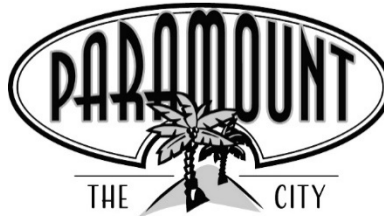


AGENDA

Paramount Planning Commission
February 7, 2024



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	January 3, 2024
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PUBLIC COMMENTS

NEW BUSINESS

PUBLIC HEARINGS

2. [CONDITIONAL USE PERMIT NO. 953](#) A request by Gysel Ponce/Gracias Cafecito to operate a coffee shop with indoor customer seating at 15739 Downey Avenue in the C-3 (General Commercial) 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

3. [ORAL REPORT](#) City Council Actions

COMMENTS

4. [COMMENTS](#)
- City Attorney
 - Commissioners
 - Staff

ADJOURNMENT

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

FEBRUARY 7, 2024

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF JANUARY 3, 2024.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES JANUARY 3, 2024

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 Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF COMMISSIONERS:

Present: Commissioner Javier Gonzalez
Commissioner David Moody
Commissioner Linda Timmons
Vice Chair Ernie Esparza
Chair Gordon Weisenburger

Absent: None

STAFF PRESENT:

John Cavanaugh, City Attorney
John Carver, Planning Director
John King, Assistant Planning Director
Johnnie Rightmer, Building and Safety Manager
Ivan Reyes, Associate Planner
Leslie Corrales, Planning Intern
Cameron Younger, Planning Intern
Valerie Zaragoza, Administrative Assistant

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES

Chair Weisenburger presented the Planning Commission minutes of December 6, 2023 for approval.

It was moved by Vice Chair Esparza, 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,
Vice Chair Esparza, Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: Commissioner Gonzalez

NEW BUSINESS

PUBLIC HEARINGS

2. CONDITIONAL USE
PERMIT NO. 951
MODERN
DEVELOPMENT/
PARAMOUNT SWAP
MEET
7900 ALL AMERICA
CITY WAY

Chair Weisenburger presented the item, a request by Modern Development/Paramount Swap Meet to expand the existing sale of beer to include wine for onsite consumption at the Paramount Swap Meet at 7900 All America City Way in the Clearwater East Specific Plan area.

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 Esparza, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 24:001, approving the request. The motion was passed by the following roll call vote:

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

3. CONDITIONAL USE
PERMIT NO. 952
MACSUN, LLC DBA
SUNADA RECYCLING
14126 ORANGE
AVENUE

Chair Weisenburger presented the item, a request by Macsun, LLC dba Sunada Recycling to operate an electronic waste (e-waste) collection and transfer facility with no dismantling at 14126 Orange Avenue in the M-2 (Heavy Manufacturing) zone.

Planning Director John Carver introduced Planning Intern Leslie Corrales who 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 Moody, seconded by Vice Chair Esparza, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Gonzelez, Moody, and
Timmons, Vice Chair Esparza,
Chair Weisenburger

NOES: None

ABSENT: None

ABSTAIN: None

It was moved by Commissioner Timmons, seconded by Commissioner Gonzalez, to read by title only and adopt Planning Commission Resolution No. PC 24:003, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

4. GENERAL PLAN
AMENDMENT NO.
24-1
SOO-HYUN YOON
15529 COLORADO
AVENUE

Chair Weisenburger presented the item, a request by Soo-Hyun Yoon to change the General Plan Land Use Designation from Central Industrial District to Multiple-Family Residential at 15529 Colorado Avenue in the R-M (Multiple-Family Residential) zone.

Planning Director John Carver introduced Associate Planner Ivan Reyes who 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.

Ms. Rosemary Vasquez spoke in opposition to the request citing overcrowding and street parking problems.

Mr. Bernie Godinez spoke in opposition to the request citing street parking problems.

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

City Attorney Cavanaugh advised the Planning Commission that the item currently before the Commission is a request to approve General Plan Amendment No. 24-1. The City Attorney explained the purpose of the General Plan amendment.

Discussion ensued concerning the property owner's intent.

Property owner Soo-Hyun Yoon responded that he would like the homes to be sold individually, but if he could not he would most likely rent the homes.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Timmons, to read by title only and adopt Planning Commission Resolution No. PC 24:002, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

REPORTS

5. CITY COUNCIL
ACTIONS

None.

6. COMMENTS FROM
CITY ATTORNEY,
COMMISSIONERS
AND STAFF

Planning Director John Carver introduced new Planning Intern Cameron Younger.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 7:12 p.m. to the next Planning Commission meeting to be held on Wednesday, February 7, 2024 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Gordon Weisenburger, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

FEBRUARY 7, 2024

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 953

- 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 24:004, A REQUEST
BY GYSEL PONCE/GRACIAS CAFECITO TO OPERATE A COFFEE
SHOP WITH INDOOR CUSTOMER SEATING AT 15739 DOWNEY
AVENUE IN THE C-3 (GENERAL COMMERCIAL) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable Planning Commission
From: John Carver, Planning Director
By: Leslie Anahy Corrales, Planning Intern
Date: February 7, 2024

**Subject: CONDITIONAL USE PERMIT NO. 953
GYSEL PONCE/GRACIAS CAFECITO**

BACKGROUND

This application is a request by Gysel Ponce/Gracias Cafecito for a conditional use permit (CUP) to operate a coffee shop with indoor customer seating at 15739 Downey Avenue in the C-3 (General Commercial) zone.

The business will operate from an 11,400 square foot multi-suite commercial building. The 1,987 square foot suite was previously a Vietnamese restaurant with indoor seating which was approved through CUP No. 859 in 2018. The suite has been vacant since 2020. Other businesses in the shopping center include Grocery Outlet, O'Reilly Auto Parts, 99 Cents Only Store, and Awsom (formerly Alondra Hot Wings).

DISCUSSION

The proposed business operations involve the selling of espresso-based drinks, sandwiches, and pastries. The business will have 30 seats for indoor seating which require 10 parking spaces. Based on a parking analysis of all of the businesses in the shopping center, staff determined that there is sufficient parking for this business.

The proposed business operations are Monday through Saturday between the hours of 6:00 a.m. to 6:00 p.m. The two owners will staff the business, and no employees are proposed.

Photos

The following is an aerial photograph of the subject property. The business suite is highlighted in orange.

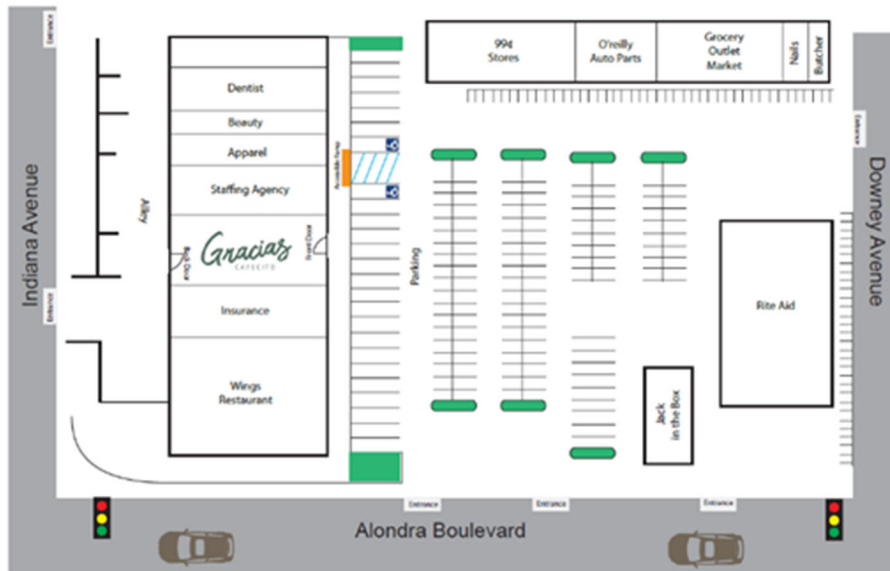


Below is a photo looking west at the Gracias Cafecito entrance.

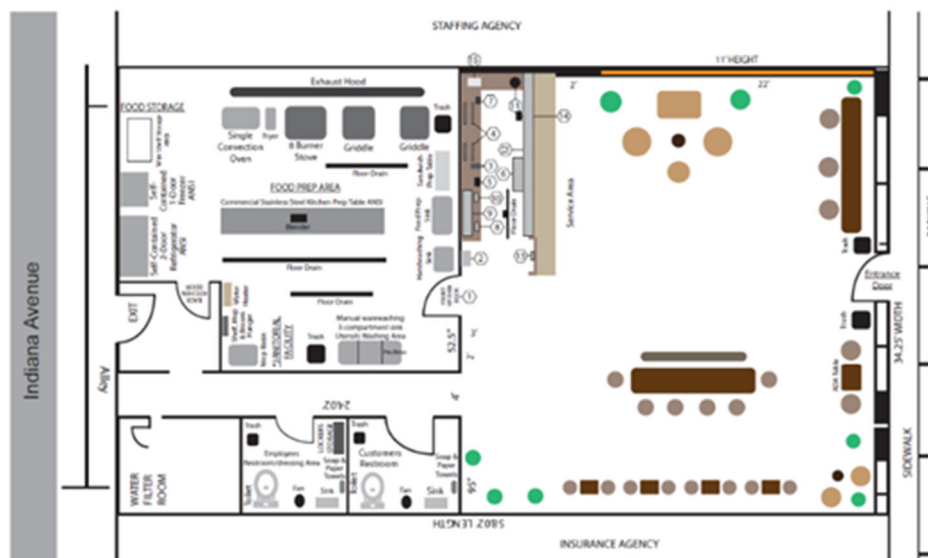


Plans

Below is the site plan.



Below is the floor plan.



Analysis

The proposed business is located in an appropriate commercial zone. The location is adequate in size and character 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 to an existing private structure.

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, No. 2 Community Health 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 24:004, approving Conditional Use Permit No. 953, 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, February 23, 2024. 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 for modification, suspension, or revocation exist, the Planning Commission may modify, suspend, or revoke 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. 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.
9. 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.
10. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.

11. The installation of exterior window security bars, security door, roll-down doors and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
12. 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.
13. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
14. Signage shall comply with the City's sign standards and shall be reviewed and approved under a separate permit.
15. Business hours shall be limited to 6:00 a.m. to 6:00 p.m., Monday through Saturday.
16. 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).
17. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
18. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
19. No outside loitering shall be allowed on the premises.
20. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
21. 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.
22. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
23. The landscaping outside the suite shall be maintained in good condition.
24. Customer seating is limited to 30 seats in the interior of the building.
25. Regular live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council.

26. The approved floor plan shall not be changed without prior approval by the Planning Department.
27. 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 daily. 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.
28. Parking stalls, including American with Disabilities Act (ADA)-compliant stalls, shall be repainted/restriped to new condition and maintained accordingly.
29. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
30. 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.
31. 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.
32. The existing inverted "U" bicycle rack shall be maintained in good condition in perpetuity.
33. 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 24:004**

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. 953, A REQUEST BY GYSEL PONCE/GRACIAS CAFECITO TO OPERATE A COFFEE SHOP WITH INDOOR CUSTOMER SEATING AT 15739 DOWNEY AVENUE IN THE C-3 (GENERAL COMMERCIAL) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Gysel Ponce/Gracias Cafecito for a conditional use permit (CUP) to operate a coffee shop with indoor customer seating at 15739 Downey Avenue 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 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, February 23, 2024. 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 for modification, suspension, or revocation exist, the Planning Commission may modify, suspend, or revoke 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. 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.
9. 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.

10. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes and peeling paint.
11. The installation of exterior window security bars, security door, roll-down doors and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
12. 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.
13. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
14. Signage shall comply with the City's sign standards and shall be reviewed and approved under a separate permit.
15. Business hours shall be limited to 6:00 a.m. to 6:00 p.m., Monday through Saturday.
16. 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).
17. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
18. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
19. No outside loitering shall be allowed on the premises.
20. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
21. 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.
22. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
23. The landscaping outside the suite shall be maintained in good condition.
24. Customer seating is limited to 30 seats in the interior of the building.

25. Regular live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council.
26. The approved floor plan shall not be changed without prior approval by the Planning Department.
27. 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 daily. 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.
28. Parking stalls, including American with Disabilities Act (ADA)-compliant stalls, shall be repainted/restriped to new condition and maintained accordingly.
29. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
30. 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.
31. 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.
32. The existing inverted "U" bicycle rack shall be maintained in good condition in perpetuity.
33. 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.

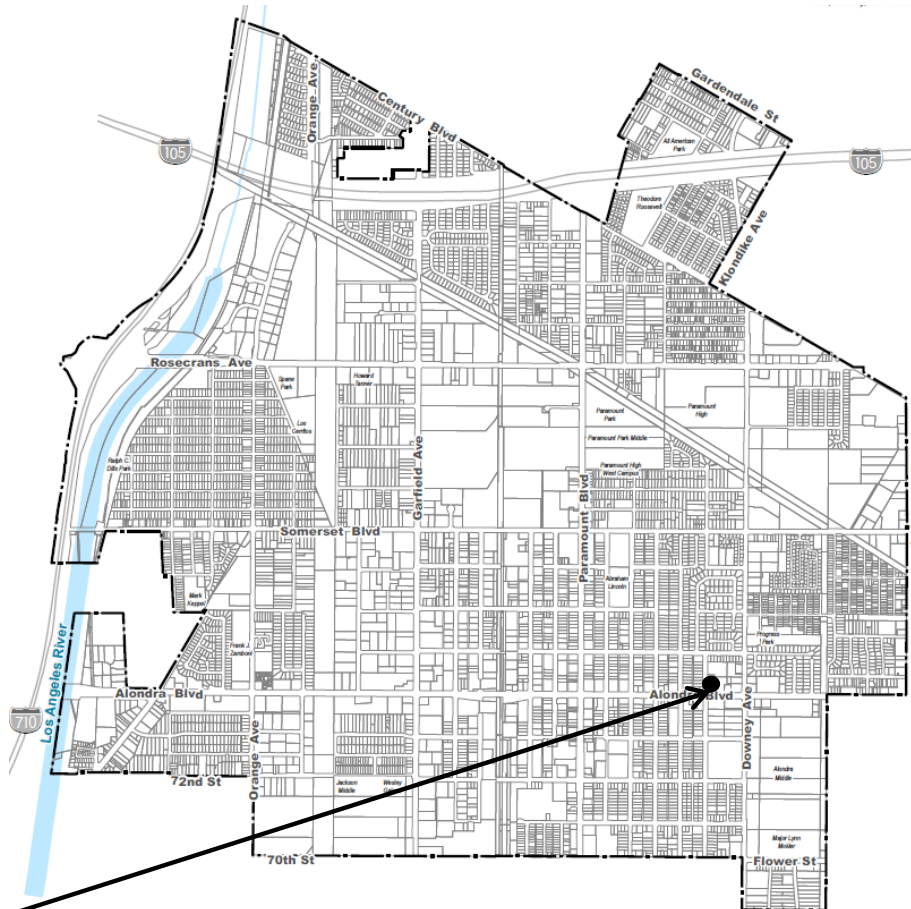
PASSED, APPROVED, and ADOPTED this 7th day of February 2024.

Gordon Weisenburger, Chair

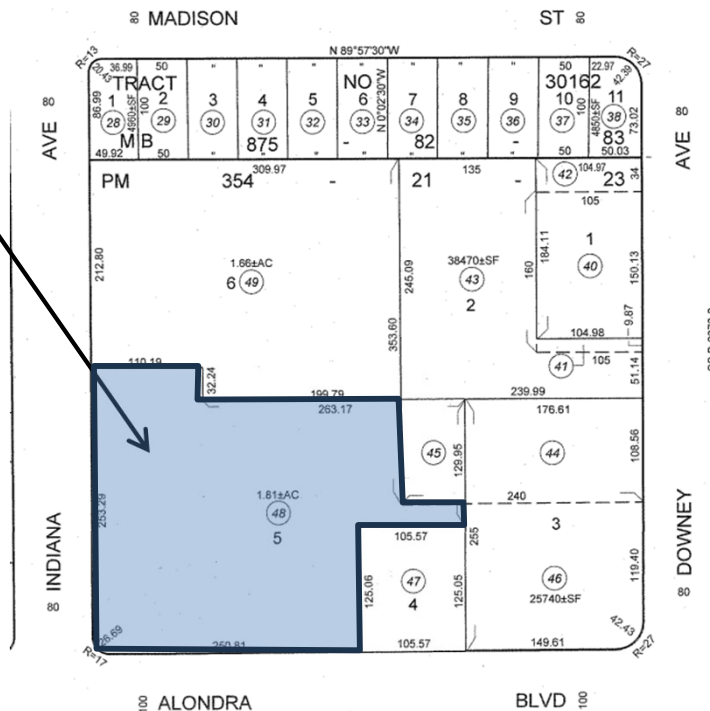
Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 953



Subject
Property



15739 Downey Avenue

FEBRUARY 7, 2024

ORAL REPORT

CITY COUNCIL ACTIONS

FEBRUARY 7, 2024

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF