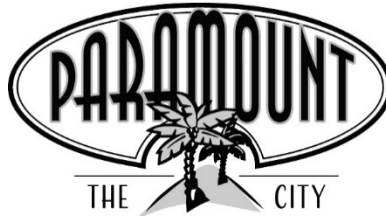


AGENDA

Paramount Planning Commission
December 6, 2023



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.com

Public Comments: 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. Persons are limited to a maximum of three (3) minutes unless an extension of time is granted. No action may be taken on items not on the agenda except as provided by law.

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) 220-2220 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 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 Department office. The Planning Department office is located at City Hall, 16400 Colorado Avenue, Paramount.

Notes

CALL TO ORDER:	Chair Gordon Weisenburger
PLEDGE OF ALLEGIANCE:	Chair Gordon Weisenburger
ROLL CALL OF MEMBERS:	Commissioner Javier Gonzalez Commissioner David Moody Commissioner Linda Timmons Vice Chair Ernie Esparza Chair Gordon Weisenburger

MINUTES

1. [APPROVAL OF
MINUTES](#)

November 1, 2023

PUBLIC COMMENTS

OLD BUSINESS

CONTINUED PUBLIC HEARING

2. [ZONING ORDINANCE
TEXT AMENDMENT
NO. 30](#) A request recommending that the City Council approve revised regulations for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) to comply with State law. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) – 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 significant effect on the environment.

NEW BUSINESS

PUBLIC HEARINGS

3. [CONDITIONAL USE
PERMIT NO. 950](#) A request by Cindy Estrada/Pika Tortas Ahogadas to extend customer seating at an existing restaurant to an outdoor seating area at 8111 Rosecrans Avenue, Suite K in the C-3 (General Commercial) zone. This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 California Environmental Quality Act (CEQA) Guidelines.
4. [ZONE VARIANCE NO.
411](#) A request by Cindy Estrada/Pika Tortas Ahogadas for a zone variance for an outdoor seating area within four feet, six inches of a portion of the required 10-foot front setback at 8111 Rosecrans Avenue, Suite K in the C-3 (General Commercial) zone. This project is a Class 5 (minor

alterations in land use limitations) Categorical Exemption pursuant to Article 19, Section 15305 of California Environmental Quality Act (CEQA) Guidelines.

5. [CONDITIONAL USE PERMIT NO. 949](#)

A request by Sergio Velasquez/Ardmore Woodworks, Inc. to operate a cabinet shop with the manufacturing and assembling of cabinets at 15939 Illinois Avenue, Unit B in the M-2 (Heavy Manufacturing) zone. This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19 Section 15301 of California Environmental Quality Act (CEQA) Guidelines.

REPORTS

6. [ORAL REPORT](#)

City Council Actions

COMMENTS

7. [COMMENTS](#)

- City Attorney
- Commissioners
- Staff

ADJOURNMENT

To a meeting on January 3, 2024 at 6:00 p.m.

DECEMBER 6, 2023

APPROVAL OF MINUTES

PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF NOVEMBER 1, 2023.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES NOVEMBER 1, 2023

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

CALL TO ORDER: The meeting of the Planning Commission was called to order by Chair Gordon Weisenburger at 6:00 p.m. at City Hall, Council Chambers, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF COMMISSIONERS: Present: Commissioner David Moody
Commissioner Linda Timmons
Commissioner Javier Gonzalez
Chair Gordon Weisenburger

Absent: Vice Chair Ernie Esparza

STAFF PRESENT: John Cavanaugh, City Attorney
John Carver, Planning Director
John King, Assistant Planning Director
Johnnie Rightmer, Building and Safety Manager
Valerie Zaragoza, Administrative Assistant
Biana Salgado, Office Assistant II

It was moved by Commissioner Timmons, seconded by Commissioner Gonzalez, to excuse Vice Chair Esparza from the Planning Commission meeting. The motion was passed by the following roll call vote:

AYES: Commissioners Moody, Timmons, and Gonzalez, Chair Weisenburger

NOES: None

ABSENT: Vice Chair Esparza

ABSTAIN: None

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES

Chair Weisenburger presented the Planning Commission minutes of October 4, 2023 for approval.

It was moved by Commissioner Moody, seconded by Commissioner Timmons, to approve the minutes as presented. The motion was passed by the following roll call vote:

AYES: Commissioners Moody and Timmons, Chair Weisenburger
NOES: None
ABSENT: Vice Chair Esparza
ABSTAIN: Commissioner Gonzalez

NEW BUSINESS

PUBLIC HEARINGS

2. AMENDMENT TO
CONDITIONAL USE
PERMIT NO. 828
RIO LUNA, INC. DBA
HORCHATERIA RIO
LUNA
15950 PARAMOUNT
BOULEVARD

Chair Weisenburger presented the item, a request by Rio Luna, Inc. dba Horchateria Rio Luna to expand customer seating at 15950 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

Planning Director John Carver presented an overview of the request.

There was further discussion between the Planning Commission and staff regarding the request.

Chair Weisenburger opened the public hearing and asked if anyone wished to speak in favor of the request.

Seeing no one present wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone present wishing to speak in opposition to the request.

There being no one present wishing to speak in opposition to the request, it was moved by Commissioner Gonzalez, seconded by Commissioner Timmons, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Moody, Timmons, and Gonzalez, Chair Weisenburger
NOES: None
ABSENT: Vice Chair Esparza
ABSTAIN: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 23:037, approving the request. The motion was passed by the following roll call vote:

AYES: Commissioners Moody, Timmons and Gonzalez, Chair Weisenburger

NOES: None

ABSENT: Vice Chair Esparza

ABSTAIN: None

3. CONDITIONAL USE
PERMIT NO. 938
STEVE BOSS,
MANAGER/
PARAMOUNT PLACE,
LLC
8009 ALONDRA
BOULEVARD,
SUITE B

Chair Weisenburger presented the item, a request by Steve Boss, Manager/Paramount Place, LLC for Stinkin Crawfish Restaurants, LLC to expand an existing 100-seat restaurant to a permanent outdoor dining area at 8009 Alondra Boulevard, Suite B in the PD-PS (Planned Development with Performance Standards) zone.

Assistant Planning Director John King presented an overview of the request on behalf of Planning Intern Leslie Corrales.

There was further discussion between the Planning Commission and staff regarding the request.

Chair Weisenburger opened the public hearing and asked if anyone wished to speak in favor of the request.

Seeing no one present wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone present wishing to speak in opposition to the request.

There being no one present wishing to speak in opposition to the request, it was moved by Commissioner Gonzalez, seconded by Commissioner Timmons, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Moody, Timmons, and Gonzalez, Chair Weisenburger

NOES: None

ABSENT: Vice Chair Esparza

ABSTAIN: None

It was moved by Commissioner Moody, seconded by Commissioner Gonzalez, to read by title only and adopt Planning Commission Resolution No. PC 23:038, approving the request. The motion was passed by the following roll call vote:

AYES: Commissioners Moody, Timmons, and Gonzalez, Chair Weisenburger
NOES: None
ABSENT: Vice Chair Esparza
ABSTAIN: None

4. CONDITIONAL USE
PERMIT NO. 948
MICHAEL
ABBAS/PLUMP
ENGINEERING, INC.
FOR WEBER
METALS, INC.
16706 GARFIELD
AVENUE

Chair Weisenburger presented the item, a request by Michael Abbas/Plump Engineering, Inc. for Weber Metals, Inc. to operate a machine shop and laboratory at 16706 Garfield Avenue in the M-2 (Heavy Manufacturing) zone.

Assistant Planning Director John King presented an overview of the request.

There was further discussion between the Planning Commission and staff regarding the request.

Chair Weisenburger opened the public hearing and asked if anyone wished to speak in favor of the request.

Seeing no one present wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone present wishing to speak in opposition to the request.

There being no one present wishing to speak in opposition to the request, it was moved by Commissioner Gonzalez, seconded by Commissioner Timmons, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Moody, Timmons, and Gonzalez, Chair Weisenburger
NOES: None
ABSENT: Vice Chair Esparza
ABSTAIN: None

5. ZONING ORDINANCE
TEXT AMENDMENT
NO. 30

Chair Weisenburger presented the item, a request recommending that the City Council approve revised regulations for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) to comply with State law.

Planning Director John Carver stated that as more time is required to prepare the proposal, it is recommended that the Planning Commission continue the public hearing for Zoning Ordinance Text Amendment No. 30 to the December 6, 2023 Planning Commission meeting.

It was moved by Commissioner Timmons, seconded by Commissioner Gonzalez, to open and continue the public hearing for Zoning Ordinance Text Amendment No. 30 to the December 6, 2023 Planning Commission meeting. The motion was passed by the following roll call vote:

AYES: Commissioners Moody, Timmons, and
Gonzalez, Chair Weisenburger
NOES: None
ABSENT: Vice Chair Esparza
ABSTAIN: None

REPORTS

- | | |
|---|---|
| 6. CITY COUNCIL ACTIONS | There were no items on the City Council Agenda that pertained to the Planning Commission. |
| 7. COMMENTS FROM CITY ATTORNEY, COMMISSIONERS AND STAFF | City Attorney John Cavanaugh wished the Commission and staff a Happy Thanksgiving. |

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:26 p.m. to the next Planning Commission meeting to be held on Wednesday, December 6, 2023 at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Gordon Weisenburger, Chair

ATTEST:

Biana Salgado, Office Assistant II

DECEMBER 6, 2023

PUBLIC HEARING

ZONING ORDINANCE TEXT AMENDMENT NO. 30

- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
 - (1) THOSE IN FAVOR
 - (2) THOSE OPPOSED
- D. MOTION TO CLOSE THE PUBLIC HEARING.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[] APPROVED	ABSENT: _____
[] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:
READ BY TITLE ONLY AND ADOPT PLANNING COMMISSION
RESOLUTION NO. PC 23:019, RECOMMENDING THAT THE CITY
COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO.
30, REVISING REGULATIONS FOR ACCESSORY DWELLING UNITS
(ADUS) AND JUNIOR ACCESSORY DWELLING UNITS (JADUS) TO
COMPLY WITH STATE LAW.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

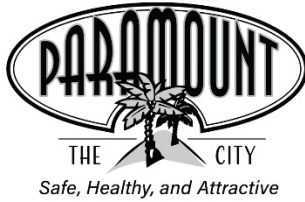
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Zoning Ordinance Text Amendment No. 30
REQUEST:	Revise regulations for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) to comply with State law
APPLICANT:	City of Paramount
MEETING DATE:	December 6, 2023
LOCATION:	Citywide
ZONE:	Citywide
GENERAL PLAN:	Multiple
PLANNER:	John King
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: John King, AICP, Assistant Planning Director
Date: December 6, 2023

**Subject: ZONING ORDINANCE TEXT AMENDMENT NO. 30
REVISING REGULATIONS FOR ACCESSORY DWELLING UNITS (ADUS)
AND JUNIOR ACCESSORY DWELLING UNITS (JADUS) TO COMPLY
WITH STATE LAW**

BACKGROUND

This item is a request for the Planning Commission to recommend to the City Council to approve Zoning Ordinance Text Amendment (ZOTA) No. 30, revising regulations for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) to comply with State law.

In 2021, the City Council adopted Ordinance No. 1151, which revised regulations for ADUs and added regulations for JADUs in all residential zones citywide. An ADU is a small home that can be a conversion of a garage or other accessory structure, addition to existing home, or a new detached building to the rear of a main house. A JADU is a residential unit that is no more than 500 square feet in size and is contained entirely within an existing or proposed single-family structure. As JADUs are not required to contain a bathroom, a resident of a JADU may share bathroom facilities with the residents of the primary dwelling.

The State continues to update ADU law. In addition to changes the City must make to the ADU ordinance to reflect the most up-to-date State mandates, the California Department of Housing and Community Development (HCD) reviewed Ordinance No. 1151 and sent a letter requiring a number of other changes. A copy of the letter is attached.

The Planning Department has been deconstructing State law and obtaining input from the City Council to assist in the development of an ordinance that will replace the City's existing, noncompliant ADU regulations. Woodsong Associates presented to the City Council at its meeting on June 27, 2023. The City Council provided additional clarification at the August 9, 2023 and August 22, 2023 City Council meetings.

DISCUSSION

The following are proposed provisions of the draft ordinance. The City Attorney has reviewed and approved the proposed changes reflected in this ordinance.

- Definitions. In Section 17.104.030, the definition of ADUs is changed to include multifamily dwellings.
- Garage door removal. Section 17.104.060 requires replacement of a garage door compatible with the existing dwelling. HCD states that “the garage door replacement requirement imposes a local development standard that is not allowed by statute.” As such, the ordinance will remove this requirement. Rather than relying on zoning regulations for this issue, the Building Code will address the need to satisfactorily replace a garage door with a wall meeting health and safety expectations.
- Setbacks. The ADU Ordinance states: “Attached ADUs shall meet the setback requirement of the zone in which they are located.” However, Government Code Section 65852.2 (a)(1)(D)(vii) states: “a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.” Therefore, underlying zoning requirements cannot take precedence over State statute requiring “no more than four feet.” The Ordinance removes references to the underlying zoning in this section.
- Conversion setbacks. The ADU Ordinance states that “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.” The Ordinance section omits other detached accessory structures that are not garages. Government Code Section 65852.2(a)(1)(D)(iii) provides for an “accessory dwelling unit... either attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure...” Therefore, the phrase “or other detached accessory structure” is added to this language to comply with State law.
- Parking. The existing ADU Ordinance omits four instances found in California Government Code Section 65852.2(d) where parking may not be required:
 - The ADU is located within an architecturally and historically significant historic district.
 - The ADU is part of the proposed or existing primary residence or an accessory structure.
 - On-street parking permits are required but not offered to the occupant of the ADU.
 - A car share vehicle is located within one block of the ADU.

Furthermore, pursuant to Government Code Section 65852.22(b)(1), a parking space may not be required under any circumstance for any JADU. The proposed ordinance incorporates the above four instances and adds the language related to JADUs.

- Omission of attached ADUs. The ADU Ordinance creates categories of permissible ADUs. The categories as they appear are compliant with State law, but the Ordinance does not provide for a *new ADU construction attached to* a primary dwelling. Government Code Section 65852.2(a)(1)(D)(iii) states: “The accessory dwelling unit is either *attached to*, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure [and] located on the same lot as the proposed or existing primary dwelling.” (Emphasis added.) Therefore, one attached ADU is permitted on a lot with a primary residence, either a single-family or multifamily dwelling. The proposed ordinance addresses the omission.
- Detached ADUs. The ADU Ordinance states that “corner and exterior setbacks for the zoning designation apply” for corner lot ADUs. However, Government Code Section 65852.2(a)(1)(D)(vii) states: “a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.” HCD has made the determination that side lot line setback guidelines established in statute apply to the street side of a corner lot. Therefore, the proposed ordinance removes the phrase “corner and exterior setbacks for the zoning designation apply” from Sections 17.140.220(A) and 17.140.240 (A).
- Detached multifamily ADUs. The ADU Ordinance requires that “the total floor area is no more than 850 square feet for a one-bedroom ADU or no more than 1,000 square feet for an ADU that provides more than one bedroom.” Floor area requirements may only be applied to new construction units. Local development standards provided by the Ordinance pursuant to Government Code Section 65852.2 (a) through (d) do not apply to ADUs created under Government Code section 65852.2(e)(1). Converted units created in detached accessory structures are exempt from size limitations. The proposed ordinance amends the ADU Ordinance to comply with statute.
- Height. ADU law regarding ADU height changed beginning January 1, 2023. The Government Code states that a jurisdiction must allow ADUs with at least the following:
 - A height of 16 feet for a detached ADU on a lot with an existing or proposed single-family or multifamily dwelling unit.
 - A height of 18 feet for a detached ADU on a lot with an existing or proposed multifamily, multistory dwelling.

- A height of 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, whichever is lower, for an ADU that is attached to a primary dwelling. This clause shall not require a local agency to allow an ADU to exceed two stories.

The City Council agreed to allow a detached ADU on a lot with an existing or proposed multifamily, multistory dwelling to be 25 feet in height, provided the ADU has a pitched roof. The proposed ordinance notes that ADUs with a slope at least as steep as a 3:1 roof pitch are eligible for the 25-foot height limit.

Environmental Assessment

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.

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 Strategic Outcomes were implemented to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcome No. 1: Safe Community.

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC 23:019, recommending that the City Council approve Zoning Ordinance Text Amendment No. 30.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 23:019**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDING OF FACT, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 30, AMENDING SECTION 17.04.010 (DEFINITIONS), AND AMENDING CHAPTER 17.104 OF TITLE 17 (ZONING) OF THE PARAMOUNT MUNICIPAL CODE IN ITS ENTIRETY, REVISING REGULATIONS FOR ACCESSORY DWELLING UNITS (ADUS) AND JUNIOR ACCESSORY DWELLING UNITS (JADUS) TO COMPLY WITH STATE LAW

WHEREAS, the Planning Commission of the City of Paramount setting forth its finding of fact, and recommending that the City Council approve Zoning Ordinance Text Amendment No. 30, amending Section 17.04.010 (Definitions), and amending Chapter 17.104 of Title 17 (Zoning) of the Paramount Municipal Code in its entirety, revising regulations for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) to comply with State law; and

WHEREAS, the Planning Commission of the City of Paramount finds that this zoning ordinance text amendment 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.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT AS FOLLOWS:

SECTION 1. The above recitations are true and correct.

SECTION 2. The Planning Commission finds that it has conducted all the public hearings necessary and in compliance with State Law and the Municipal Code of the City of Paramount.

SECTION 3. The Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

SECTION 4. The Planning Commission hereby finds that the Zoning Ordinance Text Amendment is consistent with desirable land use trends.

SECTION 5. The Planning Commission determines that upon applying the principles and practices of land use planning, the amendment to the Code should be made to encourage activity that will produce a desirable pattern of growth, encourage the most appropriate use of land, enhance the value of property, and promote the health, safety, and general welfare of the public in the best interests of the City.

SECTION 6. The Planning Commission hereby recommends that the City Council approve Zoning Ordinance Text Amendment No. 30, amending Section 17.04.010 (Definitions), and amending Chapter 17.104 of Title 17 (Zoning) of the Paramount Municipal Code in its entirety, revising regulations for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) to comply with State law.

SECTION 7. That pursuant to Resolution No. 82:043 of the City Council, the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

SECTION 8. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Paramount this 6th day of December 2023.

Gordon Weisenburger, Chair

Attest:

Biana Salgado, Office Assistant II

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 21, AMENDING SECTION 17.04.010 (DEFINITIONS) OF TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE; AND AMENDING CHAPTER 17.104 OF TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE IN ITS ENTIRETY, ESTABLISHING REVISED REGULATIONS FOR ACCESSORY DWELLING UNITS AND ADDING REGULATIONS FOR JUNIOR ACCESSORY DWELLING UNITS IN ALL RESIDENTIAL ZONES CITYWIDE IN THE CITY OF PARAMOUNT

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

SECTION 1. Purpose and Findings. 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 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
- D. The City desires to ensure that development occurs in a prudently effective manner, consistent with the goals and objectives of the General Plan as updated and adopted by the City Council on August 7, 2007 and reasonable land use planning principles; and
- E. The Planning Commission held a duly noticed public hearing on December 6, 2023, 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 23:_____, recommending that the City Council adopt this Ordinance; and
- F. The City Council held a duly noticed public hearing on this Ordinance on_____, at which time it considered all evidence presented, both written and oral.

SECTION 2. The Recitals set forth hereinabove are true and correct and incorporated herein by reference as if fully set forth herein.

SECTION 3. Definitions The following provisions of Section 17.04.010 (Definitions) of Title 17 of the Paramount Municipal Code shall be added or amended as follows to read as follows:

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 primary dwelling is situated. An ADU also includes but is not limited to the following:

1. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code, as may be amended; and
2. A manufactured home, as defined in California Health and Safety Code Section 18007.
3. An ADU may be constructed above an existing or new attached or detached private garage. An ADU also may result from a garage conversion.

Impact fee. A monetary exaction that is charged by the City to a homeowner in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities, public improvements, public services, and community amenities; this does not include fees for processing applications for governmental regulatory actions or approvals or any connection fee or capacity charge charged by a local agency, special district, or water corporation.

Objective standards. Standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal; the City's objective design standards is or will be set out in Chapter 17 of the Paramount Municipal Code.

Permit fees. A monetary exaction charged in connection with an application for a permit for the reimbursement of expenses incurred during the processing and review of the application, but not fees otherwise classified as impact fees.

Permitting agency. Any entity that is involved in the review of a permit for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) and for which there is no substitute, including, but not limited to, applicable planning departments, building departments, fire departments, utilities, and special districts whether or not associated with the City. Notwithstanding, the City does not have authority over those permitting agencies which are not a part of the City.

Roof pitch or roof slope. The angle that a roof surface makes with the horizontal. It is expressed in units of vertical rise to 12 units of horizontal run.

SECTION 4. Chapter 17.104 (Accessory Dwelling Units) of the Paramount Municipal Code is hereby amended in full to read as follows:

17.104.010 Purpose.

The accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU) regulations set forth are established to comply with the state standards and requirements set forth in Section 65852.2 and 65852.22 of the California Government Code. All provisions set forth in these Sections 65852.2 and 65852.22 shall be subject to the applicable preemptive limitations set forth in such California Government Code Sections 65852.2 and 65852.22, as those may be amended from time to time. It is the intent of the City that regulations set forth in this chapter shall have the effect of providing for the creation of compliant ADUs, and that provisions do not unreasonably restrict the ability of homeowners to create ADUs in zones in which they are authorized by local ordinance.

17.104.020 Effect of compliance. An ADU or JADU that conforms to all standards in this section will be:

- A. Deemed consistent with the Paramount General Plan and zoning designation for the lot on which the ADU or JADU is located.
- B. Deemed to not exceed the allowable density for the lot on which the ADU or JADU is located.
- C. Not required to correct a nonconforming zoning condition as defined in Section 17.104.030.
- D. Not denied a permit based on the presence of building code violations or unpermitted structures, as long as they do not present a threat to public health or safety, and are not affected by the construction of the ADU.

The effect of compliance does not prevent the City from enforcing compliance with applicable building standards in accordance with California Health and Safety Code Section 17980.12.

17.104.030 Definitions applicable to ADUs.

Accessory dwelling unit (ADU). As set forth in Section 17.04.010, 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 primary dwelling is situated. It shall include a manufactured home, as defined in California 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.

Impact fee. A monetary exaction that is charged by the City to a homeowner in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities, public improvements, public services, and community amenities; this does not include fees for processing applications for governmental regulatory actions or approvals or any connection fee or capacity charge charged by a local agency, special district, or water corporation.

Objective standards. Standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal; the City's objective design standards is or will be set out in Chapter 17 of the Paramount Municipal Code.

Nonconforming zoning condition. A physical improvement on a property that does not conform with current City zoning standards.

Passageway. A pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit (ADU).

Permit fees. A monetary exaction charged to a homeowner in connection with an application for a permit for the reimbursement of expenses incurred during the processing and review of the application, but not fees otherwise classified as impact fees.

Permitting agency. Any entity that is involved in the review of a permit for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) and for which there is no substitute, including, but not limited to, applicable planning departments, building departments, fire departments, utilities, and special districts. Notwithstanding, the City does not have authority over those permitting agencies which are not a part of the City.

Roof pitch or roof slope. The angle that a roof surface makes with the horizontal. It is expressed in units of vertical rise to 12 units of horizontal run.

17.104.040 Permitted locations and zones.

ADUs shall be permitted in all residential zones and all mixed-use zones that allow residential uses. JADUs are only permitted on lots with existing or proposed single-family dwellings. New ADUs are not permitted in commercial zones or manufacturing zones.

17.104.050 Applications.

- A. A permit application for an ADU or a JADU shall be considered and approved ministerially without discretionary review or a hearing. The City and any associated permitting agencies including, but not limited to, applicable planning departments, building departments, consultants or contractors working as agents of the City, utilities, and special districts, shall approve and issue a building permit or deny the application to create or serve an ADU or a JADU within 60 calendar days after receiving a completed application if there is an existing primary dwelling on the lot and if it meets the minimum ADU and JADU standards of Chapter 17.104 of the Paramount Municipal Code. If the City and any associated permitting agency has not approved or denied the completed application within 60 days, the application shall be deemed approved and a building permit issued for its construction.
- B. If the City denies an application for an ADU or JADU pursuant to paragraph A, the City shall, within the 60-day time period set out in (A) above, transmit to the applicant a list of items that are defective or deficient and a description of how the application can be remedied.
- C. If the permit application to create an ADU or a JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the City may delay approving or denying the permit application for the ADU or JADU until the City approves or denies the permit application to create the new dwelling, but the application to create the ADU or JADU shall be considered at the same time without discretionary review or hearing.
- D. If the applicant requests a delay, the 60-day time period shall be paused for the period of the delay. If the permit application is returned to the applicant with a list of corrections requested to comply with applicable codes and regulations, the 60-day time period shall be paused for the period of time until the applicant resubmits a corrected application. If the applicant does not submit a corrected application within one year, the file shall be closed.
- E. A demolition permit for a detached garage that is to be replaced with an ADU shall be reviewed with the application for the ADU, and a building permit for the ADU shall be issued at the same time as the demolition permit. The applicant shall not be required to provide written notice or post a placard for the demolition of a detached garage that is to be replaced with an ADU.

17.104.060 Impact and permit fees.

- A. Impact fees, as defined in Section 17.04.010 and in accordance with California Government Code Section 66000, shall not be imposed during the development of an ADU that has a living area of less than 750 square

feet, except for a developer impact fee levied by the Paramount Unified School District which is required for an ADU larger than 500 square feet in size. Any impact fee that is required for an ADU that is 750 square feet (500 square feet for the school district development impact fee) or larger in size shall be calculated proportionally in relation to the square footage of the primary unit.

(e.g., the living area of the ADU is divided by the living area of the primary dwelling to produce a ratio that is multiplied by the typical fee amount charged for a new dwelling unit):

Impact fee for ADU = (ADU square footage/ primary dwelling square footage) x fee rate

- B. Permit fees, as defined in Section 17.04.010, shall be applied to any ADU application and any JADU application, regardless of living area, to reimburse the City for costs incurred during the review and approval process of the application.
- C. The property owner shall pay all applicable impact and permit fees that meet the conditions set forth in paragraphs A and B. All such applicable fees shall be paid before a building permit is issued.

17.104.070 Design.

The architectural design, exterior materials, and color of an ADU shall match the architectural design; exterior materials, including window style and materials; roof slopes; and color of the existing or proposed dwelling on the same lot in accordance with adopted residential objective design standards.

17.104.080 Building codes.

City building code requirements set forth in Title 15 of the Paramount Municipal Code shall apply to ADUs and JADUs, except that the construction of an ADU shall not constitute a Group R occupancy change, unless the building official or enforcement agency makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this section shall be interpreted to prevent the City from changing the occupancy code of a space that was uninhabitable space or that was only permitted for nonresidential use and was subsequently converted for residential use pursuant to this section.

17.104.090 Configuration.

- A. An ADU may be attached to the existing dwelling, 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.

Notwithstanding, only one JADU is allowed on the same lot as an ADU.

- B. An attached ADU may have a separate entrance which may be facing the front, side, or rear yards.
- C. If a JADU is permitted without its own bathroom, it must have its own exterior entrance, and it must also include an interior entry to the primary dwelling where a bathroom is located.

17.104.100 Living area and unit size requirements for ADUs.

The living area of an ADU includes only the interior habitable space of the ADU (hereafter “living area” or “living space”). Garages, outdoor areas, and accessory structures are not considered living area and are not included within the living area subject to maximum ADU size limitations.

- A. If the living area of the existing or proposed dwelling is 1,600 square feet or less, the living area of a new construction attached or detached ADU may be up to 800 square feet. If the living area of the existing or proposed dwelling is 1,600 square feet or more, the living area of a new attached ADU may be 50% of the size of the existing dwelling, up to a maximum of 1,000 square feet.
- B. The maximum living area for a new construction studio or one-bedroom ADU is 850 square feet. The maximum living area for ADUs with two or more bedrooms is 1,000 square feet.
- C. ADUs created through the conversion of existing space in primary or accessory structures are exempt from size limitations.
- D. The minimum size for an ADU shall be of sufficient living area for an efficiency unit with efficiency kitchen. ADUs that meet the requirements of Section 17.104.090 shall be approved ministerially as set out in this Chapter.

17.104.110 Lot size.

ADUS shall be permitted on any residential or any mixed-use zone that includes a residential component, without regard to lot size.

17.104.120 Building height.

An attached or detached ADU shall not exceed two stories of livable space, subject to specific building height limitations, measured to the highest point of the structure.

- A. An ADU shall not exceed a building height limit of 18 feet for:
 - 1. Detached ADUs on a lot with an existing or proposed multifamily, multistory dwelling with a roof slope less than 3 units of vertical rise to 12 units of horizontal run (also expressed as slope less than 3:12).
 - 2. Detached ADUs on a lot with an existing or proposed single-family or multifamily dwelling unit that is within one-half of one mile walking distance of a major transit stop or high-quality transit corridor, as those terms are defined in Section 21155 of the California Public Resources Code. An additional two feet in building height to accommodate a roof slope on the ADU that is aligned with the roof slope of the primary dwelling unit is allowed.
- B. An ADU shall not exceed a building height limit of 25 feet for:
 - 1. ADUs that are attached to a primary dwelling.
 - 2. Detached ADUs located 25 feet to the rear of the front property line and on a lot with an existing or proposed multifamily, multistory dwelling with a roof slope of 3 units of vertical rise to 12 units of horizontal run or greater (also expressed as 3:12 slope or greater).
- C. All other detached ADUs on a lot with an existing or proposed single-family or multifamily dwelling unit shall not exceed a building height limit of 16 feet.

17.104.130 Minimum structure separation for a detached ADU.

A minimum six-foot separation must be maintained between any detached ADU and the existing single-family dwelling or any accessory structure on the same lot.

17.104.140 Setbacks.

- A. Detached ADUs must have rear and side setbacks of at least four feet.
- B. Attached ADUs must have rear and side setbacks of at least four feet, unless they are converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure that has a side or rear setback of less than four feet.
- C. When an existing detached or attached garage or other detached accessory structure 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. When a

garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, the local agency shall not require that those off-street parking spaces be replaced.

- D. An ADU may be constructed within the front setback, provided it complies with a certain set of standards:
1. ADUs in the front setback must be set back at least four feet from the front and side property lines, unless there is no alternative to placing an ADU within this area in order to allow an ADU of 800 square feet on a particular parcel.
 2. The development of ADUs in the front setback must provide for the maintenance of a safety vision clearance on each side of a driveway. This vision clearance requirement is for an area that shall be defined by a diagonal line beginning 10 feet back from the front property line, at the intersection with the edges of the driveway, and extending away from the driveway at an angle of 30 degrees to the edge of the driveway toward the street property line of the lot. Within this area, no tree shall be allowed, nor any fence, shrub, or other physical obstruction higher than 42 inches above the established grade shall be permitted.
 3. Windows on ADUs within 10 feet of the front property line must be tempered triple-pane glass windows with a Sound Transmission Class rating of 29 or more to reduce the penetration of street noise into the interior of the ADU.

17.104.150 Separate sale of ADUs.

- A. An ADU may be sold or conveyed separately from the primary residence to a qualified buyer, including persons and families of low or moderate income, as that term is defined in Section 50093 of the California Health and Safety Code, if all of the following apply:
1. The ADU or the primary dwelling was built or developed by a qualified nonprofit corporation, one that is organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under Section 214.15 of the Revenue and Taxation Code for properties intended to be sold to low-income families who participate in a special no-interest loan program.
 2. There is an enforceable restriction on the use of the land pursuant to a recorded contract between the qualified buyer and the qualified nonprofit corporation that satisfies all of the requirements specified in paragraph (10) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code.

3. The property is held pursuant to a recorded tenancy in common agreement that includes all of the following:
 - a. The agreement allocates to each qualified buyer an undivided, unequal interest in the property based on the size of the dwelling that each qualified buyer occupies.
 - b. A repurchase option that requires the qualified buyer to first offer the qualified nonprofit corporation to buy the ADU or primary dwelling if the buyer desires to sell or convey the property.
 - c. A requirement that the qualified buyer occupy the ADU or primary dwelling as the buyer's principal residence.
 - d. Affordability restrictions on the sale and conveyance of the ADU or primary dwelling that ensure the ADU and primary dwelling will be preserved for low-income housing for 45 years for owner-occupied housing units and will be sold or resold to a qualified buyer.
 - e. The tenancy in common agreement shall include all of the following:
 - i. Delineation of all areas of the property that are for the exclusive use of a co-tenant. Each co-tenant shall agree not to claim a right of occupancy to an area delineated for the exclusive use of another co-tenant, provided that the latter co-tenant's obligations to each of the other co-tenants have been satisfied.
 - ii. Delineation of each co-tenant's responsibility for the costs of taxes, insurance, utilities, general maintenance and repair, improvements, and any other costs, obligations, or liabilities associated with the property. This delineation shall only be binding on the parties to the agreement, and shall not supersede or obviate the liability, whether joint and several or otherwise, of the parties for any cost, obligation, or liability associated with the property where such liability is otherwise established by law or by agreement with a third party.
 - iii. Procedures for dispute resolution among the parties before resorting to legal action.

4. A grant deed naming the grantor, grantee, and describing the property interests being transferred shall be recorded in the county in which the property is located. A Preliminary Change of Ownership Report shall be filed concurrently with this grant deed pursuant to Section 480.3 of the Revenue and Taxation Code.
 5. Notwithstanding subparagraph (A) of paragraph (2) of subdivision (f) of Section 65852.2, if requested by a utility providing service to the primary residence, the ADU has a separate water, sewer, or electrical connection to that utility.
- B. An ADU on a property in the R-1 zone may be conveyed separately from the primary unit using an urban lot split, subject to the provisions of Senate Bill 9 and Section 17.08.140 of the Paramount Municipal Code.
- C. Otherwise, nothing contained herein shall be construed to permit subdivisions of real property otherwise prohibited by the Paramount Municipal Code or State law.

17.104.160 Parking.

- A. The City will not require parking for an ADU in any of the following instances:
1. Where the ADU is located within one-half mile walking distance of public transit.
 2. Where the ADU is located within an architecturally and historically significant historic district.
 3. Where the ADU is part of the proposed or existing primary residence or an accessory structure.
 4. When onstreet parking permits are required but not offered to the occupant of the ADU.
 5. When there is a car share vehicle located within one block of the ADU.
 6. When a permit application for an ADU is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the ADU or the parcel satisfies the criteria set out in this Chapter.
- B. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, the local agency shall not require that those offstreet parking spaces be replaced.

17.104.170 Driveways.

Properties with ADUs must have only one driveway approach and driveway, unless the driveway is connected to an alley. After review and approval by the Public Works Department, which approval shall not be delayed or unreasonably withheld, driveway approaches facing a public street shall be closed if no longer needed.

17.104.180 Passageways.

A separate passageway shall not be required in conjunction with the construction of an ADU.

17.104.190 Fire sprinklers.

Fire sprinklers are required in an ADU only if sprinklers are required in the primary residence. The construction of an ADU shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

17.104.200 Utility connections.

Converted attached ADUs and JADUs created under Section 17.104.210 or Section 17.104.240, are not required to have a new or separate utility connection directly between the ADU or JADU and the utility. A connection fee or capacity charge is not required, unless the ADU or JADU is constructed with a new single-family home.

17.104.210 Tenancy and restrictive covenant.

- A. An ADU or JADU may be rented separately from the primary residence, and may not be sold or otherwise conveyed separately from the primary residence, except as allowed for by Section 17.104.140.
- B. No ADU or JADU may be rented for a term that is less than 30 consecutive calendar days.
- C. Owner-occupancy is not required of the primary residence, or for any attached or detached ADU.
- D. Owner-occupancy in either the JADU or the single-family residence in which a JADU is permitted is required. Owner-occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization. A deed restriction shall be recorded against the property and shall bind all future owners.
- E. Any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in a planned development, and any provision of a governing

document, that either effectively prohibits or unreasonably restricts the construction or use of an ADU or JADU on a lot zoned for residential use that meets the requirements of Section 65852.2 or 65852.22 of the California Government Code, is void and unenforceable.

17.104.210 Ministerially approved ADUs and JADUs

A local agency shall ministerially approve, with objective standard review, an application for a building permit within a residential or mixed-use zone to approve any of the following subject to the following requirements:

- A. Conversion – single-family dwelling or accessory structure. The ADU or JADU is within the proposed space of a legally permitted single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure (ADU only). An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.
1. The unit has independent exterior access from the proposed existing single-family residence.
 2. If a JADU does not include a separate bathroom, the JADU shall include an interior entry to the primary dwelling in compliance with California Government Code Section 65852.22.
 3. The side and rear setbacks are sufficient for fire safety as dictated by applicable City fire and building codes.
 4. Objective standards review is required.
 5. 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 are only subject to any applicable fees when constructed with a new single-family dwelling.
- B. New construction – attached, single-family dwelling. One attached, new construction ADU on a lot with a proposed or existing single-family dwelling shall be ministerially approved (in addition to any JADU that might otherwise be established under JADU regulations), if the attached ADU satisfies the objective standards for an ADU.
- C. New construction – detached, single-family dwelling. One detached, new construction ADU that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The

ADU may be combined with a JADU described in Section 17.104.210 above. The City may impose the following conditions on that ADU:

1. A total floor area of not more than 800 square feet.
 2. A height limitation as provided in this Chapter.
- D. Conversion – multifamily dwellings. Multiple ADUs within the portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, shall be ministerially approved with objective standards review if each converted ADU complies with State building standards for dwellings. At least one converted ADU is allowed within an existing multifamily dwelling, or up to 25 percent of the existing multifamily dwelling units may each have a converted ADU under this section.
- E. New construction – detached, multifamily dwellings. Not more than two ADUs that are located on a lot that has an existing or proposed multifamily dwelling, but are detached from that multifamily dwelling and are subject to a height limitation set out in this Chapter, and rear yard and side setbacks of no more than four feet. If the existing multifamily dwelling has a rear or side setback of less than four feet, the local agency shall not require any modification of the existing multifamily dwelling as a condition of approving the application to construct an ADU until that satisfies the requirements of this Section.
- F. Above garage. An ADU may be constructed above an existing or new garage.

17.104.220-260 - Reserved

17.104.270 Existing units.

- A. Existing ADUs that have not been approved by the City are required to obtain approval in order to be considered a lawful use. An application for an unpermitted ADU that was constructed before January 1, 2018 shall not be denied due to violations of building standards in Title 15 of the Paramount Municipal Code, or if the unpermitted ADU does not comply with Chapter 17.104 of the Paramount Municipal Code, unless it is found that correcting the violation is necessary to protect the health and safety of the public or occupants of the structure pursuant to Section 17920.3 of the California Health and Safety Code. An application for an unpermitted ADU for which a building permit does not exist shall be approved based the version of the applicable Building Code in effect when the residential unit was determined to be constructed for the purposes of issuing a building permit. The Building Official or designee may make a determination of the date of construction, and issue a retroactive building permit for that construction.

B. The City shall delay enforcement of building standards that are not a matter of public health and safety for existing ADUs upon request of the ADU owner, as follows:

1. ADUs built prior to January 1, 2020 are eligible, or ADUs built on or after January 1, 2020 at a time that the City had a noncompliant ADU ordinance.
2. Until January 1, 2030, the City shall issue a written statement along with a notice to correct a violation of any provision of any building standard relating to an ADU that substantially provides as follows:

“You have been issued an order to correct violations or abate nuisances relating to your accessory dwelling unit. If you believe that this correction or abatement is not necessary to protect the public health and safety, you may file an appeal with the Planning Department within 10 calendar days of receipt of the order. If the City determines that enforcement is not required to protect public health and safety, enforcement shall be delayed for a period of five years from the date of the original notice.”

17.104.280 Failure to comply.

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.

SECTION 5. 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 6. Severability. If any section, subsection, sentence, clause or phrase in this ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council hereby declares it would have passed this ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

SECTION 7. Effective Date. This Ordinance shall take effect thirty days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published as required by law, together with the names and members of the City Council voting for and against the Ordinance.

PASSED, APPROVED and ADOPTED by the City Council of the City of Paramount this __ day of ____ 2023.

Isabel Aguayo, Mayor

ATTEST

Heidi Luce, City Clerk

DECEMBER 6, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 950

- 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.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[] APPROVED	ABSENT: _____
[] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:
READ BY TITLE ONLY, WAIVE FURTHER READING AND ADOPT
PLANNING COMMISSION RESOLUTION NO. PC 23:040, A REQUEST
BY CINDY ESTRADA/PIKA TORTAS AHOGADAS TO EXTEND
CUSTOMER SEATING AT AN EXISTING RESTAURANT TO AN
OUTDOOR SEATING AREA AT 8111 ROSECRANS AVENUE, SUITE K
IN THE C-3 (GENERAL COMMERCIAL) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

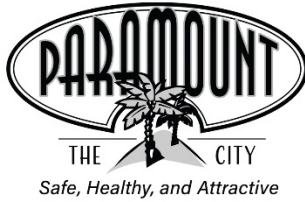
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 950
REQUEST:	Extend customer seating at an existing restaurant to an outdoor seating area
APPLICANT:	Cindy Estrada/Pika Tortas Ahogadas
MEETING DATE:	December 6, 2023
LOCATION:	8111 Rosecrans Avenue, Suite K
ZONE:	C-3 (General Commercial)
GENERAL PLAN:	Commercial
PLANNER:	Leslie Anahy Corrales
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: Leslie Anahy Corrales, Planning Intern
Date: November 15, 2023

**Subject: CONDITIONAL USE PERMIT NO. 950
CINDY ESTRADA/PIKA TORTAS AHOGADAS**

BACKGROUND

Request

This application is a request by Cindy Estrada/Pika Tortas Ahogadas for a conditional use permit (CUP) to extend customer seating to an outdoor seating area at an existing restaurant at 8111 Rosecrans Avenue, Suite K in the C-3 (General Commercial) zone. The restaurant is located within the 35,898 square foot plaza on the northeast corner of Rosecrans Avenue and Orizaba Avenue. The applicant has leased space since 2012 in a 1,585 square foot building, constructed in 1990, that is also leased by other restaurants, beauty salons, and a private fitness studio.

This application is associated with Zone Variance No. 411, which the Planning Commission will review later this evening to allow the seating area to be within a portion of the front setback. The Development Review Board will review Development Review Application No. 23:017, a request to modify an outdoor customer seating area at an existing restaurant, at its meeting later this evening.

Existing Approvals

In September 2000, the Planning Commission approved Conditional Use Permit (CUP) No. 487, allowing the restaurant use at the subject location. In July 2012, CUP No. 735 was approved, allowing beer and wine sales for onsite consumption.

Al Fresco Dining Program

The applicant is participating in the Al Fresco Dining Program. In 2020 at the height of the COVID-19 pandemic, the City Council approved a temporary outdoor dining program which the Planning Department implemented as Paramount Al Fresco. By 2022 with health protocols changing and the public eager to return to a choice of indoor and outdoor dining options, the City Council allocated American Rescue Plan Act (ARPA) funds toward the design and construction of outdoor dining areas.

DISCUSSION

The proposed outdoor seating area is located to the west of the Pika Tortas Ahogadas restaurant building. The seating area will comply with Americans with Disabilities Act (ADA) requirements. The outdoor seating will be fenced by a cable rail fence and steel planters. An overhead shade structure supported by four steel poles will provide shade for customers.

The existing business operations are Monday through Sunday between the hours of 9:00 a.m. to 9:00 p.m. A total of 20 employees will staff the restaurant.

Photos

Below is a photo looking east at the Pika Tortas Ahogadas and the outdoor dining area.



The following is an aerial photograph of the subject property. The business suite is highlighted in yellow, and the approximate project area is highlighted in blue.

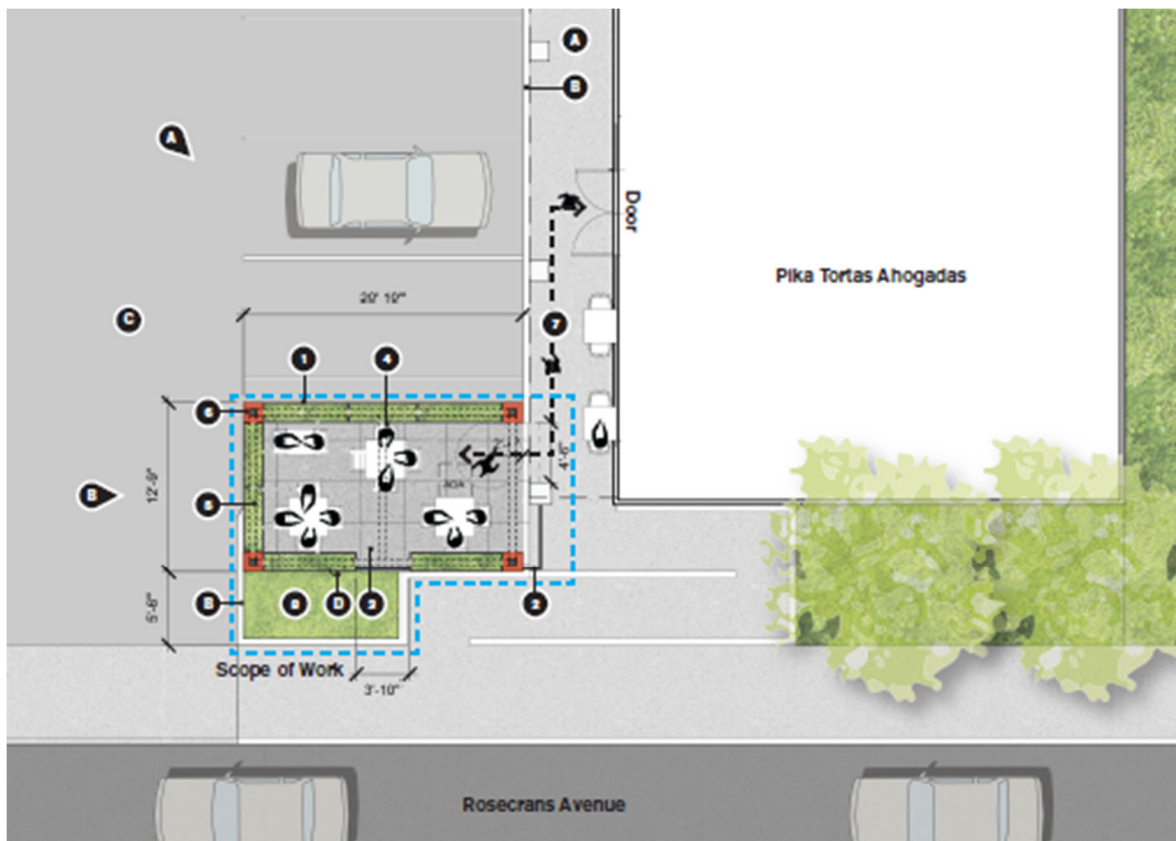


Plan

Below is a rendering of the outdoor seating area.



Below is a conceptual plan.



Analysis

The proposed restaurant patio is located in an appropriate zone. The location is adequate in size and location for the proposed business.

Environmental Assessment

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15301, Class 1 Categorical Exemption – minor alteration not involving substantial expansion.

FISCAL IMPACT

There is no fiscal impact for the conditional use permit. However, small business assistance funding for design and construction for the Al Fresco Dining Program is included in the adopted Fiscal Year 2024 budget.

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 Strategic Outcomes were implemented 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 and No. 3: Economic Health.

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 23:040, approving Conditional Use Permit No. 950, subject to the following conditions:

1. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning Department before construction.
2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, December 22, 2023. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. All Conditional Use Permit No. 950 conditions of approval shall be included as general notes on all submitted sets of building plans.

4. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
5. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated, and the privileges granted hereunder shall lapse.
6. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute, or ordinance is violated, the exception 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.
7. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a) That the approval was obtained by fraud;
 - b) That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c) That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;
 - d) That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

If after such hearing, the Planning Commission finds that any grounds for modification, suspension, or revocation exist, the Planning Commission may modify, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

8. All applicable development fees are due prior to the issuance of building permits.
9. The applicant shall comply with all conditions of approval from Zone Variance No. 411 and Development Review Application No. 23:017.

10. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
11. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
12. The installation of exterior window security bars, security door, and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
13. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
14. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
15. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
16. The business hours of operation, including the hours of alcoholic sales and consumption and including indoor and outdoor dining areas, shall be limited to 9:00 a.m. to 9:00 p.m., Monday through Sunday.
17. Special events, including but not limited to events produced or administered by independent promoters, shall be reviewed in accordance with Special Event Permit regulations by the Planning Department. The applicant shall submit a Special Event Permit application at least two weeks in advance of a proposed event.
18. The exterior of the trash shall be cleaned and refurbished as needed and maintained in good condition.
19. It shall be unlawful for any person, who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the California Business and Professions Code.
20. No outside loitering or consumption of alcoholic beverages beyond the outdoor patio area shall be allowed on the premises, and a sign to this effect shall be posted. A professionally fabricated sign indicating as such shall continue to be posted.

21. The applicant and/or any employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the California Business and Professions Code.
22. The approved floor plan shall not be changed without prior approval by the Planning Department and the Los Angeles County Sheriff's Department.
23. All employees shall possess at the site a valid driver license or identification card issued by the California Department of Motor Vehicles. All employees shall present such identification upon demand by any regulatory official.
24. Hookah tobacco use is prohibited.
25. Live entertainment, including but not limited to karaoke, musicians, and disc jockeys, is prohibited in the outdoor patio area. Future consideration of live entertainment would require separate review and approval by the City Council.
26. All alcoholic beverages purchased on the subject site shall be consumed within the business establishment premises, which include the enclosed outdoor dining area.
27. The Public Safety Department and Planning Department shall review and approve the security camera locations and orientations, including comprehensive camera views of the establishment interior, exterior, and parking lot. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. In the event of an incident and upon request, the business owners shall allow unimpeded inspection of the security camera system to Sheriff's Department and City of Paramount personnel.
28. A sufficient amount of lighting, as determined by the Planning Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning Department for their decorative quality and location, and permits shall be obtained.
29. 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).
30. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).

31. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
32. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
33. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
34. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
35. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter on each day the restaurant is open for business to the public. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
36. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
37. The applicant must obtain relevant permits from all relevant agencies, including the Building and Safety Division, Los Angeles County Department of Public Health, and the California Department of Alcoholic Beverage Control (ABC).
38. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
39. The applicant shall provide documentation to the Planning Department confirming the California Department of Alcohol Beverage Control authorization for the sale of beer and wine for onsite consumption within the new outdoor patio area.
40. The outdoor seating area is limited to a total of 14 customer seats. A total of 28 interior customer seats is allowed.
41. The outdoor seating area shall comply with Americans with Disabilities Act (ADA) requirements.

42. The landscaping in the planters within the outdoor seating area shall be maintained in healthy, thriving condition in perpetuity. Weeds shall be regularly removed.
43. The outdoor dining area shall be regularly cleaned in accordance with Los Angeles County Department of Public Health requirements.
44. The outdoor dining area shall be secured at night to prevent trespassers and vandalism.
45. All requirements of the Al Fresco Dining Program shall be met.
46. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
47. At the completion of the project, final approval from the Planning Division shall be obtained. All conditions of approval shall be met prior to final approval by the Planning Division.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 23:040**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO CONDITIONAL USE PERMIT NO. 950, A REQUEST BY CINDY ESTRADA/PIKA TORTAS AHOGADAS TO EXTEND CUSTOMER SEATING AT AN EXISTING RESTAURANT TO AN OUTDOOR SEATING AREA AT 8111 ROSECRANS AVENUE, SUITE K IN THE C-3 (GENERAL COMMERCIAL) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Cindy Estrada/Pika Tortas Ahogadas. for a conditional use permit (CUP) to extend customer seating at an existing restaurant to an outdoor seating area at 8111 Rosecrans Avenue, Suite K the C-3 (General Commercial) zone; and

WHEREAS, Ordinance No. 178, the Zoning Ordinance of the City of Paramount, requires the Planning Commission to announce its findings and decisions in zoning matters; and

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15301, Class 1 Categorical Exemption – minor alteration to an existing private structure.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT AS FOLLOWS:

SECTION 1. The above recitations are true and correct.

SECTION 2. The Planning Commission finds that it has conducted all the public hearings necessary and in compliance with State Law and the Municipal Code of the City of Paramount.

SECTION 3. The Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

SECTION 4. The Planning Commission finds that the evidence presented does justify the granting of this application for the following reasons:

1. The requested use at the location proposed will not:
 - a. Adversely affect the health, peace, safety or welfare of persons residing or working in the surrounding area;
 - b. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; nor

- c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this chapter, or as is otherwise required in order to integrate such use with the uses in the surrounding area; and
3. That the proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - b. By other public or private service facilities as are required.

SECTION 5. That pursuant to Resolution No. 82:043 of the City Council the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

SECTION 6. The Planning Commission hereby approves the applied for Conditional Use Permit as to use in the above entitled matter, subject to the following conditions:

1. Except as set forth in conditions, development shall take place as shown on the approved site plans and elevations. Any material deviation must be approved by the Planning Department before construction.
2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, December 22, 2023. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. All Conditional Use Permit No. 950 conditions of approval shall be included as general notes on the approved set of building plans.
4. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
5. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated, and the privileges granted hereunder shall lapse.

6. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute, or ordinance is violated, the exception 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.
7. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a) That the approval was obtained by fraud;
 - b) That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c) That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;
 - d) That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

If after such hearing, the Planning Commission finds that any grounds for modification, suspension, or revocation exist, the Planning Commission may modify, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

8. All applicable development fees are due prior to the issuance of building permits.
9. The applicant shall comply with all conditions of approval from Zone Variance No. 411 and Development Review Application No. 23:017.
10. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
11. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.

12. The installation of exterior window security bars, security door, and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
13. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
14. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
15. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
16. The business hours of operation, including the hours of alcoholic sales and consumption and including indoor and outdoor dining areas, shall be limited to 9:00 a.m. to 9:00 p.m., Monday through Sunday.
17. Special events, including but not limited to events produced or administered by independent promoters, shall be reviewed in accordance with Special Event Permit regulations by the Planning Department. The applicant shall submit a Special Event Permit application at least two weeks in advance of a proposed event.
18. The exterior of the trash room shall be cleaned and refurbished as needed and maintained in good condition.
19. It shall be unlawful for any person, who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the California Business and Professions Code.
20. No outside loitering or consumption of alcoholic beverages beyond the outdoor patio area shall be allowed on the premises, and a sign to this effect shall be posted. A professionally fabricated sign indicating as such shall continue to be posted.
21. The applicant and/or any employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the California Business and Professions Code.
22. The approved floor plan shall not be changed without prior approval by the Planning Department and the Los Angeles County Sheriff's Department.
23. All employees shall possess at the site a valid driver license or identification card issued by the California Department of Motor Vehicles. All employees shall present such identification upon demand by any regulatory official.
24. Hookah tobacco use is prohibited.

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26. All alcoholic beverages purchased on the subject site shall be consumed within the business establishment premises, which include the enclosed outdoor dining area.
27. The Public Safety Department and Planning Department shall review and approve the security camera locations and orientations, including comprehensive camera views of the establishment interior, exterior, and parking lot. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. In the event of an incident and upon request, the business owners shall allow unimpeded inspection of the security camera system to Sheriff's Department and City of Paramount personnel.
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29. 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).
30. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
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34. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
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39. The applicant shall provide documentation to the Planning Department confirming the California Department of Alcohol Beverage Control authorization for the sale of beer and wine for onsite consumption within the new outdoor patio area.
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41. The outdoor seating area shall comply with Americans with Disabilities Act (ADA) requirements.
42. The landscaping in the planters within the outdoor seating area shall be maintained in healthy, thriving condition in perpetuity. Weeds shall be regularly removed.
43. The outdoor dining area shall be regularly cleaned in accordance with Los Angeles County Department of Public Health requirements.
44. The outdoor dining area shall be secured at night to prevent trespassers and vandalism.

- 45. All requirements of the Al Fresco Dining Program shall be met.
- 46. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
- 47. At the completion of the project, final approval from the Planning Division shall be obtained. All conditions of approval shall be met prior to final approval by the Planning Division.

SECTION 7. This Resolution shall take effect immediately upon its adoption.

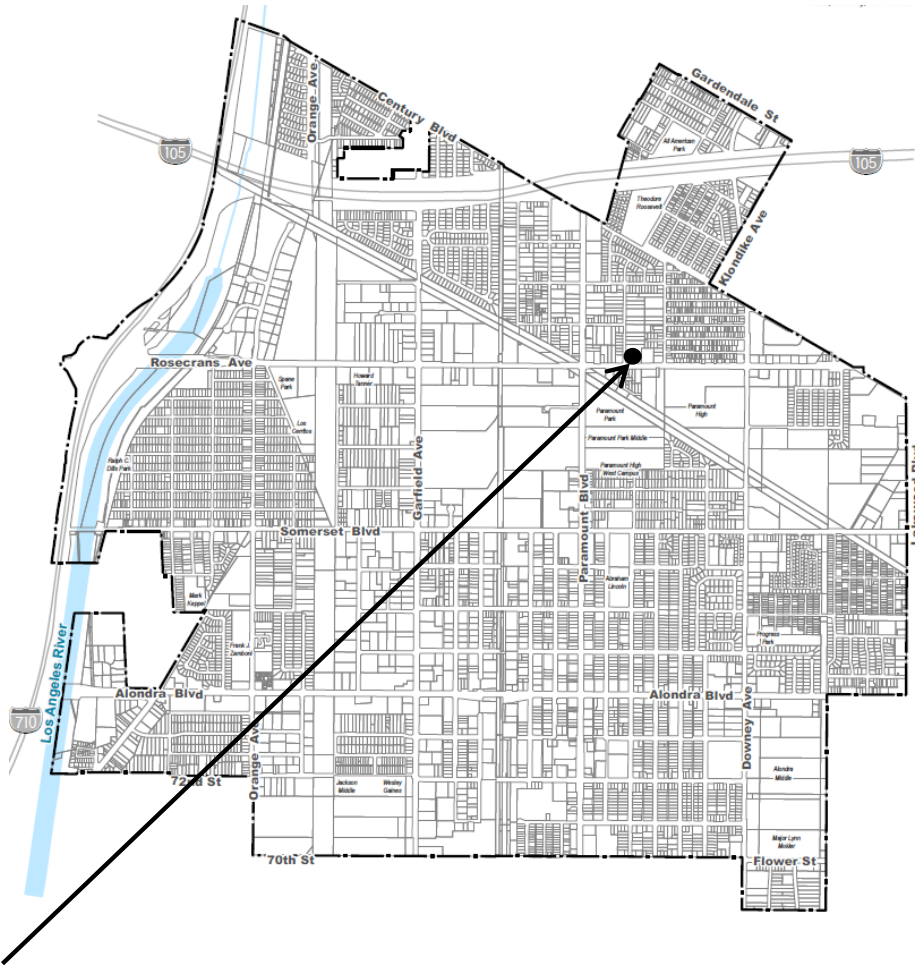
PASSED, APPROVED, and ADOPTED this 6th day of December 2023.

Gordon Weisenburger, Chair

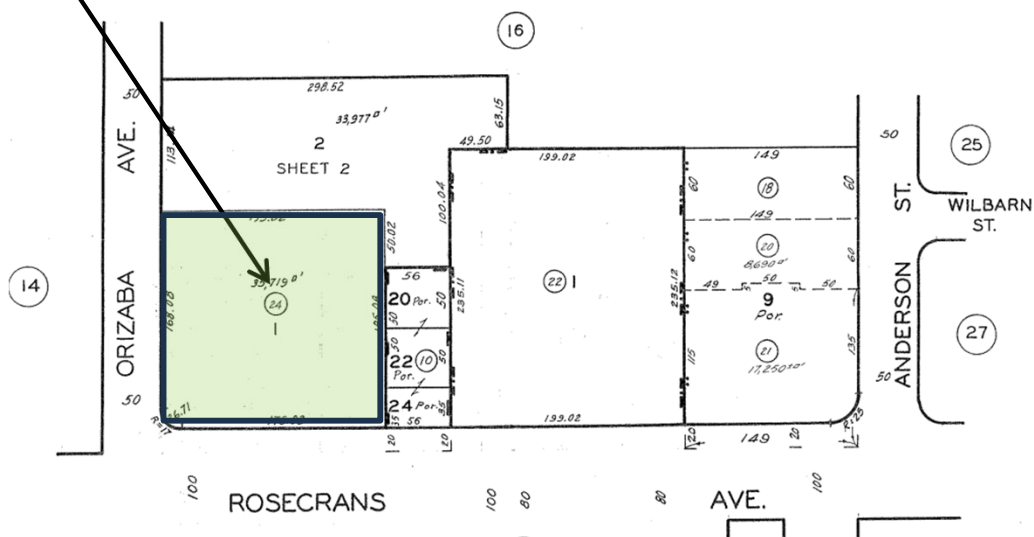
Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 950



Subject
Property



8111 Rosecrans Ave, Suite K

DECEMBER 6, 2023

PUBLIC HEARING

ZONE VARIANCE NO. 411

- 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.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[] APPROVED	ABSENT: _____
[] DENIED	ABSTAIN: _____

- F. MOTION IN ORDER:

RECOMMEND THAT THE PLANNING COMMISSION READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT RESOLUTION NO. PC 23:042, APPROVING A REQUEST BY CINDY ESTRADA/PIKA TORTAS AHOGADAS FOR A ZONE VARIANCE FOR AN OUTDOOR SEATING AREA WITHIN FOUR FEET, SIX INCHES OF A PORTION OF THE REQUIRED 10-FOOT FRONT SETBACK AT 8111 ROSECRANS AVENUE, SUITE K IN THE C-3 (GENERAL COMMERCIAL) ZONE.

CONTINUED...PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

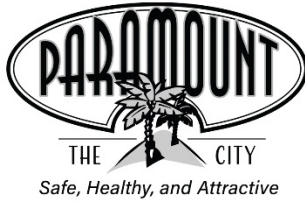
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Zone Variance No. 411
REQUEST:	Zone variance for an outdoor seating area within four feet, six inches of a portion of the required 10-foot front setback
APPLICANT:	Cindy Estrada/Pika Tortas Ahogadas
MEETING DATE:	December 6, 2023
LOCATION:	8111 Rosecrans Avenue, Suite K
ZONE:	C-3 (General Commercial)
GENERAL PLAN:	Commercial
PLANNER:	John King
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: John King, AICP, Assistant Planning Director
Date: December 6, 2023

**Subject: ZONE VARIANCE NO. 411
CINDY ESTRADA/PIKA TORTAS AHOGADAS**

BACKGROUND

This application is a request by Cindy Estrada/Pika Tortas Ahogadas for a zone variance for an outdoor seating area within four feet, six inches of a portion of the required 10-foot front setback at 8111 Rosecrans Avenue, Suite K in the C-3 (General Commercial) zone. The restaurant is located within the 35,898 square foot plaza on the northeast corner of Rosecrans Avenue and Orizaba Avenue. The applicant has leased space since 2012 in a 1,585 square foot building, constructed in 1990, that is also leased by other restaurants, beauty salons, and a private fitness studio.

Earlier this evening, the Planning Commission reviewed Conditional Use Permit No. 950, which is a related application for an outdoor seating area. The Development Review Board will consider Development Review Application No. 23:017 later this evening for the design of the outdoor seating area.

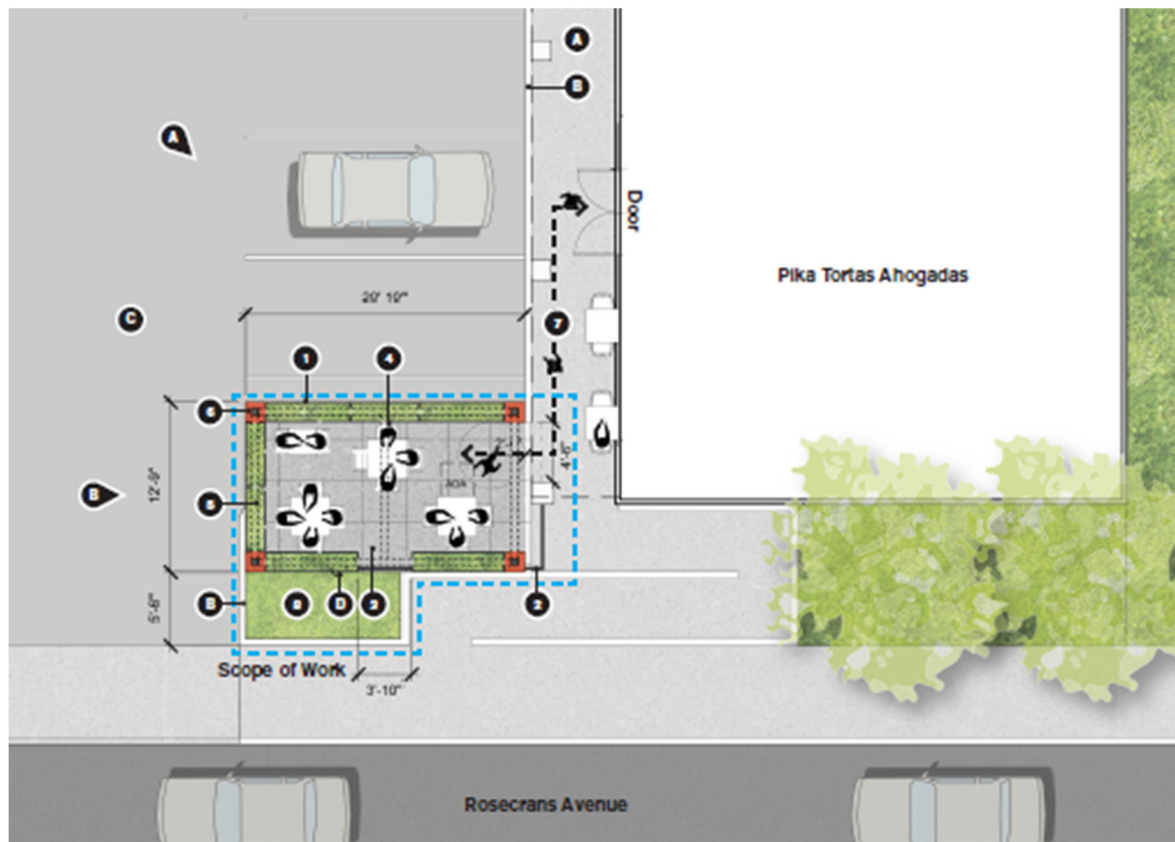
DISCUSSION

Plan

Below is a rendering of the outdoor seating area.



Below is a conceptual plan.



Proposal Requiring Variance

Section 17.24.060(B) of the Paramount Municipal Code requires a 10-foot front setback. While the existing building meets this front setback requirement, the applicant is proposing that the posts supporting the cover over the outdoor dining area and the landscape perimeter extend four feet, six inches into the front setback. The structure would be recessed five feet, six inches from the front property line.

Section 17.48.010(C) of the Paramount Municipal Code requires four findings be met before the Planning Commission grants a variance:

1. That there are exceptional extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same vicinity and zone.
2. That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone but which is denied to the property in question.

3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.
4. That the granting of such variance will not adversely affect the comprehensive general plan.

First, a property must possess exceptional circumstances. An access ramp to the property is located to the immediate south of the portion of the building that the restaurant occupies. This location restricts the location of the outdoor dining area.

Secondly, the Zoning Ordinance requires that the granting of a variance not be detrimental to the public welfare or injurious to other properties in the area. While reduced from the required 10 feet, the 21-foot length of the outdoor patio area represents 11% of the 193-foot-long property line. As the primary building is 10 feet from the front property line, the outdoor area would not pose a detriment to sightlines. The open air construction of the trellis cover will provide minimal intrusion.

Third, the granting of a variance must provide a property right possessed by other property owners in the area. There are a number of properties in the vicinity that do not meet the front yard setback due to legal nonconforming conditions.

Finally, the Municipal Code states that the granting of a variance must not adversely affect the General Plan. The property is located in a C-3 (General Commercial) zone, and the General Plan designation for the site is Commercial. The granting of the variance will not have a negative impact on the General Plan as the use of the property will be a restaurant.

Environmental Assessment

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15305, Class 5 Categorical Exemption – minor alterations in land use limitations.

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 Strategic Outcomes were implemented 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 and No. 3: Economic Health.

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only and adopt Resolution No. PC 23:042, approving Zone Variance No. 411, subject to the following conditions:

1. This Zone Variance shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit both acknowledging and accepting all conditions of approval of this Zone Variance application. The affidavit shall be submitted by Friday, December 22, 2023. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the Zone Variance void.
2. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void. Time extension may be granted at the discretion of the Planning Commission.
3. It is hereby declared to be the intent that if any provision of this Zone Variance is held or declared to be invalid, the exception shall be void and the privileges granted hereunder shall lapse.
4. It is further declared and made a condition of this Zone Variance that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception 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.
5. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a. That the approval was obtained by fraud;
 - b. That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c. That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;
 - d. That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

If after such hearing, the Planning Commission finds that any grounds of modification, suspension, or revocation exist, the Planning Commission may modify, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

6. The term of this variance shall be for the life of the subject structure and lot area. Any new construction shall comply with all required development standards for the C-3 (General Commercial) zone.
7. The application is subject to all conditions of Conditional Use Permit No. 950 and Development Review Application No. 23:017.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 23:042**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO ZONE VARIANCE NO. 411, A REQUEST BY CINDY ESTRADA/PIKA TORTAS AHOGADAS FOR A ZONE VARIANCE FOR AN OUTDOOR SEATING AREA WITHIN FOUR FEET, SIX INCHES OF A PORTION OF THE REQUIRED 10-FOOT FRONT SETBACK AT 8111 ROSECRANS AVENUE, SUITE K IN THE C-3 (GENERAL COMMERCIAL) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Cindy Estrada/Pika Tortas Ahogadas for a zone variance for an outdoor seating area within four feet, six inches of a portion of the required 10-foot front setback at 8111 Rosecrans Avenue, Suite K in the C-3 (General Commercial) zone; and

WHEREAS, Ordinance No. 178, the Zoning Ordinance of the City of Paramount, requires the Planning Commission to announce its findings and decisions in zoning matters; and

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15305, Class 5 Categorical Exemption – minor alterations in land use limitations.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT AS FOLLOWS:

SECTION 1. The above recitations are true and correct.

SECTION 2. The Planning Commission finds that it has conducted all the public hearings necessary and in compliance with State Law and the Municipal Code of the City of Paramount.

SECTION 3. The Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

SECTION 4. The Planning Commission finds that the evidence presented does justify the granting of this application for the following reasons:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply to other properties or class of use in the same vicinity and zone.

2. That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone but which is denied to the property in question.
3. That the granting of such zone variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.
4. That the granting of such zone variance will not adversely affect the comprehensive General Plan.

SECTION 5. That pursuant to Resolution No. 82:043 of the City Council the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

SECTION 6. The Planning Commission hereby approves the applied for Zone Variance as to use in the above entitled matter, subject to the following conditions:

1. This Zone Variance shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit both acknowledging and accepting all conditions of approval of this Zone Variance application. The affidavit shall be submitted by Friday, December 22, 2023. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the Zone Variance void.
2. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void. Time extension may be granted at the discretion of the Planning Commission
3. It is hereby declared to be the intent that if any provision of this Zone Variance is held or declared to be invalid, the exception shall be void and the privileges granted hereunder shall lapse.
4. It is further declared and made a condition of this Zone Variance that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception 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.
5. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:

- a. That the approval was obtained by fraud;
- b. That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
- c. That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;
- d. That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

If after such hearing, the Planning Commission finds that any grounds of revocation exist, the Planning Commission may modify, revoke, or suspend such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

- 6. The term of this variance shall be for the life of the subject structure and lot area. Any new construction shall comply with all required development standards for the C-3 (General Commercial) zone.
- 7. The application is subject to all conditions of Conditional Use Permit No. 950 and Development Review Application No. 23:017.

SECTION 7. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED by the Planning Commission of the City of Paramount this 6th of December 2023.

Gordon Weisenburger, Chair

Attest:

Valerie Zaragoza, Administrative Assistant

DECEMBER 6, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 949

- 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.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[] APPROVED	ABSENT: _____
[] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:
READ BY TITLE ONLY, WAIVE FURTHER READING AND ADOPT
PLANNING COMMISSION RESOLUTION NO. PC 23:041, A REQUEST
BY SERGIO VELASQUEZ/ARDMORE WOODWORKS, INC. TO
OPERATE A CABINET SHOP WITH THE MANUFACTURING AND
ASSEMBLING OF CABINETS AT 15939 ILLINOIS AVENUE, UNIT B IN
THE M-2 (HEAVY MANUFACTURING) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 949
REQUEST:	Operate a cabinet shop with the manufacturing and assembling of cabinets
APPLICANT:	Sergio Velasquez/Ardmore Woodworks, Inc.
MEETING DATE:	December 6, 2023
LOCATION:	15939 Illinois Avenue, Unit B
ZONE:	M-2 (Heavy Manufacturing)
GENERAL PLAN:	Industrial
PLANNER:	Ivan Reyes
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: Ivan Reyes, Associate Planner
Date: December 6, 2023

**Subject: CONDITIONAL USE PERMIT NO. 949
SERGIO VELASQUEZ/ARDMORE WOODWORKS, INC.**

BACKGROUND

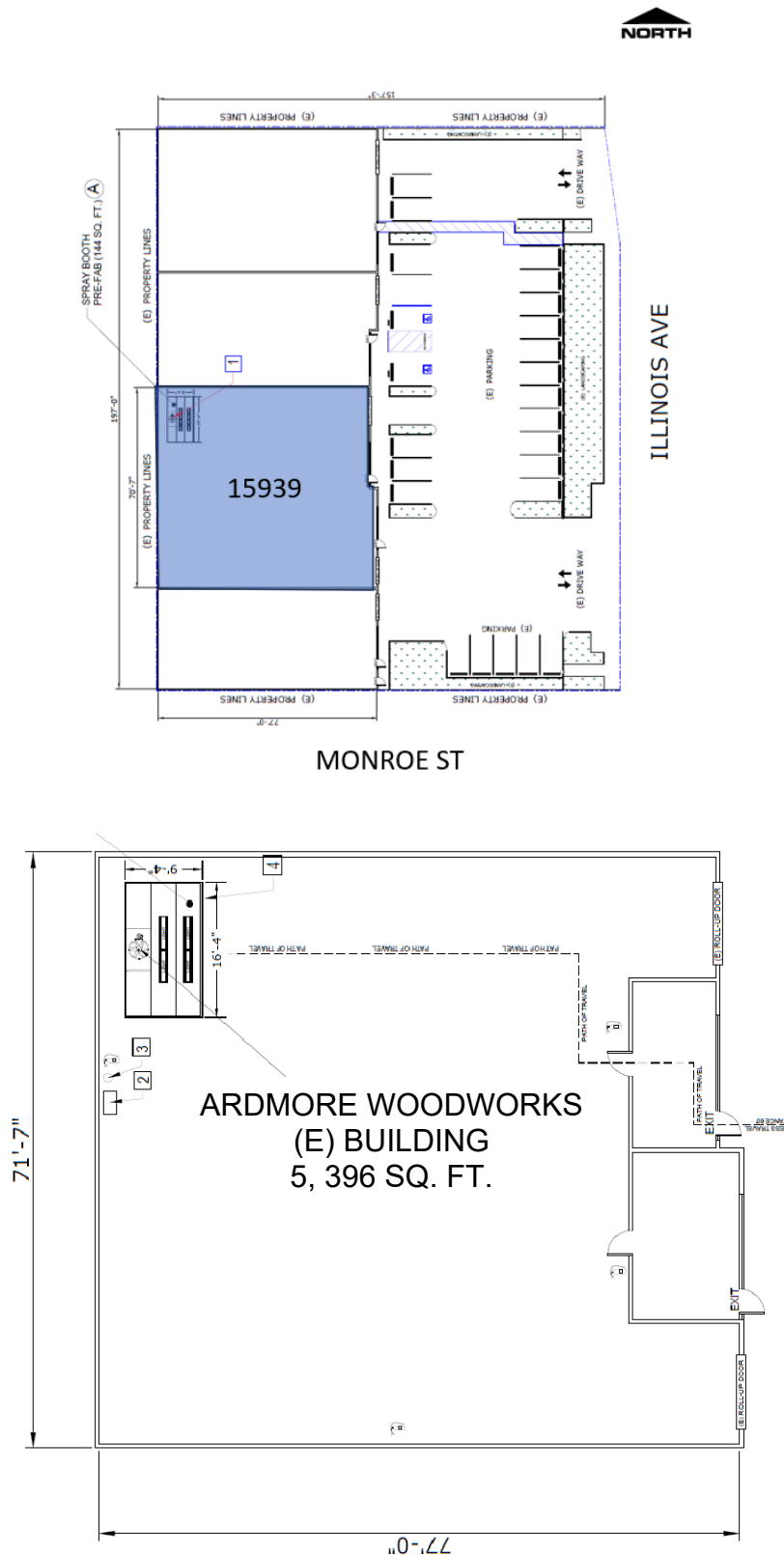
This application is a request by Sergio Velasquez/Ardmore Woodworks, Inc. for a conditional use permit (CUP) to operate a cabinet shop with the manufacturing and assembling of cabinets at 15939 Illinois Avenue, Unit B in the M-2 (Heavy Manufacturing) zone. The applicant proposes to occupy a 5,396 square foot suite in a 15,176 square foot building at a 32,000 square foot property on the west side of Illinois Avenue, adjacent to the north side of Monroe Street. The applicant leases from the property owners.

DESCRIPTION

Ardmore Woodworks is a custom cabinet shop that helps design, build, and install kitchens, baths, wall units, and finish carpentry. Within the leased unit, the applicant proposes to operate a 157 square foot spray booth machine onsite along with a sliding table saw, edge barrier, rip saw, line boring machine, hinge press and work benches to assemble the cabinetry. All work would be conducted onsite within the existing building. The business operates Monday through Saturday from 7:00 a.m. to 4:30 p.m. with four employees.

Ardmore Woodworks proposes installing an eight-foot-wide open-face spray booth from Cook Manufacturing. Open-face paint booths are designed to draw air in through the front then back toward the filter wall. The enclosure is constructed from galvanized steel panels. The interior of the booth is smooth for easy cleaning.

Below are the proposed site plan and floor plan.



Below are site photos from November 12, 2023. The first photo is the existing entrance to the subject site, and the second is the front of the cabinet shop.

Existing entrance to the subject site



Front of the cabinet shop



ENVIRONMENTAL ASSESSMENT

As part of this project, an environmental analysis was conducted by a planning and environmental services consultant, Elevated Entitlements, in accordance with the California Environmental Quality Act (CEQA) and CEQA guidelines. A copy of the report summarizing the analysis is included. The analysis determined that the project is categorically exempt from Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 and Class 32 (infill development) Categorical Exemption pursuant to Article 19, Section 15332 of California Environmental Quality Act (CEQA) Guidelines. The project is exempt from South Coast Air Quality Management District permit requirements.

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 Strategic Outcomes were implemented to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcome No. 1: Safe Community.

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 23:041, approving Conditional Use Permit No. 949, subject to the following conditions:

1. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning Department before construction.
2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, December 22, 2023. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception 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.

6. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
- a) That the approval was obtained by fraud;
 - b) That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c) That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;
 - d) That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

If after such hearing, the Planning Commission finds that any grounds modification, suspension, or revocation exist, the Planning Commission may modify, revoke, or suspend such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

7. All applicable development fees are due prior to the issuance of building permits.
8. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
9. The installation of exterior window security bars is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code. Any damages to the building exterior from the removal shall be immediately repaired.
10. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
11. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, and over driveways and in parking and circulation areas.
12. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division.
13. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.

14. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
15. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
16. Business hours shall be limited to 7:00 a.m. to 4:30 p.m., Monday through Saturday.
17. The approved floor plan shall not be changed without prior approval by the Planning Department.
18. 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).
19. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
20. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
21. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
22. Permanent signs are subject to Section 17.36.030 of the Paramount Municipal Code. Approved signs shall be maintained in good condition.
23. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
24. Trash and recyclables shall be stored in a clean manner within the designated disposal bins. Trash on the ground shall be promptly picked up and disposed in the appropriate trash facilities at all times.

25. The applicant shall maintain landscaping in the planter in front of the subject suite in good condition, free of weeds, in perpetuity.
26. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
27. Parking stalls, including American with Disabilities Act (ADA)-compliant stalls, shall be repainted/restriped to new condition and maintained accordingly.
28. All work with the exception of active loading and unloading shall be conducted indoors.
29. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
30. Outdoor storage and outdoor work are prohibited.
31. Trucks are prohibited from overnight storage on the property.
32. Trucks or other vehicles delivering products shall park within the subject property.
33. Truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 – Section 2485 of the California Code of Regulations.
34. Signs shall be installed, following separate Planning Department review and approval, stating that truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 – Section 2485 of the California Code of Regulations.
35. All loading and unloading shall be conducted onsite. Truck parking, idling, standing, loading, unloading, or any combination thereof within City of Paramount public streets is prohibited.
36. The applicant is responsible for all trucks to adhere to designated truck routes.

37. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
38. Security cameras shall be installed following review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
39. Construction 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.
40. The plans are subject to approval by the Building and Safety Division of the Planning Department, Los Angeles County Fire Department, Los Angeles County Department of Public Health, Industrial Waste Unit of the Environmental Programs Division of the Los Angeles County Department of Public Works, and Sanitation Districts of Los Angeles County.
41. The applicant shall obtain and maintain all necessary South Coast Air Quality Management District permits to operate the spray booth and any related equipment, including but not limited to the spray booth, to be located within the building.
42. The spray booth shall comply with all relevant South Coast Air Quality Management District rules and regulations, including but not limited to Rule 1137 (PM₁₀ Emission Reductions from Woodworking Operations) and Rule 1155 (PM₁₀ Emission Reductions for Dust Collector Operations).
43. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
44. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
45. At the completion of the project, 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.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 23:041**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO CONDITIONAL USE PERMIT NO. 949, A REQUEST BY SERGIO VELASQUEZ/ARDMORE WOODWORKS, INC. FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE A CABINET SHOP WITH THE MANUFACTURING AND ASSEMBLING OF CABINETS AT 15939 ILLINOIS AVENUE, UNIT B IN THE M-2 (HEAVY MANUFACTURING) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Sergio Velasquez/Ardmore Woodworks, Inc. for a conditional use permit (CUP) to operate a cabinet shop with the manufacturing and assembling of cabinets at 15939 Illinois Avenue, Unit B in the M-2 (Heavy Manufacturing) zone; and

WHEREAS, Ordinance No. 178, the Zoning Ordinance of the City of Paramount, requires the Planning Commission to announce its findings and decisions in zoning matters; and

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA), Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 and Class 32 (infill development) Categorical Exemption pursuant to Article 19, Section 15332.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT AS FOLLOWS:

SECTION 1. The above recitations are true and correct.

SECTION 2. The Planning Commission finds that it has conducted all the public hearings necessary and in compliance with State Law and the Municipal Code of the City of Paramount.

SECTION 3. The Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

SECTION 4. The Planning Commission finds that the evidence presented does justify the granting of this application for the following reasons:

1. The requested use at the location proposed will not:
 - a. Adversely affect the health, peace, safety or welfare of persons residing or working in the surrounding area;

- b. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; nor
 - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- 2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this chapter, or as is otherwise required in order to integrate such use with the uses in the surrounding area; and
- 3. That the proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - b. By other public or private service facilities as are required.

SECTION 5. That pursuant to Resolution No. 82:043 of the City Council the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

SECTION 6. The Planning Commission hereby approves the applied for Conditional Use Permit as to use in the above entitled matter, subject to the following conditions:

- 1. Except as set forth in conditions, development shall take place as shown on the approved site plans and elevations. Any material deviation must be approved by the Planning Department before construction.
- 2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, December 22, 2023. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
- 3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
- 4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.

5. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception 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.
6. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a) That the approval was obtained by fraud;
 - b) That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c) That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;
 - d) That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

If after such hearing, the Planning Commission finds that any grounds modification, suspension, or revocation exist, the Planning Commission may modify, revoke, or suspend such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

7. All applicable development fees are due prior to the issuance of building permits.
8. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
9. The installation of exterior window security bar is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code. Any damages to the building exterior from the removal shall be immediately repaired.
10. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.

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15. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
16. Business hours shall be limited to 7:00 a.m. to 4:30 p.m., Monday through Saturday.
17. The approved floor plan shall not be changed without prior approval by the Planning Department.
18. 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).
19. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
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22. Permanent signs are subject to Section 17.36.030 of the Paramount Municipal Code. Approved signs shall be maintained in good condition.

23. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
24. Trash and recyclables shall be stored in a clean manner within the designated disposal bins. Trash on the ground shall be promptly picked up and disposed in the appropriate trash facilities at all times.
25. The applicant shall maintain landscaping in the planter in front of the subject suite in good condition, free of weeds, in perpetuity.
26. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
27. Parking stalls, including American with Disabilities Act (ADA)-compliant stalls, shall be repainted/restriped to new condition and maintained accordingly.
28. All work with the exception of active loading and unloading shall be conducted indoors.
29. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
30. Outdoor storage and outdoor work are prohibited.
31. Trucks are prohibited from overnight storage on the property.
32. Trucks or other vehicles delivering products shall park within the subject property.
33. Truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 – Section 2485 of the California Code of Regulations.
34. Signs shall be installed, following separate Planning Department review and approval, stating that truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 – Section 2485 of the California Code of Regulations.

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36. The applicant is responsible for all trucks to adhere to designated truck routes.
37. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
38. Security cameras shall be installed following review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
39. Construction 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.
40. The plans are subject to approval by the Building and Safety Division of the Planning Department, Los Angeles County Fire Department, Los Angeles County Department of Public Health, Industrial Waste Unit of the Environmental Programs Division of the Los Angeles County Department of Public Works, and Sanitation Districts of Los Angeles County.
41. The applicant shall obtain and maintain all necessary South Coast Air Quality Management District permits to operate the spray booth and any related equipment, including but not limited to the spray booth, to be located within the building.
42. The spray booth to be located within the building shall comply with all relevant South Coast Air Quality Management District rules and regulations, including but not limited to Rule 1137 (PM₁₀ Emission Reductions from Woodworking Operations) and Rule 1155 (PM₁₀ Emission Reductions for Dust Collector Operations).
43. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
44. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.

45. At the completion of the project, 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.

SECTION 7. This Resolution shall take effect immediately upon its adoption.

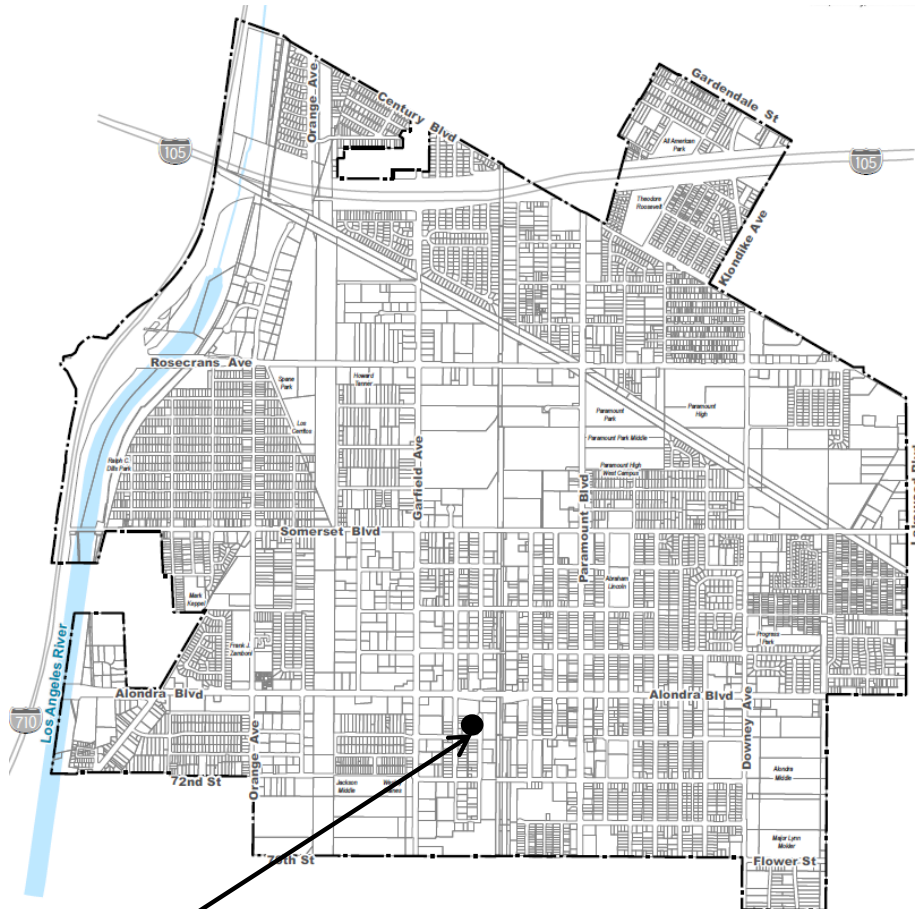
PASSED, APPROVED, and ADOPTED this 6th day of December 2023.

Gordon Weisenburger, Chair

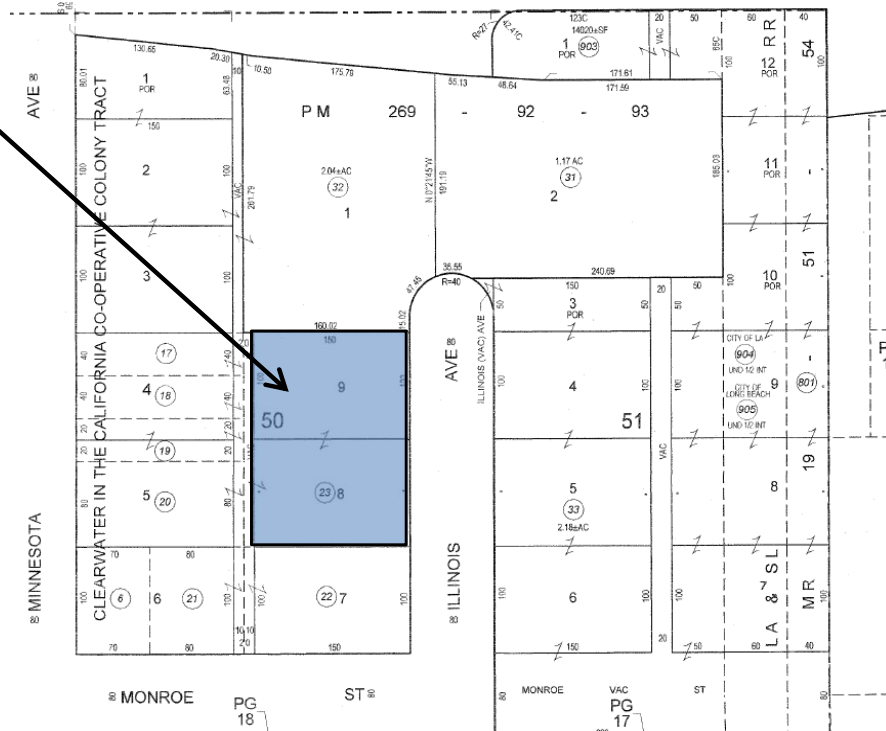
Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 949



Subject
Property



15939 Illinois Avenue



**Air Quality Study for 15939 Illinois
Avenue, Paramount, CA 90723**

November 08, 2023

Prepared for:

Ardmore Woodworks
Yanira Esperanza Solares
ardmorewoodworks@yahoo.com

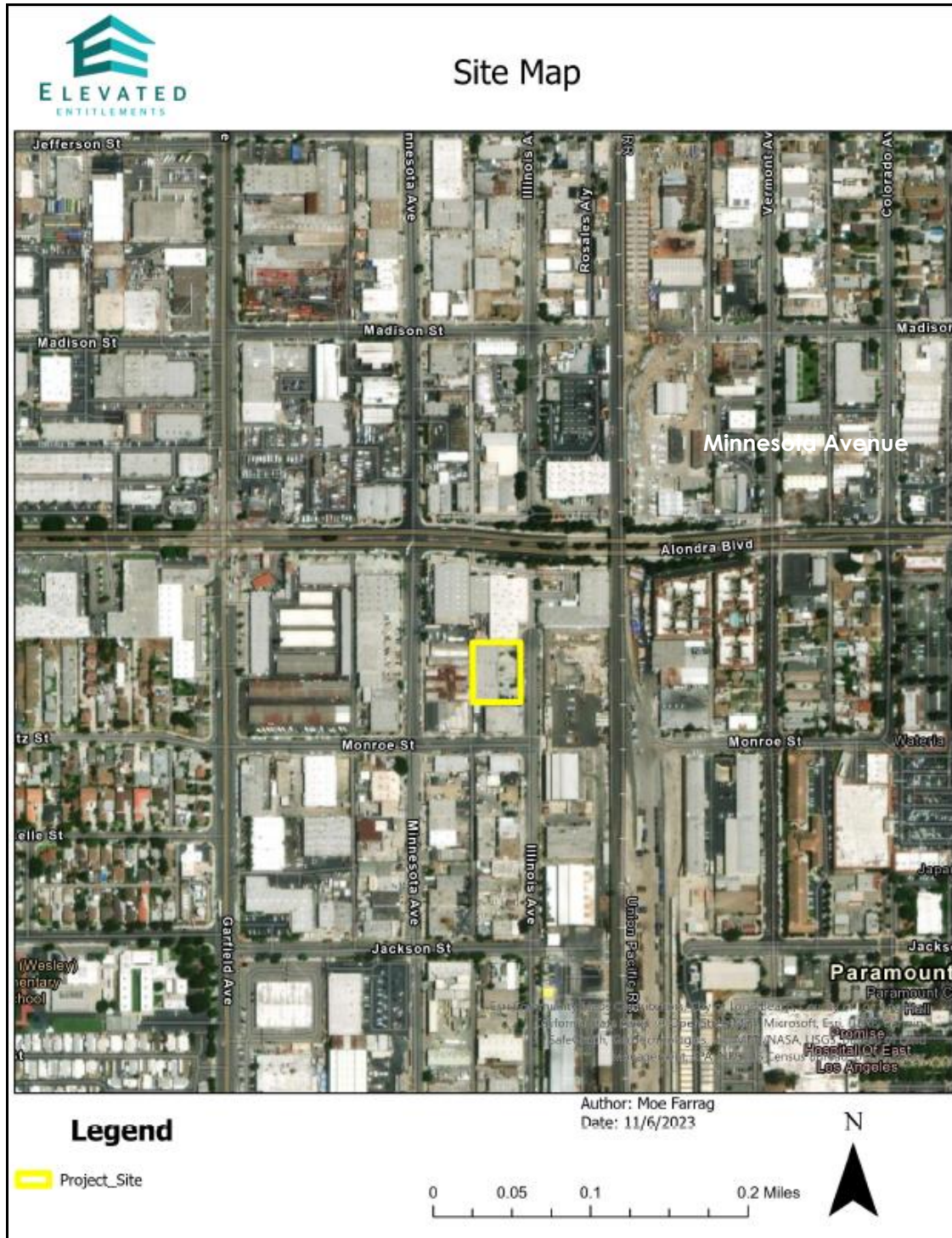
Prepared by:

Elevated Entitlements
280 E. Thousand Oaks Blvd. Suite H
Thousand Oaks, CA 91360

1.0 INTRODUCTION

The project involves an Air Quality Report of a proposed cabinetry business within an existing industrial building located at 15939 Illinois Avenue Unit B in the City of Paramount, California (Project) (APN: 7102013023). The City of Paramount has requested that the applicant prepare an Air Quality Report in adherence to the California Environmental Quality Act (CEQA). The subject site is proposed to be occupied by Ardmore Woodworks Inc., a custom cabinet maker. The subject site is zoned Heavy Manufacturing (M-2) and is approximately 31,859 square feet. Of the approximately 31,859 square foot building, Ardmore Woodworks is requesting to lease approximately 5,396 square feet for their carpentry business operations. According to the City of Paramount's Municipal Code, manufacturing and processing is permitted pursuant to a Conditional Use Permit (CUP).

Figure 1: Project Site Aerial



1.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project will be analyzed by the City of Paramount for conformance with CEQA. The City will work to determine if the proposed project is categorically exempt from the provisions of CEQA pursuant to Class 1 Sections 15301 – Existing Facilities because the operation of one spray booth, a line boring machine, a hinge press machine, and a sliding table saw will not result in an increase of more than 10,000 square feet of floor area and the project is located in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan. In addition, the area in which the project is located is not environmentally sensitive.

Under Section 15332 Class 32, the proposed project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations. The proposed use and operation occurs within city limits on an existing site, which is a leased area of approximately 5,396 square feet and is also substantially surrounded by urban uses. A Notice of Exemption has been prepared by the City of Paramount on behalf of the applicant.

1.2 PROJECT DESCRIPTION

Ardmore Woodworks Inc. is a custom cabinet shop that helps design, build, and install kitchens, baths, wall units, and finish carpentry. Ardmore Woodworks is requesting a Conditional Use Permit (CUP) to allow a carpentry business operation at the subject site located at 15939 Illinois Avenue Suite B in the City of Paramount (APN number 710-201-3023). The subject site is zoned Heavy Manufacturing (M-2) and the existing building is approximately 31,859 square feet. Of the approximately 31,859 square foot building, Ardmore Woodworks is requesting to lease approximately 5,396 square feet for their carpentry business operations.

Within the industrial building enclosure of Suite B, Ardmore Woodworks proposes to operate a 157 square foot spray booth machine onsite along with a sliding table saw, edge bander, rip saw, line boring machine, hinge press and work benches to assemble their cabinetry. The business will operate from 7am-4:30pm Monday through Saturday and will include 4 employees onsite. There is ample parking available onsite.

The proposed project will require a Conditional Use Permit (CUP) to allow manufacturing use in the M-2 zone. Therefore, Ardmore Woodworks is requesting approval of a Conditional Use Permit, CEQA Exemption pursuant to Class 32 Infill and Class 1 Existing Facilities, and AQMD permits pursuant to South Coast Air Quality Management District.

Figure 2: Floor Plan

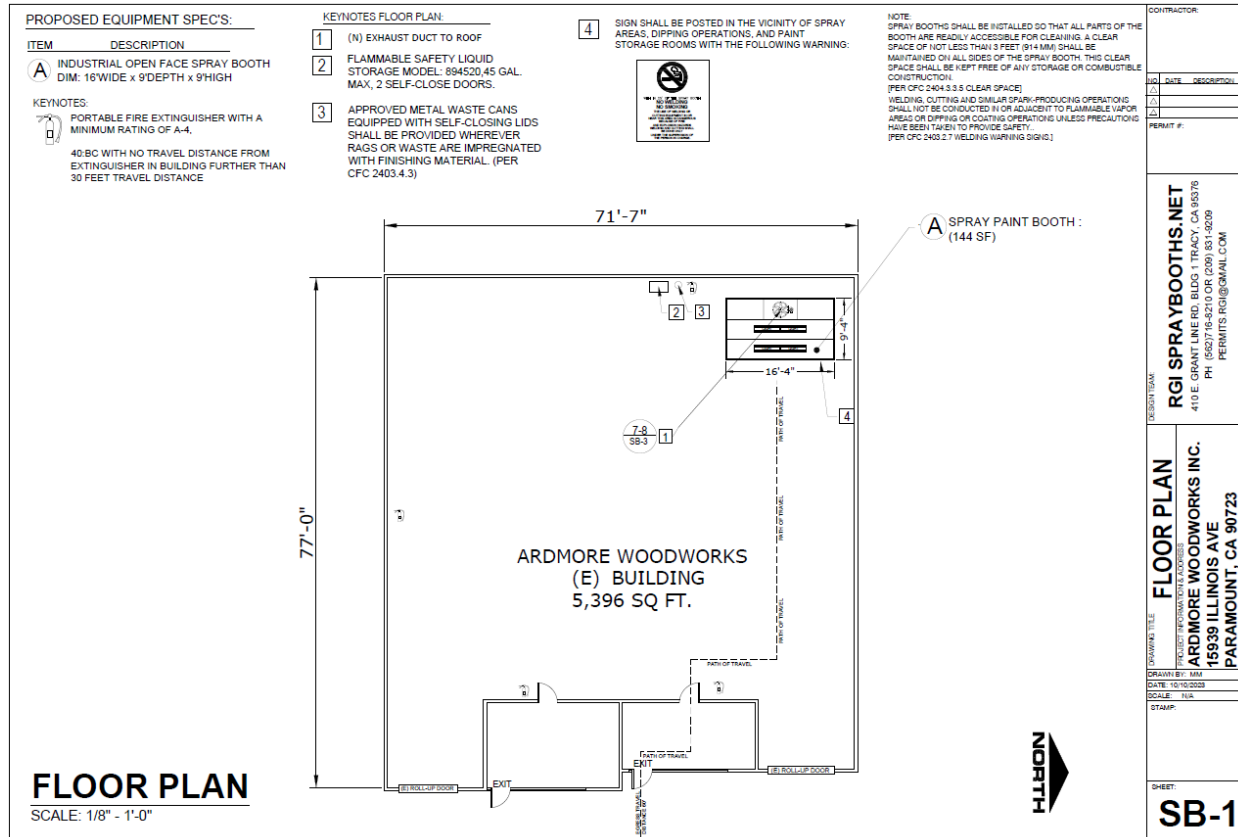


Figure 3: Dimensions & Specifications of the 8' Wide Open Face Spray Booth from Cook Manufacturing

8' Wide Open Face Booths										
Part No:	Working Dimensions:			Overall Dimensions:			Fan Specifications:			Lights:
	Width:	Height:	Depth:	Width:	Height:	Depth:	Diameter:	CFM:	HP:	
OFW096084036	8' 0"	7' 0"	3' 0"	8' 4"	7' 2"	5' 8"	24"	8500	2	1
OFW096084072	8' 0"	7' 0"	6' 0"	8' 4"	7' 2"	8' 8"	24"	8500	2	1
OFW096096036	8' 0"	8' 0"	3' 0"	8' 4"	8' 2"	5' 8"	24"	8500	2	1
OFW096096072	8' 0"	8' 0"	6' 0"	8' 4"	8' 2"	8' 8"	24"	8500	2	1
OFW096096096	8' 0"	8' 0"	8' 0"	8' 4"	8' 2"	10' 8"	24"	8500	2	2
OFW096096108	8' 0"	8' 0"	9' 0"	8' 4"	8' 2"	11' 8"	24"	8500	2	2

Ardmore Woodworks Inc. proposes installing an 8' wide open face spray booth from Cook Manufacturing. Open face paint booths are designed to draw air in through the front then back towards the filter wall. The enclosure is constructed from 18 Ga G90 galvanized steel panels. The interior of the booth is smooth for easy cleaning. The spray booth contains the following specifications:

- The enclosure: Natural Galvanized.
- Fan: Powder coated gray (RAL 7031).
- Support Frame: Powder coated gray (RAL 7031).
- Compliance: Conforms to NFPA 33 and OSHA regulations.
- Exhaust Method: Exhaust must terminate outside.
- Included: 1 - Tube axial fan with TEFC motor, 1 - Manometer 1 - Lot of sheet metal panels, 1 - Lot of hardware 1 - Lot of filters.

1.3 OPERATIONAL EXPLANATION

Ardmore Woodworks Inc. will operate Monday through Saturday from 7:00 – 4:30 pm with a total of 4 employees on staff. Ardmore Woodworks proposes to operate a sliding table saw (SCMI Si300s, an Edge Bander (SCMI Olympic K201), Spray Booth (8' open face booth), a Rocwell rip saw, a line boring machine (Maggi) and a hinge press machine (Blum).

1.4 AIR QUALITY RULES

We understand air quality emissions are an environmental issue area of greatest concern to the City regarding potential project-related significant impacts in relation to the operation of the proposed equipment.

The Project Site is located within the South Coast Air Basin (SCAB). The State has established 35 air pollution control districts to set and enforce regulations to control pollutant emissions from local pollution sources within their jurisdictions. The air district responsible for the SCAB is the South Coast Air Quality Management District (SCAQMD).

Overall, we have reviewed SCAQMD rules and regulations to complete an assessment of potential impacts the proposed equipment and machinery could have on air quality as related to the California Environmental Quality Act (CEQA) checklist. According to South Coast AQMD Rule 219(g)(1), the project is exempt from permit requirements.

Construction

The California Emissions Estimator Model (CalEEMod) Version 2020.4.0 was used to generate emissions estimates from the equipment and machines in the interior of the building. The following project details were included in the CalEEMod software:

- No material will be exported nor imported to the Project site.
- No existing buildings will be demolished.
- No exterior painting is proposed for the Project site.
- No exterior façade improvements are proposed to the Project site.
- A total of 4 employees will be working at the Project site.
- The business hours of the operation are 7:00 AM – 4:30 PM Monday through Saturday.

Operations

The Project currently operates in the SCAB and is under the jurisdiction of the SCAQMD. Current emissions associated with facility operations are existing and operations are expected to remain the same. Project operations are not expected to result in a significant number of emissions since CEQA focuses on net increases in emissions from a Project (Project Emission – Existing Emissions = Net Project Emissions). The difference between emissions currently at the site and once the conditional use permit is obtained are expected to result in de minimis emissions.

Although there are no new sources of emissions, the air quality analysis conservatively included operational emissions associated with manufacturing land use. Emission sources include area

sources (architectural coatings, consumer products, and landscaping) and energy sources (natural gas combustion). Furthermore, the emissions from area and energy sources are based on the size of the Project. Per South Coast AMD Rule 219(g)(1), the project is exempt from permit requirements. Therefore, Project operations would not result in a less than significant impact.

2.0 CEQA ENVIRONMENTAL CHECKLIST

AIR QUALITY

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>AIR QUALITY:</u> Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Project Site is located within the South Coast Air Basin (SCAB). The SCAB is comprised of parts of Los Angeles, Riverside, and San Bernardino counties and all of Orange County. The Basin is bounded to the west by the Pacific Ocean and surrounded on the other sides by mountains. As discussed previously, the Project is in Paramount, California where the SCAQMD has regulatory oversight. Regulatory oversight authority regarding air quality in the SCAB rests at the local, state, and federal levels with the SCAQMD, the California Air Resources Board (CARB), and the United States Environmental Protection Agency (USEPA), respectively.

Ambient air quality is determined by comparing pollutant levels in ambient air samples to national and state standards. These standards are established by the USEPA and the CARB at levels determined to be protective of public health and welfare, with an adequate margin of safety. California Ambient Air Quality Standards (CAAQS) were established in 1967, whereas

National Ambient Air Quality Standards (NAAQS) were first established by the federal Clean Air Act of 1970. California standards are generally more stringent than national standards.

Air quality standards specify the upper limits of pollutant concentrations, over defined durations, in ambient air, consistent with the management goal of preventing specific harmful effects. There are national and state standards for the “criteria pollutants” ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), fine particulate matter less than 2.5 microns (PM_{2.5}), airborne respirable particulate matter less than 10 microns (PM₁₀), sulfur dioxide (SO₂), and lead (Pb).

The USEPA and CARB determine the air quality attainment status of designated areas by comparing local ambient air quality measurements from state or local ambient air monitoring stations with the CAAQS and NAAQS. These attainment designations are determined on a pollutant-by-pollutant basis. Consistent with federal requirements, an unclassifiable designation is treated as an attainment designation. Table 2.0-1 presents the federal and state attainment designations for the SCAB.

Table 2.0-1 Attainment Designations of South Coast Air Basin

Pollutant	Federal Designation	State Designation
Ozone (O ₃)	Extreme Non-Attainment (2024)	Non-Attainment
Respirable Particulate Matter (PM ₁₀)	Attainment/Maintenance	Non-Attainment
Fine Particulate Matter (PM _{2.5})	Non-Attainment (2021)	Non-Attainment
Carbon Monoxide (CO)	Attainment/Maintenance	Attainment
Nitrogen Dioxide (NO ₂)	Attainment/Maintenance	Attainment
Sulfur Dioxide (SO ₂)	Attainment	Attainment
Lead (Pb)	Attainment	Attainment
Hydrogen Sulfide (H ₂ S)	*	Attainment
Sulfates	*	Unclassified
Visibility Reducing Particles	*	Unclassified
Source: https://www3.epa.gov/region9/air/maps/index.html#cal (Federal) https://www.arb.ca.gov/desig/adm/adm.htm (State)		
Notes: (*) = Not Identified/ No Status.		

As shown in Table 2.0-1, the Project Site is in an area designated non-attainment for ozone, the state standard for PM₁₀, and both federal and state standards for PM_{2.5}. Because the SCAB currently exceeds state and federal ambient air quality standards, SCAQMD is required to implement strategies to reduce pollutant levels to recognized acceptable standards.

The SCAQMD, in conjunction with the Southern California Association of Governments (SCAG), CARB, and USEPA recently developed the 2022 *Air Quality Management Plan* (2022 AQMP) to provide a comprehensive and integrated program to lead the SCAB into compliance with the

November 08, 2023



federal and state standards for ozone and particulate matter. The 2022 AQMP accounts for projected population growth, predicted future emissions in energy and transportation demand, and determined control strategies for the eventual achievement of NAAQS attainment designation. These control strategies are either organized into the SCAQMD's rules and regulations, or otherwise set forth as formal recommendations to other agencies. The 2022 AQMP describes policies designed to limit the number of emissions generated by stationary sources (point and area) by requiring assessment/permitting of projects subject to SCAQMD rules and regulations. Per South Coast AQMD Rule 219(g)(10), the project is exempt from permit requirements. Therefore, less than significant impacts would occur.

The SCAQMD has established guidelines to evaluate significance criteria for proposed projects within Los Angeles County. These criteria include:

Criteria Pollutants

- 1) Ozone (based on emission levels of reactive organic compounds (ROCs) and oxides of nitrogen (NO_x);
- 2) Criteria Pollutants – General;
- 3) Ozone – Cumulative Impacts Based on Project-Specific AQMP Consistency; and
- 4) Ozone – Cumulative Impacts Based on General Plan AQMP Consistency.

Other Pollutants of Concern

- 1) Fugitive Dust;
- 2) Toxic Air Contaminants; and
- 3) Odors

The SCAQMD has established air quality significance thresholds for operation activities. The significant thresholds apply to the following pollutants: volatile organic compounds (VOC), nitrogen oxides (NO_x), carbon dioxide (CO), sulfur oxides (SO_x), particulate matter with an aerodynamic diameter of 10 micrometers or less (PM₁₀), and fine inhalable particulate matter with an aerodynamic diameter of 2.5 micrometers or less (PM_{2.5}). Table 2.0-2, below, presents the regional air quality significance thresholds.

Table 2.0-2 SCAQMD Air Quality Significance Thresholds (Mass Daily Thresholds)

Regional Thresholds (lbs/day)	VOC ¹	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Operation	55	55	550	150	150	55
SOURCE: http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf						
Notes:						
1. Volatile Organic Compound (also referred to as ROC or ROG)						

Table 2.0-3 Project Maximum Daily Emissions (lbs/day)

	ROG	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
Operations						
Project Emissions	0.53	0.11	0.10	0.0007	0.008	0.008
SCAQMD Significance Thresholds	55	55	550	150	150	55
Exceeds Threshold	No	No	No	No	No	No
SOURCE: http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf Notes: 1. Volatile Organic Compound (also referred to as ROC or ROG)						

a) *Conflict with or obstruct implementation of the applicable air quality plan?*

Less Than Significant Impact. As shown in Table 2.0-3, emissions from operations of the Project would be below SCAQMD air quality significance thresholds for all pollutants. Based on this, the Project would not be expected to conflict with or obstruct implementation of the AQMP. The proposed operation of the equipment would not result in significant emissions and would not conflict with or obstruct the SCAQMD Rules. Based on the discussion above, the Project would not conflict or obstruct implementation of the AQMP. Therefore, less than significant impacts would occur.

b) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

Less Than Significant Impact. As shown in Table 2.0-3, emissions from operations of the Project would be below SCAQMD air quality significance thresholds for all pollutants. Specifically, the Project would not exceed SCAQMD significance thresholds for ozone precursors pollutants, VOC and NO_x, as well as PM₁₀ and PM_{2.5} for which the SCAB is in non-attainment.

The SCAQMD has provided guidance on an acceptable approach to evaluating cumulative impacts for air quality in Appendix A of its *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution*.¹ Appendix A states, "As Lead Agency, the AQMD uses the same significance thresholds for project-specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment." It further states, "Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable." Since the Project's emissions are below the SCAQMD's project-specific

¹ SCAQMD, White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution, Appendix A, August 2003, <http://www.aqmd.gov/docs/default-source/Agendas/Environmental-Justice/cumulative-impacts-working-group/cumulative-impacts-white-paper-appendix.pdf>.

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thresholds, the Project emissions would not be cumulatively considerable, and impacts would be less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: residences, schools, daycare centers, playgrounds, and medical facilities. The Project is not bordered by any sensitive receptors. The Project site is in an existing industrial park with industrial uses to the north, west, south, and east. Overall, the proposed Project would not expose any sensitive receptors to substantial pollutant concentrations and less than significant impact would occur.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No impact. The proposed Project does not include any component with the potential to generate objectionable odors that could affect a substantial number of people. The equipment and machines would be utilized indoors within the facility. Therefore, no impact would occur.



EXHIBIT D: SCAQMD FORM AIR QUALITY PERMIT CHECKLIST



South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4182

Air Quality Permit Checklist

Small Business Assistance Office
1-800-388-2121
smallbizassistance@aqmd.gov
www.aqmd.gov

South Coast Air Quality Management District developed this Air Quality Permit Checklist (checklist) as a screening evaluation tool in the process required by California Government Code Section 65850.2.

Please submit this checklist to the Small Business Assistance Office by email, mail, or in person for review. If you have any questions or need assistance completing this checklist, contact the Small Business Assistance Office. Provide a response to **all sections** of this checklist as South Coast AQMD may decline to approve this checklist due to lack of information from the applicant.

NOTE: This checklist is not intended for the approval of demolition or renovation activities. If there are any **demolition or renovation activities** that may disturb building materials, please contact the Asbestos Hotline at 909-396-2336.

Section A – Operator and Business Information

#2023-0885

1. Business Name: Ardmore Woodworks Inc.		
2. Address:	15939 Illinois Ave Unit B	Paramount CA 90723
Street	City	Zip
3. Contact Name: Sergio Velasquez		Phone: 310-713-9423
Title: Owner	Email: permits.rgi@gmail.com	

Section B – Business and Equipment Description

Please provide a detailed description of the ongoing business operations performed and equipment used at this location, including both new and existing equipment.

Provide the existing South Coast AQMD facility ID and/or permit numbers, if any.

Application was submitted online to permitservices@aqmd.gov and payment was made on November 11, 2023

Invoice # 18362 Receipt number 3861866540 for \$1766.42

A new paint spray booth will be added to this location.

If you have any questions please call me.

Thank you,
Mary Valles
562-810-6030 cell

Section C – Equipment List


Select from the list below equipment currently in operation or to be installed.
(Select all that apply and provide the specifications)

- | | |
|--|--|
| <input type="checkbox"/> Abrasive Blasting Cabinet/Room | <input type="checkbox"/> Soldering Oven |
| <input type="checkbox"/> Air Conditioning Systems (> 50 lbs of refrigerant) | <input checked="" type="checkbox"/> Spray Booth |
| <input type="checkbox"/> Application of Paints/Adhesives/Resins | <input type="checkbox"/> Storage Tanks |
| <input type="checkbox"/> Baghouse/Dust Collector | <input type="checkbox"/> Storage Silos |
| <input type="checkbox"/> Bakery Oven (gas-fired, excluding eating establishments) | <input type="checkbox"/> Fuel-burning equipment |
| <input type="checkbox"/> Boiler/Water Heater | <input type="checkbox"/> OTHER equipment which may have the potential to emit or control air contaminants: |
| (max. heat input = or > 1 million BTU/hr) | _____ |
| <input type="checkbox"/> Charbroiler | _____ |
| <input type="checkbox"/> Coffee Roaster (excluding eating establishments) | _____ |
| <input type="checkbox"/> Deep Fryer (excluding eating establishments) | _____ |
| <input type="checkbox"/> Dry Cleaning | _____ |
| <input type="checkbox"/> Electrostatic Precipitator | _____ |
| <input type="checkbox"/> Etching/Plating/Casting/Melting/Forging/Grinding/Cutting | _____ |
| <input type="checkbox"/> Fermentation | _____ |
| <input type="checkbox"/> Gasoline Storage & Dispensing | _____ |
| <input type="checkbox"/> Internal Combustion Engine | _____ |
| (rated > 50 bhp; e.g. back-up generator, fire pump) | _____ |
| <input type="checkbox"/> Mixing/Bleeding of Liquids and/or Powders | _____ |
| <input type="checkbox"/> Molding/Extruding/Curing of Plastics | _____ |
| <input type="checkbox"/> Pharmaceutical/Nutraceutical | _____ |
| <input type="checkbox"/> Plasma/Laser Cutter | _____ |
| <input type="checkbox"/> Printing/Coating/Drying | _____ |
| <input type="checkbox"/> Refrigeration Systems (containing >50 lbs of refrigerant) | _____ |
| Contact the CA Air Resources Board to register the systems. | _____ |
| 916-324-2517 or rmp@arb.ca.gov | _____ |

Section D - Business Self Certification

7. Owner or Authorized Representative*: Mary Valles


Title: Authorized Agent

Signature: 

Date: 11/21/2023

Phone: 562-810-6030

I hereby certify by my signature above that, I am a duly authorized representative of the above-named business, and that all information contained herein is true and correct.

South Coast AQMD USE ONLY	Equipment: Spray booth	Approved By: <i>Rhea Lam</i>
	<input type="checkbox"/> Applicant has permit(s) or registration(s):	 NOTE: This checklist approval is not a Permit to Construct/Operate or Registration.
	<input checked="" type="checkbox"/> Applicant has filed for permit(s) or registration(s): ID: 201505; Spray booth Application number: 648374	
	<input type="checkbox"/> Applicant is exempt from permit requirements:	
	<input type="checkbox"/> Based on the information provided, no equipment/process requiring a permit or registration.	

*An **Authorized Representative** is an employee of the business described in Section A, who is authorized to sign on behalf of the owner.

EXHIBIT E: CALEEMOD RESULTS

AQ/GHG Analysis - South Coast AQMD Air District

15939 Illinois Avenue AQ/GHG Analysis
South Coast AQMD Air District

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	5.39	1000sqft	0.12	5,396	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
Land Use -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	100.00	15.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblTripsAndVMT	HaulingTripNumber	0.00	2.00
tblVehicleTrips	ST_TR	1.49	0.00
tblVehicleTrips	SU_TR	0.62	0.00
tblVehicleTrips	WD_TR	3.82	0.00

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5127	2.0000e-005	2.3600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.0200e-003	5.0200e-003	1.0000e-005		5.3600e-003
Energy	0.0123	0.1115	0.0937	6.7000e-004		8.4800e-003	8.4800e-003		8.4800e-003	8.4800e-003		133.8321	133.8321	2.5700e-003	2.4500e-003	134.6274
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.5250	0.1116	0.0960	6.7000e-004	0.0000	8.4900e-003	8.4900e-003	0.0000	8.4900e-003	8.4900e-003		133.8371	133.8371	2.5800e-003	2.4500e-003	134.6327

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5127	2.0000e-005	2.3600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.0200e-003	5.0200e-003	1.0000e-005		5.3600e-003
Energy	0.0123	0.1115	0.0937	6.7000e-004		8.4800e-003	8.4800e-003		8.4800e-003	8.4800e-003		133.8321	133.8321	2.5700e-003	2.4500e-003	134.6274
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.5250	0.1116	0.0960	6.7000e-004	0.0000	8.4900e-003	8.4900e-003	0.0000	8.4900e-003	8.4900e-003		133.8371	133.8371	2.5800e-003	2.4500e-003	134.6327

[illegible]

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	01/1/2023	01/1/2020	5	15	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Air Compressors	2	8.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	4	10.00	4.00	2.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Building Construction

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

Off-Road	0.9338	7.0852	7.2443	0.0110		0.4892	0.4892		0.4737	0.4737		1,046.5898	1,046.5898	0.1539		1,050.4363
Total	0.9338	7.0852	7.2443	0.0110		0.4892	0.4892		0.4737	0.4737		1,046.5898	1,046.5898	0.1539		1,050.4363

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.0100e-003	0.0363	7.2200e-003	1.0000e-004	2.3300e-003	1.2000e-004	2.4500e-003	6.4000e-004	1.1000e-004	7.5000e-004		11.1777	11.1777	7.5000e-004		11.1965
Vendor	0.0131	0.4197	0.1000	1.0300e-003	0.0256	2.0800e-003	0.0277	7.3700e-003	1.9900e-003	9.3600e-003		109.7794	109.7794	6.8900e-003		109.9517
Worker	0.0452	0.0304	0.4088	1.1500e-003	0.1118	8.5000e-004	0.1126	0.0296	7.8000e-004	0.0304		114.4418	114.4418	3.2900e-003		114.5240
Total	0.0594	0.4864	0.5160	2.2800e-003	0.1397	3.0500e-003	0.1428	0.0377	2.8800e-003	0.0405		235.3989	235.3989	0.0109		235.6722

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9338	7.0852	7.2443	0.0110		0.4892	0.4892		0.4737	0.4737	0.0000	1,046.5898	1,046.5898	0.1539		1,050.4363
Total	0.9338	7.0852	7.2443	0.0110		0.4892	0.4892		0.4737	0.4737	0.0000	1,046.5898	1,046.5898	0.1539		1,050.4363

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.0100e-003	0.0363	7.2200e-003	1.0000e-004	2.3300e-003	1.2000e-004	2.4500e-003	6.4000e-004	1.1000e-004	7.5000e-004		11.1777	11.1777	7.5000e-004		11.1965
Vendor	0.0131	0.4197	0.1000	1.0300e-003	0.0256	2.0800e-003	0.0277	7.3700e-003	1.9900e-003	9.3600e-003		109.7794	109.7794	6.8900e-003		109.9517
Worker	0.0452	0.0304	0.4088	1.1500e-003	0.1118	8.5000e-004	0.1126	0.0296	7.8000e-004	0.0304		114.4418	114.4418	3.2900e-003		114.5240
Total	0.0594	0.4864	0.5160	2.2800e-003	0.1397	3.0500e-003	0.1428	0.0377	2.8800e-003	0.0405		235.3989	235.3989	0.0109		235.6722

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Manufacturing	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Manufacturing	0.548858	0.043235	0.200706	0.120309	0.016131	0.005851	0.021034	0.033479	0.002070	0.001877	0.004817	0.000707	0.000925

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0123	0.1115	0.0937	6.7000e-004		8.4800e-003	8.4800e-003		8.4800e-003	8.4800e-003		133.8321	133.8321	2.5700e-003	2.4500e-003	134.6274
NaturalGas Unmitigated	0.0123	0.1115	0.0937	6.7000e-004		8.4800e-003	8.4800e-003		8.4800e-003	8.4800e-003		133.8321	133.8321	2.5700e-003	2.4500e-003	134.6274

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Manufacturing	1137.57	0.0123	0.1115	0.0937	6.7000e-004		8.4800e-003	8.4800e-003		8.4800e-003	8.4800e-003		133.8321	133.8321	2.5700e-003	2.4500e-003	134.6274
Total		0.0123	0.1115	0.0937	6.7000e-004		8.4800e-003	8.4800e-003		8.4800e-003	8.4800e-003		133.8321	133.8321	2.5700e-003	2.4500e-003	134.6274

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Manufacturing	1.13757	0.0123	0.1115	0.0937	6.7000e-004		8.4800e-003	8.4800e-003		8.4800e-003	8.4800e-003		133.8321	133.8321	2.5700e-003	2.4500e-003	134.6274
Total		0.0123	0.1115	0.0937	6.7000e-004		8.4800e-003	8.4800e-003		8.4800e-003	8.4800e-003		133.8321	133.8321	2.5700e-003	2.4500e-003	134.6274

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5127	2.0000e-005	2.3600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.0200e-003	5.0200e-003	1.0000e-005		5.3600e-003
Unmitigated	0.5127	2.0000e-005	2.3600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.0200e-003	5.0200e-003	1.0000e-005		5.3600e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0583					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4542					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.2000e-004	2.0000e-005	2.3600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.0200e-003	5.0200e-003	1.0000e-005		5.3600e-003
Total	0.5127	2.0000e-005	2.3600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.0200e-003	5.0200e-003	1.0000e-005		5.3600e-003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0583					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4542					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000

Landscaping	2.2000e-004	2.0000e-005	2.3600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.0200e-003	5.0200e-003	1.0000e-005		5.3600e-003
Total	0.5127	2.0000e-005	2.3600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.0200e-003	5.0200e-003	1.0000e-005		5.3600e-003

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

DECEMBER 6, 2023

ORAL REPORT

CITY COUNCIL ACTIONS

DECEMBER 6, 2023

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF