

Notices-Paramount

FICTITIOUS BUSINESS NAME STATEMENT 2017-156868
 The following person is doing business as: **KM Vocal Sciences**, C/O GSO 16280 Ventura Blvd., Ste. 2100, Sherman Oaks, CA 91403. Registrant: Kilyan Beth Maguire, C/O GSO 16280 Ventura Blvd., Ste. 2100, Sherman Oaks, CA 91403. This business is conducted by: Individual. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: Kilyan Beth Maguire. This statement was filed with the County Recorder Office: 6/16/2017. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Paramount Journal-9/21,28,10/5,12/2017-54106**

Notices-Paramount

be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Paramount Journal-9/21,28,10/5,12/2017-54106**

FICTITIOUS BUSINESS NAME STATEMENT 2017-246813
 The following person is doing business as: **Lakewood Manor Apartment Homes**, 4907 1/4 Hayter Ave., Lakewood, CA 90712. A I # O N : 201717210551. Registrant: Lakewood Manor Apartments II, LLC., 15320 Barranca Parkway, Ste. 100, Irvine, CA 92618. This business is conducted by: Limited Liability Company. The date registrant started to transact business under the fictitious business name or names listed above: 1/2006. Signed: Richard J. Julian/Manager. This statement was filed with the County Recorder Office: 9/1/2017. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Paramount Journal-9/21,28,10/5,12/2017-55735**

FICTITIOUS BUSINESS NAME STATEMENT 2017-230491
 The following person is doing business as: **Doing Entertainment Negligence**, 44918 Fern Ave., Lancaster, CA 93534. Registrant: Doing Entertainment Negligence LLC., 44918 Fern Ave., Lancaster, CA 93534. This business is conducted by: Limited Liability Company. The date re-

Notices-Paramount

gistrant started to transact business under the fictitious business name or names listed above: N/A. Signed: Jonathan Robinson/CEO. This statement was filed with the County Recorder Office: 8/21/2017. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Paramount Journal-9/21,28,10/5,12/2017-55739**

NOTICE OF TRUSTEE'S SALE TS No. CA-16-751862-CL Order No.: 160336746-CA-V01 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED TO THE COPY PROVIDED TO THE MORTGAGOR OR TRUSTOR (Pursuant to Cal. Civ. Code 2923.3) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/3/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title,

Notices-Paramount

possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): **BERTHA CRESPO, A SINGLE WOMAN** Recorded: 5/20/2004 as Instrument No. **04 1283924** of Official Records in the office of the Recorder of **LOS ANGELES** County, California; Date of Sale: **10/26/2017 at 10:00 AM** Place of Sale: **Behind the fountain located in Civic Center Plaza, located at 400 Civic Center Plaza, Pomona CA 91766** Amount of unpaid balance and other charges: **\$103,966.93** The purported property address is: **15361 HUNSAKER AVENUE # B, PARAMOUNT, CA 90723** Assessor's Parcel No.: **6239-010-042** **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county re-

Notices-Paramount

cord's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **916-939-0772** for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-16-751862-CL**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and

Notices-Paramount

exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. **QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** Date: **Quality Loan Service Corporation 411 Ivy Street San Diego, CA 92101 619-645-7711** For NON SALE information only Sale Line: **916-939-0772** Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) **645-7711 Ext 5318** Quality Loan Service Corp. TS No.: **CA-16-751862-CL** IDSPub #0132065 10/5/2017 10/12/2017 10/19/2017 **Paramount Journal-10/5,12,19/2017-56035**

FICTITIOUS BUSINESS NAME STATEMENT 2017-271316
 The following person is doing business as: 1. **LKF Ware Inc.** 2. **Szechwan Chinese Restaurant** 3. **Lomita Szechwan Chinese Food** 4. **Lomita Szechwan Chinese Restaurant** 5. **South Bay Szechwan Chinese Food** 6. **South Bay Szechwan Chinese Restaurant** 7. **Szechwan Chinese Food**, 2107 Pacific Coast Hwy., Lomita, CA 90717. A I #ON: 2983711. Registrant: LKF Ware Inc., 2107 Pacific Hwy., Lomita, CA 90717. This business is conducted by: . The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: Frank Huang/V.P. This statement was filed with the County Recorder Office: 9/21/2017. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of

Notices-Paramount

the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Paramount Journal-9/28,10/5,12,19/2017-55277**

FICTITIOUS BUSINESS NAME STATEMENT 2017-271317
 The following person is doing business as: 1. **Anything Can Be 2. Anything Can Be Fund**, 4070 Rosabell St., Los Angeles, CA 90066. A I #ON: 1933397. Registrant: One Incredible Family Inc., 5329 Kalein Dr., Culver City, CA 90230. This business is conducted by: Corporation. The date registrant started to transact business under the fictitious business name or names listed above: 7/2017. Signed: Roberta Beitch, V.P. This statement was filed with the County Recorder Office: 9/21/2017. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Paramount Journal-9/28,10/5,12,19/2017-56076**

T.S. No.: 2017-0502 Loan No.: **GARFIELD** APN: 6236-032-015 Property Address: 14125 GARFIELD AVE, PARAMOUNT, CA 90723 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/24/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT**

MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: **JOSE D. HERNANDEZ** and **CARMEN HERNANDEZ** Duly Appointed Trustee: **WESTERN FIDELITY TRUSTEES** Recorded 10/11/2016 as Instrument No. 2016-1241134 in book //, page // of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 11/1/2017 at 10:30 AM Place of Sale: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: **\$73,840.28** Street Address or other common designation of real property: 14125 GARFIELD AVE


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Notices-Paramount

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Notices-Paramount

Notices-Paramount

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. 1090

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 7, AMENDING CHAPTER 44, ARTICLE I, SECTION 44-1 (DEFINITIONS) OF THE PARAMOUNT MUNICIPAL CODE AND ADDING CHAPTER 44, ARTICLE XXVI OF THE PARAMOUNT MUNICIPAL CODE, ESTABLISHING REGULATIONS FOR ACCESSORY DWELLING UNITS AS REQUIRED UNDER STATE LAW

THE CITY COUNCIL OF THE CITY OF PARAMOUNT DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Findings and Purpose. The City Council finds and declares as follows:

- A. California Constitution Article XI, Section 7, enables the City of Paramount ("the City") to enact local planning and land use regulations; and
- B. The authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and
- C. The City desires to ensure that residential development occurs in a prudently effective manner, in accordance with the goals and objectives of the General Plan and reasonable land use planning principles; and
- D. On September 27, 2016, the Governor signed Senate Bill (SB) 1069 and Assembly Bill (AB) 2299 into law as part of an effort to augment the dwindling housing supply in California; and
- E. Such bills changed references from "second units" to "accessory dwelling units", or ADUs, mandate the cities permit ADUs in existing single-family residential zones through a ministerial process, and relax development standards to make it easier for property owners to create ADUs; and
- F. Pursuant to Government Code Section 65852.2(a)(4), local ordinances, such as the City's, that are not compliant with the new State Law are null and void until a compliant local ordinance is adopted; and
- G. The default standards the City must utilize provide a minimal set of standards that would be augmented by the adoption of the additional standards set forth in this Ordinance, which concern parking, height, setback, minimum unit size, and other standards that concern public health and safety issues; and
- H. The Planning Commission held a duly noticed public hearing on August 14, 2017 at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 17:023, recommending that the City Council adopt this Ordinance.
- I. The City Council held a duly noticed public hearing on this Ordinance on September 5, 2017, at which time it considered all evidence presented, both written and oral.

SECTION 2. Chapter 44, Article I, Section 44-1 (Definitions) of the Paramount Municipal Code is hereby amended to add the following definition:

Accessory dwelling unit (ADU). An attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. It shall include a manufactured home, as defined in Health and Safety Code Section 18007.

SECTION 3. Chapter 44, Article XXVI of the Paramount Municipal Code is hereby added to read as follows:

Article XXVI. Accessory Dwelling Units.

Sec. 44-273. Purpose.

The accessory dwelling units regulations set forth in this Article XXVI are established to comply with the state standards and requirements set forth in Section 65852.2 of the California Government Code. All provisions set forth in this Section 65852.2 shall be subject to the applicable preemptive limitations set forth in such Government Code Section 65852.2.

Sec. 44-274. Accessory dwelling unit (ADU).

As set forth in the Paramount Municipal Code, Section 44-1, an "accessory dwelling unit," or ADU, means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. It shall include a manufactured home, as defined in Health and Safety Code Section 18007. A trailer, motor vehicle, or other recreational vehicle may not be used as an ADU or maintained as a habitable unit or living area on a residential lot.

Sec. 44-275. Permitted locations and zones.

ADUs shall be permitted only in R-1 (Single Family Residential) zones.

Sec. 44-276. One ADU per lot and existing single-family dwelling required.

- (a) A maximum of one ADU shall be permitted for an R-1 zoned lot. Such lot shall contain an existing single-family detached dwelling at the time an application for one ADU is submitted unless such ADU application may be made in conjunction with the development of a single-family dwelling.

- (b) No ADU shall be permitted on a lot where a guesthouse, dwelling, or other structure, other than an existing single-family dwelling, is used for habitation.

- (c) ADUs shall be prohibited on the following lot types:

- (1) Lots within a planned residential development (PRD) or condominium development;
- (2) Lots developed with more than one existing dwelling unit; or
- (3) Lots developed or subdivided having primary vehicular access from a common private drive, private access easement, or private street, including the lot at the front of such development that may or may not have primary access to and from a public street.

Sec. 44-277. Applications.

The City shall consider ADU applications ministerially without discretionary review or a hearing within one hundred twenty (120) calendar days after receiving a completed ADU application.

Sec. 44-278. Impact fees.

The property owner shall pay all applicable impact fees related to an ADU, including but not limited to, parks, traffic, water and sewer impact fees.

Sec. 44-279. Design.

The architectural design, exterior materials, and color of an ADU shall be similar and compatible to the architectural design, exterior materials, and color of the existing single-family dwelling on the same lot.

Sec. 44-280. Building codes.

City Building Code requirements set forth in Chapter 10 of the Paramount Municipal Code shall apply to ADUs.

Sec. 44-281. Configuration.

- (a) An ADU may be either attached to the existing dwelling or located within the living area of the existing dwelling or detached from the existing dwelling unit so long that it is located on the same lot as the existing dwelling. "Living area" as used within the established ADU regulations means the interior habitable area of a dwelling unit including basements and attics meeting habitable space requirements of the Paramount Building Code but does not include a garage or accessory structure. An ADU which is to be located within the living area of the existing dwelling shall comply with those standards in Section 44-294 herein.
- (b) An attached ADU may have a separate entrance which may be facing the side or the rear yards; provided, however, in no event shall any entry for the ADU be visible from the primary street on which the property fronts.

Sec. 44-282. Floor area and unit size.

- (a) The floor area of an attached ADU shall not exceed fifty percent (50%) of the existing living area of the existing dwelling or five hundred (500) square feet, whichever is less.
- (b) The total floor area for a detached ADU shall not exceed five hundred (500) square feet.
- (c) The total size of the ADU shall be no less than three hundred (300) square feet.
- (d) An ADU shall have no more than one (1) bedroom.

Sec. 44-283. Lot size.

ADUs shall be permitted only on lots of a minimum lot size of 5,000 square feet.

Sec. 44-284. Building height.

The overall height of an ADU constructed above a garage shall not exceed twenty-five (25) feet as measured from natural grade to the top of roof peak. No detached ADU shall exceed the height of fifteen (15) feet or the existing single-family dwelling on the same lot, whichever is less.

Sec. 44-285. Minimum structure separation for a detached ADU.

A minimum ten (10) foot separation must be maintained between the ADU and the existing single-family dwelling or accessory structure on the same lot.

Sec. 44-286. Setbacks.

- (a) ADUs attached to an existing structure shall comply with the setback requirements applicable to the existing single-family dwelling on the same lot. Detached ADUs must have rear and side setbacks consistent with the setback requirements applicable to the zone in which the ADU is located.

Notices-Paramount

Notices-Paramount

Notices-Paramount

Notices-Paramount

No detached ADU shall be located within a distance less than fifty percent (50%) of the depth of the lot from the front property line, or fifty (50) feet, whichever is less. In no cases may a detached ADU be located forward of the primary unit. The foregoing notwithstanding, the following setbacks shall apply to ADUs built above a garage or resulting from a converted garage:

- (1) For an ADU constructed above a garage, the minimum setback from the rear and side property lines is five (5) feet.
- (2) For an ADU converted from an existing garage, no additional setbacks beyond the existing garage setbacks shall be required beyond those set forth in the local building and fire codes.
- (b) When an existing detached or attached garage is proposed to be converted to an ADU, no additional setbacks shall be required subject to meeting the zoning requirements of the Paramount Municipal Code, including but not limited to life safety, emergency egress, and Fire Code requirements set forth therein.
- (c) Subject to applicable Building Code requirements, a setback of no more than five (5) feet from the side and rear lot lines shall be required for an ADU that is constructed above an existing garage.

Sec. 44-287. Prohibited subdivision.

Nothing contained herein shall be construed to permit subdivisions of real property otherwise prohibited by the Paramount Municipal Code or State Law.

- (a) One parking space shall be required for each ADU bedroom or ADU unit, whichever is greater. Such required parking shall supplement additional parking requirements for the existing single-family dwelling. Required street setbacks, yard, and landscaped areas may not be utilized for vehicular parking. Such space may be provided as tandem parking on an existing driveway.
- (b) Off-street parking shall be permitted through tandem parking.
- (c) When a garage, carport, or covered parking structure is demolished, or required parking otherwise ceases to exist, in conjunction with the construction of an ADU, replacement of the lost off-street covered parking shall be replaced on the same lot as the ADU as originally configured.
- (d) The parking standards set forth above in this Section shall not apply to ADUs in the following circumstances:
 - (1) The ADU is located within one-half mile of public transit;
 - (2) The ADU is located within an architecturally and historically significant historic district;
 - (3) The ADU is part of the existing primary residence or an existing accessory structure;
 - (4) When on-street parking permits are required but not offered to the occupant of the ADU; and
 - (5) When there is a carshare vehicle located within one block of the ADU.

Sec. 44-289. Driveways.

A property developed with an ADU, whether located on a corner lot or an interior lot, may only maintain one driveway approach and one driveway. When a property is accessible by both a public street and a public alley right-of-way at the rear or side property line, one additional driveway opening may be maintained only from the alley right-of-way.

Sec. 44-290. Passageways.

A separate passageway shall not be required in conjunction with the construction of an ADU. "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU.

Sec. 44-291. Sprinklers.

ADUs shall not be required to install fire sprinklers if they are not required for the existing single-family dwelling.

Sec. 44-292. Utility connections.

The ADU shall be metered separately from the main building for gas, electricity, communications, water, and sewer services.

Sec. 44-293. Owner occupancy and restrictive covenant.

Either the existing single-family dwelling or the ADU on a lot shall be occupied by the owner of the lot. The property owner shall enter into a restrictive covenant with the City that applies to the owner and all successors in interest, in a form acceptable to the City Attorney that shall be recorded on the subject property. Such restrictive covenant shall:

- (a) Specify that the property owner must reside in either the existing single-

Notices-Paramount

Notices-Paramount

Notices-Paramount

Notices-Paramount

family dwelling or the ADU;

- (b) Expressly prohibit the rental of both units at the same time;
- (c) Limit ADU rentals to terms longer than thirty (30) consecutive calendar days;
- (d) Prohibit ADUs from being sold or conveyed separately from the primary residence;
- (e) Require the property owner and all successors in interest to maintain the ADU and surrounding property in accordance with this Section 44-293; and
- (f) Require that any future sale of residential lots with ADUs shall require, prior to the close of escrow, an inspection by the Building Official, or designee, to ensure that all onsite residential structures have been maintained in compliance with applicable zoning and building code requirements.

Sec. 44-294. Conversions of existing interior space.

An application for a building permit to create one ADU per single-family lot in the R-1 zoning districts shall be ministerially approved subject to the following requirements:

- (a) The unit is contained within the existing space of a legally permitted accessory structure or single-family residence.
- (b) The total size of the ADU is no less than three hundred (300) square feet.
- (c) The unit has independent exterior access from the existing residence.
- (d) The side and rear setbacks are sufficient for fire safety.
- (e) The applicant shall not be required to provide an off-street parking space for the ADU. However, the applicant shall be required to replace any parking spaces lost as a result of the conversion of the existing space to an ADU.
- (f) Design review shall not be required for minimal exterior changes that do not expand the existing structure.
- (g) The applicant shall not be required to install a new or separate utility connection directly between the ADU and the utility, and shall not be charged a connection fee or capacity charge related to such requirement. The applicant may voluntarily install a new or separate utility connection, which shall be subject to any applicable fees.

Sec. 44-295. Existing units.

Existing ADUs that have not been approved by the City are required to obtain approval in order to be considered a lawful use. Existing unapproved ADUs are not considered a legal nonconforming use.

Sec. 44-296. Failure to comply.

- (a) Any individual, entity, company or corporation who fails at any time to comply with, or violates the provisions of this chapter and/or any requirements imposed as a condition of being granted a land use entitlement, shall be subject to the enforcement provisions as enumerated in the Paramount Municipal Code.
- (b) Failure to properly and completely construct or install all improvements required as a condition of being granted a land use entitlement, or to correct any violations of this chapter prior to occupying a building or structure and/or commencing operation of the use, shall be subject to the enforcement provisions as enumerated in the Paramount Municipal Code."

SECTION 4. California Environmental Quality Act (CEQA). This ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15305, minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density and Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

SECTION 5. If any section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 6. This Ordinance shall be certified as to its adoption by the City Clerk and shall be published once in the Paramount Journal within 15 days after its adoption together with the names and members of the City Council voting for and against the Ordinance.

APPROVED AND ADOPTED by the City Council of the City of Paramount this 3rd day of October, 2017.

Peggy Lemons, Mayor

