close the public hearing. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None

It was moved by Vice Mayor Lemons and seconded by Councilmember Martinez to authorize the City Manager to submit the Calendar Year 2015 delinquent refuse collection charge list to the Los Angeles County Auditor/Controller. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None

11. Six-Month Review of City Council Permit for Live Entertainment Ace Consolidated Enterprises, LLC/Blvd Cocktails  
8410 Alondra Boulevard  
CF 75.4

Assistant City Manager Chun gave the report and discussed three law enforcement incidents that occurred at Blvd Cocktails over the past six months. He stated that the Sheriff's Department classified these as minor incidents (typical of a bar) and reported that the applicant has been cooperative and continues to comply with all conditions of approval of the City Council permit.

There was a brief discussion regarding patrons smoking by the door entrance, and the owner stated that he would attempt to relocate the smokers.

It was moved by Councilmember Martinez and seconded by Councilmember Daniels to receive and file the report with the stipulation for a subsequent six-month review at the January 3, 2017 meeting. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None

12. RECEIVE AND FILE  
Three-Month Review of City Council Permit for Live Entertainment Aurora and Joaquin Lopez/Mariscos Mi Lindo Sinaloa, Inc.  
7610 Rosecrans Avenue  
CF 75.4

Assistant City Manager Chun reported that no law enforcement incidents have occurred at the Mariscos Mi Lindo Sinaloa restaurant since live entertainment began March 12, 2016 and recommended extending the follow-up review period from three to six months.

A brief discussion followed regarding the review process. It was then moved by Councilmember Martinez and seconded by Vice Mayor Lemons to receive and file the report with the stipulation for a subsequent six-month review at the January 3, 2017 meeting. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None

13. PUBLIC HEARING  
RESOLUTION NO.  
16:019  
Approving an  
Amendment to the  
Disposition and  
Development  
Agreement with  
Seagrove LA, LLC for  
Property Located at  
8509 Alondra Boulevard  
CF 43.1020

Assistant City Manager Chun gave the report, a request to amend the Disposition Development Agreement between the City and Seagrove LA for property located at 8509 Alondra Boulevard. He stated that there has been no interest from coffee houses/bakeries to occupy the second suite at this site and the proposed amendment would provide the developer with flexibility to market a broader range of potential tenants including fast casual/quick service restaurants having comparable national or regional operations.

Mayor Hofmeyer opened the public hearing. There being no one in the audience wishing to testify, it was moved by Councilmember Martinez and seconded by Vice Mayor Lemons to close the public hearing. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None

It was moved by Vice Mayor Lemons and seconded by Councilmember Martinez to read by title only, and adopt Resolution No. 16:019, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVING AN AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH SEAGROVE LA FOR PROPERTY LOCATED AT 8509 ALONDRA BOULEVARD."  
The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None

- 14.a) CONTINUED PUBLIC  
HEARING  
ORDINANCE NO.  
1071/ZOTA No. 2  
(Introduction - Continued

Assistant City Manager Chun gave the report, a request for Zoning Ordinance Text Amendments (ZOTAs) to revise the allowable permitted uses, prohibited uses, and uses subject to a Conditional Use Permit (CUP) for the PD-PS (Planned Development with Performance Standards) zones for Town

from June 7, 2016)  
Town Center West Zone  
Amendment  
CF 109:ZOTA 2

- b) CONTINUED PUBLIC  
HEARING  
ORDINANCE NO.  
1072/ZOTA No. 3  
(Introduction - Continued  
from June 7, 2016)  
Town Center East Zone  
Amendment  
CF 109:ZOTA 3

Center West (Ordinance No. 1071/ZOTA No. 2) and Town Center East (Ordinance No. 1072/ZOTA No. 3). Mr. Chun provided an overview of the proposed new permitted uses, new prohibited uses, new CUP uses, and the expansion of Town Center East to incorporate 15950-54 Paramount Boulevard. He also noted that the proposed ordinances will promote compatible and complementary uses, eliminate inconsistencies, and make requirements uniform for Town Center East and Town Center West.

Mr. Chun also stated that the Planning Commission, at its May 10, 2016 meeting, approved Resolution Nos. PC 16:022 and PC 16:023 recommending approval of the ZOTAs to the City Council.

Mayor Hofmeyer opened the public hearing for Ordinance No. 1071/ZOTA No. 2. There being no one in the audience wishing to testify, it was moved by Vice Mayor Lemons and seconded by Councilmember Hansen to close the public hearing. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None

It was moved by Councilmember Daniels and seconded by Councilmember Hansen to read by title only, waive further reading, introduce Ordinance No. 1071, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, REPEALING ORDINANCE NO. 778 AND ZONE CHANGE NO. 97 IN THEIR ENTIRETY AND APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 2 TO REVISE THE PERMITTED USES, PROHIBITED USES AND USES SUBJECT TO A CONDITIONAL USE PERMIT FOR PROPERTY GENERALLY BOUNDED BY PARAMOUNT BOULEVARD TO THE EAST, COLORADO AVENUE TO THE WEST, ALONDRA BOULEVARD TO THE NORTH AND JACKSON STREET TO THE SOUTH IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE," and place it on the next agenda for adoption." The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None

Mayor Hofmeyer opened the public hearing for Ordinance No. 1072/ZOTA No. 3. There being no one in the audience wishing to testify, it was moved by Councilmember Hansen and seconded by Vice Mayor Lemons to close the public hearing. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None

It was moved by Vice Mayor Lemons and seconded by Councilmember Hansen to read by title only, waive further reading, introduce Ordinance No. 1071, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, REPEALING ORDINANCE NO. 771 AND ZONE CHANGE NO. 130 IN THEIR ENTIRETY AND APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 3 TO EXPAND THE EXISTING TOWN CENTER EAST PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE IN THE CITY OF PARAMOUNT, GENERALLY BOUNDED BY PARAMOUNT BOULEVARD TO THE WEST, MONROE STREET AND THE NORTHERN BOUNDARY OF THE PROPERTY AT 16000 PARAMOUNT BOULEVARD TO THE NORTH, JACKSON STREET TO THE SOUTH, AND CALIFORNIA AVENUE TO THE EAST, TO INCLUDE PROPERTY AT 15950 AND 15954 PARAMOUNT BOULEVARD; AND REVISE THE PERMITTED USES, PROHIBITED USES AND USES SUBJECT TO A CONDITIONAL USE PERMIT IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE," and place it on the next agenda for adoption. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None

15. PUBLIC HEARING  
Authorizing  
Expenditures of Funds  
from the Edward Byrne  
Memorial Justice  
Assistance Grant (JAG)  
2016-2017  
CF 54.50

Public Safety Director Meraz reported that the City is eligible to receive \$18,808 from the Edward Byrne Memorial Justice Assistance Grant (JAG). This grant money will be used to fund probation compliance checks, parole compliance checks, truancy sweeps, and curfew sweeps.

Mayor Hofmeyer opened the public hearing. There being no one in the audience wishing to testify, it was moved by Councilmember Daniels and seconded by Councilmember Hansen to close the public hearing. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None

It was moved by Councilmember Hansen and seconded by Councilmember Daniels to authorize the use of the grant funds to pay for the programs specified in this report. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None

16. PUBLIC HEARING  
RESOLUTION NO.  
16:013  
Adopting the City of  
Paramount's 2015 Urban  
Water Management  
Plan  
CF 113

Assistant Public Works Director Ho gave the report. Every five years, an Urban Water Management Plan (UWMP) for the City's water utility is required to be completed, and Ms. Ho reported that an updated plan for 2015 is required as the the City's last UWMP was completed in 2010. Ms. Ho discussed new requirements and also reported that the City and the region are in compliance with interim targets.

Mayor Hofmeyer opened the public hearing. There being no one in the audience wishing to testify, it was moved by Councilmember Daniels and seconded by Councilmember Hansen to close the public hearing. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None

It was moved by Councilmember Daniels and seconded by Councilmember Martinez to read by title only, and adopt Resolution No. 16:013, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, CALIFORNIA, ADOPTING THE CITY OF PARAMOUNT'S 2015 URBAN WATER MANAGEMENT PLAN." The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez  
Vice Mayor Lemons, Mayor Hofmeyer  
NOES: None  
ABSENT: None  
ABSTAIN: None

### **COMMITTEE REPORTS**

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There were none.

### **COMMENTS FROM STAFF**

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City Manager Moreno introduced new Code Enforcement Officer Anthony Padilla and acknowledged recently promoted Assistant Finance Director Clyde Alexander.

### **COMMENTS FROM COUNCILMEMBERS**

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City Council expressed their appreciation to Community Services & Recreation Director Johnson and his team for doing a great job with the military banners and recognition of the families/honorees at the June 30, 2016 concert in the park event.

### **CLOSED SESSION**

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City Manager Moreno announced that there would not be a closed session to discuss the following:

#### **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Subdivision (a) of Section 54956.9

Name of case: City of Paramount, et al v. Cohen, et al  
Third District Court of Appeal Case No. C078968

### **ADJOURNMENT**

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There being no further business to come before the City Council, Mayor Hofmeyer adjourned the meeting at 7:00 p.m. to a meeting on July 19, 2016 at 5:00 p.m.

/s/ Daryl Hofmeyer  
Daryl Hofmeyer, Mayor

ATTEST:

/s/ Chris Callard for Lana Chikami  
Lana Chikami, City Clerk