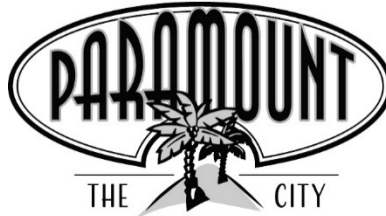


AGENDA

Paramount Planning Commission

April 3, 2024



Safe, Healthy, and Attractive

Regular Meeting
City Hall Council Chamber
6:00 p.m.

City of Paramount

16400 Colorado Avenue ♦ Paramount, CA 90723 ♦ (562) 220-2000 ♦ www.paramountcity.com

PUBLIC PARTICIPATION NOTICE

In-person Attendance: The public may attend the Planning Commission meetings 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

E-mail public comments must be received by **15 minutes prior to the start of the meeting**. The e-mail should specify the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item No.; 5) Subject; 6) Written Comments.

All public comments are limited to a maximum of three (3) minutes unless an extension is granted. No action may be taken on items not on the agenda except as provided by law. All public comments will be recorded and rules of decorum and procedures for the conduct of City meetings will apply when addressing the Planning Commission whether in-person or via email.

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](#) March 6, 2024

PUBLIC COMMENTS

NEW BUSINESS

PUBLIC HEARINGS

2. [CONDITIONAL USE PERMIT NO. 954](#) A request by Lidia Alas/Alas Kitchen and Bar to expand existing alcoholic beverage sales for onsite consumption to include distilled spirits at 15516 Paramount Boulevard, Suite B 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. [CONDITIONAL USE PERMIT NO. 957](#) A request by Jesus Soto/D'Soto Blueprints for Elijah's Park to operate a used car dealership at 15523 Lakewood 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.
4. [CONDITIONAL USE PERMIT NO. 958](#) A request by Peter Hong/Boba Time, Inc. to operate a tea shop with indoor customer seating at 16280 Paramount Boulevard, Suite C in the PD-PS (Planned Development with Performance Standards) 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

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

COMMENTS

6. [COMMENTS](#)
- City Attorney
 - Commissioners
 - Staf

ADJOURNMENT

To a meeting on May 1, 2024 at 6:00 p.m.

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) 220-2225 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.

APRIL 3, 2024

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF MARCH 6, 2024.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES MARCH 6, 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 David Moody
Commissioner Linda Timmons
Vice Chair Ernie Esparza
Chair Gordon Weisenburger

Absent: Commissioner Javier Gonzalez

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

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

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

PUBLIC COMMENTS

There were none.

1. **APPROVAL OF MINUTES** Chair Weisenburger presented the Planning Commission minutes of February 7, 2024 for approval.

It was moved by Commissioner Moody, seconded by Vice Chair Esparza, 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: Commissioner Gonzalez
ABSTAIN: None

NEW BUSINESS

PUBLIC HEARINGS

2. CONDITIONAL USE
PERMIT NO. 956
MARISCOS EL
PERIHUETE NO. 2,
INC. DBA EL PERI
SUSHI
16604 PARAMOUNT
BOULEVARD

Chair Weisenburger presented the item, a request by Mariscos El Perihuate 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.

Planning Director John Carver introduced Associate Planner Ivan Reyes 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 Vice Chair Esparza, seconded by Commissioner Timmons, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Commissioner Moody, seconded by Commissioner Timmons, to read by title only and adopt Planning Commission Resolution No. PC 24:007, approving the request. The motion was passed by the following roll call vote:

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

3. ZONE CHANGE NO.
247

Chair Weisenburger presented the item, 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.

Planning Director John Carver introduced Associate Planner Ivan Reyes 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.

Planning Director John Carver read an email received from Mr. Jon Tanklage, President, GM of Marukan Vinegar (U.S.A) Inc. in opposition to the request.

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

Planning Director John Carver stated that the zone change would not affect Marukan's operations.

There being no one else 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 Moody and Timmons, Vice Chair Esparza, Chair Weisenburger
NOES: None
ABSENT: Commissioner Gonzalez
ABSTAIN: None

It was moved by Commissioner Timmons, seconded by Vice Chair Esparza, to read by title only and adopt Planning Commission Resolution No. PC 24:008, approving the request. The motion was passed by the following roll call vote:

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

REPORTS

4. RESOLUTION NO. PC 24:009
15538 COLORADO AVENUE

Chair Weisenburger presented the item, a resolution of the Planning Commission of the City of Paramount finding that the disposition of a property at 15538 Colorado Avenue is in conformity with the adopted Paramount General Plan.

Planning Director John Carver introduced Management Analyst Sol Bejarano who presented an overview of the request.

Planning Director John Carver read an email received from Mr. Jose Luis in opposition to the request.

It was moved by Vice Chair Esparza, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 24:009, approving the request. The motion was passed by the following roll call vote:

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

5. CITY COUNCIL ACTIONS

Planning Director John Carver stated that the City Council approved Ordinance No. 1183/Zoning Ordinance Text Amendment No. 30 regarding revised regulations for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs).

Planning Director John Carver stated that the City Council gave direction to staff regarding self-storage facilities due to increased interest citywide.

6. COMMENTS FROM
CITY ATTORNEY,
COMMISSIONERS
AND STAFF

Chair Weisenburger commented that parking requirements seem to be stricter for businesses compared to that of the addition of accessory dwelling units to properties in the City.

Planning Director John Carver stated that parking requirements for accessory dwelling units is governed by the State regulations and guidelines.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:35 p.m. to the next Planning Commission meeting to be held on Wednesday, April 3, 2024 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Gordon Weisenburger, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

APRIL 3, 2024

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 954

- 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 24:005, A REQUEST
BY LIDIA ALAS/ALAS KITCHEN AND BAR TO EXPAND EXISTING
ALCOHOLIC BEVERAGE SALES FOR ONSITE CONSUMPTION TO
INCLUDE DISTILLED SPIRITS AT 15516 PARAMOUNT BOULEVARD,
SUITE B IN THE PD-PS (PLANNED DEVELOPMENT WITH
PERFORMANCE STANDARDS) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 954
REQUEST:	Expand existing alcoholic beverage sales for onsite consumption to include distilled spirits
APPLICANT:	Lidia Alas/Alas Kitchen and Bar
MEETING DATE:	April 3, 2024
LOCATION:	15516 Paramount Boulevard, Suite B
ZONE:	C-3 (General Commercial)
GENERAL PLAN:	Commercial
PLANNER:	Leslie Anahy Corrales
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: Leslie Anahy Corrales
Date: April 3, 2024

**Subject: CONDITIONAL USE PERMIT NO. 954
LIDIA ALAS/ALAS KITCHEN AND BAR**

BACKGROUND

This application is a request by Lidia Alas/Alas Kitchen and Bar for a conditional use permit (CUP) to allow the expansion of existing alcoholic beverage sales for onsite consumption to include distilled spirits at 15516 Paramount Boulevard, Suite B in the C-3 (General Commercial) zone.

The restaurant has been operating since 2015 and has been licensed to serve beer and wine for customers to drink on the premises since 2016. In 2002, the Planning Commission approved CUP No. 522, allowing the sale of beer and wine for the previous restaurant operator, Las Plebes Mexican Restaurant.

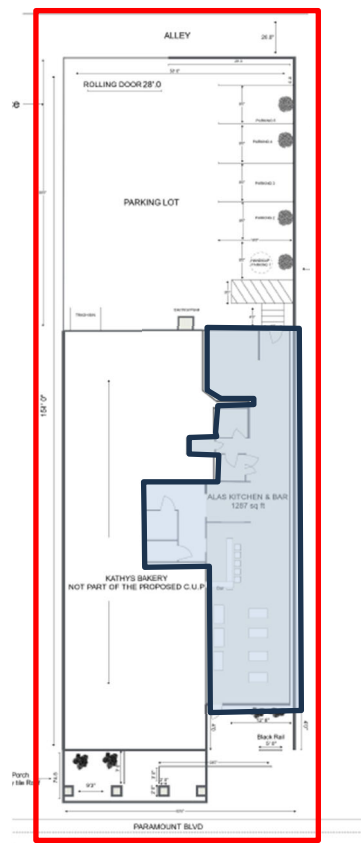
DESCRIPTION

In an effort to broaden customer options, the applicant is proposing to expand their existing alcoholic beverage sales for onsite consumption to include distilled spirits. The business hours of operation are Monday through Thursday from 10:00 a.m. to 9:00 p.m., Friday and Saturday from 9:00 a.m. to 10:00 p.m., and Sunday from 9:00 a.m. to 9:00 p.m. The restaurant has a total of six employees. The approval of the CUP would not allow the service of alcohol outside of the building. The applicant does not propose amplified live entertainment.

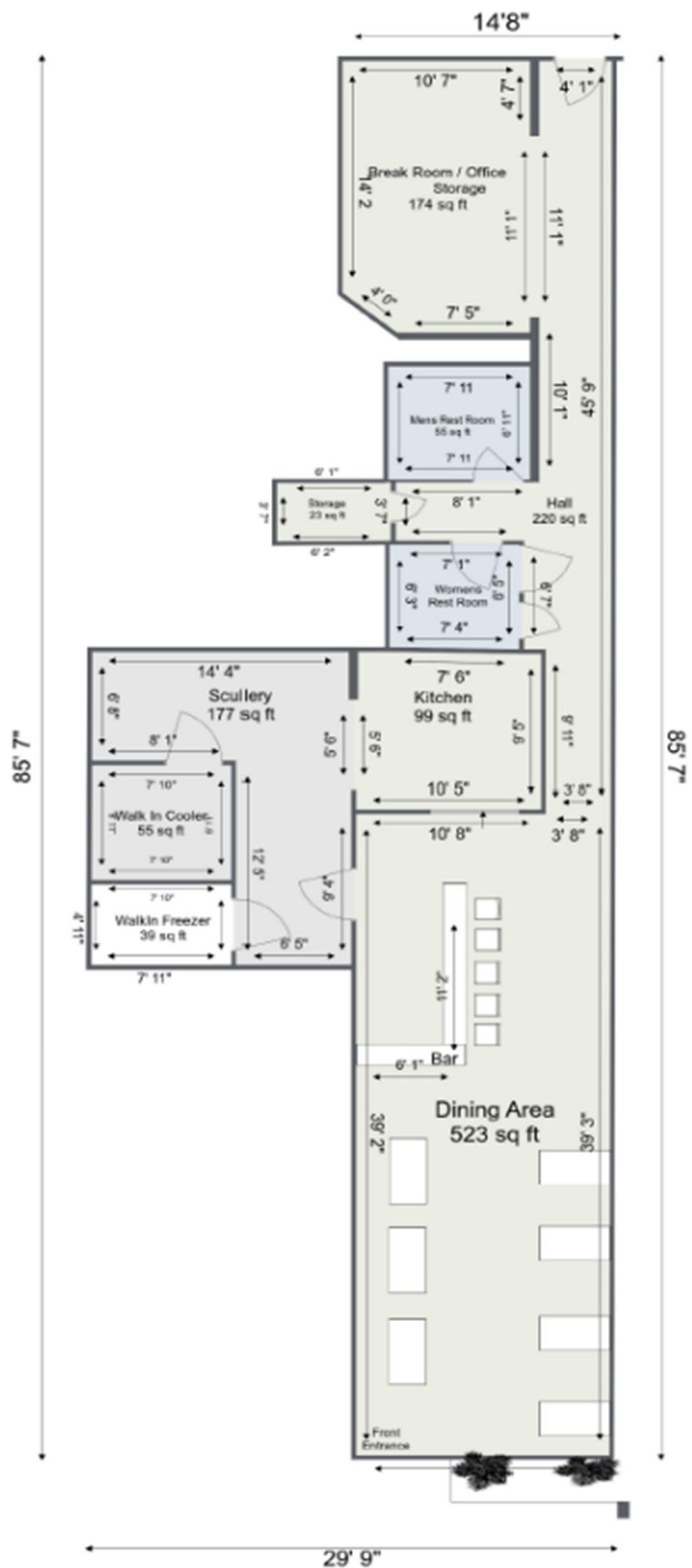
Below is a photo looking northeast at the subject building.



Below is the existing site plan for the property. The property line is outlined in red and the subject suite is highlighted in blue.



Below is the floor plan.



Public Safety

The Los Angeles County Sheriff's Department and Paramount Public Safety Department have reviewed the request to allow the expansion of existing alcoholic beverage sales for onsite consumption to include distilled spirits and found no concerns. Furthermore, the applicant is required to submit a security plan for approval and is required to ensure that the security system remains operational in the future.

ABC Review

The California Department of Alcoholic Beverage Control (ABC) has general guidelines, based on population, which are used to determine a recommended number of alcohol licenses within a given census tract. In the census tract (5539.01) where the property is located, ABC allows up to seven licenses for onsite consumption of alcohol without the need for a "determination of public convenience or necessity." There are nine active licenses in Census Tract 5539.01. ABC issued the two most recent licenses following the Planning Commission's determination of public convenience or necessity for each.

ABC categorizes alcohol beverage licenses into several different "types." The applicant is proposing to apply for an upgrade to a "Type-47" license that authorizes the sale of distilled spirits for onsite consumption at a bona fide eating place. The establishments in Census Tract 5539.01 with active licenses for onsite consumption as approved by ABC are summarized in the chart below.

BUSINESS	ADDRESS	TYPE OF LICENSE	DATE APPROVED
Casa Adelita Restaurant	8063 Alondra Blvd	Type 47 – On-Sale General eating place	07/14/2005
Alondra Hot Wings (AWSOM)	8411 Alondra Blvd	2 licenses: (1) Type 47 – On-Sale General eating place and (2) Type 58 – Caterer's Permit	03/07/2016
Mariscos Alas (Alas Kitchen and Bar)	15516 Paramount Blvd, Suite B	Type 41 – On-Sale Beer and Wine – Eating place	01/21/2016
Pizza Hut	8509 Alondra Blvd	Type 41 – On-Sale Beer and Wine – Eating place	06/08/2017
Chipotle Mexican Grill	15754 Paramount Blvd, Unit A	Type 41 – On-Sale Beer and Wine – Eating place	02/01/2017
JJ Birrieria Guadalajara	15102-15104 Paramount Blvd	Type 41 – On-Sale Beer and Wine – Eating place	05/17/2019
Stinkin Crawfish	8009 Alondra Blvd, Suite B	Type 41 – On-Sale Beer and Wine – Eating place	05/08/2020
Smoke and Fire Social Eatery	8009 Alondra Blvd, Suite A	Type 41 – On-Sale Beer and Wine – Eating place	12/11/2023

As the present application does not change the number of ABC-licensed business, ABC will issue the updated license if the Planning Commission approves this application. Alas Kitchen and Bar is located in the Central Business District, which is an appropriate location for businesses that sell alcohol for onsite consumption.

Additionally, ABC generally views restaurants or bakeries licensed for onsite consumption of alcohol favorably, since alcohol constitutes less than 50 percent of the business receipts and cannot be taken offsite. ABC has strict operating criteria for businesses that sell beer and wine, effectively minimizing negative impacts. ABC also conducts random monitoring to ensure guidelines are being properly observed.

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 operation/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.

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 24:005, approving Conditional Use Permit No. 954, 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, April 19, 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. The applicant shall comply with all conditions of approval from Conditional Use Permit No. 522.

9. 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.
10. 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.
11. 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.
12. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
13. 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.
14. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
15. The business hours of operation are limited to Monday through Thursday from 10:00 a.m. to 9:00 p.m., Friday, and Saturday from 9:00 a.m. to 10:00 p.m., and Sunday from 9:00 a.m. to 9:00 p.m. The hours of alcoholic beverage sales shall cease 30 minutes before each respective closing time.
16. The exterior of the outside trash, recyclables, and organic waste enclosure shall be repainted and refurbished as needed and maintained in good condition. No storage shall be permitted above the height of the surrounding walls.
17. The approved floor plan shall not be changed without prior approval by the Planning Department and the Los Angeles County Sheriff's Department.
18. The onsite sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; and the use shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.
19. It shall be unlawful for any person, who is intoxicated or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.

20. No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted. A professionally fabricated sign indicating as such shall continue to be posted.
21. No self-service of alcoholic beverages shall be permitted.
22. The applicant shall not have, upon the subject premises, any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607(a) of the California Business and Professions Code.
23. The applicant and/or any employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the California Business and Professions Code.
24. All employees shall possess at the site a valid driver license or identification card issued by the California Department of Motor Vehicles. All employees shall present such identification upon demand by any regulatory official.
25. Hookah tobacco use is prohibited.
26. All alcoholic beverages purchased on the subject site shall be consumed within the business establishment.
27. All stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
28. The Public Safety Department and Planning Department shall review and approve the security camera locations and orientations, including comprehensive camera views of the establishment interior, exterior, and parking lot. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. In the event of an incident and upon request, the business owners shall allow unimpeded inspection of the security camera system to Sheriff's Department and City of Paramount personnel.
29. 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.
30. The maximum number of occupants shall be established by the Fire Marshall according to each specific entertainment use and floor plan. A maximum occupancy placard shall be posted in a conspicuous location on the premises. This occupancy limitation shall not be violated.

31. 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).
32. 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 (ABC).
33. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
34. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
35. 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.
36. Plans for the unpermitted exterior projecting sign identifying the business shall be submitted to the Planning Department for review and possible approval. A Sign Permit shall be obtained from the Planning Division. Respective permits and final field approval shall be obtained from the Building and Safety Division by May 3, 2024. An electronic copy (PDF format) of the sign plans shall be submitted to the Planning Department prior to permit issuance.
37. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
38. 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.

39. 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.
40. The exterior lighting fixtures on the building shall be painted and refurbished as needed and maintained in good condition.
41. 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.
42. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
43. Any mural on the exterior of the building, perimeter wall, trash enclosure, or other exterior element shall comply with Chapter 17.112 (Art in Public Places) of the Paramount Municipal Code. Development Review Board review for possible approval is required for any proposed exterior mural before the mural can be painted or installed.
44. At the completion of the project, written final approval from the Planning Division shall be obtained. All conditions of approval shall be met prior to final approval by the Planning Division and prior to any sale of any type of alcoholic beverage.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 24:005**

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. 954, A REQUEST BY LIDIA ALAS/ALAS KITCHEN AND BAR TO ALLOW THE EXPANSION OF EXISTING ALCOHOLIC BEVERAGE SALES FOR ONSITE CONSUMPTION TO INCLUDE DISTILLED SPIRITS AT 15516 PARAMOUNT BOULEVARD, SUITE B IN THE C-3 (GENERAL COMMERCIAL) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Lidia Alas/Alas Kitchen and Bar for a conditional use permit (CUP) to expand the existing alcoholic beverage sales for onsite consumption to include distilled spirits at 15516 Paramount Boulevard, Suite B 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 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, April 19, 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. The applicant shall comply with all conditions of approval from Conditional Use Permit No. 522.

9. 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.
10. 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.
11. 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.
12. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
13. 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.
14. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
15. The business hours of operation are limited to Monday through Thursday from 10:00 a.m. to 9:00 p.m., Friday, and Saturday from 9:00 a.m. to 10:00 p.m., and Sunday from 9:00 a.m. to 9:00 p.m. The hours of alcoholic beverage sales shall cease 30 minutes before each respective closing time.
16. The exterior of the outside trash, recyclables, and organic waste enclosure shall be repainted and refurbished as needed and maintained in good condition. No storage shall be permitted above the height of the surrounding walls.
17. The approved floor plan shall not be changed without prior approval by the Planning Department and the Los Angeles County Sheriff's Department.
18. The onsite sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; and the use shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.
19. It shall be unlawful for any person who is intoxicated or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
20. No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted. A professionally fabricated sign indicating as such shall continue to be posted.

21. No self-service of alcoholic beverages shall be permitted.
22. The applicant shall not have, upon the subject premises, any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607(a) of the California Business and Professions Code.
23. The applicant and/or any employee shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the California Business and Professions Code.
24. All employees shall possess at the site a valid driver license or identification card issued by the California Department of Motor Vehicles. All employees shall present such identification upon demand by any regulatory official.
25. Hookah tobacco use is prohibited.
26. All alcoholic beverages purchased on the subject site shall be consumed within the business establishment.
27. All stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
28. The Public Safety Department and Planning Department shall review and approve the security camera locations and orientations, including comprehensive camera views of the establishment interior, exterior, and parking lot. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. In the event of an incident and upon request, the business owners shall allow unimpeded inspection of the security camera system to Sheriff's Department and City of Paramount personnel.
29. 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.
30. The maximum number of occupants shall be established by the Fire Marshall according to each specific entertainment use and floor plan. A maximum occupancy placard shall be posted in a conspicuous location on the premises. This occupancy limitation shall not be violated.
31. 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).

32. 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 (ABC).
33. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
34. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
35. 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.
36. Plans for the exterior projecting sign identifying the business shall be submitted to the Planning Department for review and possible approval. A Sign Permit shall be obtained from the Planning Division. Respective permits and final field approval shall be obtained from the Building and Safety Division by May 3, 2024. An electronic copy (PDF format) of the sign plans shall be submitted to the Planning Department prior to permit issuance.
37. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
38. 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.
39. 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.

40. The exterior lighting fixtures on the building shall be painted and refurbished as needed and maintained in good condition.
41. 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.
42. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
43. Any mural on the exterior of the building, perimeter wall, trash enclosure, or other exterior element shall comply with Chapter 17.112 (Art in Public Places) of the Paramount Municipal Code. Development Review Board review for possible approval is required for any proposed exterior mural before the mural can be painted or installed.
44. At the completion of the project, written final approval from the Planning Division shall be obtained. All conditions of approval shall be met prior to final approval by the Planning Division and prior to any sale of any type of alcoholic beverage.

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

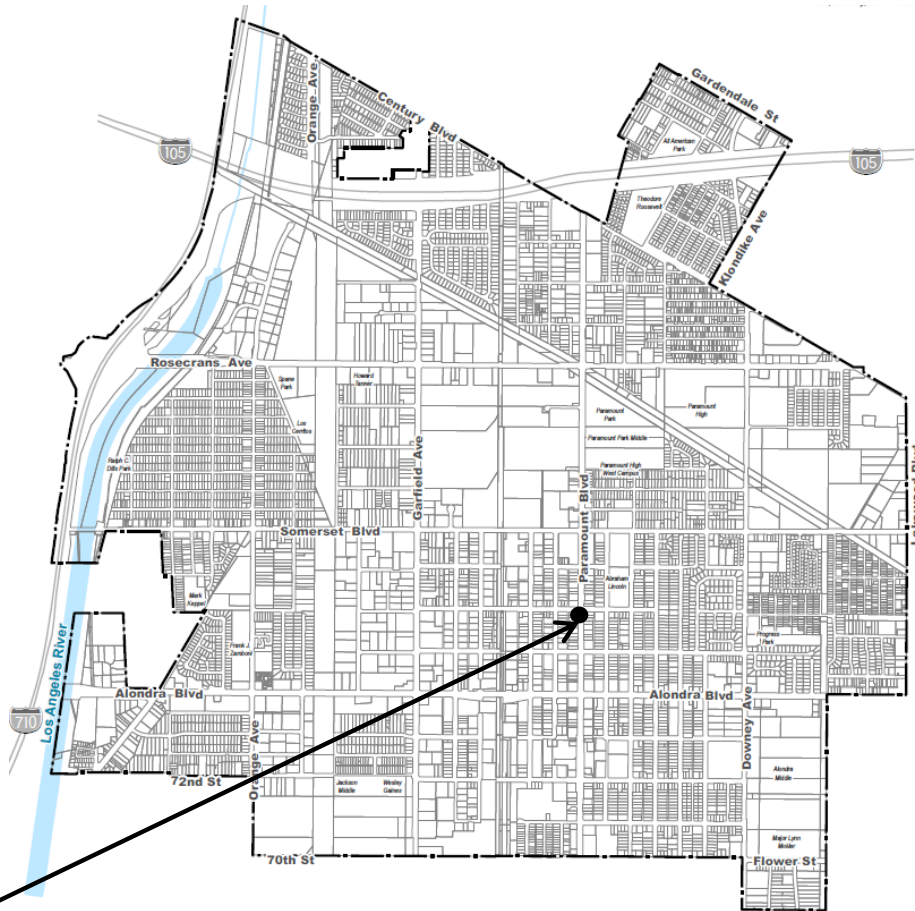
PASSED, APPROVED, and ADOPTED this 3rd day of April 2024.

Gordon Weisenburger, Chair

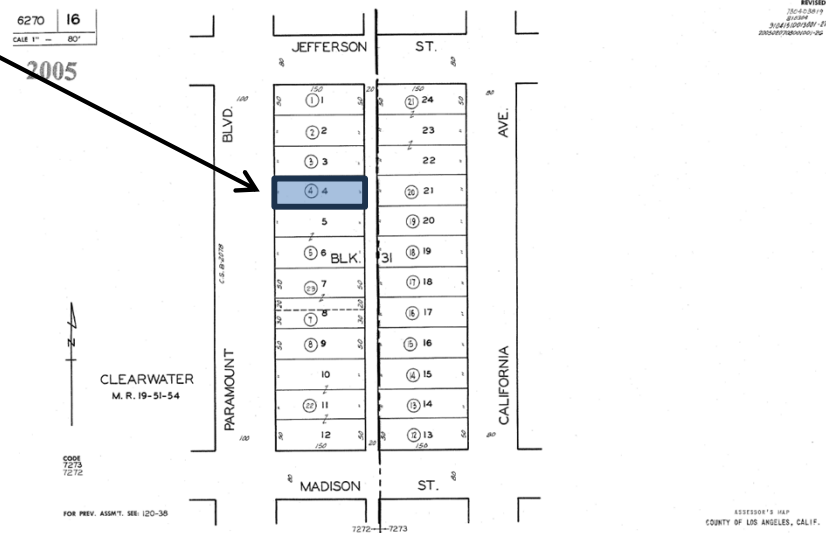
Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 954



Subject
Property



15516 Paramount Blvd, Suite B

APRIL 3, 2024

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 957

- 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 24:010, APPROVING
A REQUEST BY JESUS SOTO/D'SOTO BLUEPRINTS FOR ELIJAH'S
PARK TO OPERATE A USED CAR DEALERSHIP AT 15523
LAKEWOOD BOULEVARD IN THE C-3 (GENERAL COMMERCIAL)
ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

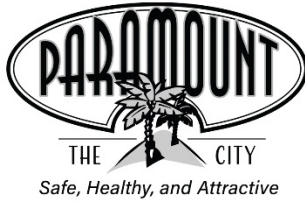
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 957
REQUEST:	Operate a used car dealership
APPLICANT:	Jesus Soto/D'Soto Blueprints for Elijah's Park
MEETING DATE:	April 3, 2024
LOCATION:	15523 Lakewood Boulevard
ZONE:	C-3 (General Commercial)
GENERAL PLAN:	Commercial
PLANNER:	John King
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: John King, AICP, Assistant Planning Director
Date: April 3, 2024

**Subject: CONDITIONAL USE PERMIT NO. 957
JESUS SOTO/D'SOTO BLUEPRINTS FOR ELIJAH'S PARK**

BACKGROUND

This application is a request by Jesus Soto/D'Soto Blueprints for Elijah's Park for a conditional use permit (CUP) to operate a used car dealership at 15523 Lakewood Boulevard in the C-3 (General Commercial) zone.

In 1985, the Planning Commission approved CUP No. 151, which authorized a vehicle sales lot in the front, commercial portion of the subject property. Automobile sales continued from that time until 2021.

Business uses lose their authorization when they cease operations for more than 180 days. As the most recent car dealership (Volta Motors) at 15523 Lakewood Boulevard discontinued operations and left the premises vacant for more than 180 days, the new property owner is required to apply for a new CUP.

The applicant is a designer applying on behalf of the property owner who will operate the business. The property owner purchased the property in April 2023 from the previous owner who since the 1970s had owned the property, which included the Wheel Trailer Park at the rear. The current owner has renamed the mobile home park Elijah's Park.

Later this evening, the Development Review Board will review Development Review Application No. 24:003, a related request to remodel the existing 324 square foot commercial building.

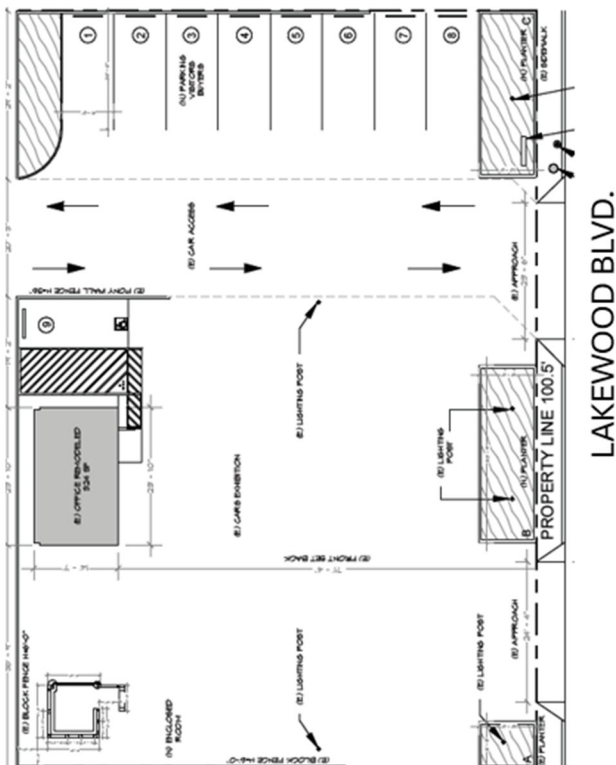
DESCRIPTION

The applicant is proposing to operate a used car dealership with hours of operation from 9:00 a.m. to 6:00 p.m., Monday through Friday. The applicant states two employees would staff the business. Trucks delivering vehicles to the site will be required to unload within the property interior and not utilize public streets. Test drives will be restricted to commercial streets, and test drives on residential streets are prohibited. No servicing of vehicles is permitted on the premises or public streets. The applicant is proposing to

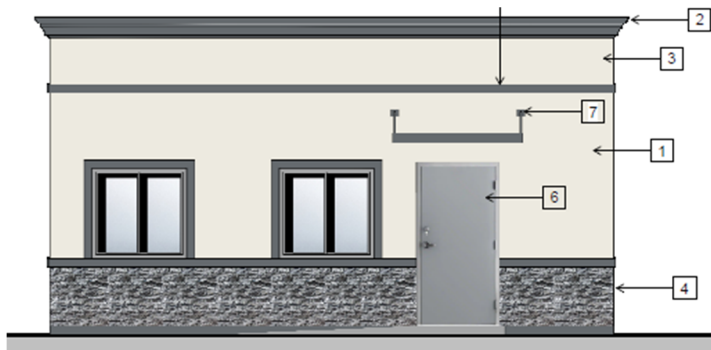
The following are recommended conditions of approval:

- Construct a trash enclosure with sufficient space for a trash bin, recycle bin, and organic waste barrel.
- Remove all chain link fencing.
- Install irrigation and plant landscaping in the expanded front planters following separate Planning Department review and approval of irrigation and landscaping that meet City requirements.
- Paint the perimeter block walls and poles in commercial areas of the subject property following separate Planning Department review and approval of a paint color.
- Repave the asphalt surface, including parking lot, car exhibition area, and driveway/car access area in the front commercial area.
- Paint parking stalls as indicated on the site plan.
- Install security cameras following Planning Department review and approval of a security camera plan indicated camera placement, orientation, and view.

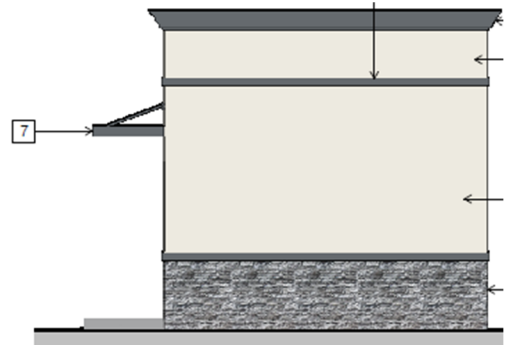
Below is the proposed site plan.



Below are elevations.



(N) NORTH ELEVATION



(N) EAST ELEVATION

Photos

The following are photos of the subject site.



Analysis

The business is proposed for an appropriate commercial zone with a decades-long history of this type of business. This area of the site is adequate in size and location for the proposed business.

Environmental Assessment

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

FISCAL IMPACT

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 24:010, approving Conditional Use Permit No. 957, 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, April 19, 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. All Conditional Use Permit No. 957 conditions of approval shall be included as general notes on all submitted sets of building plans.

4. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
5. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated, and the privileges granted hereunder shall lapse.
6. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
7. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a) That the approval was obtained by fraud;
 - b) That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c) That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;
 - d) That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

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

8. All applicable development fees are due prior to the issuance of building permits.
9. 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 installation of exterior security doors, gates and window coverings, including but not limited to bars, grilles, grates, and overhead rolldown doors is prohibited in accordance with Section 17.24.70(C) of the Paramount Municipal Code.
11. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti, blemishes, and peeling paint shall be promptly removed.
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. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division of the Planning Department.
14. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
15. 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.
16. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
17. 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.
18. Business hours shall be limited to 9:00 a.m. to 6:00 p.m., Monday through Friday.
19. The approved floor plan shall not be changed without prior approval by the Planning Department.
20. 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.
21. 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.

22. 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).
23. 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 South Coast Air Quality Management District, (3) the California Department of Motor Vehicles (DMV), and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
24. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
25. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
26. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter 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.
27. Any proposed sign or proposed changes to an existing sign shall be reviewed and approved by the Planning Department.
28. Curbs, walkways, and parking stalls, including standard, compact, and American with Disabilities Act (ADA)-compliant stalls, shall be painted/striped as provided on the associated site plan. Solid striping shall be maintained in good condition.
29. Graffiti and stickers unrelated to the business on all site features including signs, walls, window panes, mechanical equipment, and curbs shall be removed.
30. 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.

31. 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.
32. The plans are subject to approval by the Building and Safety Division of the Planning Department and the Los Angeles County Fire Department.
33. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
34. Customers, patrons, and visitors are prohibited from loitering in the parking lot and adjacent neighborhoods.
35. Trucks delivering vehicles to the site shall load and unload within the property interior and not utilize public streets. Trucks shall not impede access to and from the residential portion of the site.
36. Test drives, whether a customer or another person is the driver, shall be restricted to commercial streets, and test drives on residential streets are prohibited. The applicant shall inform customers in writing of test drive policies consistent with this condition of approval prior to allowing a test drive.
37. Servicing of vehicles is prohibited on the premises or public streets.
38. The existing front planters shall be expanded to a total 10-foot depth. Irrigation and landscaping shall be installed in the expanded front planters following separate Planning Department review and approval of irrigation and landscaping that meets City and State requirements. A minimum of one 24-inch-box shade/canopy tree shall be planted and maintained in one of the front planters. Brown mulch shall be maintained in the planters to complement shrubs.
39. A trash enclosure with sufficient space for a trash bin, recycle bin, and organic waste barrel shall be constructed as indicated on the associated site plan and maintained in good, unblemished condition.
40. All chain link fencing shall be removed. Any replacement fencing requires separate review by the Planning Department for possible approval.
41. The perimeter block walls and poles in commercial areas of the subject property shall be painted following separate Planning Department review and approval of a paint color.
42. The asphalt surface, including parking lot, car exhibition area, and driveway/car access area in the front commercial area, shall be repaved.

43. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
44. The project shall comply with all conditions of approval of Development Review Application No. 24:003.
45. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division. Sales of vehicles shall not begin until Planning Department final approval is confirmed by the City in writing.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 24:010**

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. 957, A REQUEST BY JESUS SOTO/D'SOTO BLUEPRINTS FOR ELIJAH'S PARK FOR A CONDITIONAL USE PERMIT TO OPERATE A USED CAR DEALERSHIP AT 15523 LAKEWOOD BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Jesus Soto/D'Soto Blueprints for Elijah's Park for a conditional use permit (CUP) to operate a used car dealership at 15523 Lakewood 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 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, April 19, 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. All Conditional Use Permit No. 957 conditions of approval shall be included as general notes on all submitted sets of building plans.
4. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
5. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated, and the privileges granted hereunder shall lapse.

6. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
7. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a) That the approval was obtained by fraud;
 - b) That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c) That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;
 - d) That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

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

8. All applicable development fees are due prior to the issuance of building permits.
9. 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 installation of exterior security doors, gates and window coverings, including but not limited to bars, grilles, grates, and overhead rolldown doors is prohibited in accordance with Section 17.24.70(C) of the Paramount Municipal Code.

11. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti, blemishes, and peeling paint shall be promptly removed.
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. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division of the Planning Department.
14. 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.
15. 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.
16. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
17. 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.
18. Business hours shall be limited to 9:00 a.m. to 6:00 p.m., Monday through Friday.
19. The approved floor plan shall not be changed without prior approval by the Planning Department.
20. 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.
21. 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.

22. 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).
23. 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 South Coast Air Quality Management District, (3) the California Department of Motor Vehicles (DMV), and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
24. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
25. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
26. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter 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.
27. Any proposed sign or proposed changes to an existing sign shall be reviewed and approved by the Planning Department.
28. Curbs, walkways, and parking stalls, including standard, compact, and American with Disabilities Act (ADA)-compliant stalls, shall be painted/striped as provided on the associated site plan. Solid striping shall be maintained in good condition.
29. Graffiti and stickers unrelated to the business on all site features including signs, walls, window panes, mechanical equipment, and curbs shall be removed.
30. 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.

31. 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.
32. The plans are subject to approval by the Building and Safety Division of the Planning Department and the Los Angeles County Fire Department.
33. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
34. Customers, patrons, and visitors are prohibited from loitering in the parking lot and adjacent neighborhoods.
35. Trucks delivering vehicles to the site shall load and unload within the property interior and not utilize public streets. Trucks shall not impede access to and from the residential portion of the site.
36. Test drives, whether a customer or another person is the driver, shall be restricted to commercial streets, and test drives on residential streets are prohibited. The applicant shall inform customers in writing of test drive policies consistent with this condition of approval prior to allowing a test drive.
37. Servicing of vehicles is prohibited on the premises or public streets.
38. The existing front planters shall be expanded to a total 10-foot depth. Irrigation and landscaping shall be installed in the expanded front planters following separate Planning Department review and approval of irrigation and landscaping that meets City and State requirements. A minimum of one 24-inch-box shade/canopy tree shall be planted and maintained in one of the front planters. Brown mulch shall be maintained in the planters to complement shrubs.
39. A trash enclosure with sufficient space for a trash bin, recycle bin, and organic waste barrel shall be constructed as indicated on the associated site plan and maintained in good, unblemished condition.
40. All chain link fencing shall be removed. Any replacement fencing requires separate review by the Planning Department for possible approval.
41. The perimeter block walls and poles in commercial areas of the subject property shall be painted following separate Planning Department review and approval of a paint color.

42. The asphalt surface, including parking lot, car exhibition area, and driveway/car access area in the front commercial area, shall be repaved.
43. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
44. The project shall comply with all conditions of approval of Development Review Application No. 24:003.
45. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division. Sales of vehicles shall not begin until Planning Department final approval is confirmed by the City in writing.

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

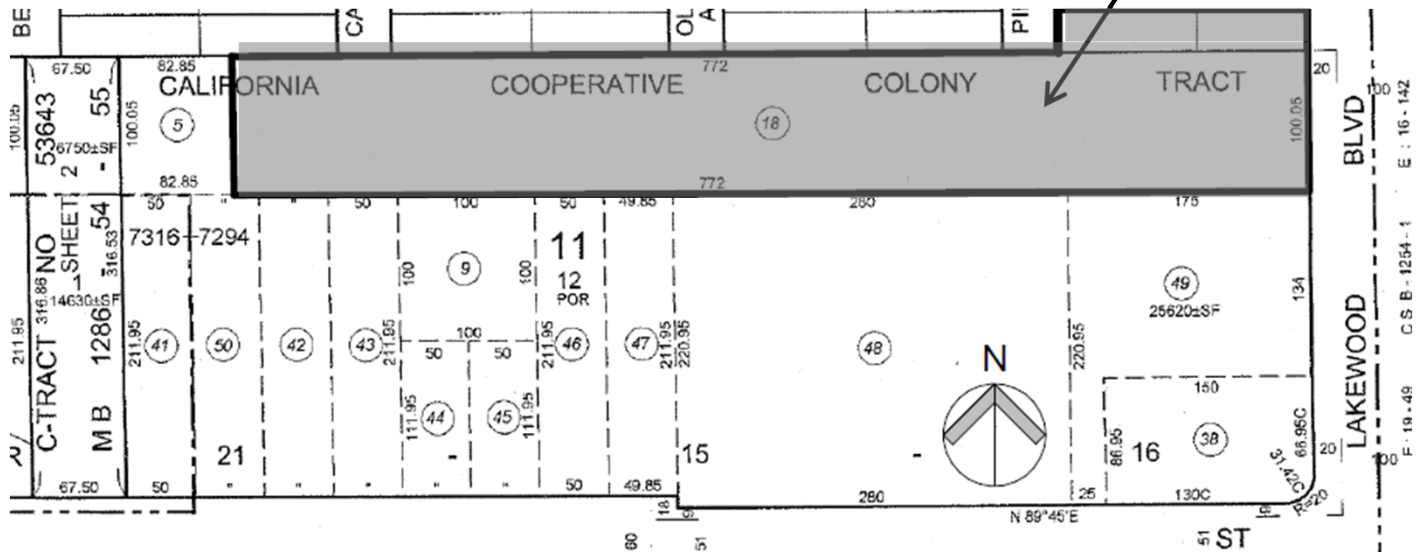
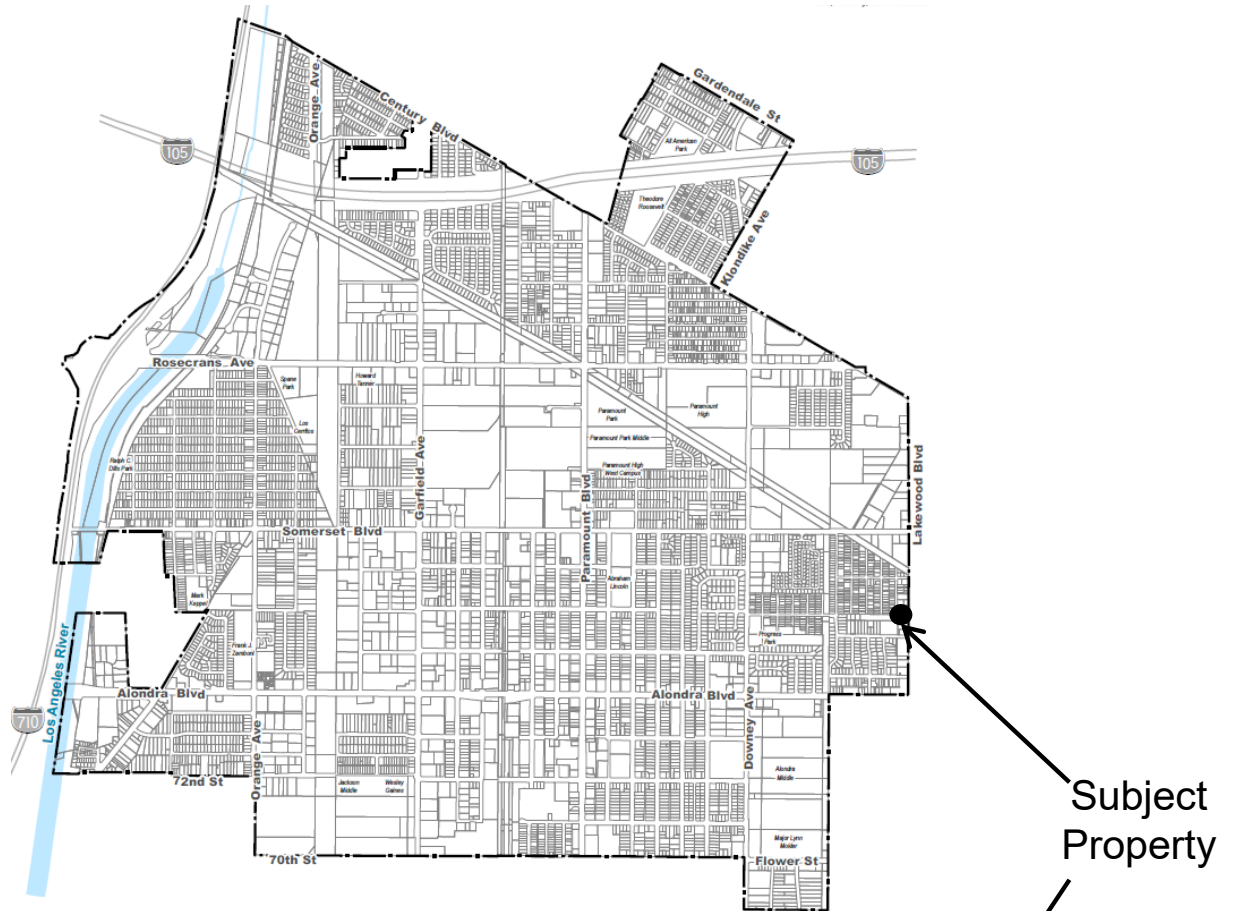
PASSED, APPROVED, and ADOPTED this 3rd day of April 2024.

Gordon Weisenburger, Chair

Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 957



15523 Lakewood Blvd.

APRIL 3, 2024

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 958

- 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 24:011, APPROVING
A REQUEST BY PETER HONG/IT'S BOBA TIME TO OPERATE A TEA
SHOP WITH INDOOR CUSTOMER SEATING AT 16280 PARAMOUNT
BOULEVARD, SUITE C IN THE PD-PS (PLANNED DEVELOPMENT
WITH PERFORMANCE STANDARDS) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

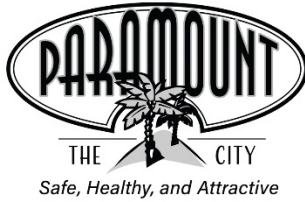
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 958
REQUEST:	Operate a tea shop with indoor customer seating
APPLICANT:	Peter Hong/It's Boba Time
MEETING DATE:	April 3, 2024
LOCATION:	16280 Paramount Boulevard, Suite C
ZONE:	PD-PS (Planned Development with Performance Standards)
GENERAL PLAN:	Central Business District
PLANNER:	Ivan Reyes
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: Ivan Reyes, Associate Planner
Date: April 3, 2024

**Subject: CONDITIONAL USE PERMIT NO. 958
PETER HONG/IT'S BOBA TIME**

BACKGROUND

This application is a request by Peter Hong/It's Boba Time for a conditional use permit (CUP) to operate a tea shop with indoor customer seating at 16280 Paramount Boulevard, Suite C in the PD-PS (Planned Development with Performance Standards) zone. The property, known as the Paramount Pond, is located at the northeast corner of Paramount Boulevard and Jackson Street in the Town Center East. The 11,360 square foot site is developed with a standalone 4,010 square foot square foot three-suite building occupied by Waikiki Hawaiian Grill and Baskin Robbins. The proposed tea shop will occupy 1,424 square feet within the three-suite building.

The subject suite was leased by Starbucks from the time the building was constructed in 2001 until relocating to 7905 Alondra Boulevard in 2020. The use formally discontinued after six months of inactivity. The purpose of this hearing is to consider the restaurant with indoor seating, establish new conditions to comply with City regulations, and bring the business into conformance with regulations for the Town Center East.

DISCUSSION

In 2003, It's Boba Time opened its first store in Los Angeles and has expanded to 80 locations throughout California. It's Boba Time specializes in milk tea, coffee, smoothies, shaved ice, and hot and iced beverages. The hours of operation would be Monday through Sunday from 10:00 a.m. through 11:00 p.m. There would be a total of 10 employees. The applicant does not propose amplified live music.

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 businesses with indoor customer seating. The proposed business will have a total of 24 customer seats. As one parking space is required for every three seats, eight parking spaces are required. A total of 15 parking spaces are provided, including one Americans with Disabilities Act (ADA)-accessible parking space. Additionally, 273 parking spaces are provided in the Town Center East.

Subject Site

0 100' 0"

NORTH

LEGEND:

- (A) ACCESSIBLE PARKING
- (B) LANDSCAPING
- (C) LANDSCAPING
- (D) LANDSCAPING
- (E) LANDSCAPING
- (F) LANDSCAPING
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- (W) LANDSCAPING
- (X) LANDSCAPING
- (Y) LANDSCAPING
- (Z) LANDSCAPING

JACKSON STREET

PARAMOUNT BOULEVARD

01 PUBLIC SIDE WALK

02 TRAILER LOT

03 ACCESSIBLE PARKING

04 NEW ACCESSIBLE PARKING

05 TRAILER LOT

06 TRAILER LOT

07 TRAILER LOT

08 TRAILER LOT

09 TRAILER LOT

10 TRAILER LOT

11 TRAILER LOT

12 TRAILER LOT

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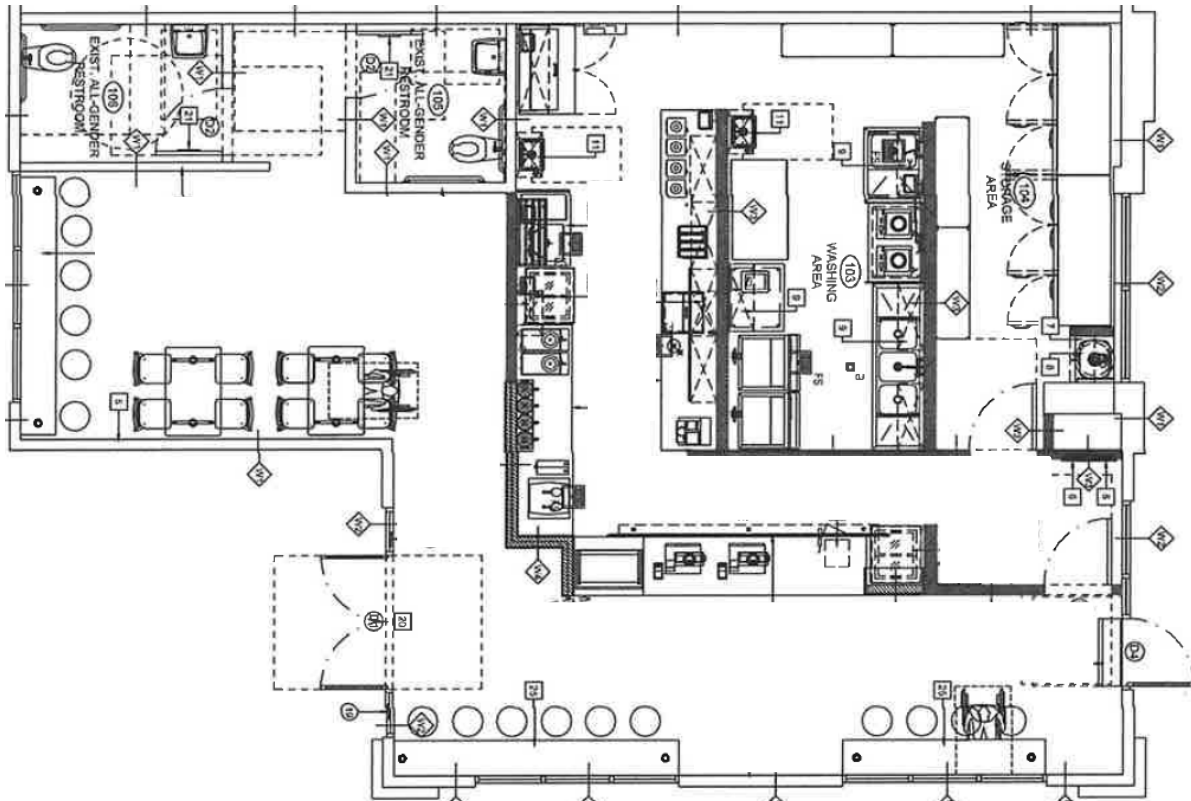
96 TRAILER LOT

97 TRAILER LOT

98 TRAILER LOT

99 TRAILER LOT

100 TRAILER LOT



Below are site photos from March 18, 2024. The first photo is the existing entrance to the tea shop, the second is the street view of the suite from Paramount Boulevard, and the third is a view looking north at the public art (tile mural) commemorating the Iceland ice skating rink and Zamboni ice resurfacers.



Existing entrance to the restaurant



Street view of the suite from Paramount Blvd.



Analysis

The proposed business is located in an appropriate zone within the Downtown Paramount area of the Central Business District and is compatible with the surrounding businesses. The location is adequate in size, 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 24:011, approving Conditional Use Permit No. 958, 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, April 19, 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. 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 Ordinance No. 1171/Zone Change No. 243 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 10:00 a.m. to 11:00 p.m., Monday through Sunday.
18. The sale of alcoholic beverages is prohibited unless a Conditional Use Permit is reviewed and approved by the Planning Department.

19. The approved floor plan shall not be changed without prior approval by the Planning 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. 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.
23. Seating is limited to 24 indoor customer seats. Any additional indoor and/or outdoor seating requires reconsideration of the conditional use permit with a formal application.
24. 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.
25. 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).
26. 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).
27. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
28. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
29. 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 business is open 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.

30. Any proposed sign shall be reviewed and approved by the Planning Department. The applicant shall also update the monument sign face following separate Planning Department review and approval.
31. The exterior lighting of the pedestrian walkway shall be cleaned, refurbished, and maintained in good, unblemished condition.
32. Stucco and paint from the previous sign area on the west and south corner of the subject building shall be refurbished and repainted and must be free from damage or blemishes.
33. Curbs, walkways, and parking stalls, including standard, compact, and American with Disabilities Act (ADA)-compliant stalls, shall be repainted/restriped as needed.
34. The trash enclosure in the parking lot shall be repainted and refurbished as needed at the direction of the Planning Department and maintained in clean, unblemished condition.
35. The concrete area near the entrance of the subject suite shall be powerwashed and refurbished as needed. This concrete area shall be maintained in good condition, free of stains and blemishes.
36. Graffiti on all site features including signs, walls, window panes, mechanical equipment, and curbs shall be removed. The suite and adjacent site shall be maintained free of graffiti and other vandalism.
37. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
38. The tile mural on the exterior of the building shall be maintained in a clean, unblemished condition in perpetuity.

39. Construction shall take place only between 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Construction is prohibited on Sundays and national holidays.
40. The plans are subject to approval by the Building and Safety Division of the Planning Department, Los Angeles County Fire Department, Los Angeles County Department of Public Health, Industrial Waste Unit of the Environmental Programs Division of the Los Angeles County Department of Public Works, and Sanitation Districts of Los Angeles County.
41. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
42. Customers, patrons, and visitors are prohibited from loitering in the parking lot and adjacent neighborhoods.
43. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
44. 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 24:011**

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. 958, A REQUEST BY PETER HONG/IT'S BOBA TIME TO OPERATE A TEA SHOP WITH INDOOR CUSTOMER SEATING AT 16280 PARAMOUNT BOULEVARD, SUITE C IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Peter Hong/It's Boba Time to operate a tea shop with indoor customer seating at 16280 Paramount Boulevard, Suite C in the PD-PS (Planned Development with Performance Standards) 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 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, April 19, 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. 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 Ordinance No. 1171/Zone Change No. 243.
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 10:00 a.m. to 11:00 p.m., Monday through Sunday.
18. The sale of alcoholic beverages is prohibited unless a Conditional Use Permit is reviewed and approved by the Planning Department.
19. The approved floor plan shall not be changed without prior approval by the Planning 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. 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.
23. Seating is limited to 24 indoor customer seats. Any additional indoor and/or outdoor seating requires reconsideration of the conditional use permit with a formal application.

24. 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.
25. 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).
26. 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).
27. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
28. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
29. 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 business is open 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.
30. Any proposed sign shall be reviewed and approved by the Planning Department. The applicant shall also update the monument sign face following separate Planning Department review and approval.
31. The exterior lighting of the pedestrian walkway shall be cleaned, refurbished, and maintained in good, unblemished condition.
32. Stucco and paint from the previous sign area on the west and south corner of the subject building shall be refurbished and repainted and must be free from damage or blemishes.

33. Curbs, walkways, and parking stalls, including standard, compact, and American with Disabilities Act (ADA)-compliant stalls, shall be repainted/restriped as needed.
34. The trash enclosure in the parking lot shall be repainted and refurbished as needed at the direction of the Planning Department and maintained in clean, unblemished condition.
35. The concrete area near the entrance of the subject suite shall be powerwashed and refurbished as needed. This concrete area shall be maintained in good condition, free of stains and blemishes.
36. Graffiti on all site features including signs, walls, window panes, mechanical equipment, and curbs shall be removed. The suite and adjacent site shall be maintained free of graffiti and other vandalism.
37. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
38. The tile mural on the exterior of the building shall be maintained in a clean, unblemished condition in perpetuity.
39. Construction shall take place only between 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Construction is prohibited on Sundays and national holidays.
40. The plans are subject to approval by the Building and Safety Division of the Planning Department, Los Angeles County Fire Department, Los Angeles County Department of Public Health, Industrial Waste Unit of the Environmental Programs Division of the Los Angeles County Department of Public Works, and Sanitation Districts of Los Angeles County.
41. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
42. Customers, patrons, and visitors are prohibited from loitering in the parking lot and adjacent neighborhoods.
43. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.

44. 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.

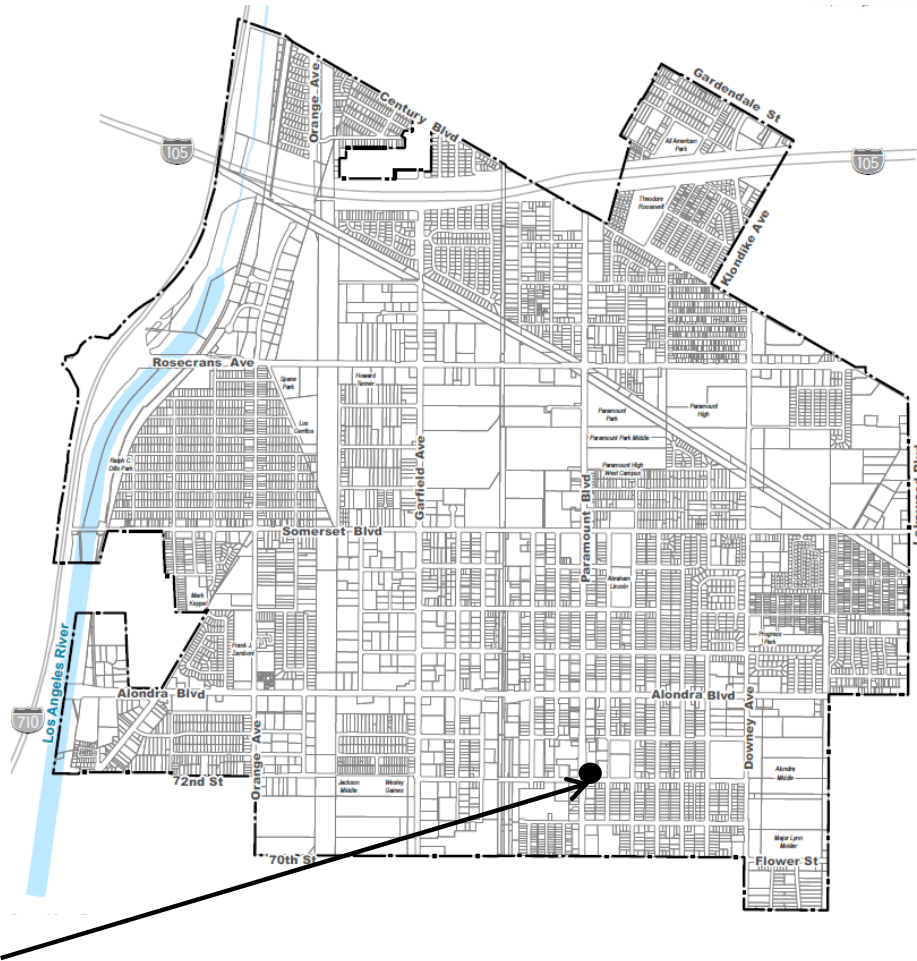
PASSED, APPROVED, and ADOPTED this 3rd day of April 2024.

Gordon Weisenburger, Chair

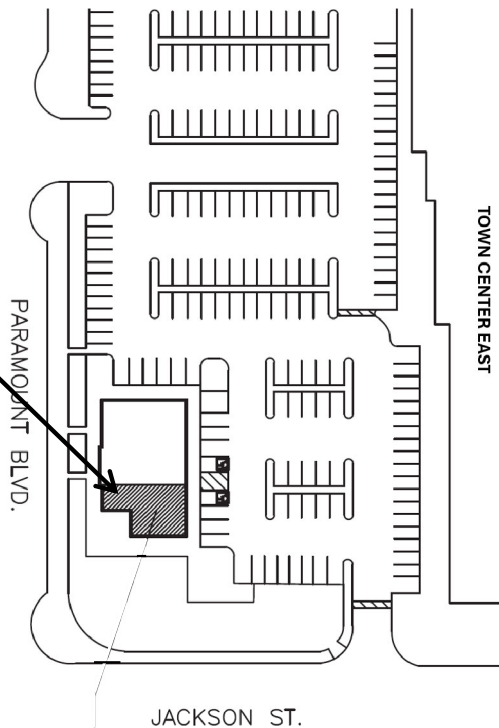
Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 958



Subject
Property



16280 Paramount Blvd, Suite C

APRIL 3, 2024

ORAL REPORT

CITY COUNCIL ACTIONS

APRIL 3, 2024

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF