

## PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Paramount Planning Commission scheduled for **March 6, 2024**.

### **In-person Attendance:**

The public may attend the Planning Commission meeting in-person.

### **Public Comments:**

Members of the public wanting to address the Planning Commission, either during public comments or for a specific agenda item, or both, may do so by the following methods:

- **In-Person**

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.

- **E-mail:** [planning@paramountcity.com](mailto:planning@paramountcity.com)

E-mail public comments must be received by **5:00 p.m. on Wednesday, March 6, 2024**. The e-mail must specify the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item Number; 5) Subject; 6) Written Comments.

- **Teleconference: (562) 220-2036**

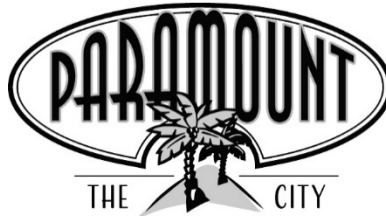
Participants wishing to address the Planning Commission by teleconference should call City Hall at **(562) 220-2036** by **5:00 p.m. on Wednesday, March 6, 2024** and provide the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item Number; 5) Subject. Teleconference participants will be called back during the Planning Commission meeting on speaker phone to provide their comments.

All public comments are limited to a maximum of three minutes unless an extension is granted. Please be mindful that the meeting will be recorded as any other person is recorded when appearing before the Planning Commission, and all other rules of procedure and decorum will apply when addressing the Planning Commission by teleconference.

# AGENDA

Paramount Planning Commission

March 6, 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](http://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](#)

February 7, 2024

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## **PUBLIC COMMENTS**

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## **NEW BUSINESS**

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## **PUBLIC HEARINGS**

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2. [CONDITIONAL USE PERMIT NO. 956](#) A request by Mariscos El Perihuate No. 2, Inc. dba El Peri Sushi to replace Conditional Use Permit No. 914 and expand an existing 1,158 square foot restaurant into a 2,422 square foot restaurant with indoor customer seating at 16604 Paramount Boulevard 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.
  
3. [ZONE CHANGE NO. 247](#) Approving a recommendation that the City Council change the official Zoning Map from M-1 (Light Manufacturing) to R-M (Multiple-Family Residential) on the west side of Vermont Avenue from 15943 Vermont Avenue to 15953 Vermont Avenue for consistency with the General Plan Land Use Designation. This project is exempt from the provisions of the California Environmental Quality Act per Section 15061(b)(3) – general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment for the other properties.

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## **REPORTS**

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4. [RESOLUTION NO. PC 24:009](#) Finding that the disposition of property at 15538 Colorado Avenue is in conformity with the adopted Paramount General Plan. This activity is exempt from the provisions of the California Environmental Quality Act per Section 15061(b)(3) –

general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment.

5. [ORAL REPORT](#)

City Council Actions

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**COMMENTS**

6. [COMMENTS](#)

- City Attorney
- Commissioners
- Staff

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**ADJOURNMENT**

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

MARCH 6, 2024

APPROVAL OF MINUTES  
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF FEBRUARY 7,  
2024.

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

## **PARAMOUNT PLANNING COMMISSION MINUTES FEBRUARY 7, 2024**

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

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### **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  
Sol Bejarano, Management Analyst  
Ivan Reyes, Associate Planner  
Leslie Corrales, Planning Intern  
Cameron Younger, Planning Intern  
Valerie Zaragoza, Administrative Assistant

### **PUBLIC COMMENTS**

There were none.

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### **1. APPROVAL OF MINUTES**

Chair Weisenburger presented the Planning Commission minutes of January 3, 2024 for approval.

It was moved by Vice Chair Esparza, seconded by Commissioner Gonzalez, to approve the minutes as presented. 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

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**NEW BUSINESS**

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**PUBLIC HEARINGS**

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2. CONDITIONAL USE  
PERMIT NO. 953  
GYSEL  
PONCE/GRACIAS  
CAFECITO  
15739 DOWNEY  
AVEUE

Chair Weisenburger presented the item, 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.

Planning Director John Carver introduced Planning Intern Leslie Corrales who presented an overview of 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 Gonzalez, 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 24:004, 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

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**REPORTS**

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**3. CITY COUNCIL  
ACTIONS**

Planning Director John Carver stated that the City Council approved the planned development of 10 new houses adjacent to the Iceland ice skating rink. He also stated that there would be a community open house on Thursday, February 15, 2024 at 6:00 p.m. to discuss the same planned development. Residents and property owners may attend.

**4. COMMENTS FROM  
CITY ATTORNEY,  
COMMISSIONERS  
AND STAFF**

City Attorney John Cavanaugh updated the Planning Commission in the City's efforts to curtail street racing.

There was further discussion between the Planning Commission and City Attorney Cavanaugh regarding street racing in Paramount.

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**ADJOURNMENT**

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There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:21 p.m. to the next Planning Commission meeting to be held on Wednesday, March 6, 2024 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

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Gordon Weisenburger, Chair

ATTEST:

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Valerie Zaragoza, Administrative Assistant



MARCH 6, 2024

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 956

- 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 24:007, APPROVING  
A REQUEST BY MARISCOS EL PERIHUETE NO. 2, INC. DBA EL PERI  
SUSHI TO EXPAND AN EXISTING 1,158 SQUARE FOOT  
RESTAURANT INTO A 2,422 SQUARE FOOT RESTAURANT WITH  
INDOOR CUSTOMER SEATING AT 16604 PARAMOUNT BOULEVARD  
IN THE C-3 (GENERAL COMMERCIAL) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

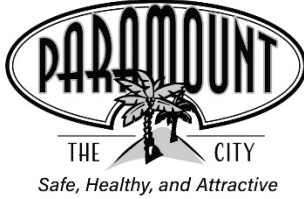
ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_



## **CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY**

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<b>PROJECT NUMBER:</b>	<b>Conditional Use Permit No. 956</b>
<b>REQUEST:</b>	<b>Expand an existing 1,158 square foot restaurant into a 2,422 square foot restaurant with indoor customer seating.</b>
<b>APPLICANT:</b>	<b>Mariscos El Perihuate No. 2 dba El Peri Sushi</b>
<b>MEETING DATE:</b>	<b>March 6, 2024</b>
<b>LOCATION:</b>	<b>16604 Paramount Boulevard</b>
<b>ZONE:</b>	<b>C-3 (General Commercial)</b>
<b>GENERAL PLAN:</b>	<b>Central Business District</b>
<b>PLANNER:</b>	<b>Ivan Reyes</b>
<b>RECOMMENDATION:</b>	<b>Approval</b>



**To:** Honorable Planning Commission  
**From:** John Carver, Planning Director  
**By:** Ivan Reyes, Associate Planner  
**Date:** March 6, 2024

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**Subject: CONDITIONAL USE PERMIT NO. 956  
MARISCOS EL PERIHUETE NO. 2 DBA EL PERI SUSHI**

## **BACKGROUND**

This application is a request by Mariscos El Perihuate No. 2 dba El Peri Sushi for a conditional use permit (CUP) to expand an existing 1,158 square foot restaurant into a 2,422 square foot restaurant with indoor customer seating at 16604 Paramount Boulevard in the C-3 (General Commercial) zone. The property is located at the southeast corner of Paramount Boulevard and Harrison Street. The 38,400 square foot site is developed with a standalone 4,080 square foot Mariscos El Perihuate restaurant and a 5,130 square foot two-suite building occupied by El Peri Sushi and formerly occupied by a laundromat.

In 2021, the Planning Commission approved CUP No. 914, which allowed the expansion of the 4,080 square foot restaurant into the entire 5,130 square foot building. However, due to financial constraints of the applicant, the business will no longer be occupying the entire vacant suite as previously approved. In 2023, the Planning Commission approved CUP No. 924 for the sales of beer, wine, and distilled spirits for onsite consumption.

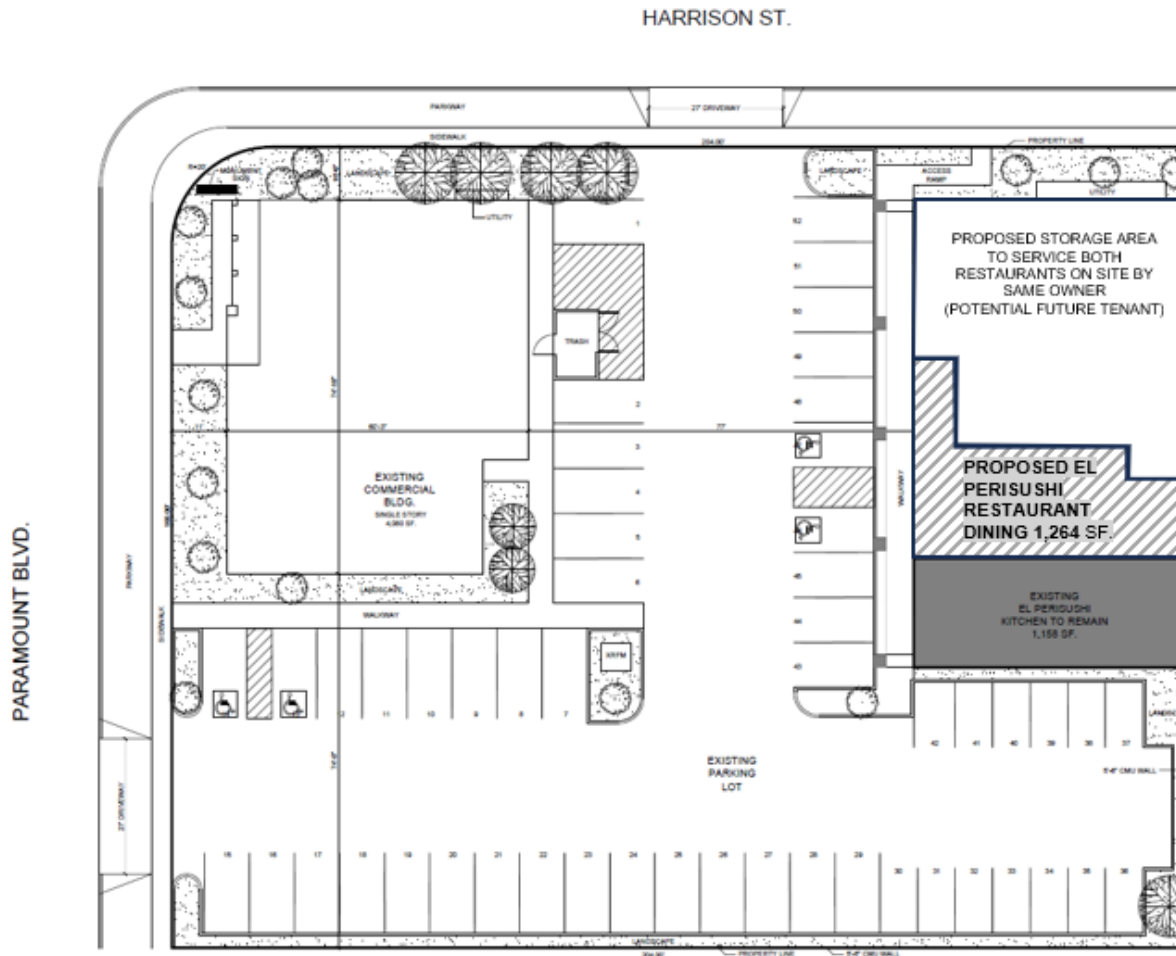
## **DESCRIPTION**

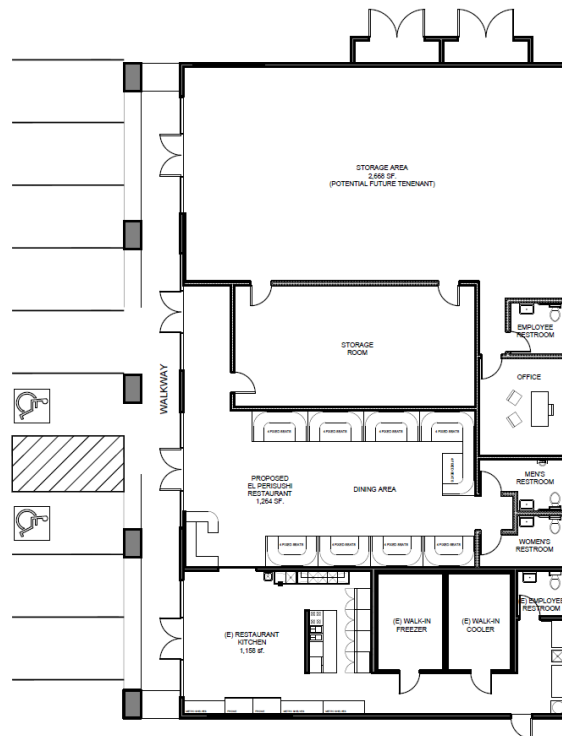
The family-owned restaurant has been operating since 2013 as a takeout restaurant serving traditional Mexican seafood dishes such as shrimp tacos, seafood ceviche, and a variety of sushi dishes. The existing business operations are Monday through Sunday between the hours of 9:00 a.m. to 11:00 p.m. The restaurant will have four employees and 36 indoor customer seats. The remaining 2,666 square footage is proposed as storage space to service both restaurants on site which is operated by the same owner.

As part of the CUP review, staff conducted a parking analysis based on the parking requirements of one parking space per each three customer seats for the two restaurants. Mariscos El Perihuate currently accommodates 96 total customer seats which require 32 parking spaces. The proposed expansion of El Peri Sushi will have a total of 36 customer seats, requiring 12 parking spaces. Staff determined that 44 parking spaces are required for the two restaurants. 52 parking spaces are provided,

including four Americans with Disabilities Act (ADA)-accessible parking spaces. In the event that a new business occupies the proposed storage area, the restaurant will have to reduce the number of indoor customer seats in order to accommodate the proposed use of the new tenant that will occupy the suite.

Below is the proposed site plan and floor plan.





Below are site photos from February 21, 2024. The first photo is the existing entrance to the restaurant, and the second is the view of the entrance to the proposed storage area to service both restaurants on the property.



Existing entrance to the restaurant



Entrance to the proposed storage area  
to service both restaurants on site

## **Analysis**

The proposed business is located in an appropriate zone in the Central Business District and is compatible with the surrounding businesses. The location is adequate in size and location for the proposed business, and sufficient parking will be provided.

## **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**

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, waive further reading, and adopt Resolution No. PC 24:007, approving Conditional Use Permit No. 956, 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, March 22, 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, 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, security door, and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
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, 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. The existing business license shall be updated to reflect the expanded restaurant area.
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. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
16. 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.
17. Business hours shall be limited to 9:00 a.m. to 11:00 p.m., Monday through Sunday.
18. The sale of alcoholic beverages shall comply with all conditions of approval of Conditional Use Permit No. 924.

19. The approved floor plan shall not be changed without prior approval by the Planning Department and the Los Angeles County Sheriff's Department.
20. Hookah tobacco use is prohibited.
21. Ongoing live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council.
22. No pool or billiard tables shall be maintained on the premises.
23. A single jukebox may be maintained upon the premises; however, the music shall not be audible outside the premises.
24. Security cameras shall be installed following City 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.
25. Seating is limited to 36 indoor customer seats.
26. 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.
27. 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).
28. 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, (4) the California Department of Resources Recycling and Recovery (CalRecycle), and (5) the California Department of Alcoholic Beverage Control.
29. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
30. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.

31. 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.
32. A two-inch layer of brown mulch shall be applied along the south side of the perimeter landscaping areas and parking lot planters surrounding the building suite.
33. Landscaping along Harrison Street shall be refurbished and maintained in a thriving condition, free from litter, weeds, and overgrowth in perpetuity.
34. The handrail along Harrison Street shall be painted and refurbished at the direction of the Planning Department.
35. The exterior cornice and wall on the north side of the subject building shall be painted and refurbished as needed.
36. The interior lighting of the pedestrian walkway shall be cleaned and refurbished.
37. Stucco and paint from the previous sign area on the northwest corner of the subject building shall be refurbished and repainted and must be free from damage or blemishes.
38. The trash containers shall always be kept inside the trash enclosure.
39. The two-seater table located on the walkway near the entrance of the restaurant shall be removed.
40. The applicant shall remove the tree stump and wood panel located on the north side of the property.
41. Curbs, walkways, and parking stalls, including standard, compact, and American with Disabilities Act (ADA)-compliant stalls, shall be repainted/restriped as needed.
42. The electrical transformer in the parking lot shall be repainted and refurbished as needed at the direction of the Planning Department and maintained in clean, unblemished condition.

43. Graffiti on all site features including signs, walls, mechanical equipment, and curbs shall be removed.
44. 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.
45. 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.
46. 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.
47. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
48. Customers, patrons, and visitors are prohibited from loitering in the parking lot and adjacent neighborhoods.
49. All employees must park onsite at all times.
50. In the event that a new business occupies the proposed storage area, the restaurant will have to reduce the number of indoor customer seats in order to accommodate the proposed use of the new tenant.
51. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
52. 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 24:007**

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. 956, A REQUEST BY MARISCOS EL PERIHUETE NO. 2 DBA EL PERI SUSHI TO EXPAND AN EXISTING 1,158 SQUARE FOOT RESTAURANT INTO A 2,422 SQUARE FOOT RESTAURANT WITH INDOOR CUSTOMER SEATING AT 16604 PARAMOUNT BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Mariscos El Perihuate No. 2 dba El Peri Sushi to expand an existing 1,158 square foot restaurant into a 2,422 square foot restaurant with indoor customer seating at 16604 Paramount Boulevard 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 both acknowledging and accepting all conditions of approval of this Conditional Use Permit application. The affidavit shall be submitted by Friday, March 22, 2024. Failure to provide the City with the requisite affidavit within the time stated hereinabove 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 Conditional Use Permit is held or declared to be invalid, the exception shall be void 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, security door, and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
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, over driveways, and in parking and circulation areas.
12. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Department.
13. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license. The existing business license shall be updated to reflect the expanded business area.
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. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
16. 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.
17. Business hours shall be limited to 9:00 a.m. to 11:00 p.m., Monday through Sunday.
18. The sale of alcoholic beverages shall comply with all conditions of approval of Conditional Use Permit No. 924.
19. The approved floor plan shall not be changed without prior approval by the Planning Department and the Los Angeles County Sheriff's Department.
20. Hookah tobacco use is prohibited.
21. Ongoing live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council.
22. No pool or billiard tables shall be maintained on the premises.
23. A single jukebox may be maintained upon the premises; however, the music shall not be audible outside the premises.
24. Security cameras shall be installed following City 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.



25. Seating is limited to 36 indoor customer seats.
26. 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.
27. 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).
28. 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).
29. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
30. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
31. 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.
32. A two-inch layer of brown mulch shall be applied along the south side of the perimeter landscaping areas and parking lot planters surrounding the building suite.
33. Landscaping along Harrison Street shall be refurbished and maintained in a thriving condition, free from litter, weeds, and overgrowth in perpetuity.

34. The handrail along Harrison Street shall be painted and refurbished at the direction of the Planning Department.
35. The exterior cornice and wall on the north side of the subject building shall be painted and refurbished as needed.
36. The interior lighting of the pedestrian walkway shall be cleaned and refurbished.
37. Stucco and paint from the previous sign area on the northwest corner of the subject building shall be repainted/refurbished and must be free from damage or blemishes.
38. The trash containers shall always kept inside the trash enclosure.
39. The two-seater table located on the walkway near the entrance of the restaurant shall be removed.
40. The applicant shall remove the tree stump and wood panel located on the north side of the property.
41. Curbs, walkways, and parking stalls, including standard, compact, and Americans with Disabilities Act (ADA)-compliant stalls, shall be repainted/restriped as needed.
42. The electrical transformer in the parking lot shall be repainted and refurbished as needed at the direction of the Planning Department and maintained in clean, unblemished condition.
43. Graffiti on all site features including signs, walls, mechanical equipment, and curbs shall be removed.
44. 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.
45. 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.
46. 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.

47. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
48. Customers, patrons, and visitors are prohibited from loitering in the parking lot and adjacent neighborhoods.
49. All employees must park onsite at all times.
50. In the event that a new business occupies the proposed storage area, the restaurant will have to reduce the number of indoor customer seats in order to accommodate the proposed use of the new tenant.
51. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
52. 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 6<sup>th</sup> day of March 2024.

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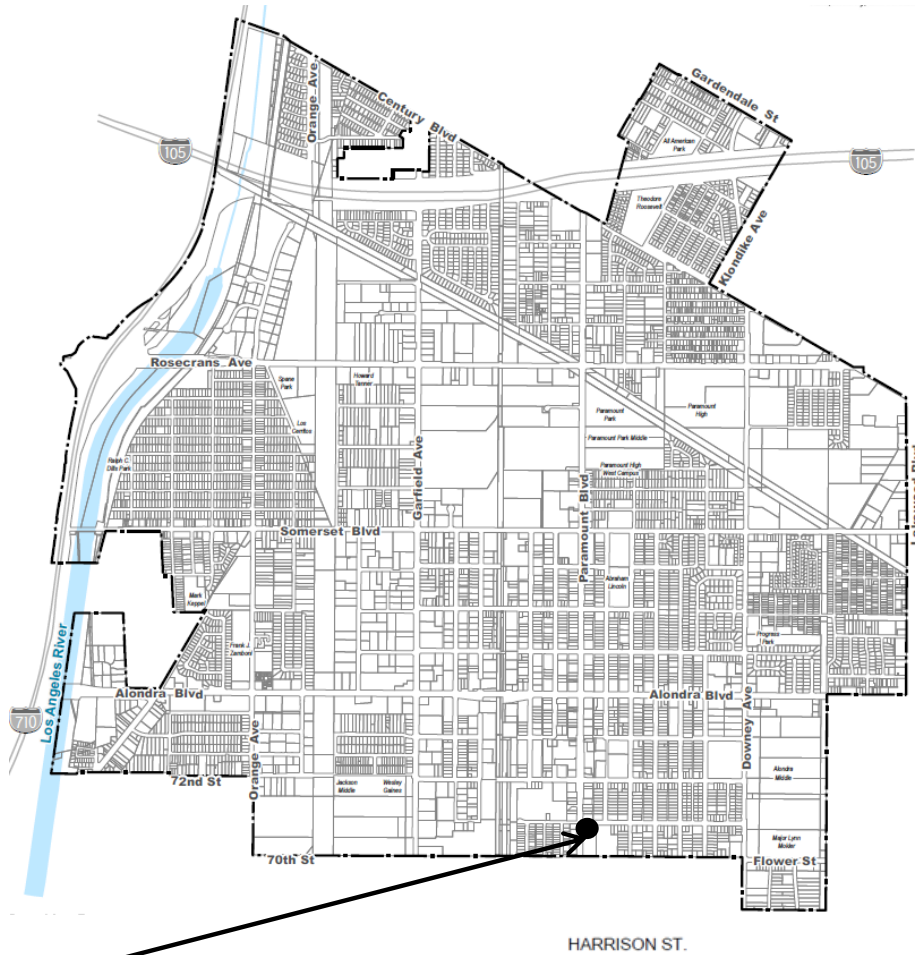
Gordon Weisenburger, Chair

Attest:

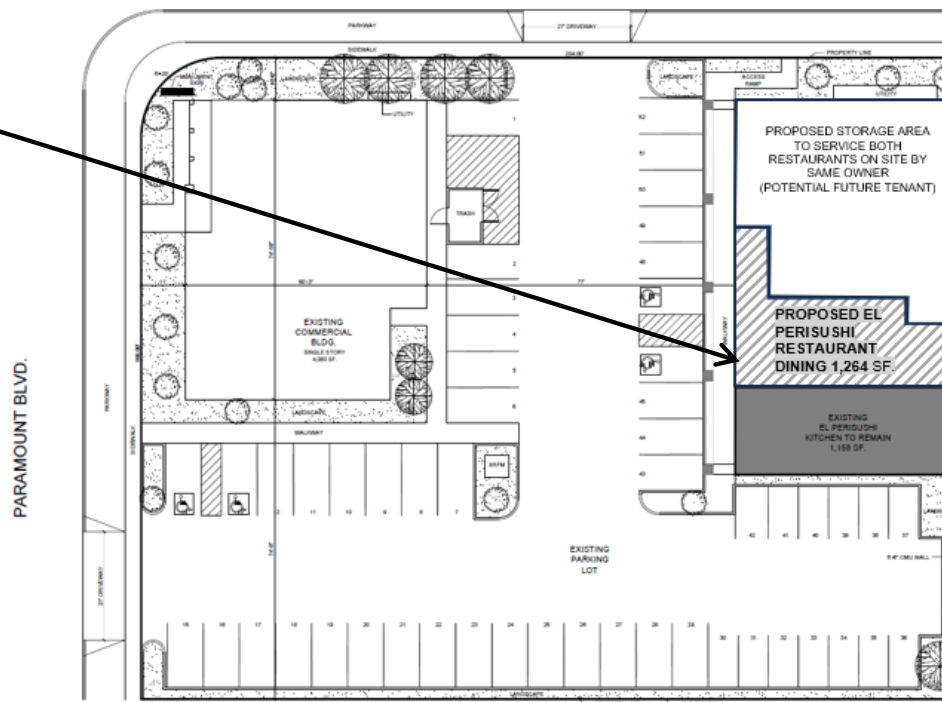
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Valerie Zaragoza, Administrative Assistant

# Conditional Use Permit No. 956



Subject  
Property



16604 Paramount Blvd.

MARCH 6, 2024

PUBLIC HEARING

ZONE CHANGE NO. 247

- 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
- 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:

RECOMMEND THAT THE PLANNING COMMISSION ADOPT RESOLUTION NO. PC 24:008, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE NO. 247, CHANGING THE OFFICIAL ZONING MAP FROM M-1 (LIGHT MANUFACTURING) TO R-M (MULTIPLE-FAMILY RESIDENTIAL) ON THE WEST SIDE OF VERMONT AVENUE FROM 15943 VERMONT AVENUE TO 15953 VERMONT AVENUE FOR CONSISTENCY WITH THE GENERAL PLAN LAND USE DESIGNATION.

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

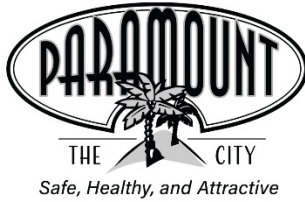
ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_



## **CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY**

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<b>PROJECT NUMBER:</b>	<b>Zone Change No. 247</b>
<b>REQUEST:</b>	<b>Recommend that the City Council approve Zone Change No. 247, changing the official Zoning Map from M-1 (Light Manufacturing) to R-M (Multiple-Family Residential) for consistency with the General Plan Land Use Designation</b>
<b>APPLICANT:</b>	<b>City of Paramount</b>
<b>MEETING DATE:</b>	<b>March 6, 2024</b>
<b>LOCATION:</b>	<b>West side of Vermont Avenue from 15943 Vermont Avenue to 15953 Vermont Avenue</b>
<b>ZONE:</b>	<b>M-1 (Light Industrial)</b>
<b>GENERAL PLAN:</b>	<b>Multiple-Family Residential</b>
<b>PLANNER:</b>	<b>Ivan Reyes</b>
<b>RECOMMENDATION:</b>	<b>Approval</b>



**To:** Honorable Planning Commission  
**From:** John Carver, Planning Director  
**By:** Ivan Reyes, Associate Planner  
**Date:** March 6, 2024

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**Subject: ZONE CHANGE NO. 247  
CHANGE THE OFFICIAL ZONING MAP FROM M-1 (LIGHT  
MANUFACTURING) TO R-M (MULTIPLE-FAMILY RESIDENTIAL) FOR  
CONSISTENCY WITH THE GENERAL PLAN LAND USE DESIGNATION**

## **BACKGROUND**

This item is a request for the Planning Commission to recommend to the City Council to approve Zone Change No. 247, changing the official Zoning Map from M-1 (Light Manufacturing) to R-M (Multiple-Family Residential) on the west side of Vermont Avenue from 15943 Vermont Avenue to 15953 Vermont Avenue for consistency with the General Plan Land Use Designation. The draft ordinance is included as Exhibit A.

The three properties at 15943 Vermont Avenue, 15947 Vermont Avenue, and 15953 Vermont Avenue each contain a single-family detached home and detached garage. The building on the northwest corner of Vermont Avenue and Madison Street is a warehouse. This property will not be part of the zone change and will remain an industrial use. The other properties on this block of Vermont Avenue are a mix of residential densities. There are no plans to redevelop these properties.

The City is taking the initiative to change the zoning classification for the properties on the west side of Vermont Avenue from 15943 Vermont Avenue to 15953 Vermont Avenue. The R-M (Multiple-Family Residential) zone will allow for this block to be in conformity to the General Plan Land Use Designation and the surrounding neighborhood which contains a mix of residential densities along Vermont Avenue.



Below is an aerial photo indicating the project area.



## DISCUSSION

Upon approval of this item, the proposed zone will be consistent with the General Plan Land Use Designation of Multiple-Family Residential, which allows for single-family detached residential development as well as multiple-family residential. Given the existing R-M zoned properties to the north and east of the subject site along Vermont Avenue, the project will not be out of character with the surrounding zoning and the Paramount General Plan. Finally, the properties will integrate well with the surrounding neighborhood.

## Environmental Assessment

This project is exempt from the provisions of the California Environmental Quality Act per Section 15061(b)(3) – general rule that CEQA only applies to projects which have the potential for causing 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 Outcomes No. 1: Safe Community.

## **RECOMMENDED ACTION**

It is recommended that the Planning Commission adopt Resolution No. PC 24:008, recommending that the City Council approve Zone Change No. 247, changing the official Zoning Map from M-1 (Light Manufacturing) to R-M (Multiple-Family Residential) on the west side of Vermont Avenue from 15943 Vermont Avenue to 15953 Vermont Avenue for consistency with the General Plan Land Use Designation.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 24:008**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDING OF FACT, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE NO. 247, CHANGING THE OFFICIAL ZONING MAP FROM M-1 (LIGHT MANUFACTURING) TO R-M (MULTIPLE-FAMILY RESIDENTIAL) ON THE WEST SIDE OF VERMONT AVENUE FROM 15943 VERMONT AVENUE TO 15953 VERMONT AVENUE FOR CONSISTENCY WITH THE GENERAL PLAN LAND USE DESIGNATION

WHEREAS, the Planning Commission of the City of Paramount recommends that the City Council approve Zone Change No. 247, changing the official Zoning Map from M-1 (Light Manufacturing) to R-M (Multiple-Family Residential) on the west side of Vermont Avenue from 15943 Vermont Avenue to 15953 Vermont Avenue for consistency with the General Plan Land Use Designation; 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, the Planning Commission of the City of Paramount finds that this zoning ordinance text amendment is exempt from CEQA pursuant to CEQA Guidelines 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.

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 Zone Change No. 247 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 Zone Change No. 247, changing the official Zoning Map from M-1 (Light Manufacturing) to R-M (Multiple-Family Residential) on the west side of Vermont Avenue from 15943 Vermont Avenue to 15953 Vermont Avenue for consistency with the General Plan Land Use Designation.

**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 March 2024.

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Gordon Weisenburger, Chair

Attest:

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Valerie Zaragoza, Administrative Assistant

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**ORDINANCE NO. \_\_\_\_**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONE CHANGE NO. 247, CHANGING THE OFFICIAL ZONING MAP FROM M-1 (LIGHT MANUFACTURING) TO R-M (MULTIPLE-FAMILY RESIDENTIAL) ON THE WEST SIDE OF VERMONT AVENUE FROM 15943 VERMONT AVENUE TO 15953 VERMONT AVENUE FOR CONSISTENCY WITH THE GENERAL PLAN LAND USE DESIGNATION

**WHEREAS**, the Zoning Ordinance of the City of Paramount, including the Zoning Map, was adopted by Ordinance No. 178 on February 20, 1962 by the City Council; and

**WHEREAS**, the City Council determines that upon applying the principles and practices of land use planning, adoption of this Ordinance No. \_\_\_\_, approving Zone Change No. 247 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 ; and

**WHEREAS**, the City Council finds that the proposed Zone Change No. 247 is consistent with desirable land use trends; and

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 April 5, 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 24:008, 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. California Environmental Quality Act (CEQA).** This ordinance is exempt from CEQA pursuant to exempt from the provisions of the California Environmental Quality Act per Section 15061(b)(3) – general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment.

**SECTION 4. 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 5. 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 once in the Paramount Journal within 15 days after its adoption together with the names and members of the City Council voting for and against the Ordinance.

PASSED, APPROVED and ADOPTED by the City Council of the City of Paramount this \_\_\_ day of \_\_\_\_\_ 2024.

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Mayor

ATTEST

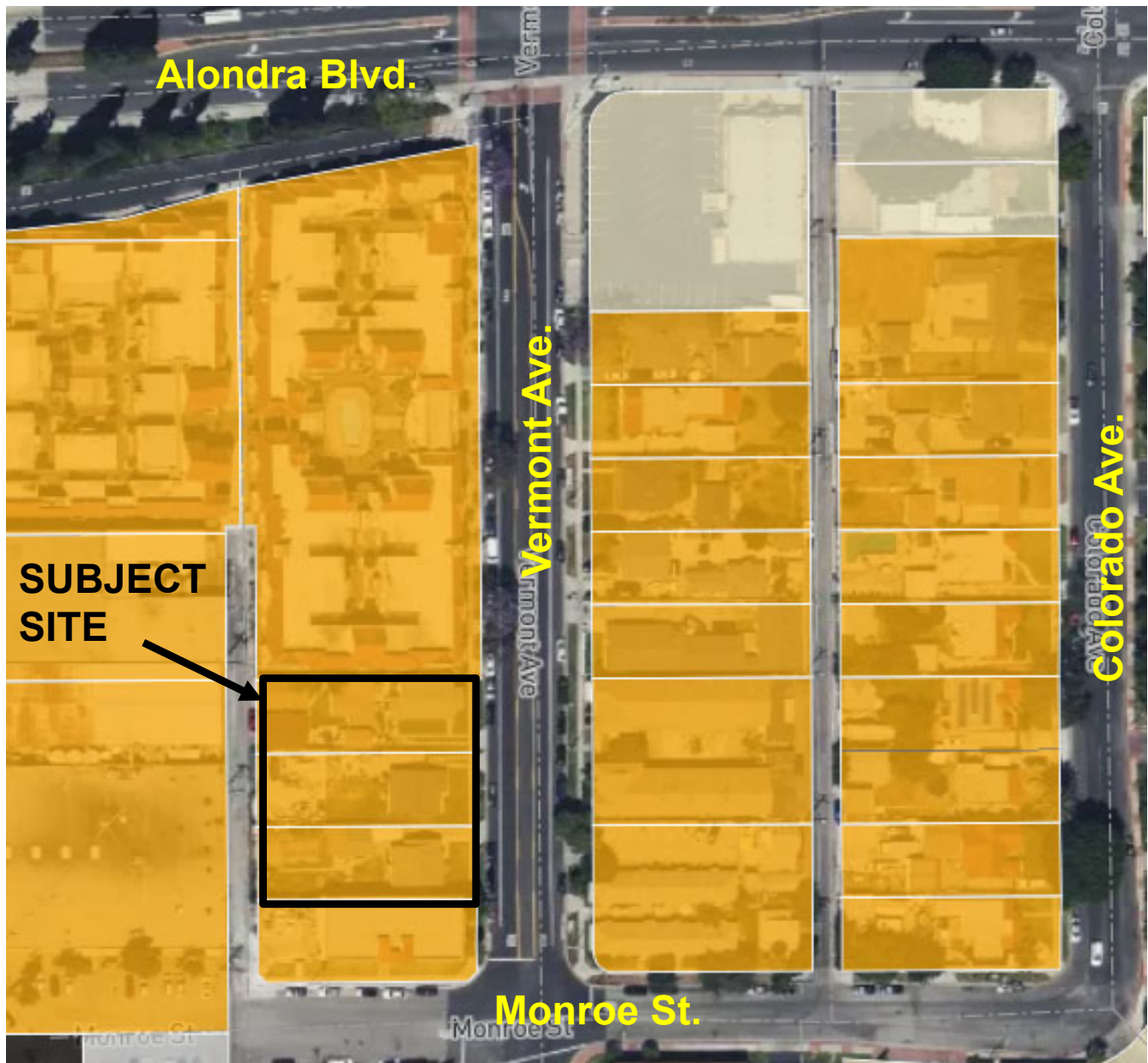
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Heidi Luce, City Clerk

15943 Vermont Ave., 15947 Vermont Ave.,  
15953 Vermont Ave.

# Zone Change No. 247

## Existing General Plan Land Use Designation



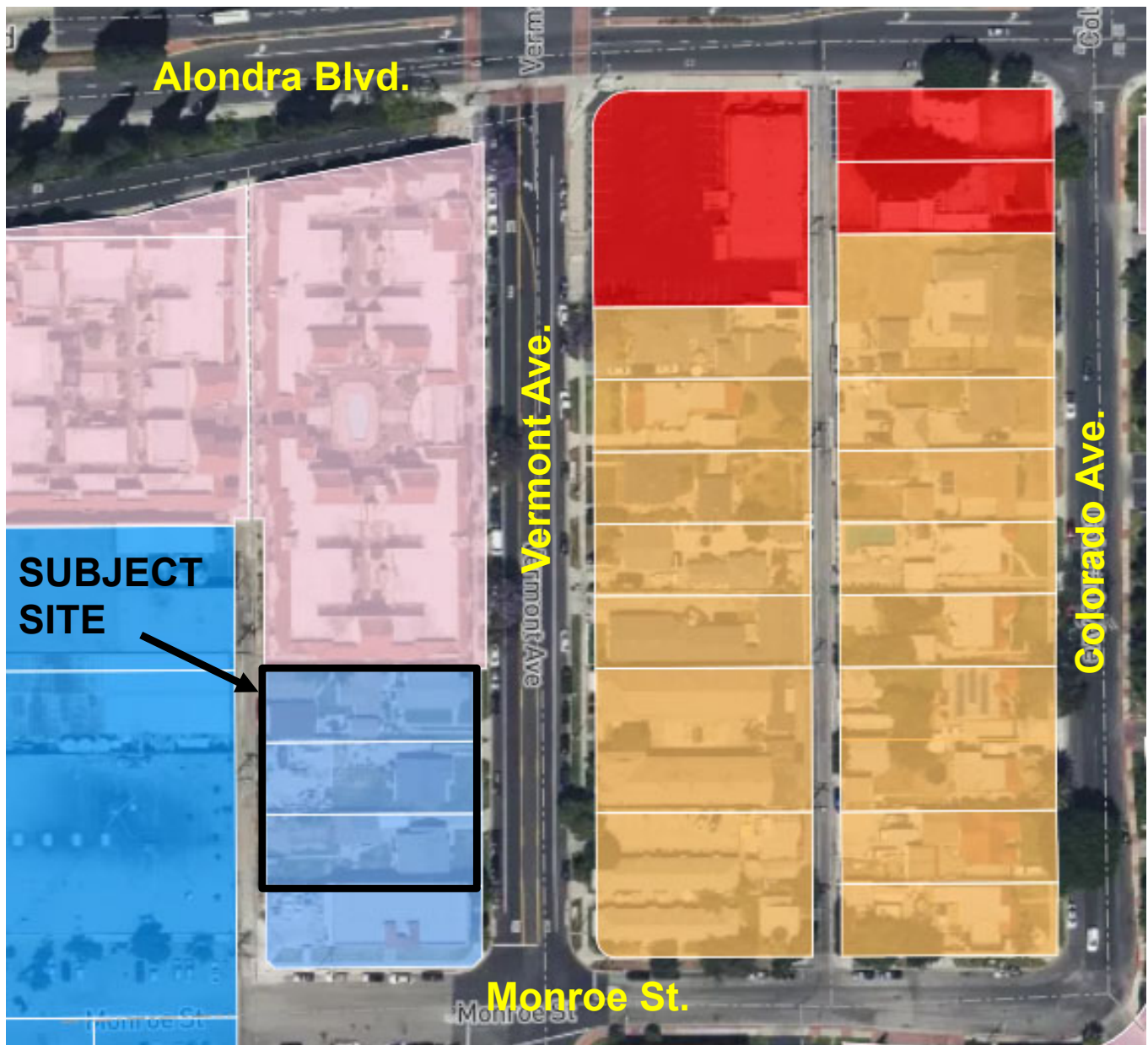
-  Multiple-Family Residential
-  Central Business District






15943-15953 Vermont Avenue



# Zone Change No. 247

## Existing Zoning

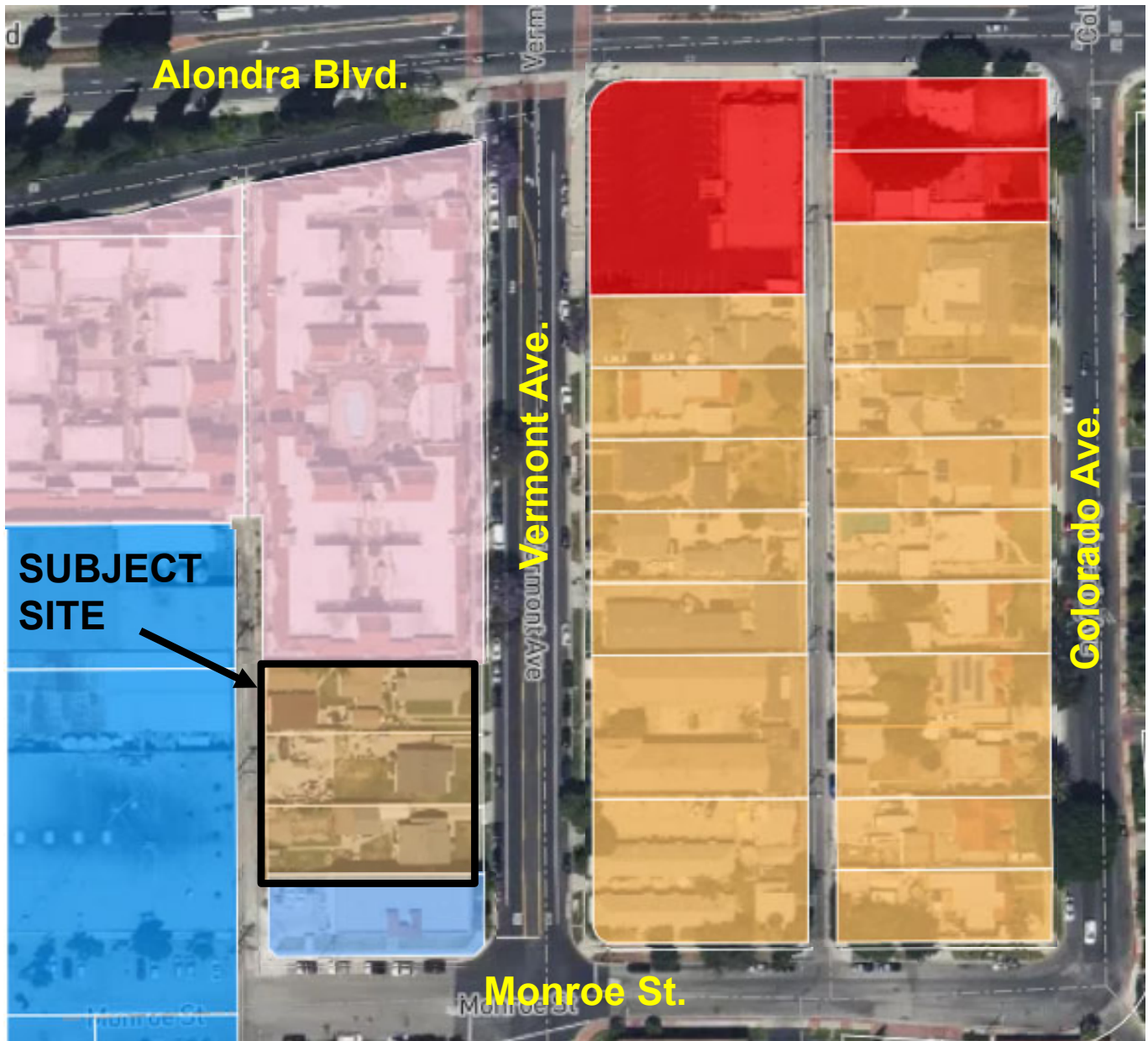







-  PD-PS (Planned Development with Performance Standards)
-  M-1 (Light Manufacturing)
-  M-2 (Heavy Manufacturing)
-  C-3 (General Commercial)
-  R-M (Multiple-Family Residential)

15943-15953 Vermont Avenue

# Zone Change No. 247

## Proposed Zoning



-  PD-PS (Planned Development with Performance Standards)
-  M-1 (Light Manufacturing)
-  M-2 (Heavy Manufacturing)
-  C-3 (General Commercial)
-  R-M (Multiple-Family Residential)

15943-15953 Vermont Avenue

MARCH 6, 2024

RESOLUTION NO. PC 24:009

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT FINDING THAT THE DISPOSITION OF PROPERTY AT 15538 COLORADO AVENUE IS IN CONFORMITY WITH THE ADOPTED PARAMOUNT GENERAL PLAN.”

MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT RESOLUTION NO. PC 24:009.

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

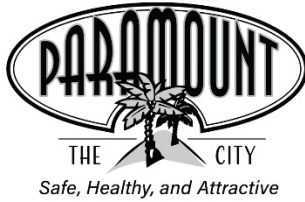
ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_



## **CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY**

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<b>PROJECT NUMBER:</b>	<b>Resolution No. PC 24:009</b>
<b>REQUEST:</b>	<b>Conformity with the Paramount General Plan: Disposition of Property at 15538 Colorado Avenue</b>
<b>APPLICANT:</b>	<b>City of Paramount</b>
<b>MEETING DATE:</b>	<b>March 6, 2024</b>
<b>LOCATION:</b>	<b>15538 Colorado Avenue</b>
<b>ZONE:</b>	<b>R-M (Multiple-Family Residential)</b>
<b>GENERAL PLAN:</b>	<b>Multiple-Family Residential</b>
<b>PLANNER:</b>	<b>Sol Bejarano</b>
<b>RECOMMENDATION:</b>	<b>Approval</b>



**To:** Honorable Planning Commission  
**From:** John Carver, Planning Director  
**By:** Sol Bejarano, Management Analyst  
**Date:** March 6, 2024

---

**Subject: Resolution No. PC 24:009 – Conformity with the Paramount General Plan: Disposition of Property at 15538 Colorado Avenue**

## **BACKGROUND**

This item is a report finding that the disposition of property at 15538 Colorado Avenue is in conformity with the adopted Paramount General Plan. Section 65402 of the Government Code of the State of California requires that before any real property is disposed of by a municipality, the Planning Commission must report on the conformity of the proposed disposition with the adopted General Plan.

## **DISCUSSION**

The vacant 11,258 square foot site is owned by the City and is the location of an unoccupied Firehouse Activity Center in the R-M (Multiple-family Residential) zone. The City Council will consider the Disposition and Development Agreement with a housing developer in the next several months for the development of residential housing units following a selection process. The residential development will maintain the characteristics of the R-M zone and assist the City in meeting the Regional Housing Needs Allocation (RHNA) requirements for the construction of new residential units.

The City Council adopted Resolution No. 24:004 at its February 13, 2024 meeting amending the General Plan Land Use Designation from Central Industrial District to Multiple-Family Residential for the properties at 15529 Colorado Avenue and other nearby properties on the same block in the R-M (Multiple-Family Residential) zone. The General Plan amendment included 15538 Colorado Avenue. As such the site now has a General Plan Land Use Designation of Multiple-Family Residential and is in conformance with the General Plan. The development of residential units at the property will be consistent with the goals, policies, objectives, standards, and guidelines set forth in the City's adopted General Plan.

### **Environmental Assessment**

This activity is exempt from the provisions of California Environmental Quality Act (CEQA) as a general rule exemption per Article 19, Section 15061 (b)(3) of CEQA guidelines in which CEQA only applies to projects which have the potential for causing 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 City's Vision. This item aligns with Strategic Outcome No. 1: Safe Community.

### **RECOMMENDED ACTION**

It is recommended that the Planning Commission adopt Resolution No. PC 24:009 finding that the disposition of property at 15538 Colorado Avenue is in conformity with the adopted Paramount General Plan.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

RESOLUTION NO. PC 24:009

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT, RECOMMENDATIONS, AND INTERPRETATION RELATIVE TO CONFORMITY WITH THE PARAMOUNT GENERAL PLAN FOR PROPERTY AT 15538 COLORADO AVENUE, AS SHOWN ON THE ATTACHED EXHIBIT "A", WHICH IS PROPOSED TO BE DISPOSED OF FOR DEVELOPMENT OF RESIDENTIAL HOUSING FOR PARAMOUNT RESIDENTS

WHEREAS, the Planning Commission of the City of Paramount has been requested to report upon the proposed disposition of property at 15538 Colorado Avenue, as shown on the attached Exhibit "A", as to conformity with the Paramount General Plan.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT DOES RESOLVE, DETERMINE, AND ADJUDGE AS FOLLOWS:

Section 1: The Planning Commission hereby finds the proposed disposition of 15538 Colorado Avenue, to eliminate blight and provide residential housing, to be in conformity with the adopted General Plan of the City of Paramount, as required by Section 65402 of the Government Code of the State of California.

PASSED, APPROVED, and ADOPTED this 6<sup>th</sup> day of March 2024.

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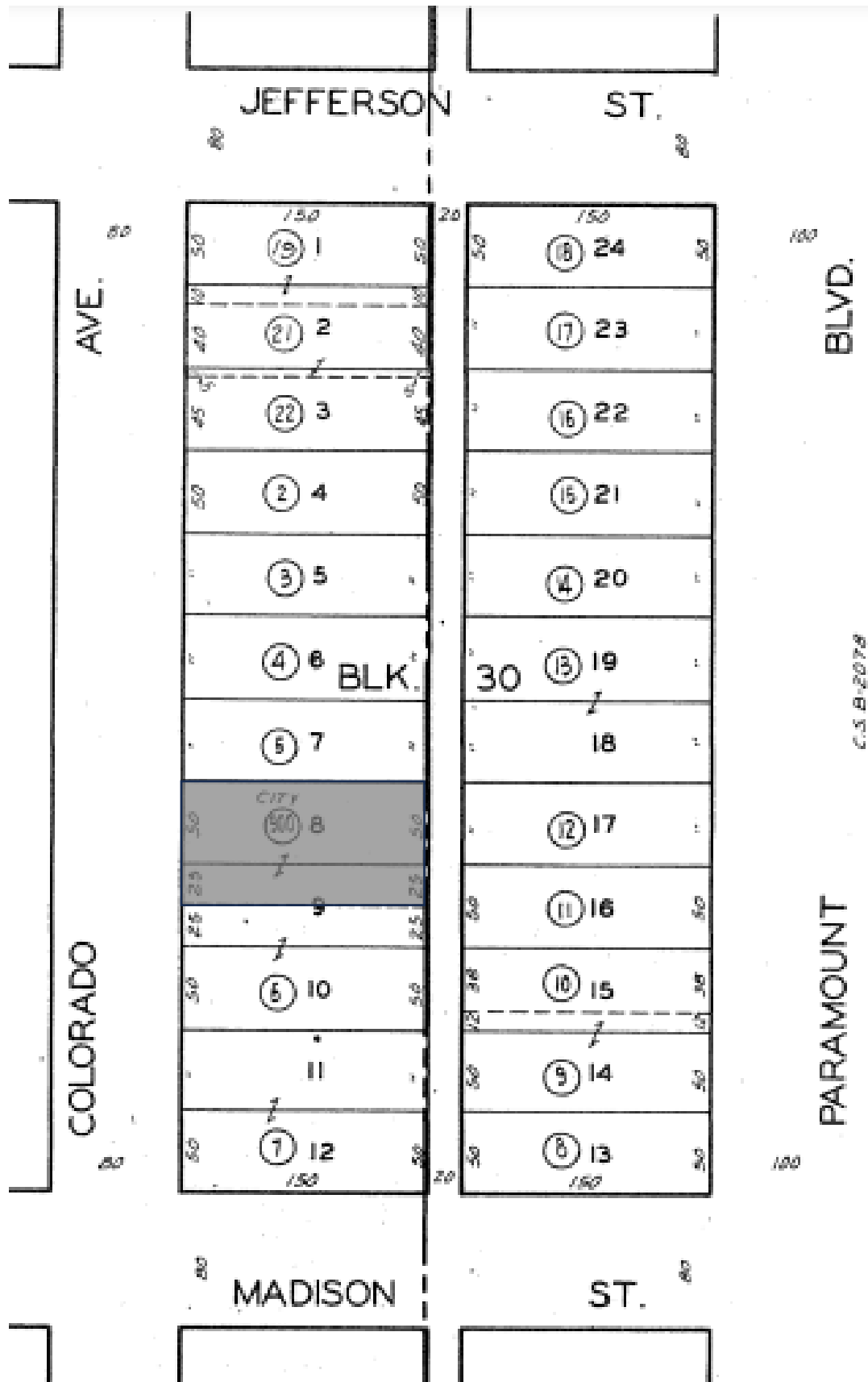
Gordan Weisenburger, Chair

Attest:

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Valerie Zaragoza, Administrative Assistant

# Exhibit A





MARCH 6, 2024

ORAL REPORT

CITY COUNCIL ACTIONS

MARCH 6, 2024

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF