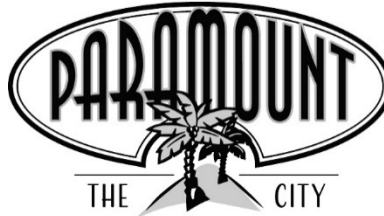


# AGENDA

Paramount Planning Commission

May 1, 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](http://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](mailto: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

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## MINUTES

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1. [APPROVAL OF MINUTES](#) April 3, 2024

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## PUBLIC COMMENTS

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## OLD BUSINESS

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## PUBLIC HEARINGS

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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.

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## NEW BUSINESS

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## PUBLIC HEARINGS

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3. [CONDITIONAL USE PERMIT NO. 959](#) A request by Rene Guzman for La Casa Sol Y Mar for the expansion of existing alcoholic beverage sales for onsite consumption to include distilled spirits at 8335 Rosecrans Avenue 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.
4. [CONDITIONAL USE PERMIT NO. 960](#) A request by Rick De Bie/Pipeline Plumbing to construct a 2,500 square foot metal building to the rear of an existing 2,995 square foot building at 15510 Illinois Avenue in the M-2 (Heavy Manufacturing) zone. This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of Environmental Quality Act (CEQA) Guidelines.

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|---|--|
| 5. <a href="#">CONDITIONAL USE PERMIT NO. 961</a> | A request by Fern Brubaker/In Motion Design, Inc. to operate a warehouse and shipping facility for novelty products at 7007-7027 Motz Street in the M-2 (Heavy Manufacturing) zone. This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of Categorical Exemption pursuant to Article 19, Section 15301 of California Environmental Quality Act (CEQA) Guidelines.  |
| 6. <a href="#">CONDITIONAL USE PERMIT NO. 962</a> | A request by Mario Martinez/Martinez Custom Cabinets and Design, Inc. to operate a cabinetry shop specializing in custom cabinets for bathrooms and kitchens at 16237 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone. This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of California Environmental Quality Act (CEQA) Guidelines and Class 32 (infill development) Categorical Exemption pursuant to Article 19, Section 15332 of California Environmental Quality Act (CEQA) Guidelines. |
| 7. <a href="#">ZONE CHANGE NO. 248</a>            | A request by Dr. Eugene Allen to replace Ordinance No. 717/Zone Change No. 147 to allow an urgent care facility and activities and services for disabled youth at 8225 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone. This project is exempt from the provisions of the California (b)(3) – general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment for other properties.  |

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## REPORTS

- |                                |                      |
|--------------------------------|----------------------|
| 8. <a href="#">ORAL REPORT</a> | City Council Actions |
|--------------------------------|----------------------|

## COMMENTS

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9. **COMMENTS**
- City Attorney
  - Commissioners
  - Staff

## ADJOURNMENT

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To a meeting on June 5, 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.



MAY 1, 2024

APPROVAL OF MINUTES  
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF APRIL 3, 2024.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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

## **PARAMOUNT PLANNING COMMISSION MINUTES APRIL 3, 2024**

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

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

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

Absent: None

**STAFF PRESENT:** John Cavanaugh, City Attorney  
John Carver, Planning Director  
John King, Assistant Planning Director  
Johnnie Rightmer, Building and Safety Manager  
Sol Bejarano, Management Analyst  
Ivan Reyes, Associate Planner  
Leslie Corrales, Planning Intern  
Cameron Younger, Planning Intern  
Valerie Zaragoza, Administrative Assistant

### **PUBLIC COMMENTS**

There were none.

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1. **APPROVAL OF MINUTES** Chair Weisenburger presented the Planning Commission minutes of March 6, 2024 for approval.

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

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

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**NEW BUSINESS**

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**PUBLIC HEARINGS**

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2. CONDITIONAL USE  
PERMIT NO. 954  
LIDIA ALAS/ALAS  
KITCHEN AND BAR  
15516 PARAMOUNT  
BOULEVARD, SUITE  
B

Chair Weisenburger presented the item, 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.

Planning Director John Carver stated that the applicant submitted an email requesting to postpone the item to the next Planning Commission meeting.

It was moved by Commissioner Timmons, seconded by Commissioner Moody, to open the public hearing and continue the item to the May 1, 2024 Planning Commission meeting. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

3. CONDITIONAL USE  
PERMIT NO. 957  
JESUS SOTO/  
D'SOTO BLUEPRINTS  
FOR ELIJAH'S PARK  
15523 LAKEWOOD  
BOULEVARD

Chair Weisenburger presented the item, 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.

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

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

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

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

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

NOES: None

ABSENT: None

ABSTAIN: None

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 24:010, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

4. CONDITIONAL USE  
PERMIT NO. 958  
PETER HONG/IT'S  
BOBA TIME  
16280 PARAMOUNT  
BOULEVARD, SUITE  
C

Chair Weisenburger presented the item, 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.

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 Commissioner Moody, seconded by Vice Chair Esparza, to close the public hearing. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

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

It was moved by Commissioner Timmons, seconded by Vice Chair Esparza, to read by title only and adopt Planning Commission Resolution No. PC 24:011, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

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## REPORTS

5. CITY COUNCIL ACTIONS

Planning Director John Carver stated that the City Council heard a presentation from John King, Assistant Planning Director regarding the General Plan and our process and status of the implementation of the General Plan.

6. COMMENTS FROM CITY ATTORNEY, COMMISSIONERS AND STAFF

Chair Weisenburger asked about the election results. City Attorney John Cavanaugh answered the questions by presenting an update on the election and stated that the results would be certified at the next City Council meeting.

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## ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:34 p.m. to the next Planning Commission meeting to be held on Wednesday, May 1, 2024 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

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Gordon Weisenburger, Chair

ATTEST:

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Valerie Zaragoza, Administrative Assistant

MAY 1, 2024

CONTINUED PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 954

A. CLOSE THE PUBLIC HEARING.

B. REMOVE CONDITIONAL USE PERMIT NO. 954 FROM THE  
CALENDAR.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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



**To:** Honorable Planning Commission  
**From:** John Carver, Planning Director  
**By:** Leslie Corrales, Planning Intern  
**Date:** May 1, 2024

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

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.

At the Planning Commission meeting on April 3, 2024, the Planning Commission opened the public hearing and continued the item to the May 1, 2024 meeting. As more time is required to further evaluate the proposal, staff recommends closing the public hearing and removing CUP No. 954 from the calendar.

### **RECOMMENDED ACTION**

It is recommended that the Planning Commission close the public hearing and remove Conditional Use Permit No. 954 from the calendar.



MAY 1, 2024

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 959

- 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 24:012, APPROVING  
A REQUEST BY RENE GUZMAN FOR LA CASA SOL Y MAR FOR THE  
EXPANSION OF EXISTING ALCOHOLIC BEVERAGE SALES FOR  
ONSITE CONSUMPTION TO INCLUDE DISTILLED SPIRITS AT 8335  
ROSECRANS AVENUE IN THE PD-PS (PLANNED DEVELOPMENT  
WITH PERFORMANCE STANDARDS) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

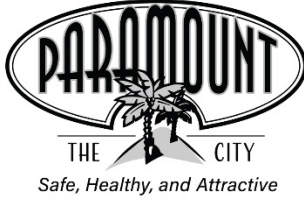
ROLL CALL VOTE:

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

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

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

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



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

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<b>PROJECT NUMBER:</b>	<b>Conditional Use Permit No. 959</b>
<b>REQUEST:</b>	<b>Expansion of existing alcoholic beverage sales for onsite consumption to include distilled spirits</b>
<b>APPLICANT:</b>	<b>Rene Guzman for La Casa Sol Y Mar</b>
<b>MEETING DATE:</b>	<b>May 1, 2024</b>
<b>LOCATION:</b>	<b>8335 Rosecrans Avenue</b>
<b>ZONE:</b>	<b>PD-PS (Planned Development with Performance Standards)</b>
<b>GENERAL PLAN:</b>	<b>Commercial</b>
<b>PLANNER:</b>	<b>Ivan Reyes</b>
<b>RECOMMENDATION:</b>	<b>Approval</b>



**To:** Honorable Planning Commission  
**From:** John Carver, Planning Director  
**By:** Ivan Reyes, Associate Planner  
**Date:** May 1, 2024

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**Subject: CONDITIONAL USE PERMIT NO. 959  
RENE GUZMAN FOR LA CASA SOL Y MAR**

## **BACKGROUND**

This application is a request by Rene Guzman for La Casa Sol Y Mar for a conditional use permit (CUP) for the expansion of existing alcoholic beverage sales for onsite consumption to include distilled spirits at 8335 Rosecrans Avenue in the PD-PS (Planned Development with Performance Standards) zone. The property is located on the north side of Rosecrans Avenue. The 15,860 square foot site is developed with a standalone 2,673 square foot restaurant.

In June 2017, the Planning Commission approved CUP No. 840 to allow the operation of a restaurant at the subject location. Furthermore, the restaurant serves beer and wine as approved by the Planning Commission under CUP No. 845 in June 2012. California Department of Alcoholic Beverage Control (ABC) records indicate that the previous owner (Los Cheros Restaurant) maintained an active license for the sale of beer and wine (Type 41) since August 2022. The license transfer to the current owner has been active since July of 2023.

In February 2023, the Development Review Board approved Development Review Application No. 23:002, a request to construct a 793 square foot outdoor dining patio area. Construction began in November 2023, and the owner expects to complete the project by the end of May of 2024. When complete, the total square footage of the restaurant, including the outdoor dining area, will be 3,466 square feet.

The purpose of this hearing is to consider the expansion of the existing alcohol license to include distilled spirits and establish new conditions to comply with City regulations.

## DISCUSSION

As part of the change in the expansion of existing alcoholic beverage sales, the applicant is proposing to offer a full line of alcoholic beverages, including distilled spirits. The business hours of operation are Monday through Sunday from 8:00 a.m. to 10:00 p.m. The hours of alcoholic beverage sales are limited from 8:00 a.m. to 9:30 p.m. There are a total of fourteen employees. The applicant does not propose amplified live music. The approval of the CUP would allow the service of alcohol in the outdoor dining patio area.

## Analysis

The Los Angeles County Sheriff's Department and Paramount Public Safety Department have reviewed the request to allow the sale of beer, wine, and distilled spirits for onsite consumption and found no concerns. Furthermore, the applicant is required to submit a security plan to the Public Safety Department 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. Without the need for a determination of public convenience or necessity, ABC allows up to five licenses for onsite consumption of alcohol in the census tract (5535.04) where the property is located. There are two active licenses in Census Tract 5535.04. ABC categorizes alcohol beverage licenses into several different "types." The applicant is proposing to apply for a "Type-47" license for the sale of beer, wine, and distilled spirits for onsite consumption for a bona fide eating place. The existing other Paramount establishments in Census Tract 5535.04 with active licenses for onsite consumption as approved by ABC are summarized in the chart below. There will not be a net increase in ABC licenses for this census tract.

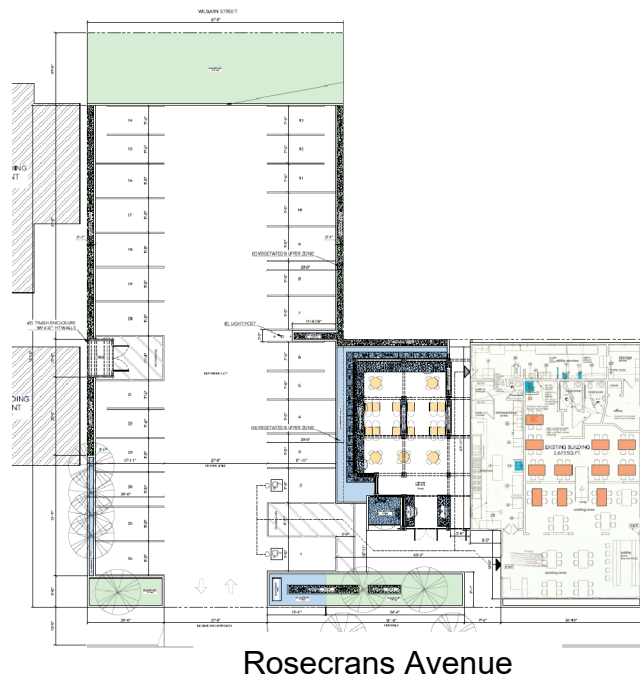
BUSINESS	ADDRESS	TYPE LICENSE	OF	DATE APPROVED
Taquero Mucho Guidsados	8029 Rosecrans Ave	Type 41 – On-Sale Beer and Wine – Eating place		3/13/2020
La Casa Sol Y Mar	8335 Rosecrans Ave	Type 41 – On-Sale Beer and Wine – Eating place		7/13/2023

If the Planning Commission approves this application with a determination that the proposed use would serve a public convenience without having a negative impact on public health and safety, ABC will issue a license. As mentioned above, La Casa Sol Y Mar restaurant is located in the commercial area, which is an appropriate location for restaurants that sell alcohol for onsite consumption.

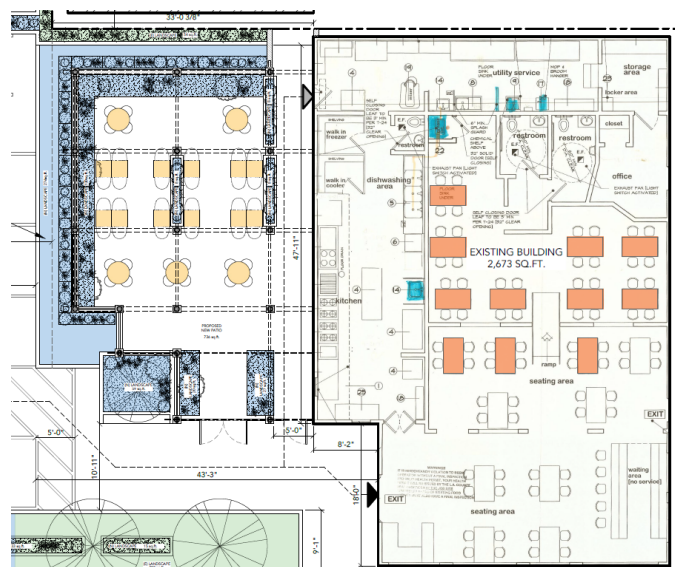
Additionally, ABC generally views restaurants licensed for onsite consumption of alcohol favorably, since alcohol constitutes less than 50 percent of the business receipts and cannot be taken off-site. ABC has strict operating criteria for restaurants that sell beer and wine, effectively minimizing negative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

## Plans

Below is the existing site plan for the property.



Below is the existing floor plan of the restaurant.



## Photo

The first photo depicts the view of the front of the restaurant, and the second depicts the west side of the property, facing the location of the proposed outdoor dining area under construction.



## Analysis

The proposed business is located in an appropriate commercial zone and is compatible with the surrounding businesses. The location is adequate in size, and sufficient parking will be provided. Furthermore, the Los Angeles County Sheriff's Department and Paramount Public Safety Department have reviewed the request to allow the sale of beer, wine, and distilled spirits for onsite consumption and found no concerns.

## 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 24:012, 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, May 17, 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 Section 17.24.070(C) of the Paramount Municipal Code.
- 10. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
- 11. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
- 12. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division.
- 13. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license. The existing business license shall be updated to reflect the expanded restaurant area.
- 14. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
- 15. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.

16. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
17. Business hours shall be limited to 8:00 a.m. to 10:00 p.m., Monday through Sunday with hours of alcoholic beverage sales no later than 9:30 p.m.
18. The approved floor plan shall not be changed without prior approval by the Planning Department.
19. Hookah tobacco use is prohibited.
20. Ongoing live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council.
21. 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.
22. Seating is limited to 34 indoor customer seats and 44 outdoor customer seats for a total of 78 restaurant seating.
23. 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.
24. 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.
25. No outside loitering or consumption of alcoholic beverages beyond the outdoor patio area shall be allowed on the premises, and a sign to this effect shall be posted. A professionally fabricated sign indicating as such shall continue to be posted.
26. No employee or agent shall be permitted to accept money or any other object of value from a customer for the purpose of sitting or otherwise spending time with customers while on the premises, nor shall the licensee provide, permit, or make available persons who act as escorts, companions, or guests of and for the customers, either with or without compensation.
27. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while on the premises.

28. No obstructions shall be attached, fastened, or connected to either the partitions or ceiling to separate the interior space of the licensed premises.
29. No self-service of alcoholic beverages shall be permitted.
30. There shall be no selling of alcoholic beverages for future compensation.
31. 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.
32. 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.
33. The person designated to be responsible for the operation of the business shall not perform official police or investigative activities but shall immediately report every violation of law and every unusual occurrence to the Los Angeles County Sheriff's Department.
34. Solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit drinks from customers, as per Section 303 of the California Penal Code.
35. Any ongoing live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council.
36. All alcoholic beverages purchased on the subject site shall be consumed within the business establishment.
37. All stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
38. 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.
39. 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).

40. 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).
41. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
42. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
43. 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.
44. The exterior lighting of the pedestrian walkway shall be cleaned, refurbished, and maintained in good, unblemished condition.
45. 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.
46. 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.
47. The applicant shall comply with all conditions of approval from Conditional Use Permit No. 845 and Conditional Use Permit No. 930.
48. 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.

49. 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.
50. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
51. Customers, patrons, and visitors are prohibited from loitering in the parking lot and adjacent neighborhoods.
52. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
53. 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 24:012**

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. 959, A REQUEST BY RENE GUZMAN FOR LA CASA SOL Y MAR FOR THE EXPANSION OF EXISTING ALCOHOLIC BEVERAGE SALES FOR ONSITE CONSUMPTION TO INCLUDE DISTILLED SPIRITS AT 8335 ROSECRANS AVENUE IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Rene Guzman for La Casa Sol Y Mar for the expansion of existing alcoholic beverage sales for onsite consumption to include distilled spirits at 8335 Rosecrans Avenue 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, May 17, 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 Section 17.24.070(C) of the Paramount Municipal Code.
10. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.



11. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
12. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division.
13. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license. The existing business license shall be updated to reflect the expanded restaurant area.
14. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
15. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
16. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
17. Business hours shall be limited to 8:00 a.m. to 10:00 p.m., Monday through Sunday with hours of alcoholic beverage sales no later than 9:30 p.m.
18. The approved floor plan shall not be changed without prior approval by the Planning Department.
19. Hookah tobacco use is prohibited.
20. Ongoing live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council.
21. 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.
22. Seating is limited to 34 indoor customer seats and 44 outdoor customer seats for a total of 78 restaurant seating.

23. 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.
24. 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.
25. No outside loitering or consumption of alcoholic beverages beyond the outdoor patio area shall be allowed on the premises, and a sign to this effect shall be posted. A professionally fabricated sign indicating as such shall continue to be posted.
26. No employee or agent shall be permitted to accept money or any other object of value from a customer for the purpose of sitting or otherwise spending time with customers while on the premises, nor shall the licensee provide, permit, or make available persons who act as escorts, companions, or guests of and for the customers, either with or without compensation.
27. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while on the premises.
28. No obstructions shall be attached, fastened, or connected to either the partitions or ceiling to separate the interior space of the licensed premises.
29. No self-service of alcoholic beverages shall be permitted.
30. There shall be no selling of alcoholic beverages for future compensation.
31. 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.
32. 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.
33. The person designated to be responsible for the operation of the business shall not perform official police or investigative activities but shall immediately report every violation of law and every unusual occurrence to the Los Angeles County Sheriff's Department.

34. Solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit drinks from customers, as per Section 303 of the California Penal Code.
35. Any ongoing live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council.
36. All alcoholic beverages purchased on the subject site shall be consumed within the business establishment.
37. All stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
38. 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.
39. 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).
40. 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).
41. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
42. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
43. 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.

44. The exterior lighting of the pedestrian walkway shall be cleaned, refurbished, and maintained in good, unblemished condition.
45. 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.
46. 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.
47. The applicant shall comply with all conditions of approval from Conditional Use Permit No. 845 and Conditional Use Permit No. 930.
48. 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.
49. 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.
50. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
51. Customers, patrons, and visitors are prohibited from loitering in the parking lot and adjacent neighborhoods.
52. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.

53. 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 1<sup>st</sup> day of May 2024.

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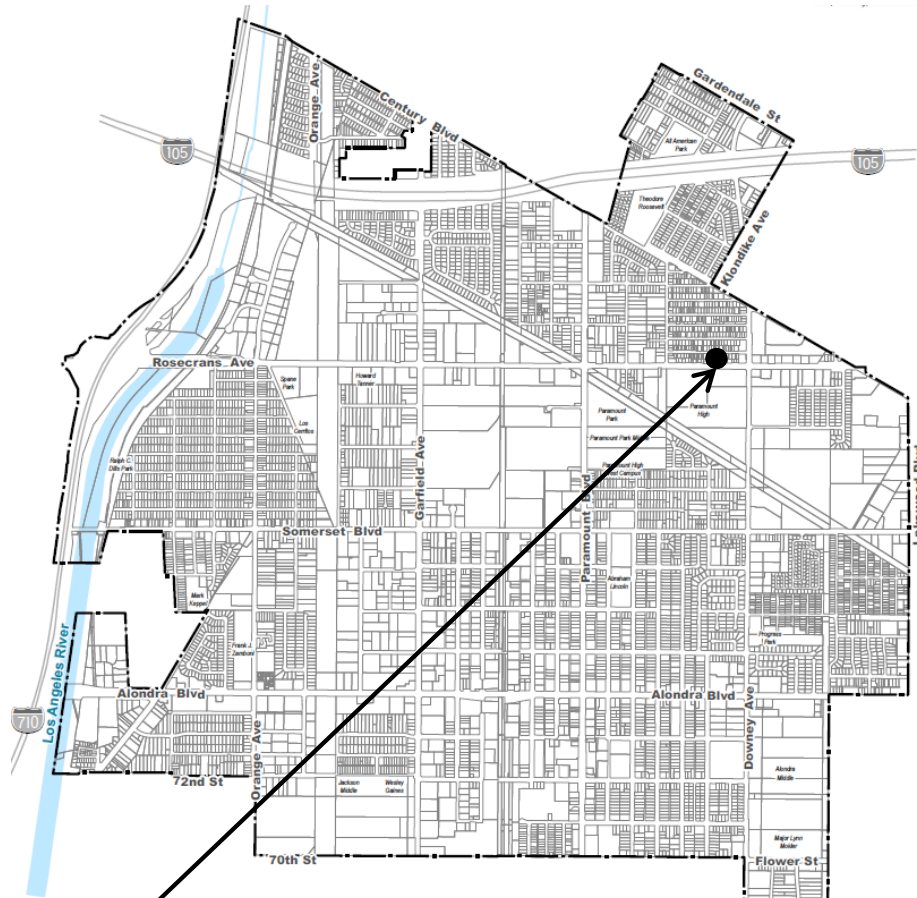
Gordon Weisenburger, Chair

Attest:

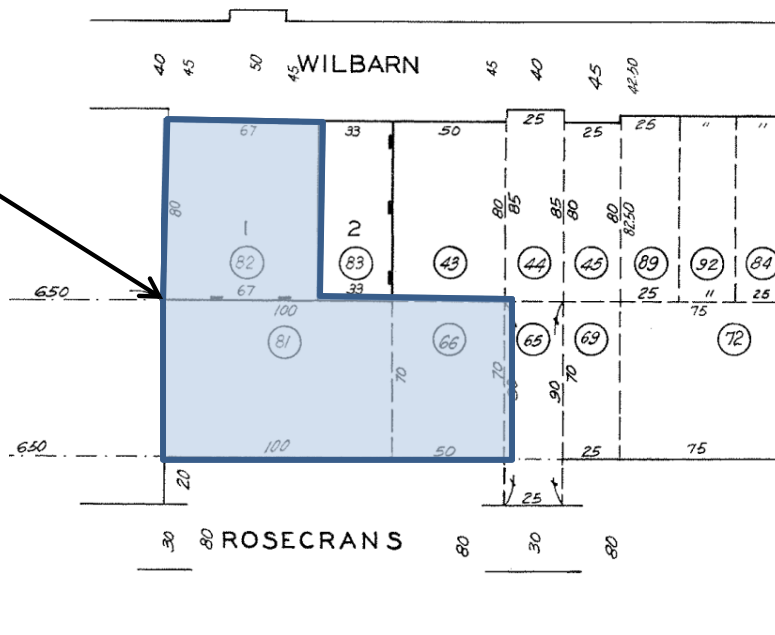
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Valerie Zaragoza, Administrative Assistant

# Conditional Use Permit No. 959



Subject  
Property



8335 Rosecrans Ave.

MAY 1, 2024

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 960

- 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 24:013, APPROVING  
A REQUEST BY RICK DE BIE/PIPELINE PLUMBING TO CONSTRUCT  
A 2,500 SQUARE FOOT METAL BUILDING TO THE REAR OF AN  
EXISTING 2,995 SQUARE FOOT BUILDING AT 15510 ILLINOIS  
AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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





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

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<b>PROJECT NUMBER:</b>	<b>Conditional Use Permit No. 960</b>
<b>REQUEST:</b>	<b>Construct a 2,500 square foot metal building to the rear of an existing 2,995 square foot building</b>
<b>APPLICANT:</b>	<b>Rick De Bie/Pipeline Plumbing</b>
<b>MEETING DATE:</b>	<b>May 1, 2024</b>
<b>LOCATION:</b>	<b>15510 Illinois Avenue</b>
<b>ZONE:</b>	<b>M-2 (Heavy Manufacturing) zone</b>
<b>GENERAL PLAN:</b>	<b>Central Industrial District</b>
<b>PLANNER:</b>	<b>Ivan Reyes</b>
<b>RECOMMENDATION:</b>	<b>Approval</b>



**To:** Honorable Planning Commission  
**From:** John Carver, Planning Director  
**By:** Ivan Reyes, Associate Planner  
**Date:** May 1, 2024

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**Subject: CONDITIONAL USE PERMIT NO. 960  
RICK DE BIE/PIPELINE PLUMBING**

## **BACKGROUND**

This application is a request by Rick De Bie/Pipeline Plumbing for a conditional use permit (CUP) to construct a 2,500 square foot metal building to the rear of an existing 2,995 square foot building at 15510 Illinois Avenue in the M-2 (Heavy Manufacturing) zone. The property is located on the east side of Illinois Avenue. The 15,000 square foot site is developed with a standalone 2,995 square foot single-story building. The Paramount Municipal Code permits metal structures in the M-2 (Heavy Manufacturing) zone, subject to a conditional use permit from the Planning Commission.

The Development Review Board will review Development Review Application No. 24:004, a request to construct a 2,500 square foot metal addition to the rear, at its meeting later this evening.

## **DISCUSSION**

The addition of the 2,500 square foot metal building is proposed on the east portion of the property adjacent to Rosales Alley. The metal building is proposed with a one-foot separation from the existing front building. The design of the proposed building will utilize corrugated metal-clad walls and metal roofing ridge. The front/north elevation will have two roll-up doors and A single entry-door to the building, while the east and west side elevations will feature a horizontal roofline at a height of 20 feet. The remaining rear/south elevation will feature a slight arch reaching a height of approximately 21 feet to complement the shape of the roof.

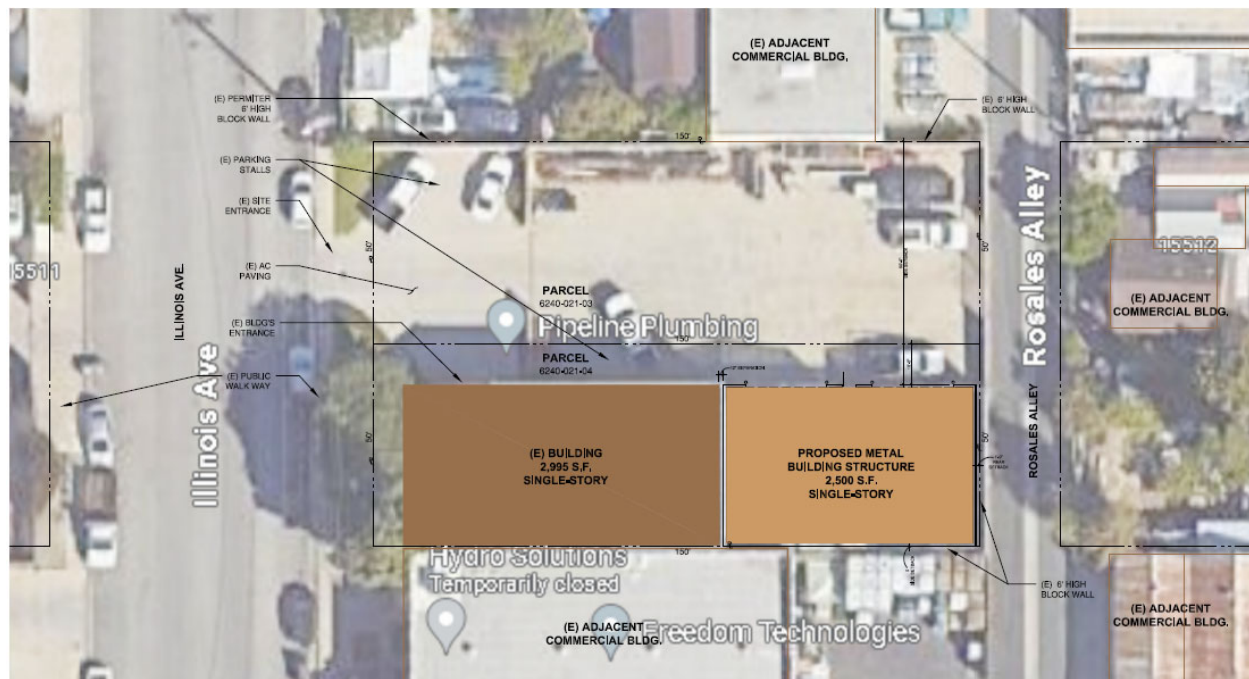
The applicant will provide six parking spaces as required by the Paramount Municipal Code, including at least one parking space compliant with Americans with Disabilities Act (ADA) regulations. A vehicle parking area, located north of the building and accessible by an existing driveway east of the subject site, is configured to serve both buildings.

Recommended building and property improvements include the following:

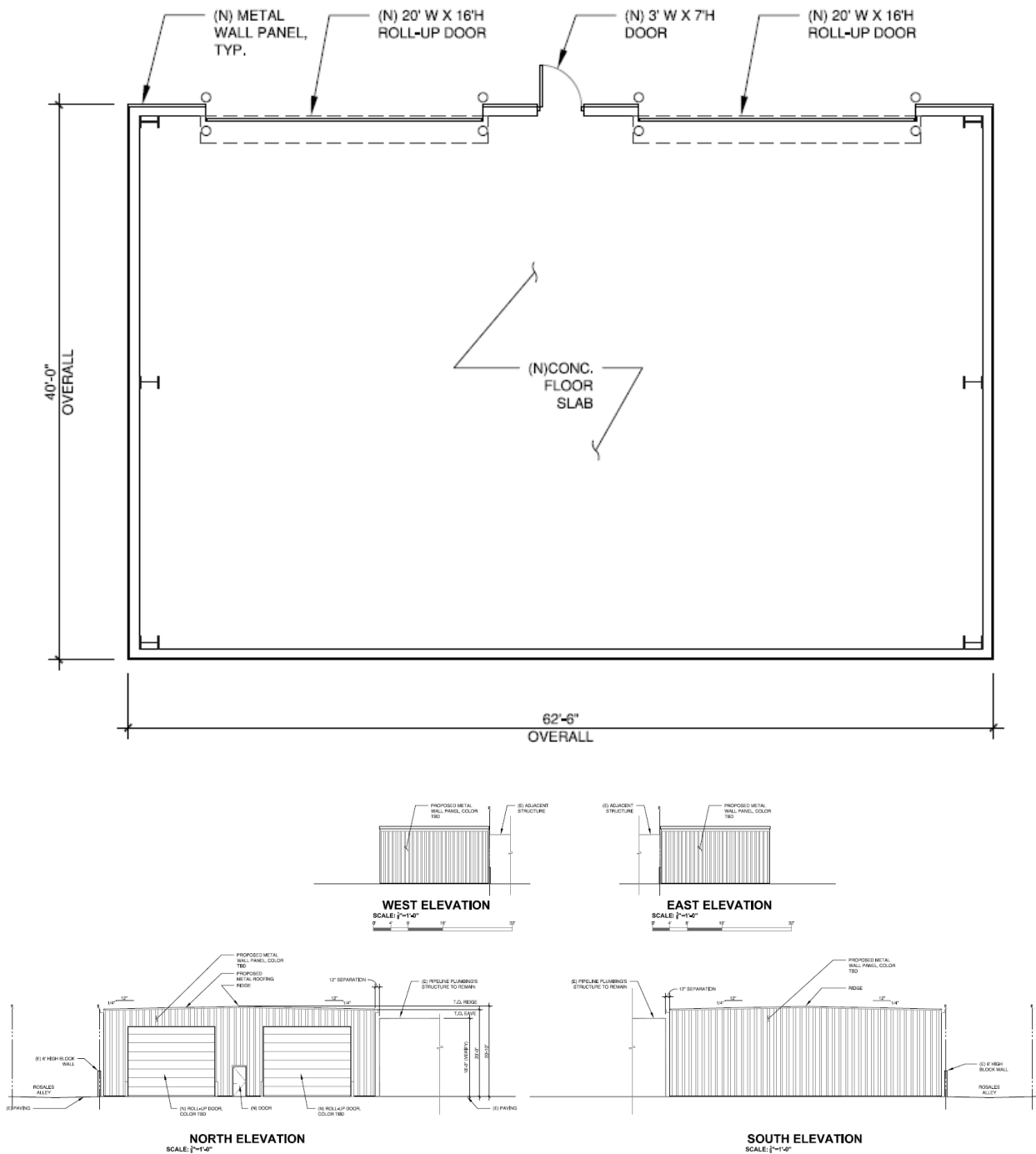
- Remove the exterior window security bars from the existing building
- Restore the exterior stucco of the existing building by powerwashing the stucco walls and/or repainting the stucco walls (following separate Planning Division review of a proposed paint color)
- Repaint the building fascia
- Repair the broken concrete curb of the front planters
- Repaint the rear metal gate
- Remove razor wire and chain link fencing

Section 17.48.010 of the Paramount Municipal Code grants the Planning Department authority as an administrative act to grant variances “if it does not encroach into any portion of the required yard to a greater extent than the existing nonconforming building.” Therefore, an Administrative Variance will be processed to allow the reduced setback for a portion of the proposed addition.

Below is the proposed site plan for the property.



Below is the proposed floor plan and elevations for the metal building.



## Photos

Below are site photos from April 22, 2024. The first photo depicts the view of the front of the existing building. The second photo depicts the rear of the property, facing the location of the proposed addition.



## Analysis

The proposed metal building is not out of character with the property or the surrounding area, both of which contain numerous concrete and metal structures. Additionally, the property is located in an M-2 (Heavy Manufacturing) zone, and the uses in this area consist of heavy manufacturing operations. Finally, the building material will be consistent with other architecturally decorative metal structures within the Central Industrial District.

## 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.

## **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 24:013, approving Conditional Use Permit No. 960, subject to the following conditions:

1. All planning conditions of approval for Conditional Use Permit No. 960 shall be printed as general notes on the approved set of building plans.
2. 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.
3. 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, May 17, 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.
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. A colors and materials board for all exterior colors shall be submitted to the Planning Department for approval. All approvals must be obtained prior to installation. Colors and materials shall be approved separately from the design approval and from the working drawings.
10. No exterior structural alteration or building color change, other than those colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Planning Department.
11. All applicable development fees are due prior to the issuance of building permits.
12. The existing window security bars on the exterior or the existing building shall be removed. The installation of exterior security bars is prohibited on the exterior of any building.
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. Graffiti on all building and site features shall be promptly removed. The building and adjacent site shall be maintained free of graffiti and other vandalism. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti.
15. A precise lighting plan shall be submitted showing the location of all exterior lighting within the driveway and parking areas. The plan shall be subject to the approval of the Planning Department. Approval criteria will emphasize both the functional as well as the decorative nature of the proposed lighting. The plan and fixture design shall be approved separately from the design approval and from the working drawings.
16. Prior to the release of utilities or service connections, final building, electrical, plumbing and/or mechanical approval, the owner or general contractor shall submit a list of all contractors and/or subcontractors performing work on this project or development to the Planning Department. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
17. A utility plan shall be approved by the Planning Division before a permit is issued. All mechanical equipment and appurtenances of any type, whether located on roof top, ground level, or anywhere on the building structure or site shall be completely enclosed or screened so as not to be visible from any public street and/or adjacent property. Such enclosure of facilities or screening shall be of compatible design related to the building structure for which such facilities are intended to serve.
18. Noise shall be muffled so as not to become objectionable due to intermittence, beat sequence, or shrillness and the decibel level shall not exceed street background noise normally occurring at the site.
19. The parking spaces shall be restriped and repainted to provide at least six parking spaces as required by the Paramount Municipal Code, including at least one parking space compliant with Americans with Disabilities Act (ADA) regulations.
20. During construction, tire scrubs shall be utilized at every entry/exit point to the subject property.
21. The application is subject to all conditions of Development Review Application No. 24:004.
22. The exterior stucco of the existing building shall be restored by powerwashing the stucco walls and/or repainting the stucco walls following separate Planning Division review of a proposed paint color.
23. The building fascia shall be repainted and maintained in good condition.
24. The broken concrete curb of the front planters shall be repaired.



25. The rear metal gate shall be repainted and maintained a solid black color.
26. Razor wire and chain link fencing shall be removed from the property.
27. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
28. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
29. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
30. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
31. 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.
32. 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.
33. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
34. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.

35. 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 24:013**

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. 960, A REQUEST BY RICK DE BIE/PIPELINE PLUMBING TO CONSTRUCT A 2,500 SQUARE FOOT METAL BUILDING TO THE REAR OF AN EXISTING 2,995 SQUARE FOOT BUILDING AT 15510 ILLINOIS AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Rick De Bie/Pipeline Plumbing to construct a 2,500 square foot metal building to the rear of an existing 2,995 square foot building at 15510 Illinois Avenue in the M-2 (Heavy Manufacturing) zone; and

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

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

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT DOES RESOLVE, DETERMINE AND ADJUDGE 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. All planning conditions of approval for Conditional Use Permit No. 960 shall be printed as general notes on the approved set of building plans.
2. 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.
3. 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, May 17, 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.
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. A colors and materials board for all exterior colors shall be submitted to the Planning Department for approval. All approvals must be obtained prior to installation. Colors and materials shall be approved separately from the design approval and from the working drawings.
10. No exterior structural alteration or building color change, other than those colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Planning Department.
11. All applicable development fees are due prior to the issuance of building permits.

12. The existing window security bars on the exterior or the existing building shall be removed. The installation of exterior security bars is prohibited on the exterior of any building.
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. Graffiti on all building and site features shall be promptly removed. The building and adjacent site shall be maintained free of graffiti and other vandalism. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti.
15. A precise lighting plan shall be submitted showing the location of all exterior lighting within the driveway and parking areas. The plan shall be subject to the approval of the Planning Department. Approval criteria will emphasize both the functional as well as the decorative nature of the proposed lighting. The plan and fixture design shall be approved separately from the design approval and from the working drawings.
16. Prior to the release of utilities or service connections, final building, electrical, plumbing and/or mechanical approval, the owner or general contractor shall submit a list of all contractors and/or subcontractors performing work on this project or development to the Planning Department. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
17. A utility plan shall be approved by the Planning Division before a permit is issued. All mechanical equipment and appurtenances of any type, whether located on roof top, ground level, or anywhere on the building structure or site shall be completely enclosed or screened so as not to be visible from any public street and/or adjacent property. Such enclosure of facilities or screening shall be of compatible design related to the building structure for which such facilities are intended to serve.
18. Noise shall be muffled so as not to become objectionable due to intermittence, beat sequence, or shrillness and the decibel level shall not exceed street background noise normally occurring at the site.
19. The parking spaces shall be restriped and repainted to provide at least six parking spaces as required by the Paramount Municipal Code, including at least one parking space compliant with Americans with Disabilities Act (ADA) regulations.
20. During construction, tire scrubs shall be utilized at every entry/exit point to the subject property.

21. The application is subject to all conditions of Development Review Application No. 24:004.
22. The exterior stucco of the existing building shall be restored by powerwashing the stucco walls and/or repainting the stucco walls following separate Planning Division review of a proposed paint color.
23. The building fascia shall be repainted and maintained in good condition.
24. The broken concrete curb of the front planters shall be repaired.
25. The rear metal gate shall be repainted and maintained a solid black color.
26. Razor wire and chain link fencing shall be removed from the property.
27. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
28. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
29. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
30. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
31. 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.

32. 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.
33. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
34. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
35. 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 1<sup>st</sup> day of May 2024.

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Gordon Weisenburger, Chair

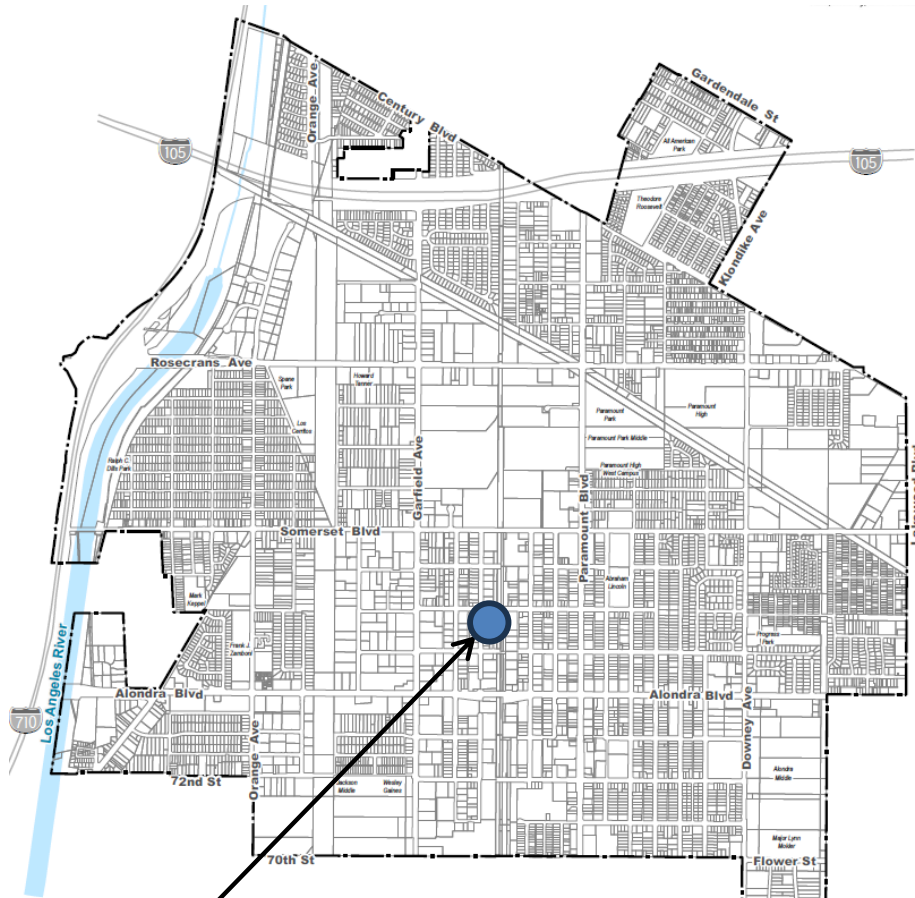
Attest:

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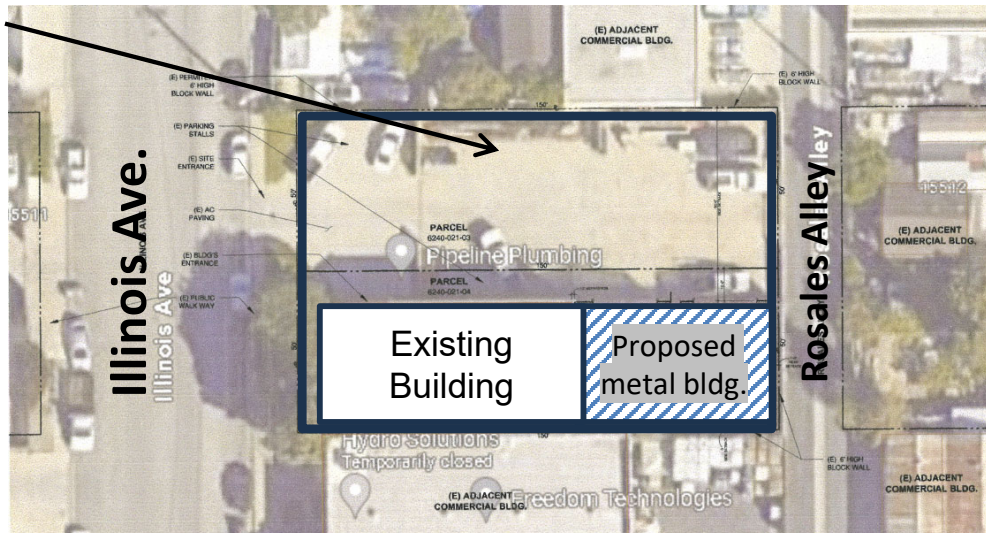
Valerie Zaragoza, Administrative Assistant



# Conditional Use Permit No. 960



Subject  
Property



15510 Illinois Avenue

MAY 1, 2024

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 961

- 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 24:014, APPROVING  
A REQUEST BY FERN BRUBAKER/IN MOTION DESIGN, INC. TO  
OPERATE A WAREHOUSE AND SHIPPING FACILITY FOR NOVELTY  
PRODUCTS AT 7007-7027 MOTZ STREET IN THE M-2 (HEAVY  
MANUFACTURING) ZONE.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

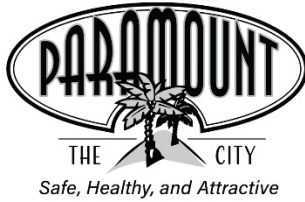
ROLL CALL VOTE:

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

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

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

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



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

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<b>PROJECT NUMBER:</b>	<b>Conditional Use Permit No. 961</b>
<b>REQUEST:</b>	<b>Operate a warehouse and shipping facility for novelty products</b>
<b>APPLICANT:</b>	<b>Fern Brubaker/In Motion Design, Inc.</b>
<b>MEETING DATE:</b>	<b>May 1, 2024</b>
<b>LOCATION:</b>	<b>7007-7027 Motz Street</b>
<b>ZONE:</b>	<b>M-2 (Heavy Manufacturing)</b>
<b>GENERAL PLAN:</b>	<b>Industrial</b>
<b>PLANNER:</b>	<b>Cameron Younger</b>
<b>RECOMMENDATION:</b>	<b>Approval</b>



**To:** Honorable Planning Commission  
**From:** John Carver, Planning Director  
**By:** Cameron Younger, Planning Intern  
**Date:** May 1, 2024

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**Subject: CONDITIONAL USE PERMIT NO. 961  
FERN BRUBAKER/IN MOTION DESIGN, INC.**

## **BACKGROUND**

This application is a request by Fern Brubaker/In Motion Design, Inc. for a conditional use permit (CUP) to operate a warehouse and shipping facility for novelty products at 7007-7027 Motz Street in the M-2 (Heavy Manufacturing) zone. The property is located on the north side of Motz Street between Orange Avenue and Gundry Avenue. The 49,980 square foot site is developed with two 19,040 square foot buildings.

In Motion Design was formed in 2013 in Paramount and has two other locations in the City – 7314 Madison Street and 15557 Texaco Avenue. The applicant is expanding their business to the subject site and will lease both buildings from the property owner.

## **DISCUSSION**

In Motion Design is an e-commerce business that offers an array of different products such as hats, valentines, flower bears, and humorous novelty items intended for distribution across North America to over 30,000 retail locations. The proposed business hours of operation are Monday through Friday from 7:00 a.m. to 4:00 p.m. There would be a total of 70 employees.

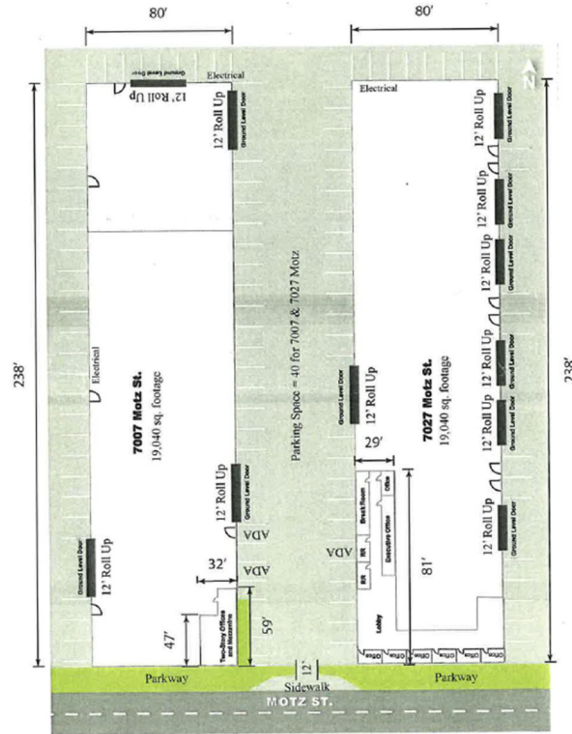
The two existing 19,040 square foot tenant spaces can be accessed through a total of eleven 12-foot-high ground level roll-up doors intended for larger vehicles and 10 walk-up doors.

Deliveries and pickups to this property will average once per day throughout the week. In Motion Design receives products for distribution through shipping containers and redistributes them to businesses via UPS and FedEx. The business currently holds seven company vans and one box truck. The 7007 Motz Street location will primarily be used as storage of their products while 7027 Motz Street will be used for product storage and office purposes.

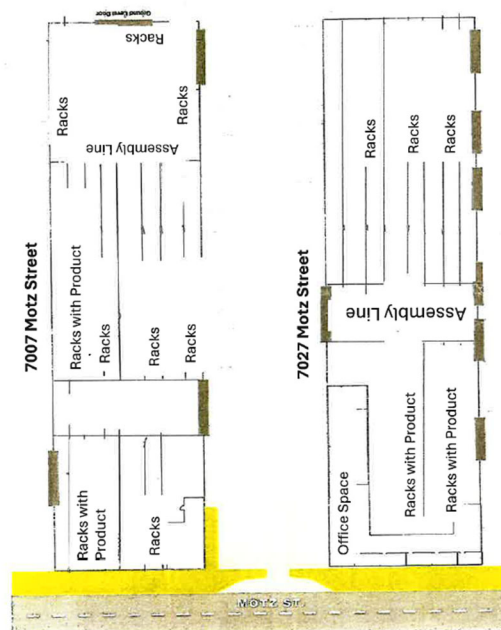
No outdoor storage will be performed at the subject site.

## Plans

Below is the proposed site plan for the property.



Below is the proposed floor plan.



## Photos

Below are photos looking southeast at the subject buildings.



*7007 Motz Street*



*7027 Motz Street*

## Analysis

The proposed use is located in an appropriate manufacturing zone and is compatible with the surrounding businesses. The location is adequate in size and location for the proposed business, and sufficient parking will be provided, including three Americans with Disabilities Act (ADA) spaces.

## 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 decision making. 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 24:014, approving Conditional Use Permit No. 961, 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, May 17, 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 modification, suspension, or revocation exist, the Planning Commission may modify, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

- 7. All applicable development fees are due prior to the issuance of building permits.
- 8. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
- 9. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
- 10. A two-inch layer of brown mulch shall replace the existing rocks in the front of the property and be maintained and replenished as needed in perpetuity.
- 11. The security bars on the exterior of the windows located on the east side of the building at 7007 Motz Street shall be removed.
- 12. The installation of exterior window security bars is prohibited in accordance with Section 17.32.090(J) of the Paramount Municipal Code.
- 13. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
- 14. Signs shall be installed, following separate Planning Department review and approval, stating that truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 – Section 2485 of the California Code of Regulations.
- 15. 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.

16. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
17. The business hours of operation shall be limited to 7:00 a.m. to 4:00 p.m., Monday through Friday.
18. 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.
19. Special events, including but not limited to events produced or administered by independent promoters, shall be reviewed in accordance with Special Event Permit regulations by the Planning Department. The applicant shall submit a Special Event Permit application at least two weeks in advance of a proposed event.
20. The trim located on the roof of both buildings shall be repainted and maintained in sufficient condition.
21. The approved floor plan shall not be changed without prior approval by the Planning Department.
22. The existing storage located in the rear of 7027 Motz Street shall be repainted and refurbished as needed.
23. All parking spaces on the lot shall be restriped and appropriately marked and identified. The striping shall be maintained in good condition.
24. All metal fences located on the perimeter of the subject site shall be refurbished and maintained in sufficient condition.
25. Permits for the electrical call box/ key card reader on the south entrance of the property shall be obtained from the Building and Safety Division prior to installation.
26. 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).
27. 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).

28. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
29. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
30. The gates to the existing waste enclosure located east of the building at 7007 Motz Street shall be repainted and maintained in sufficient condition.
31. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter at least weekly when 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.
32. 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.
33. The exterior lighting fixtures on the building shall be painted and refurbished as needed and maintained in good condition.
34. All plumbing and electrical wiring coverings located on the exterior of the building shall be painted to match the exterior wall. Future plumbing and/or electrical work shall be installed on the inside of the building following separate City review and permitting of the proposed change.
35. Any outdoor storage including the storage of wood pallets is prohibited on the property.
36. Vehicle repairs, vehicle installation of parts, and vehicle body work are prohibited on the property and all surrounding public streets, public alleys, and adjacent properties.
37. The damaged wall signs located on the north, east, and west sides of the buildings at 7007 and 7027 Motz Street shall be removed and repainted to match the predominant color of the exterior wall.

38. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
39. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
40. At the completion of the project, final approval from the Planning Division shall be obtained. All conditions of approval shall be met prior to final approval by the Planning Division.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 24:014**

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. 961, A REQUEST BY FERN BRUBAKER/ IN MOTION DESIGN, INC. TO OPERATE A WAREHOUSE AND SHIPPING FACILITY FOR NOVELTY PRODUCTS AT 7007-7027 MOTZ STREET IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Fern Brubaker/In Motion Design, Inc. for a conditional use permit (CUP) to operate a warehouse and shipping facility for novelty products at 7007-7027 Motz Street in the M-2 (Heavy Manufacturing) zone; and

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

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) 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, May 17, 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 modification, suspension, or revocation exist, the Planning Commission may modify, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

7. All applicable development fees are due prior to the issuance of building permits.
8. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
9. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.

10. A two-inch layer of brown mulch shall replace the existing rocks in the front of the property and be maintained and replenished as needed in perpetuity.
11. The security bars on the exterior of the windows located on the east side of the building at 7007 Motz Street shall be removed.
12. The installation of exterior window security bars is prohibited in accordance with Section 17.32.090(J) of the Paramount Municipal Code.
13. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
14. Signs shall be installed, following separate Planning Department review and approval, stating that truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 – Section 2485 of the California Code of Regulations.
15. 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.
16. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
17. The business hours of operation shall be limited to 7:00 a.m. to 4:00 p.m., Monday through Friday.
18. 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.
19. Special events, including but not limited to events produced or administered by independent promoters, shall be reviewed in accordance with Special Event Permit regulations by the Planning Department. The applicant shall submit a Special Event Permit application at least two weeks in advance of a proposed event.
20. The trim located on the roof of both buildings shall be repainted and maintained in sufficient condition.
21. The approved floor plan shall not be changed without prior approval by the Planning Department.



22. The existing storage located in the rear of 7027 Motz Street shall be repainted and refurbished as needed.
23. All parking spaces on the lot shall be restriped and appropriately marked and identified. The striping shall be maintained in good condition.
24. All metal fences located on the perimeter of the subject site shall be refurbished and maintained in sufficient condition.
25. Permits for the electrical call box/key card reader on the south entrance of the property shall be obtained from the Building and Safety Division prior to installation.
26. 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).
27. 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).
28. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
29. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
30. The gates to the existing waste enclosure located east of the building at 7007 Motz Street shall be repainted and maintained in sufficient condition.
31. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter at least weekly when 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.

32. 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.
33. The exterior lighting fixtures on the building shall be painted and refurbished as needed and maintained in good condition.
34. All plumbing and electrical wiring coverings located on the exterior of the building shall be painted to match the exterior wall. Future plumbing and/or electrical work shall be installed on the inside of the building following separate City review and permitting of the proposed change.
35. Any outdoor storage including the storage of wood pallets is prohibited on the property.
36. Vehicle repairs, vehicle installation of parts, and vehicle body work are prohibited on the property and all surrounding public streets, public alleys, and adjacent properties.
37. The damaged wall signs located on the north, east, and west sides of the buildings at 7007 and 7027 Motz Street shall be removed and repainted to match the predominant color of the exterior wall.
38. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
39. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
40. At the completion of the project, final approval from the Planning Division shall be obtained. All conditions of approval shall be met prior to final approval by the Planning Division.

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

PASSED, APPROVED, and ADOPTED this 1<sup>st</sup> day of May 2024.

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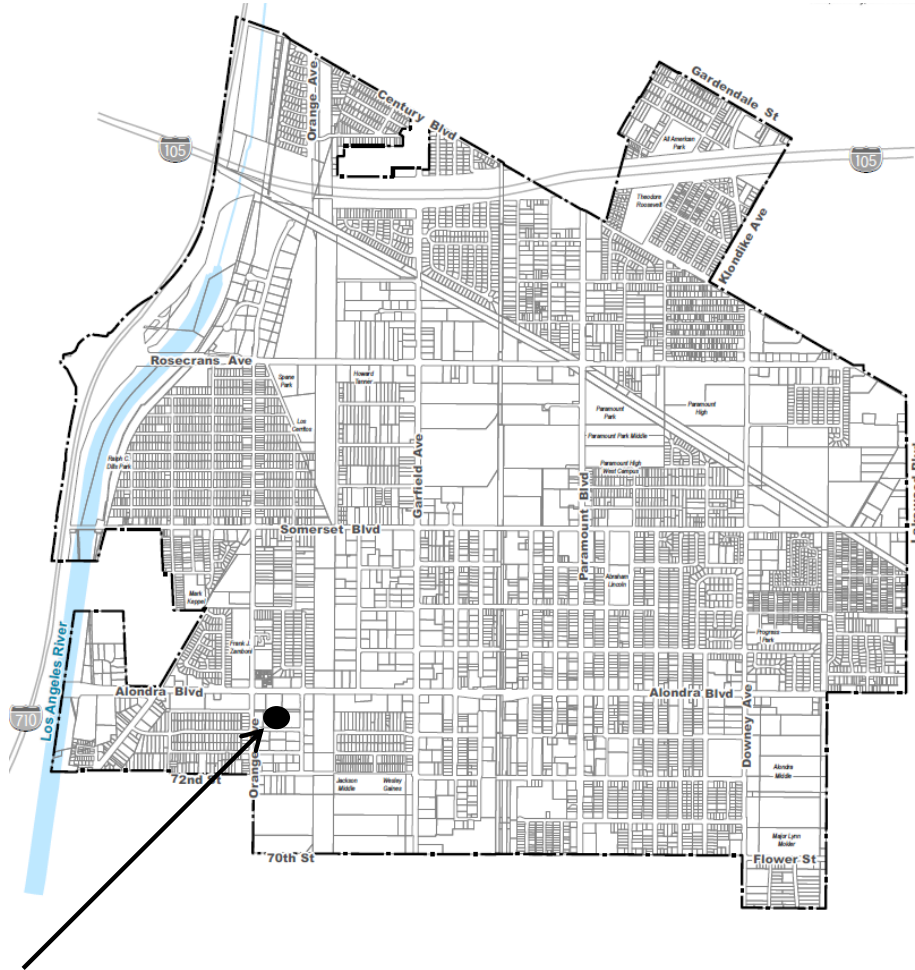
Gordon Weisenburger, Chair

Attest:

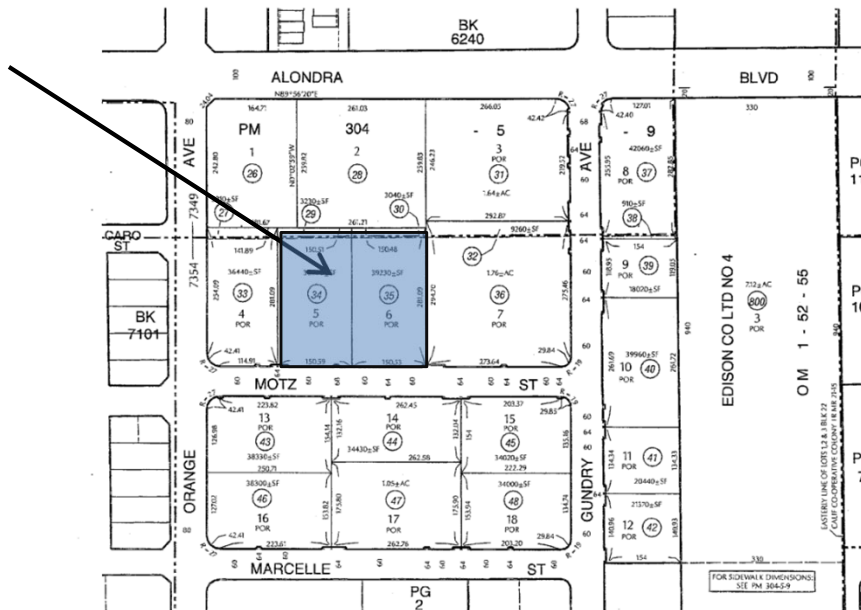
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Valerie Zaragoza, Administrative Assistant

# Conditional Use Permit No. 961



Subject  
Properties



7007-7027 Motz Street

MAY 1, 2024

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 962

- 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 24:015, A REQUEST  
BY MARIO MARTINEZ/MARTINEZ CUSTOM CABINETS AND DESIGN,  
INC. TO OPERATE A CABINET SHOP WITH THE MANUFACTURING  
AND ASSEMBLING OF HOME CABINETS AT 16237 MINNESOTA  
AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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



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

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<b>PROJECT NUMBER:</b>	<b>Conditional Use Permit No. 962</b>
<b>REQUEST:</b>	<b>Operate a cabinet shop with the manufacturing and assembling of home cabinets</b>
<b>APPLICANT:</b>	<b>Mario Martinez/Martinez Custom Cabinets and Design, Inc.</b>
<b>MEETING DATE:</b>	<b>May 1, 2024</b>
<b>LOCATION:</b>	<b>16237 Minnesota Avenue</b>
<b>ZONE:</b>	<b>M-2 (Heavy Manufacturing)</b>
<b>GENERAL PLAN:</b>	<b>Central Industrial District</b>
<b>PLANNER:</b>	<b>Leslie Anahy Corrales</b>
<b>RECOMMENDATION:</b>	<b>Approval</b>



**To:** Honorable Planning Commission  
**From:** John Carver, Planning Director  
**By:** Leslie Corrales, Planning Intern  
**Date:** May 1, 2024

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**Subject: CONDITIONAL USE PERMIT NO. 962  
MARIO MARTINEZ/MARTINEZ CUSTOM CABINETS AND DESIGN, INC.**

## **BACKGROUND**

This application is a request by Mario Martinez/Martinez Custom Cabinets and Design, Inc. for a conditional use permit (CUP) to operate a cabinet shop with the manufacturing and assembling of home cabinets at 16237 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone. The applicant proposes to occupy a 4,185 square foot building in a 7,500 square foot property on the west side of Minnesota Avenue. The applicant leases from the property owners.

## **DISCUSSION**

Martinez Custom Cabinets and Design is a custom cabinet shop that helps design and build cabinets for kitchens, baths, wall units, and finished carpentry. Within the leased unit, the applicant proposes to operate a dust collecting machine onsite along with a sliding table saw, edge bender, CNC machine, compressors, and a planer to assemble the cabinetry. All work shall be conducted onsite within the existing building. The business would operate Monday through Friday from 7:00 a.m. to 4:00 p.m. with two employees.

The business has been located at 14020 Garfield Avenue since 2017.

## **Photos**

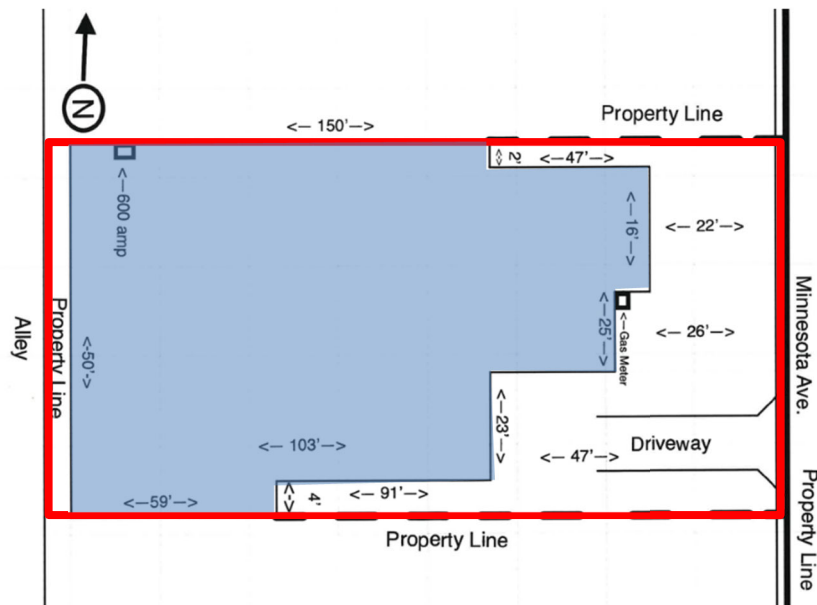
Below is a photo looking northwest at the subject property.



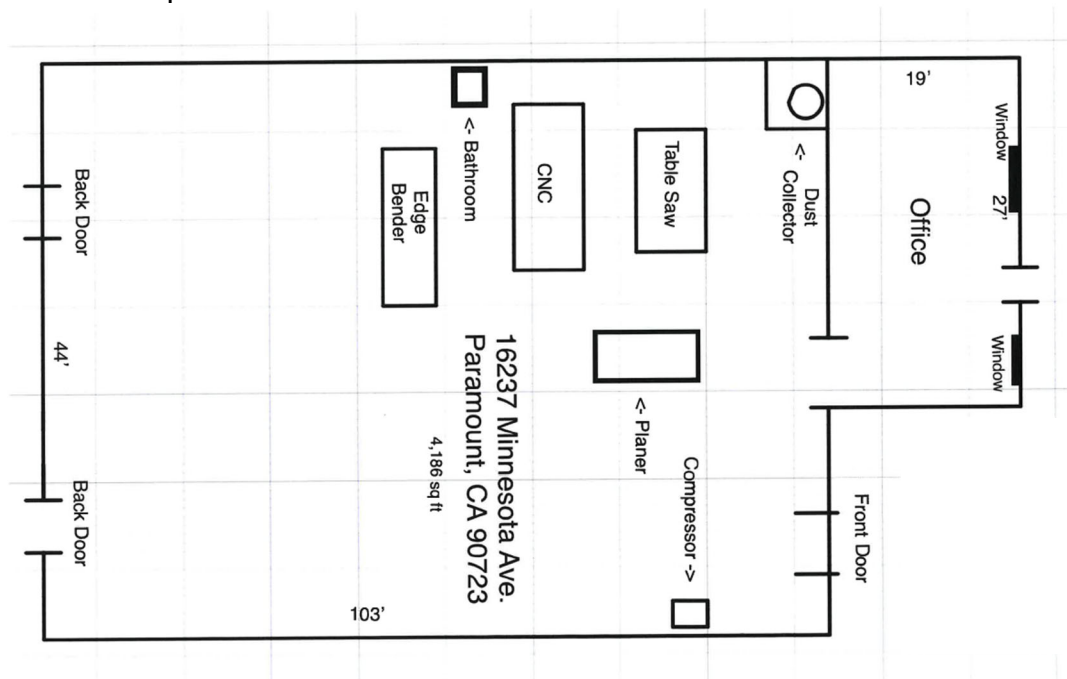


## Plans

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



Below is the floor plan.



## **Environmental Assessment**

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

## **FISCAL IMPACT**

None.

## **VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES**

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The Strategic Outcomes were implemented to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcome No. 1: Safe Community.

## **RECOMMENDED ACTION**

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 24:015, approving Conditional Use Permit No. 962, 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, May 17, 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 modification, suspension, or revocation exist, the Planning Commission may modify, revoke, or suspend such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

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

10. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
11. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, and over driveways and in parking and circulation areas.
12. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division.
13. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
14. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
15. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
16. Business hours shall be limited to 7:00 a.m. to 4:00 p.m., Monday through Friday.
17. The approved floor plan shall not be changed without prior approval by the Planning Department.
18. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
19. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
20. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
21. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
22. Permanent signs are subject to Section 17.36.030 of the Paramount Municipal Code. Approved signs shall be maintained in good condition.

23. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
24. Trash and recyclables shall be stored in a clean manner within the designated disposal bins. Trash on the ground shall be promptly picked up and disposed in the appropriate trash facilities at all times.
25. Landscaping along Minnesota Avenue shall be refurbished and maintained in a thriving condition, free from litter, weeds, and overgrowth in perpetuity.
26. The applicant shall repave the asphalt concrete on the subject property.
27. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
28. Parking stalls, including American with Disabilities Act (ADA)-compliant stalls, shall be repainted/restriped to new condition and maintained accordingly.
29. All work with the exception of active loading and unloading shall be conducted indoors.
30. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
31. Outdoor storage and outdoor work are prohibited.
32. Trucks are prohibited from overnight storage on the property.
33. Trucks or other vehicles delivering products shall park within the subject property.
34. Truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 – Section 2485 of the California Code of Regulations.
35. Signs shall be installed, following separate Planning Department review and approval, stating that truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 – Section 2485 of the California Code of Regulations.

36. All loading and unloading shall be conducted onsite. Truck parking, idling, standing, loading, unloading, or any combination thereof within City of Paramount public streets is prohibited.
37. The applicant is responsible for all trucks to adhere to designated truck routes.
38. 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.
39. Security cameras shall be installed following review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
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. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
43. 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 24:015**

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. 962, A REQUEST BY MARIO MARTINEZ/MARTINEZ CUSTOM CABINETS AND DESIGN, INC. FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE A CABINET SHOP WITH THE MANUFACTURING AND ASSEMBLING OF HOME CABINETS AT 16237 MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Mario Martinez/Martinez Custom Cabinets and Design, Inc. for a conditional use permit (CUP) to operate a cabinet shop with the manufacturing and assembling of home cabinets at 16237 Minnesota Avenue, in the M-2 (Heavy Manufacturing) zone; and

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

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

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

**SECTION 1.** The above recitations are true and correct.

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

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

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

1. The requested use at the location proposed will not:

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

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

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

1. Except as set forth in conditions, development shall take place as shown on the approved site plans and elevations. Any material deviation must be approved by the Planning Department before construction.
2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, May 17, 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 modification, suspension, or revocation exist, the Planning Commission may modify, revoke, or suspend such Unclassified Use Permit, Conditional Use Permit, and/or Variance.
7. All applicable development fees are due prior to the issuance of building permits.
8. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.

9. The installation of exterior window security bar is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code. Any damages to the building exterior from the removal shall be immediately repaired.
10. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
11. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, and over driveways and in parking and circulation areas.
12. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division.
13. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
14. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
15. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
16. Business hours shall be limited to 7:00 a.m. to 4:00 p.m., Monday through Friday.
17. The approved floor plan shall not be changed without prior approval by the Planning Department.
18. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
19. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).

20. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
21. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
22. Permanent signs are subject to Section 17.36.030 of the Paramount Municipal Code. Approved signs shall be maintained in good condition.
23. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
24. Trash and recyclables shall be stored in a clean manner within the designated disposal bins. Trash on the ground shall be promptly picked up and disposed in the appropriate trash facilities at all times.
25. Landscaping along Minnesota Avenue shall be refurbished and maintained in a thriving condition, free from litter, weeds, and overgrowth in perpetuity.
26. The applicant shall repave the asphalt concrete on the subject property.
27. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
28. Parking stalls, including American with Disabilities Act (ADA)-compliant stalls, shall be repainted/restriped to new condition and maintained accordingly.
29. All work with the exception of active loading and unloading shall be conducted indoors.
30. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
31. Outdoor storage and outdoor work are prohibited.
32. Trucks are prohibited from overnight storage on the property.

33. Trucks or other vehicles delivering products shall park within the subject property.
34. Truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 – Section 2485 of the California Code of Regulations.
35. Signs shall be installed, following separate Planning Department review and approval, stating that truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 – Section 2485 of the California Code of Regulations.
36. All loading and unloading shall be conducted onsite. Truck parking, idling, standing, loading, unloading, or any combination thereof within City of Paramount public streets is prohibited.
37. The applicant is responsible for all trucks to adhere to designated truck routes.
38. 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.
39. Security cameras shall be installed following review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
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. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.

43. 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 1<sup>st</sup> day of May 2024.

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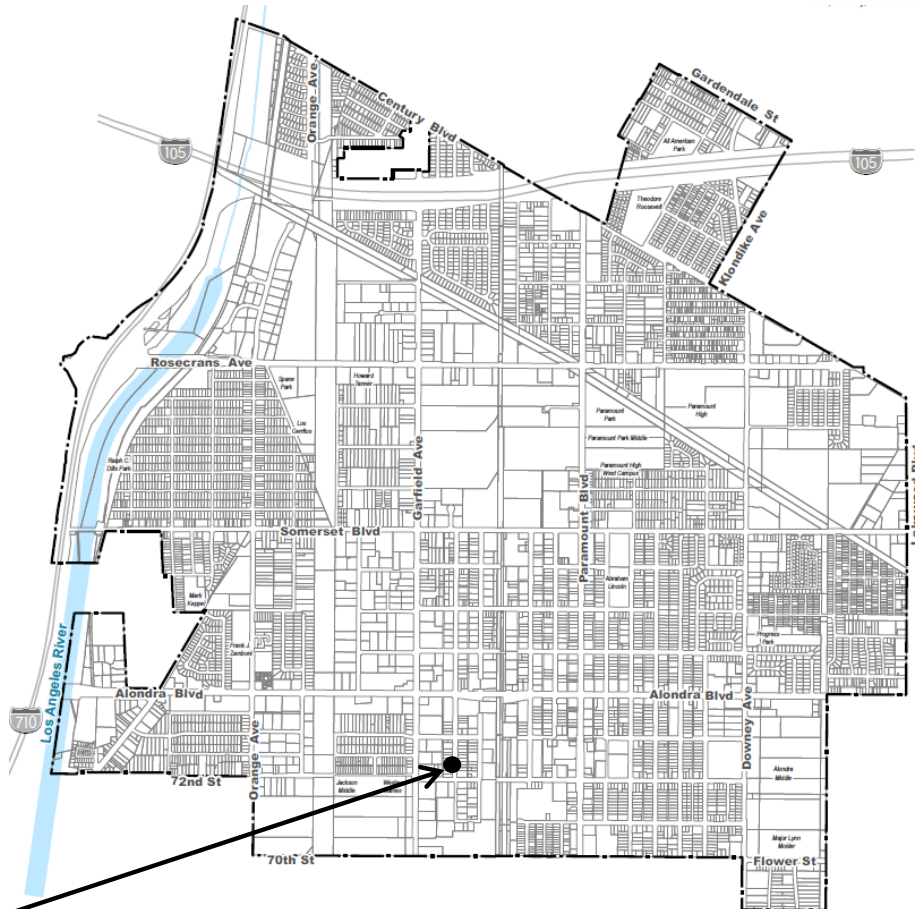
Gordon Weisenburger, Chair

Attest:

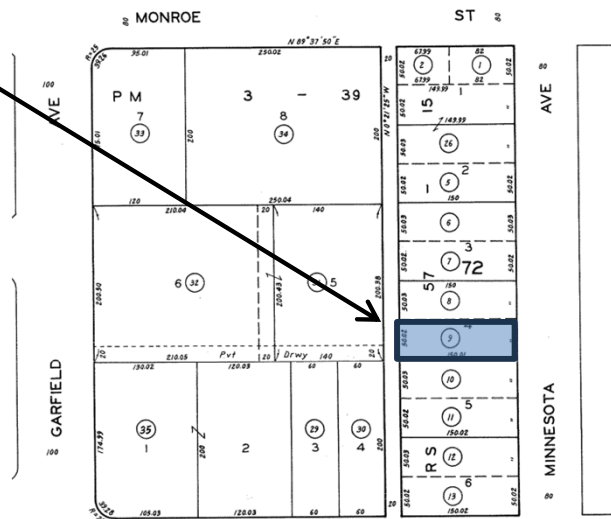
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Valerie Zaragoza, Administrative Assistant

# Conditional Use Permit No. 962



Subject  
Property



16237 Minnesota Avenue



**Air Quality Study for 16237 Minnesota  
Avenue, Paramount, CA 90723**

March 29, 2024

**Prepared for:**

Martinez Custom Cabinets & Design Inc.

**Prepared by:**

Elevated Entitlements  
5716 Corsa Avenue, Suite 201  
Westlake Village, CA 91362

## **1.0 INTRODUCTION**

The project involves an Air Quality Report for a proposed cabinetry business within an existing industrial building located at 16237 Minnesota Avenue in the City of Paramount, California (Project). The City of Paramount has requested that the applicant prepare an Air Quality Report in adherence to the California Environmental Quality Act (CEQA). The subject site is proposed to be occupied by Martinez Custom Cabinets & Design Inc, a custom cabinet maker. The subject site is zoned Heavy Manufacturing (M-2) and is approximately 4,186 square feet. According to the City of Paramount's Municipal Code, manufacturing and processing is permitted pursuant to a Conditional Use Permit (CUP).



**Figure 1: Project Site Aerial**



## 1.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Under Section 15332 Class 32, the proposed project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations. The proposed use and operation occur within city limits on an existing site, which is a leased area of approximately 4,186 square feet and is also substantially surrounded by urban uses. A Notice of Exemption has been prepared by the City of Paramount on behalf of the applicant.

## 1.2 PROJECT DESCRIPTION

Martinez Custom Cabinets & Design Inc. is a custom cabinet shop that helps design, build, and install kitchens, baths, wall units, and finish carpentry. Martinez Custom Cabinets & Design Inc. is requesting a Conditional Use Permit (CUP) to allow a carpentry business operation at the subject site located at 16237 Minnesota Avenue, Paramount, CA 90723. The subject site is zoned Heavy Manufacturing (M-2), and the existing building is approximately 4,186 square feet. Of the approximately 4,186 square foot building, Martinez Custom Cabinets & Design Inc. is requesting to lease approximately 4,186 square feet for their carpentry business operations.

Within the industrial building enclosure, Martinez Custom Cabinets & Design Inc. proposes to operate one table saw, an edge bander, a compressor, dust collector, CNC machine and planers to assemble their cabinetry. The business will operate from 7am-4:00pm Monday through Friday and will include 2 employees onsite. There is ample parking available onsite.

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

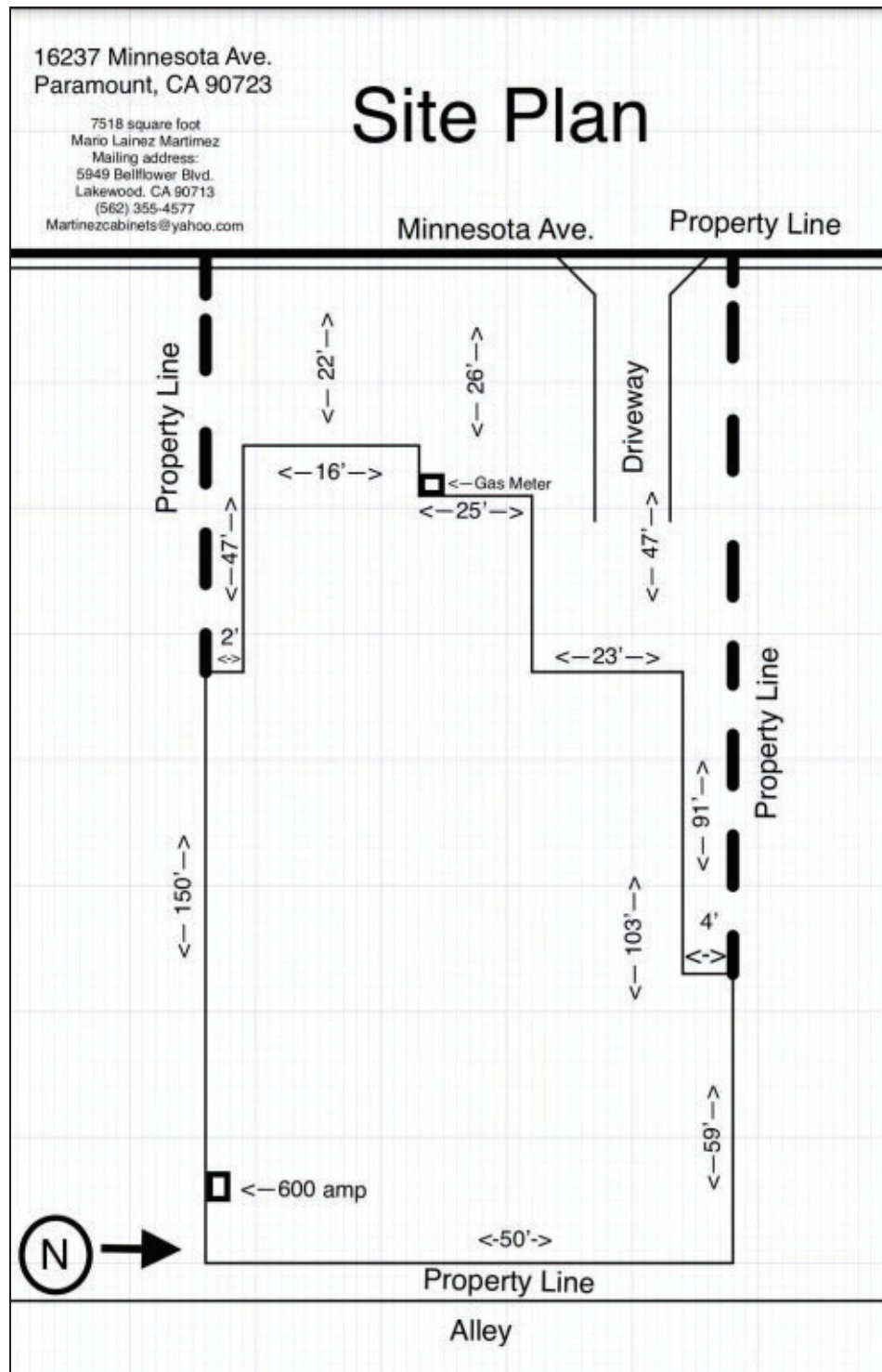


Figure 2: Site Plan

## **1.3 OPERATIONAL EXPLANATION**

Martinez Custom Cabinets & Design Inc. proposes to operate one table saw, an edge bander, a compressor, dust collector, CNC machine and planers to assemble their cabinetry. The business will operate from 7am-4:00pm Monday through Friday and will include 2 employees onsite. There is ample parking available onsite.

## **1.4 AIR QUALITY RULES**

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

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

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

### **Construction**

The California Emissions Estimator Model (CalEEMod) Version 2022.1.1.22 was used to generate emissions estimates from the equipment and machines in the interior of the building. The following project details were included in the CalEEMod software:

- No material will be exported nor imported to the Project site.
- No existing buildings will be demolished.
- No exterior painting is proposed for the Project site.
- No exterior façade improvements are proposed to the Project site.
- A total of 2 employees will be working at the Project site.
- The business hours of the operation are 7:00 AM – 4:00 PM Monday through Friday.

## Operations

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

Although there are no new sources of emissions, the air quality analysis conservatively included operational emissions associated with manufacturing land use. Emission sources include area sources (architectural coatings, consumer products, and landscaping) and energy sources (natural gas combustion). Furthermore, the emissions from area and energy sources are based on the size of the Project. Per South Coast AMD Rule 219(g)(1), the project is exempt from permit requirements. Therefore, Project operations would result in a less than significant impact.

## 2.0 CEQA ENVIRONMENTAL CHECKLIST

### AIR QUALITY

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

The Project Site is located within the South Coast Air Basin (SCAB). The SCAB is comprised of parts of Los Angeles, Riverside, and San Bernardino counties and all of Orange County. The Basin is bounded to the west by the Pacific Ocean and surrounded on the other sides by mountains. As discussed previously, the Project is in Paramount, California where the SCAQMD has regulatory



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oversight. Regulatory oversight authority regarding air quality in the SCAB rests at the local, state, and federal levels with the SCAQMD, the California Air Resources Board (CARB), and the United States Environmental Protection Agency (USEPA), respectively.

Ambient air quality is determined by comparing pollutant levels in ambient air samples to national and state standards. These standards are established by the USEPA and the CARB at levels determined to be protective of public health and welfare, with an adequate margin of safety. California Ambient Air Quality Standards (CAAQS) were established in 1967, whereas National Ambient Air Quality Standards (NAAQS) were first established by the federal Clean Air Act of 1970. California standards are generally more stringent than national standards.

Air quality standards specify the upper limits of pollutant concentrations, over defined durations, in ambient air, consistent with the management goal of preventing specific harmful effects. There are national and state standards for the “criteria pollutants” ozone (O<sub>3</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), fine particulate matter less than 2.5 microns (PM<sub>2.5</sub>), airborne respirable particulate matter less than 10 microns (PM<sub>10</sub>), sulfur dioxide (SO<sub>2</sub>), and lead (Pb).

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

**Table 2.0-1 Attainment Designations of South Coast Air Basin**

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

As shown in Table 2.0-1, the Project Site is in an area designated non-attainment for ozone, the state standard for PM<sub>10</sub>, and both federal and state standards for PM<sub>2.5</sub>. Because the SCAB currently exceeds state and federal ambient air quality standards, SCAQMD is required to

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implement strategies to reduce pollutant levels to recognized acceptable standards. The SCAQMD, in conjunction with the Southern California Association of Governments (SCAG), CARB, and USEPA recently developed the 2022 *Air Quality Management Plan* (2022 AQMP) to provide a comprehensive and integrated program to lead the SCAB into compliance with the federal and state standards for ozone and particulate matter. The 2022 AQMP accounts for projected population growth, predicted future emissions in energy and transportation demand, and determined control strategies for the eventual achievement of NAAQS attainment designation. These control strategies are either organized into the SCAQMD's rules and regulations, or otherwise set forth as formal recommendations to other agencies. The 2022 AQMP describes policies designed to limit the number of emissions generated by stationary sources (point and area) by requiring assessment/permitting of projects subject to SCAQMD rules and regulations. Per South Coast AQMD Rule 219(g)(10), the project is exempt from permit requirements. Therefore, less than significant impacts would occur. The SCAQMD has established guidelines to evaluate significance criteria for proposed projects within Los Angeles County. These criteria include:

#### **Criteria Pollutants**

- 1) Ozone (based on emission levels of reactive organic compounds (ROCs) and oxides of nitrogen (NO<sub>x</sub>);
- 2) Criteria Pollutants – General;
- 3) Ozone – Cumulative Impacts Based on Project-Specific AQMP Consistency; and
- 4) Ozone – Cumulative Impacts Based on General Plan AQMP Consistency.

#### **Other Pollutants of Concern**

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

The SCAQMD has established air quality significance thresholds for operation activities. The significant thresholds apply to the following pollutants: volatile organic compounds (VOC), nitrogen oxides (NO<sub>x</sub>), carbon dioxide (CO), sulfur oxides (SO<sub>x</sub>), particulate matter with an aerodynamic diameter of 10 micrometers or less (PM<sub>10</sub>), and fine inhalable particulate matter with an aerodynamic diameter of 2.5 micrometers or less (PM<sub>2.5</sub>). Table 2.0-2, below, presents the regional air quality significance thresholds.

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

Regional Thresholds (lbs/day)	VOC <sup>1</sup>	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Operation	55	55	550	150	150	55
SOURCE: <a href="http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf">http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf</a>						
Notes:						
1. Volatile Organic Compound (also referred to as ROC or ROG)						

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

	ROG	NOx	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Operations</b>						
Project Emissions	0.19	0.12	0.80	<0.005	0.14	0.04
SCAQMD Significance Thresholds	55	55	550	150	150	55
<b>Exceeds Threshold</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
SOURCE: <a href="http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf">http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf</a> Notes: 1. Volatile Organic Compound (also referred to as ROC or ROG)						

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

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

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

**Less Than Significant Impact.** As shown in Table 2.0-3, emissions from operations of the Project would be below SCAQMD air quality significance thresholds for all pollutants. Specifically, the Project would not exceed SCAQMD significance thresholds for ozone precursors pollutants, VOC, and NO<sub>x</sub>, as well as PM<sub>10</sub> and PM<sub>2.5</sub> for which the SCAB is in non-attainment.

The SCAQMD has provided guidance on an acceptable approach to evaluating cumulative impacts for air quality in Appendix A of its *White Paper on Potential Control Strategies to Address*

*Cumulative Impacts from Air Pollution.*<sup>1</sup> Appendix A states, "As Lead Agency, the AQMD uses the same significance thresholds for project-specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment." It further states, "Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable." Since the Project's emissions are below the SCAQMD's project-specific thresholds, the Project emissions would not be cumulatively considerable, and impacts would be less than significant.

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



March 29, 2024



*c) Expose sensitive receptors to substantial pollutant concentrations?*

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

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

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

***EXHIBIT D: SCAQMD FORM AIR QUALITY PERMIT CHECKLIST***



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

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

## Air Quality Permit Checklist

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

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

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

### Section A – Operator and Business Information

1. Business Name: Martinez Custom Cabinets and Design LLC		
2. Address: 16237 Minnesota Ave. Paramount CA 90723 Street City Zip		
3. Contact Name: Mario Lainez Martinez		Phone: (662) 355 4577
Title: President	Email: Martinezcabinets@yahoo.com	

### Section B – Business and Equipment Description

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

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

Business being conducted at this location is the construction of cabinets.

Equipment used for this business includes the following: a table saw, planer, edge bender, and compressor.

Please note we are currently operating in the city of Paramount and have a clearance letter. We are just moving locations, thank you.



### Section C – Equipment List

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

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

### Section D - Business Self Certification

7. Owner or Authorized Representative:

Mario Lainez Martinez

Title:

President

Signature:

Date:

3/20/24

Phone:

(562) 365-4577

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

Equipment

None

☐ Applicant has permit(s) or registration(s)

☐ Applicant has filed for permit(s) or registration(s)

☐ Applicant is exempt from permit requirements

☒ Based on the information provided, no equipment/process requiring a permit or registration.

Approved By: Rhea Lam

**APPROVED**

By Approved at 3:03 pm, Mar 21, 2024



NOTE: This checklist approval is not a Permit to Construct/Operate or Registration.

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

## ***EXHIBIT E: CALEEMOD RESULTS***

# Minnesota Detailed Report

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- 8. User Changes to Default Data

# 1. Basic Project Information

## 1.1. Basic Project Information

Data Field	Value
Project Name	Minnesota
Operational Year	2024
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.30
Precipitation (days)	17.4
Location	33.867041229413616, -118.18166005420737
County	Los Angeles-South Coast
City	Long Beach
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4718
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Long Beach Gas & Oil
App Version	2022.1.1.22

## 1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
General Light Industry	4.19	1000sqft	0.10	4,186	0.00	0.00	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.12	0.21	0.12	0.97	< 0.005	0.01	0.15	0.16	< 0.005	0.04	0.04	4.65	300	304	0.49	0.01	1.77	322
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.09	0.18	0.12	0.72	< 0.005	< 0.005	0.15	0.16	< 0.005	0.04	0.04	4.65	291	296	0.49	0.01	1.11	313
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.10	0.19	0.12	0.80	< 0.005	< 0.005	0.13	0.14	< 0.005	0.03	0.04	4.65	279	283	0.49	0.01	1.36	300
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.02	0.04	0.02	0.15	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	0.77	46.1	46.9	0.08	< 0.005	0.22	49.7

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Mobile	0.09	0.08	0.07	0.75	< 0.005	< 0.005	0.15	0.15	< 0.005	0.04	0.04	—	173	173	0.01	0.01	0.68	176
Area	0.03	0.13	< 0.005	0.18	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.75	0.75	< 0.005	< 0.005	—	0.75
Energy	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	116	116	0.01	< 0.005	—	116
Water	—	—	—	—	—	—	—	—	—	—	—	1.85	9.60	11.5	0.19	< 0.005	—	17.6
Waste	—	—	—	—	—	—	—	—	—	—	—	2.80	0.00	2.80	0.28	0.00	—	9.79
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.09	1.09
Total	0.12	0.21	0.12	0.97	< 0.005	0.01	0.15	0.16	< 0.005	0.04	0.04	4.65	300	304	0.49	0.01	1.77	322
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.09	0.08	0.07	0.68	< 0.005	< 0.005	0.15	0.15	< 0.005	0.04	0.04	—	166	166	0.01	0.01	0.02	168
Area	—	0.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	116	116	0.01	< 0.005	—	116
Water	—	—	—	—	—	—	—	—	—	—	—	1.85	9.60	11.5	0.19	< 0.005	—	17.6
Waste	—	—	—	—	—	—	—	—	—	—	—	2.80	0.00	2.80	0.28	0.00	—	9.79
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.09	1.09
Total	0.09	0.18	0.12	0.72	< 0.005	< 0.005	0.15	0.16	< 0.005	0.04	0.04	4.65	291	296	0.49	0.01	1.11	313
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.08	0.07	0.07	0.64	< 0.005	< 0.005	0.13	0.14	< 0.005	0.03	0.04	—	152	152	0.01	0.01	0.27	155
Area	0.02	0.12	< 0.005	0.12	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.51	0.51	< 0.005	< 0.005	—	0.51
Energy	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	116	116	0.01	< 0.005	—	116
Water	—	—	—	—	—	—	—	—	—	—	—	1.85	9.60	11.5	0.19	< 0.005	—	17.6
Waste	—	—	—	—	—	—	—	—	—	—	—	2.80	0.00	2.80	0.28	0.00	—	9.79
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.09	1.09
Total	0.10	0.19	0.12	0.80	< 0.005	< 0.005	0.13	0.14	< 0.005	0.03	0.04	4.65	279	283	0.49	0.01	1.36	300
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.01	0.01	0.01	0.12	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	25.2	25.2	< 0.005	< 0.005	0.04	25.6
Area	< 0.005	0.02	< 0.005	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.08	0.08	< 0.005	< 0.005	—	0.09

Energy	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	19.2	19.2	< 0.005	< 0.005	—	19.3
Water	—	—	—	—	—	—	—	—	—	—	—	0.31	1.59	1.90	0.03	< 0.005	—	2.91
Waste	—	—	—	—	—	—	—	—	—	—	—	0.46	0.00	0.46	0.05	0.00	—	1.62
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.18	0.18
Total	0.02	0.04	0.02	0.15	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	0.77	46.1	46.9	0.08	< 0.005	0.22	49.7

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	0.09	0.08	0.07	0.75	< 0.005	< 0.005	0.15	0.15	< 0.005	0.04	0.04	—	173	173	0.01	0.01	0.68	176
Total	0.09	0.08	0.07	0.75	< 0.005	< 0.005	0.15	0.15	< 0.005	0.04	0.04	—	173	173	0.01	0.01	0.68	176
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	0.09	0.08	0.07	0.68	< 0.005	< 0.005	0.15	0.15	< 0.005	0.04	0.04	—	166	166	0.01	0.01	0.02	168
Total	0.09	0.08	0.07	0.68	< 0.005	< 0.005	0.15	0.15	< 0.005	0.04	0.04	—	166	166	0.01	0.01	0.02	168
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	0.01	0.01	0.01	0.12	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	25.2	25.2	< 0.005	< 0.005	0.04	25.6

Total	0.01	0.01	0.01	0.12	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	25.2	25.2	< 0.005	< 0.005	0.04	25.6
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4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	—	58.5	58.5	< 0.005	< 0.005	—	58.7
Total	—	—	—	—	—	—	—	—	—	—	—	—	58.5	58.5	< 0.005	< 0.005	—	58.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	—	58.5	58.5	< 0.005	< 0.005	—	58.7
Total	—	—	—	—	—	—	—	—	—	—	—	—	58.5	58.5	< 0.005	< 0.005	—	58.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	—	9.69	9.69	< 0.005	< 0.005	—	9.73
Total	—	—	—	—	—	—	—	—	—	—	—	—	9.69	9.69	< 0.005	< 0.005	—	9.73

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
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Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	57.4	57.4	0.01	< 0.005	—	57.6
Total	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	57.4	57.4	0.01	< 0.005	—	57.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	57.4	57.4	0.01	< 0.005	—	57.6
Total	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	57.4	57.4	0.01	< 0.005	—	57.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.51	9.51	< 0.005	< 0.005	—	9.53
Total	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.51	9.51	< 0.005	< 0.005	—	9.53

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.09	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—



Architectural Coatings	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.03	0.03	< 0.005	0.18	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.75	0.75	< 0.005	< 0.005	—	0.75
Total	0.03	0.13	< 0.005	0.18	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.75	0.75	< 0.005	< 0.005	—	0.75
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.09	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	0.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	< 0.005	< 0.005	< 0.005	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.08	0.08	< 0.005	< 0.005	—	0.09
Total	< 0.005	0.02	< 0.005	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.08	0.08	< 0.005	< 0.005	—	0.09

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	1.85	9.60	11.5	0.19	< 0.005	—	17.6
Total	—	—	—	—	—	—	—	—	—	—	—	1.85	9.60	11.5	0.19	< 0.005	—	17.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	1.85	9.60	11.5	0.19	< 0.005	—	17.6
Total	—	—	—	—	—	—	—	—	—	—	—	1.85	9.60	11.5	0.19	< 0.005	—	17.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	0.31	1.59	1.90	0.03	< 0.005	—	2.91
Total	—	—	—	—	—	—	—	—	—	—	—	0.31	1.59	1.90	0.03	< 0.005	—	2.91

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Light Industry	—	—	—	—	—	—	—	—	—	—	—	2.80	0.00	2.80	0.28	0.00	—	9.79
Total	—	—	—	—	—	—	—	—	—	—	—	2.80	0.00	2.80	0.28	0.00	—	9.79
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	2.80	0.00	2.80	0.28	0.00	—	9.79
Total	—	—	—	—	—	—	—	—	—	—	—	2.80	0.00	2.80	0.28	0.00	—	9.79
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	0.46	0.00	0.46	0.05	0.00	—	1.62
Total	—	—	—	—	—	—	—	—	—	—	—	0.46	0.00	0.46	0.05	0.00	—	1.62

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.09	1.09
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.09	1.09
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Light Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.09	1.09
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.09	1.09
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.18	0.18
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.18	0.18

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Sequest	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
General Light Industry	20.8	8.33	20.9	6,939	210	84.4	212	70,283

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	6,279	2,093	—

5.10.3. Landscape Equipment

Season	Unit	Value
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Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
General Light Industry	40,155	532	0.0330	0.0040	179,169

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
General Light Industry	968,013	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
General Light Industry	5.19	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
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General Light Industry	Other commercial A/C and heat pumps	R-410A	2,088	0.30	4.00	4.00	18.0
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5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
----------------	-----------	-------------	----------------	---------------	------------	-------------

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
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5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)
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5.17. User Defined

Equipment Type	Fuel Type
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5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
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5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
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5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	6.75	annual days of extreme heat
Extreme Precipitation	4.10	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	29.9
AQ-PM	89.3
AQ-DPM	67.4
Drinking Water	34.7
Lead Risk Housing	95.8
Pesticides	51.0
Toxic Releases	96.2
Traffic	39.8
Effect Indicators	—
CleanUp Sites	58.2
Groundwater	78.6
Haz Waste Facilities/Generators	87.7
Impaired Water Bodies	66.7
Solid Waste	22.1
Sensitive Population	—
Asthma	91.1
Cardio-vascular	89.0
Low Birth Weights	89.3
Socioeconomic Factor Indicators	—

Education	74.8
Housing	48.5
Linguistic	46.5
Poverty	82.5
Unemployment	97.9

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	43.68022584
Employed	55.33170794
Median HI	55.90914924
Education	—
Bachelor’s or higher	27.90966252
High school enrollment	11.61298601
Preschool enrollment	45.81034262
Transportation	—
Auto Access	92.6344155
Active commuting	68.51020146
Social	—
2-parent households	69.83190042
Voting	8.250994482
Neighborhood	—
Alcohol availability	16.92544591
Park access	6.646990889
Retail density	43.16694469

Supermarket access	81.9196715
Tree canopy	29.37251379
Housing	—
Homeownership	63.76235083
Housing habitability	49.81393558
Low-inc homeowner severe housing cost burden	47.5426665
Low-inc renter severe housing cost burden	66.09778006
Uncrowded housing	16.43782882
Health Outcomes	—
Insured adults	28.58976004
Arthritis	74.6
Asthma ER Admissions	11.6
High Blood Pressure	70.1
Cancer (excluding skin)	71.8
Asthma	43.1
Coronary Heart Disease	69.4
Chronic Obstructive Pulmonary Disease	59.8
Diagnosed Diabetes	40.6
Life Expectancy at Birth	14.1
Cognitively Disabled	43.0
Physically Disabled	46.5
Heart Attack ER Admissions	19.5
Mental Health Not Good	36.5
Chronic Kidney Disease	55.3
Obesity	34.3
Pedestrian Injuries	54.3
Physical Health Not Good	39.9

Stroke	51.7
Health Risk Behaviors	—
Binge Drinking	47.1
Current Smoker	37.8
No Leisure Time for Physical Activity	41.3
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	35.2
Elderly	84.9
English Speaking	26.2
Foreign-born	63.9
Outdoor Workers	77.0
Climate Change Adaptive Capacity	—
Impervious Surface Cover	23.3
Traffic Density	36.6
Traffic Access	60.0
Other Indices	—
Hardship	61.3
Other Decision Support	—
2016 Voting	7.7

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	97.0
Healthy Places Index Score for Project Location (b)	41.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes



Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.  
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

MAY 1, 2024

PUBLIC HEARING

ZONE CHANGE NO. 248

- 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 24:016, APPROVING  
A REQUEST BY DR. EUGENE ALLEN TO REPLACE ORDINACE  
NUMBER NO. 717/ZONE CHANGE NO. 147 TO ALLOW AN URGENT  
CARE FACILITY AND ACTIVITIES AND SERVICES FOR DISABLED  
YOUTH AT 8225 ALONDRA BOULEVARD IN THE PD-PS (PLANNED  
DEVELOPEMT WITH PERFORMANCE STANDARDS) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

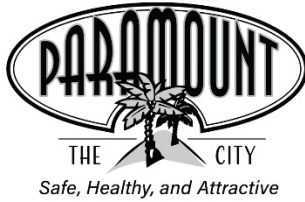
ROLL CALL VOTE:

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

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

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

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



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

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<b>PROJECT NUMBER:</b>	<b>Zone Change No. 248</b>
<b>REQUEST:</b>	<b>Recommend that the City Council replace Ordinance No. 717/Zone Change No. 147 to allow an urgent care facility and activities and services for disabled youth</b>
<b>APPLICANT:</b>	<b>Dr. Eugene Allen</b>
<b>MEETING DATE:</b>	<b>May 1, 2024</b>
<b>LOCATION:</b>	<b>8225 Alondra Boulevard</b>
<b>ZONE:</b>	<b>PD-PS (Planned Development with Performance Standards)</b>
<b>GENERAL PLAN:</b>	<b>Central Business District</b>
<b>PLANNER:</b>	<b>John King</b>
<b>RECOMMENDATION:</b>	<b>Approval</b>



**To:** Honorable Planning Commission  
**From:** John Carver, Planning Director  
**By:** John King, Assistant Planning Director,  
AICP  
**Date:** May 1, 2024

---

**Subject: ZONE CHANGE NO. 248  
8225 ALONDRA BOULEVARD**

## **BACKGROUND**

### **Request**

This item is a request by Dr. Eugene Allen to replace Ordinance No. 717/Zone Change No. 147 to allow an urgent care facility and activities and services for disabled youth at 8225 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

The Development Review Board is expected to review a related application, Development Review Application No. 24:005, in June 2024. A conditional use permit (CUP) application from the applicant is forthcoming.

Zone changes are processed in compliance with State law and Chapter 17.52 of the Paramount Municipal Code. The Planning Commission decision is a recommendation to the City Council.

Since 2007, the applicant has operated a medical clinic in Paramount, first at 16415 Colorado Avenue #104 before relocating to 15745 Paramount Boulevard in 2016.

### **Ordinance No. 717/Zone Change No. 147**

In 1987, the City Council adopted Ordinance No. 717, approving Zone Change No. 147. This approval changed the zone from C-3 (General Commercial) to PD-PS (Planned Development with Performance Standards) at 8225 Alondra Boulevard. As stated in the zone change document, the intent of the uses in the PD-PS zone was to include retail commercial establishments (excluding uses involving the sale of food) and professional offices.

The existing PD-PS zone regulations are attached.

## **Site Description**

The subject property, located at the northwest corner of Alondra Boulevard and Virginia Avenue, is 25,540 square feet in area. A 13,530 square foot building, constructed in 1980, occupies the site. An interior design business and an accounting business operate from the building.

A residential neighborhood zoned R-2 (Medium Density Residential) is to the north, a legal nonconforming residence in the C-3 zone is to the west, a self-serve carwash is to the south, and an office building is to the east.

## **DISCUSSION**

### **Project Description**

The applicant is proposing to repurpose the existing building as a new urgent care medical office, along with various other community related uses for education, after-school classes, and tutoring.

Regarding the urgent care component, Dr. Allen's office would total approximately 2,000 square feet. An outer office would be a medical office approximately 2,000 square feet in floor area. A second office would also be a medical office and would total approximately 1,500 square feet. The proposed urgent care would operate Monday through Friday between 9:00 a.m. and 8:00 p.m. and on Saturday and Sunday between 9:00 a.m. and 2:00 p.m.

Additional elements include children's play areas, a music room, a break room, and a meditation room. A proposed "Body and Mind" youth program would operate Monday through Saturday from 9:00 a.m. and 6:00 p.m. A proposed "Faith, Perseverance, Resiliency, and Success" youth programs would operate Monday through Friday from 9:00 a.m. and 6:00 p.m. and on Saturday between 9:00 a.m. and 5:00 p.m.

The site currently provides 30 parking stalls, including 28 standard stalls and 2 Americans with Disabilities Act (ADA) stalls. An oversized parking space is provided for van parking.

## Photos

Below is a view northward at the south side of the subject site:



Below is a view southwest at the east side of the subject site:



## Plans

The following is the site plan:



## Zone Change Description

The proposed zone change primarily adds the following as possible uses:

- Studios (dance and fitness, martial arts, recording, art, and music).
- Children's play areas associated with education and/or tutoring – **with Conditional Use Permit.**
- Medical, dental, and optometrist uses, including urgent care facilities – **with Conditional Use Permit.**



- Services and programs for persons who have one or more disabilities – **with Conditional Use Permit.**
- Youth activity programs – **with Conditional Use Permit.**

Other proposed changes include incorporating regulations that have been adopted for traditional commercial zones in recent years. Examples include drought tolerant landscaping requirements, the prohibition of window security bars and other specific window coverings, the prohibition of razor wire and barbed wire, and clarifying that housing is not a permitted use.

### **Environmental Assessment**

Blodgett Baylosis Environmental Planning, an environmental planning firm, prepared an analysis in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines. The zone change is exempt from the provisions of the California (b)(3) – general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment for other properties. The associated project is a Class 3 (new construction or conversion of small structures) Categorical Exemption pursuant to Article 19, Section 15303 of CEQA Guidelines.

### **Summary**

As described by the environmental assessment, the proposed use would not result in any significant increased capacity, changes in operation, or increased employment. No additional parking would be required or provided. Site access and circulation would not change. In addition, no significant new construction would occur other than that required for the proposed interior tenant improvements. Once occupied, the proposed project would not significantly raise ground-borne noise levels. The project would not be out of character with the General Plan, which the City Council most recently updated in 2007.

Furthermore, additional review and potential conditions of approval will be considered with Development Review Application No. 24:005 and the forthcoming conditional use permit application.

### **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 adopt Resolution No. PC 24:016, recommending that the City Council adopt an ordinance to replace Ordinance No. 717/Zone Change No. 147 to allow an urgent care facility and activities and services for disabled youth at 8225 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 24:016**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVE ZONE CHANGE NO. 248, A REQUEST BY DR. EUGENE ALLEN TO REPLACE ORDINANCE NO. 717/ZONE CHANGE NO. 147 TO ALLOW AN URGENT CARE FACILITY AND ACTIVITIES AND SERVICES FOR DISABLED YOUTH AT 8225 ALONDRA BOULEVARD IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE IN THE CITY OF PARAMOUNT

WHEREAS, the Planning Commission of the City of Paramount has received an application from Dr. Eugene Allen to replace Ordinance No. 717/Zone Change No. 147 to allow an urgent care facility and activities and services for disabled youth at 8225 Alondra Boulevard 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, The Planning Commission of the City of Paramount finds that this zone change is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

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

**SECTION 1.** The above recitations are true and correct.

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

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

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

1. That the application warrants a revision in the PD-PS (Planned Development with Performance Standards) zone.
2. That a need for the modified zone classification exists within such area and that the proposed change is necessary and proper and is not likely to be detrimental to adjacent properties.
3. That the particular property under consideration is a proper location for the said zone classification within such area and is suitable for uses permitted in the zone in terms of access and size of parcel.
4. That placement of the proposed zone at such location will be in the interest of public health, safety, and general welfare.
5. That the proposed classification will be consistent with the comprehensive General Plan as adopted by the City Council in 2007.

**SECTION 5.** Based on the foregoing findings the Planning Commission recommends that the City Council adopt an ordinance following public hearings to be conducted as required by law.

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Paramount this 1st day of May 2024.

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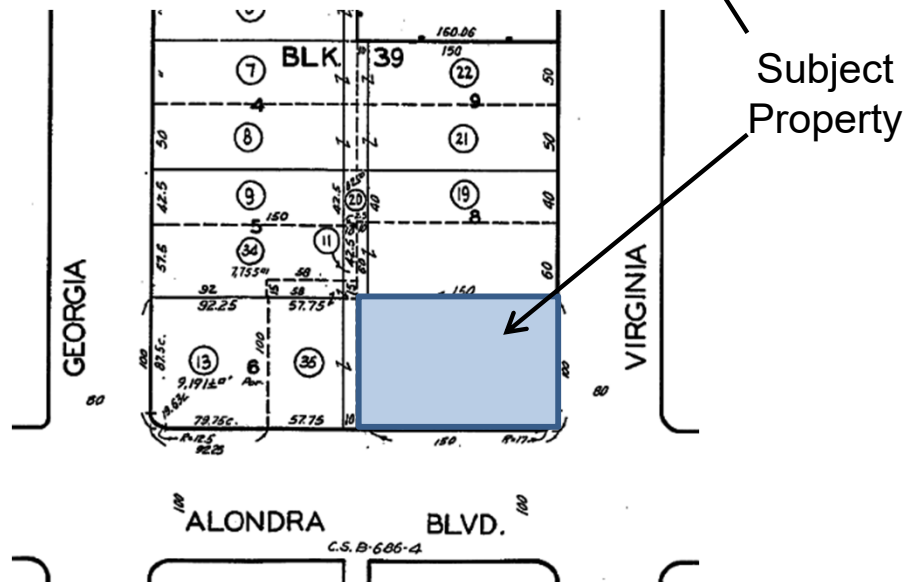
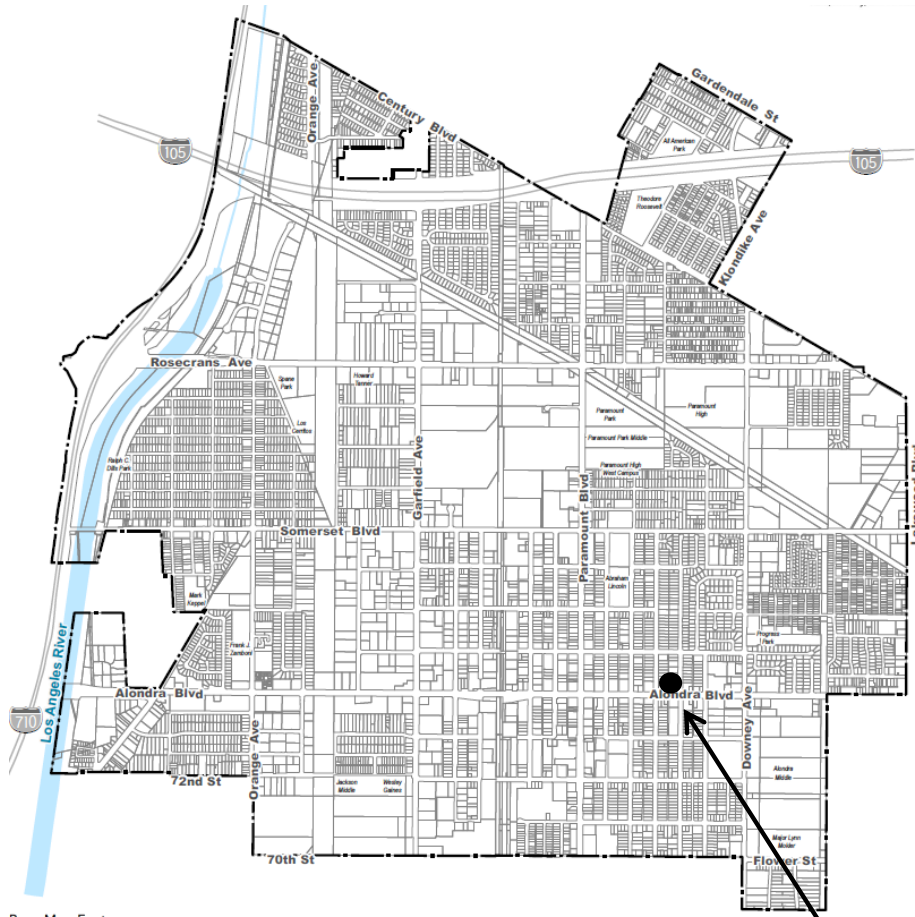
Gordon Weisenburger, Chair

ATTEST:

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Valerie Zaragoza, Administrative Assistant

# Zone Change No. 248



8225 Alondra Blvd.

CITY OF PARAMOUNT  
COUNTY OF LOS ANGELES, CALIFORNIA

ORDINANCE NO. 717

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT AMENDING ORDINANCE NO. 178, THE COMPREHENSIVE ZONING ORDINANCE, CHANGING THE OFFICIAL ZONING PLAN OF THE CITY OF PARAMOUNT FROM C-3 (GENERAL COMMERCIAL) TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) FOR PROPERTY LOCATED AT 8225 ALONDRA BOULEVARD IN THE CITY OF PARAMOUNT, ZONE CHANGE CASE NO. 147.

The City Council of the City of Paramount does ordain as follows:

Section 1: The Official Zoning Plan of the City of Paramount adopted by Ordinance No. 178 on February 20, 1962, is amended as shown on the map attached hereto, marked Exhibit "A: to be zoned to PD-PS (Planned Development with Performance Standards). Said change shall be made on the Official Zoning Map of the City of Paramount.

Said zone change shall be subject to the following conditions:

I. Permitted Uses

The broad intent of the uses in this PD-PS (Planned Development with Performance Standards) zone proposal is to include retail commercial establishments (except those uses involving the sale food) and professional offices.

The following uses shall be permitted in this PD-PS zone:

1. Apparel shops
2. Appliance stores
3. Banks and Savings and Loan Institutions
4. Barber and beauty shops
5. Blueprinting, photostating, and printing establishments
6. Book and Stationery stores
7. Any commercial use occupying in excess of 5,000 square feet.
8. Dress shop
9. Drug stores
10. Dry Cleaners
11. Dry Goods, notions stores, and boutiques
12. Florist shops
13. Furniture stores

14. Hardware stores
15. Insurance agencies
16. Jewelry stores
17. Locksmiths
18. Photographic supply stores
19. Real estate brokers and sales office
20. Shoe stores and shoe repair shops
21. Textile fabrication when in conjunction with an existing retail use at the same location
22. Other similar retail or service establishments or businesses when interpreted by the Planning Commission as to performance standards set forth in this zone.

Prohibited Uses:

Automotive repair or service of any kind whatsoever.

Bars or cocktail lounges, where no food is served.

Billiard parlors.

Bingo parlors.

Churches.

Coin operated laundries.

Exterior display of merchandise of any kind other than as a Special Event Sale or Grand Opening.

Fraternal or social organizations

Game arcades.

Tire shops, sales or service.

Vocational schools.

Subject to Conditional Use Permit

The following use may be permitted, provided that a Conditional Use Permit is first obtained:

1. Business and professional office
2. Medical-dental clinics

II. Performance Standards:

All uses shall be closely monitored to protect the integrity and privacy of the residential neighborhood adjacent to the PD-PS (Planned Development with Performance Standards) zone. To the extent possible, parking and vehicular traffic shall be directed away from the residential areas.

1. Any noise or vibrations other than that related to temporary construction work which is discernable without instruments at any lot line of the site is prohibited.
2. Any electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance is prohibited.
3. The use or handling of radioactive materials shall not be permitted.
4. Any direct or reflected glare or heat which is perceptible at any point outside of any building is prohibited.
5. The emission of odorous gases or matter in quantities such as to be perceptible at any lot line of the site is prohibited.
6. No exterior storage of vehicles, materials, supplies, equipment or machinery shall be permitted whether open or in tanks, bins, or other container devices.
7. Such retail or service establishments or business enterprises when interpreted by the Planning Commission to be in conflict with the performance standards as set forth in this section shall be prohibited.
8. All exterior lighting shall be low-level and shall be directed away from all residentially zoned properties.
9. All uses except parking shall be conducted within an entirely enclosed building.
10. Hours of loading and unloading shall be prohibited between the hours of 6:00 P.M. and 8:00 A.M.
11. There shall be no parking of employee vehicles on Virginia Avenue north of the subject parcel.
12. There shall be 5735 square feet of manufacturing area within the building. No expansion of this area is permitted.



III. Development Standards

A. Setbacks

Setbacks shall be as indicated on the submitted site plan.

B. Parking

Parking shall be provided at one space per 575 square feet of building area.

C. Sign Standards

All signage shall meet the sign standards established for the Central Business District. All signage shall be individual channel letters, and sign cans are prohibited.

D. Special Event Sales and Grand Openings

Special Event Sales and Grand Openings shall be as per Ordinance No. 581 of the City of Paramount.

E. Development Review Board Approval

Prior to the issuance of a building permit for any building or structure in the PD-PS (Planned Development with Performance Standards) zone, the application for development must be approved by the Development Review Board. As a part of the Development Review Board approval, the applicant shall upgrade the building to conform to the established Central Business District Guidelines.

F. Landscaping

All landscaping shall conform to the standards required within the Central Business District Guidelines. All landscaped areas shall include a minimum 6-inch curb along the perimeter.

IV. Compliance to Article XVIII of Chapter 44 of the Paramount Municipal Code relating to the PD-PS zone:

This zone change case shall comply with all conditions as set forth in Article XVIII of Chapter 44 dealing with the PD-PS (Planned Development with Performance Standards) zone, Sections 44-229 to 44-240, inclusive.

Section 2: Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person, firm, corporation or circumstance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion thereof. The City Council of the City of Paramount hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

Section 3: Effective Date. This Ordinance shall take effect thirty (30) days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published once in the Paramount Journal within fifteen (15) days after its adoption together with the names and members of the City Council voting for and against the same.

APPROVED and ADOPTED by the City Council of the City of Paramount, this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

\_\_\_\_\_  
Manuel E. Guillen, Mayor

Attest:

\_\_\_\_\_  
William A. Holt, City Clerk

# ZONE CHANGE NO.147

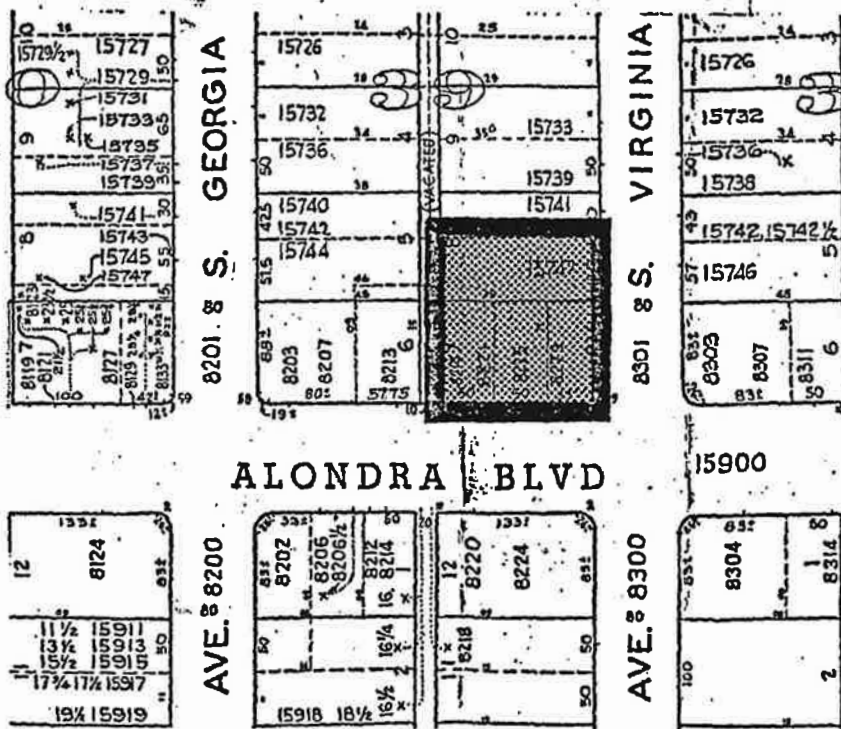
ORDINANCE NO. 717



SUBJECT PROPERTY



NORTH

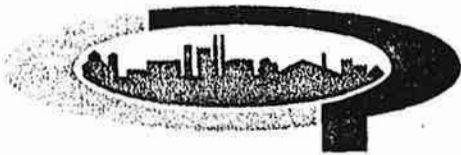


8225 ALONDRA BLVD

☐ R-1  
☐ R-2  
☐ R-M

☐ C-3  
☐ C-M  
☐ M-1

☐ M-2  
☐ PD-PS



# City of Paramount AGENDA REPORT

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To Honorable City Council Date 11-3-87  
From William A. Holt  
By Kathie M. Mendoza  
Subject ORDINANCE NO. 717, ZONE CHANGE CASE NO. 147

The City Council at its regular meeting of October 13, 1987 conducted a public hearing to consider Ordinance No. 717, which is a request by the applicant, Byron Sarris, for a change of zone from C-3 (General Commercial) to PD-PS (Planned Development with Performance Standards) for property located at 8225 Alondra Blvd.

Following the public hearing, Ordinance No. 717 was introduced for first reading with amendments, passed to second reading, and placed on the next regular agenda for adoption.

Attached is the agenda report from the October 13, 1987 meeting.

Recommended Action:

It is recommended that the City Council adopt Ordinance No. 717.

ORDINANCE NO. 717  
(Adoption)  
Zone Change Case 147  
8225 Alondra Blvd.  
109, #147

Mayor Guillen read by title only, Ordinance No. 717, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT AMENDING ORDINANCE NO. 178, THE COMPREHENSIVE ZONING ORDINANCE, CHANGING THE OFFICIAL ZONING PLAN OF THE CITY OF PARAMOUNT FROM C-3 (GENERAL COMMERCIAL) TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) FOR PROPERTY LOCATED AT 8225 ALONDRA BOULEVARD IN THE CITY OF PARAMOUNT, ZONE CHANGE CASE NO. 147."

It was moved by Councilmember Weldon, seconded by Vice Mayor Mulrooney, and carried by the following roll call vote, to waive further reading and adopt Ordinance No. 717:

AYES: Councilmembers Caldwell, Weldon,  
Vice Mayor Mulrooney, Mayor Guillen  
NOES: None  
ABSENT: Councilmember Harkema

ORDINANCE NO. 718  
(Adoption)  
Zone Change Case 148  
14327 Paramount and  
7922 Rosecrans  
Somerset Development  
109, #148

Mayor Guillen read by title only, Ordinance No. 718, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT AMENDING ORDINANCE NO. 178, THE COMPREHENSIVE ZONING ORDINANCE, CHANGING THE OFFICIAL ZONING PLAN OF THE CITY OF PARAMOUNT FROM M-2 (HEAVY MANUFACTURING) TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) FOR PROPERTY LOCATED AT 14327 PARAMOUNT BOULEVARD AND 7922 ROSECRANS AVENUE IN THE CITY OF PARAMOUNT, ZONE CHANGE CASE NO. 148."

It was moved by Councilmember Weldon, seconded by Vice Mayor Mulrooney, and carried by the following roll call vote, to waive further reading and adopt Ordinance No. 718:

AYES: Councilmembers Caldwell, Weldon,  
Vice Mayor Mulrooney, Mayor Guillen  
NOES: None  
ABSENT: Councilmember Harkema

ORDINANCE NO. 720  
(Adoption)  
Development Fees in  
R-1 zoned properties  
30.8

Mayor Guillen read by title only, Ordinance No. 720, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT AMENDING THE PARAMOUNT MUNICIPAL CODE BY AMENDING SECTION 44-190, DEALING WITH DEVELOPMENT FEES IN THE R-1 (SINGLE FAMILY RESIDENTIAL) ZONE CLASSIFICATION IN THE CITY OF PARAMOUNT."

It was moved by Councilmember Weldon, seconded by Vice Mayor Mulrooney, and carried by the following roll call vote, to waive further reading and adopt Ordinance No. 720:

AYES: Councilmembers Caldwell, Weldon,  
Vice Mayor Mulrooney, Mayor Guillen  
NOES: None  
ABSENT: Councilmember Harkema

## **CLASS 3 CATEGORICAL EXEMPTION ENVIRONMENTAL ASSESSMENT**

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**DR. EUGENE ALLEN DUSK TO DAWN COMMUNITY FACILITY  
8225 ALONDRA BOULEVARD  
PARAMOUNT, CALIFORNIA 90723**



**LEAD AGENCY:**

**CITY OF PARAMOUNT PLANNING DEPARTMENT  
16400 COLORADO BOULEVARD  
PARAMOUNT, CALIFORNIA 90723**

**REPORT PREPARED BY:**

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING  
2211 S. HACIENDA BOULEVARD, SUITE 107  
HACIENDA HEIGHTS, CALIFORNIA 93140**

**FEBRUARY 22, 2024**

PARA 109

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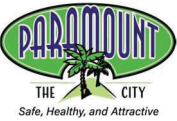


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## NOTICE OF EXEMPTION

**TO:** Los Angeles County Registrar Recorder  
County Clerk Main Office  
12400 Imperial Highway

**FROM:** City of Paramount  
16400 Colorado Boulevard  
Paramount, California 90723  
Norwalk, California 90650

**NAME:** Dr, Eugene Allen, Dusk to Dawn Community Facility.

**ADDRESS:** 8225 Alondra Boulevard, Paramount, California 90723.

**CITY/COUNTY:** City of Paramount, Los Angeles County.

**APPLICANT:** Dr. Eugene Allen, Dusk to Dawn Urgent Care, 15745 Paramount Boulevard, Paramount, California 92723

**PROJECT:** The City of Paramount, in its capacity as a Lead Agency, is reviewing an application that is subject to the California Environmental Quality Act (CEQA) for the interior and exterior remodeling of an existing commercial building. The project site and the existing building are located on the northwest corner of Alondra Boulevard and Virginia Avenue at 8225 Alondra Boulevard. The existing 13,760 square foot building occupies the 25,600 square foot (0.59-acre) site. This existing building is occupied by an interior design business and an accounting business. The Applicant intends to repurpose this existing building as a new urgent care medical office, along with various other community related uses designed for education, after-school and tutoring (a music room, play rooms, offices, etc.). The proposed new urgent care would operate Monday through Friday between 9:00 AM and 8:00 PM and on Saturday and Sunday between 9:00 AM and 2:00 PM. The project Applicant is also exploring the potential for entering into a shared parking agreement with the Emmanuel Reformed Church located across the street at 8303 Alondra Boulevard if such parking agreement would be required.

**EXEMPTION:** The project qualifies as exempt pursuant to a *Class 3 Exemption* (New Construction or Conversion of Small Structures).

**STATUS:** ☐ Ministerial (Section 21080 (b)(1); (Section No. \_\_\_\_\_));  
☐ Declared Emergency (Section 21080 (b)(3); (Section No. \_\_\_\_\_));  
☐ Emergency Project (Section 21080 (b)(4); (Section No. \_\_\_\_\_));  
☐ Statutory Exemption (Section No. \_\_\_\_\_);  
☒ Categorical Exemption (Section No. 15303);  
☐ The activity is not subject to CEQA (Section No. \_\_\_\_\_);  
☐ Other

**CITY CONTACT** John Carver, Planning Director  
City of Paramount Planning Department  
16400 Colorado Boulevard  
Paramount, California 90723

Signature \_\_\_\_\_ Date \_\_\_\_\_



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## 1. INTRODUCTION

The City of Paramount, in its capacity as a Lead Agency, is reviewing an application that would involve the interior and exterior remodeling of an existing commercial building. The project site and the existing building are located on the northwest corner of Alondra Boulevard and Virginia Avenue at 8225 Alondra Boulevard. The existing 13,760 square foot building occupies the 25,600 square foot (0.59-acre) site. This existing building is occupied by an interior design business and an accounting business. The Applicant intends to repurpose this existing building as a new urgent care medical office, along with various other community related uses designed for education, after-school and tutoring (a music room, play rooms, offices, etc.). The project Applicant is also exploring the potential for entering into a shared parking agreement with the Emmanuel Reformed Church located across the street at 8303 Alondra Boulevard should any additional parking be required. The project site is currently designated as *Central Business District* in the City of Paramount General Plan and is zoned as *Planned Development with Performance Standards (PD-PS)* in the City of Paramount Zoning Ordinance.

As part of the proposed project's environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, the City of Paramount determined that the proposed project is an "exempt" project. As a result, a Notice of Exemption (NOE) would be filed since the City of Paramount, in its capacity as the Lead Agency, determined that the proposed project is exempt from CEQA. According to the CEQA Guidelines, a CE must contain the following information:

- A brief description of the proposed action or project;
- A finding that the proposed action or project is exempt, including a citation of the State CEQA Guidelines section or statute under which the project is found to be exempt; and,
- A brief statement in support of the finding.

The project qualifies as exempt pursuant to a *Class 3 Exemption* (New Construction or Conversion of Small Structures). This CE provides a description of the proposed project, indicates the applicable sections of CEQA that support the findings for the CEQA exemption, and discusses the Lead Agency's findings that are applicable to the proposed project.

## 2. PROJECT LOCATION

The City of Paramount is located in the south-central portion of Los Angeles County, approximately 16.5 miles southeast of downtown Los Angeles. Paramount is bounded by the cities of South Gate and Downey on the north; the Los Angeles River, the Cities of Lynwood, Compton, and unincorporated areas of Rancho Dominguez on the west; the Cities of Long Beach and Bellflower on the south; and the Cities of Bellflower and Downey on the east. The project site and the existing building are located on the northwest corner of Alondra Boulevard and Virginia Avenue at 8225 Alondra Boulevard. The existing 13,760 square foot building occupies the 25,600 square foot (0.59-acre) site. All of the proposed improvements would be located within the aforementioned building and project site. The project site's latitude and longitude is 33°88'95.0"N - 118°15'50.7"W. A regional location map is provided in Exhibit 1. A citywide map is provided in Exhibit 2. A local map is provided in Exhibit 3. An aerial of the project site is shown in Exhibit 4.

### 3. ENVIRONMENTAL SETTING

The proposed project would involve the interior and exterior remodeling of an existing commercial building. The existing 13,760 square foot building occupies the 25,600 square foot (0.59-acre) site. This existing building is occupied by an interior design business and an accounting business. The Applicant intends to repurpose this existing building as a new urgent care medical office, along with various other community related uses designed for education, after-school and tutoring (a music room, play rooms, offices, etc.).

The project site is currently designated as *Central Business District* in the City of Paramount General Plan and is zoned as *Planned Development with Performance Standards (PD-PS)* in the City of Paramount Zoning Ordinance. An aerial photograph of the project site is provided in Exhibit 4. The surrounding land uses include the following:

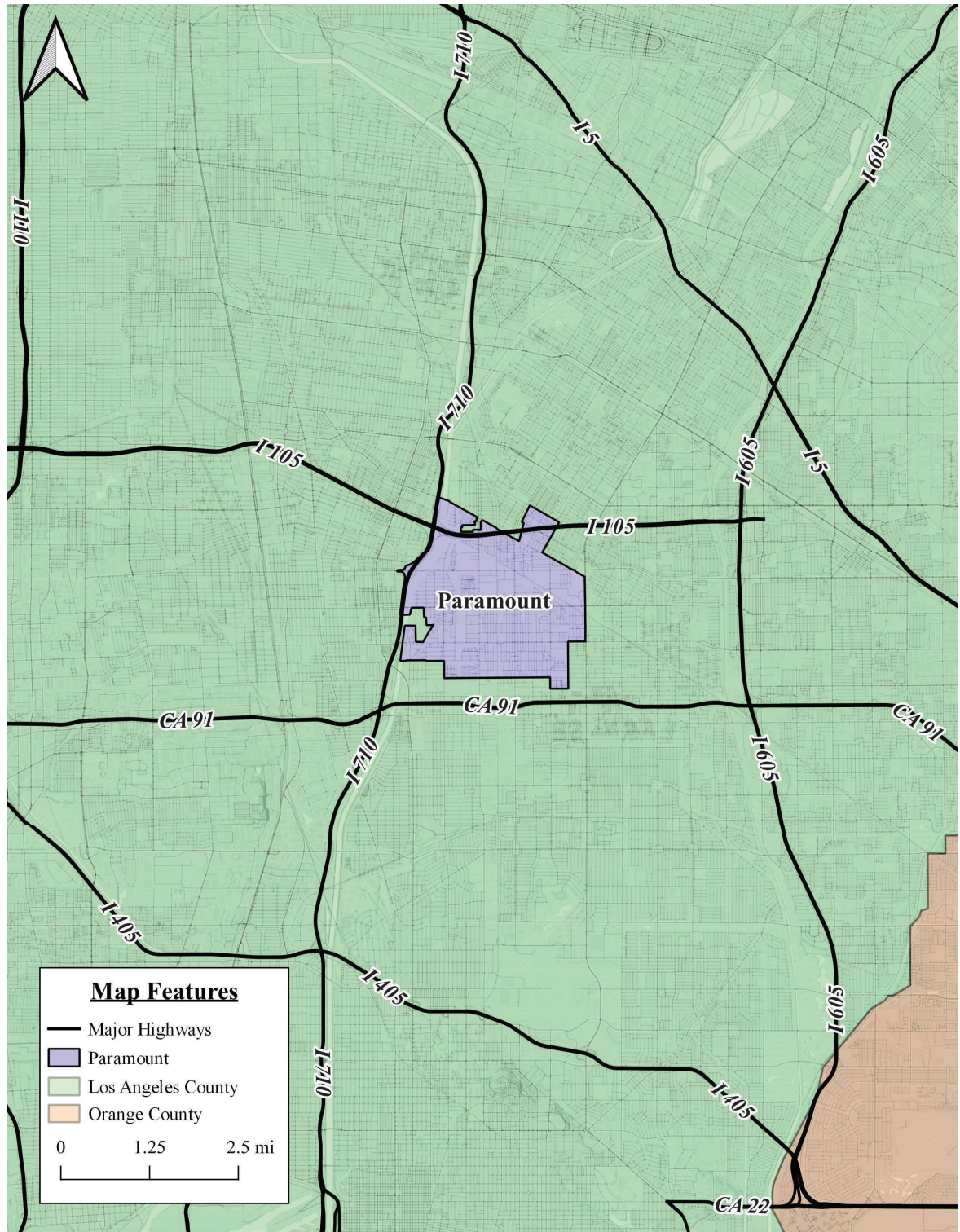
- *North of the Site:* Residential development is located north of the project site (15741 Virginia Avenue). This area is designated as *Single-family Residential* in the City of Paramount General Plan and is zoned as *Medium Density Residential (R-2)* in the City of Paramount Zoning Ordinance.
- *South of the Site:* Alondra Boulevard extends along the project site's south side. Various commercial uses are located further south on the south side of the aforementioned street. This area is designated as *Central Business District* in the City of Paramount General Plan and is zoned as *General Commercial (C-3)* in the City of Paramount Zoning Ordinance.
- *West of the Site:* Multiple family residential development is located west of the project site (8213 Alondra Boulevard). This area is designated as *Central Business District* in the City of Paramount General Plan and is zoned as *General Commercial (C-3)* in the City of Paramount Zoning Ordinance.
- *East of the Site:* Virginia Avenue extends along the project site's east side. The Emanuel Reformed Church is located further east and across the street at 8303 Alondra Boulevard. This area is designated as *Central Business District* in the City of Paramount General Plan and is zoned as *General Commercial (C-3)* in the City of Paramount Zoning Ordinance.

### 4. PROJECT DESCRIPTION

The City of Paramount, in its capacity as a Lead Agency, is reviewing an application that would involve the interior and exterior remodeling of an existing commercial building. The site plan is shown in Exhibit 5. The proposed project would consist of the following elements:

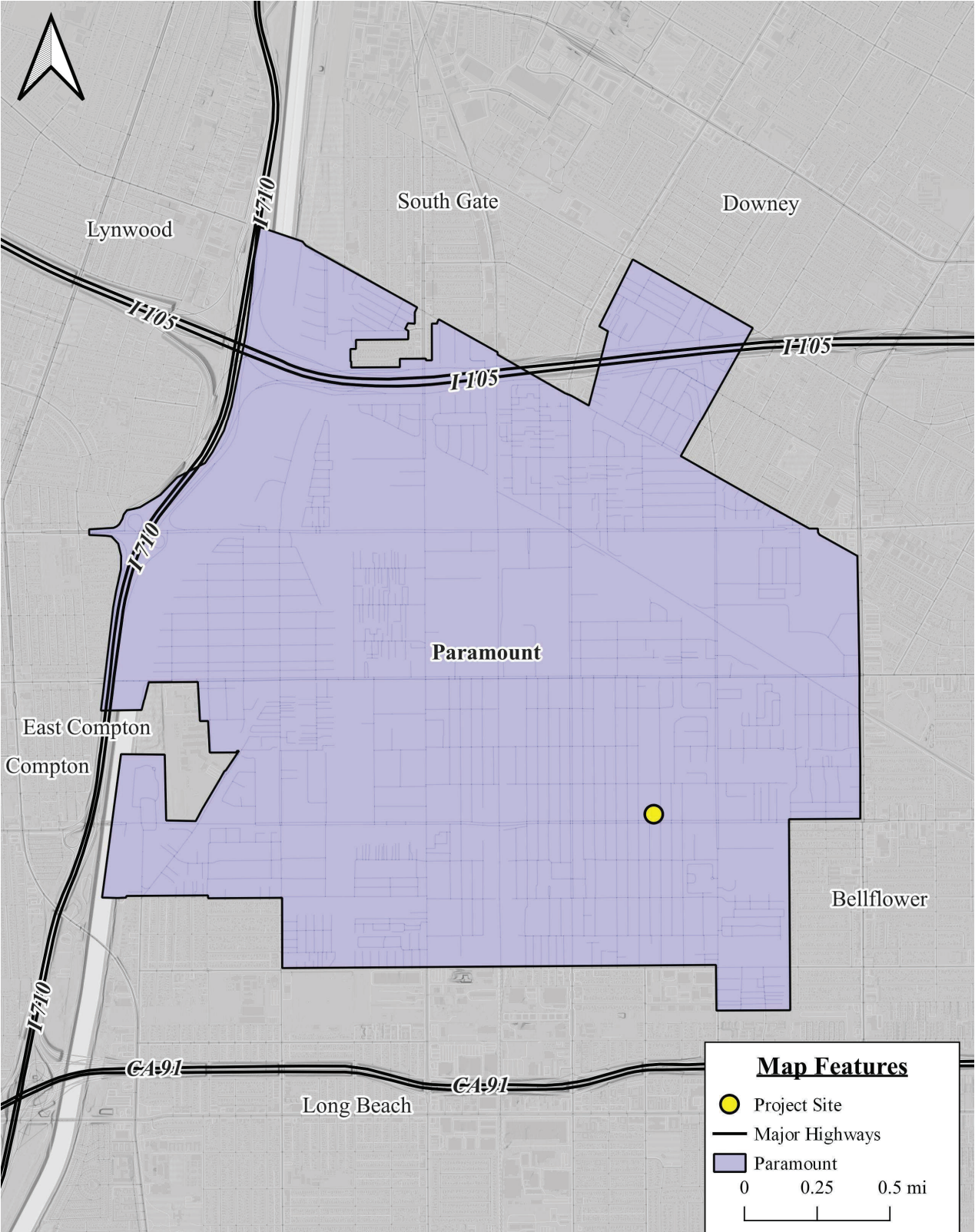
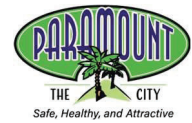
*Site Plan.* The project site and the existing building are located on the northwest corner of Alondra Boulevard and Virginia Avenue at 8225 Alondra Boulevard. The existing 13,760 square foot building occupies the 25,600 square foot (0.59-acre) site. This existing building is occupied by an interior design business and an accounting business.





**EXHIBIT 1 REGIONAL MAP**  
Source: Blodgett Baylosis Environmental Planning



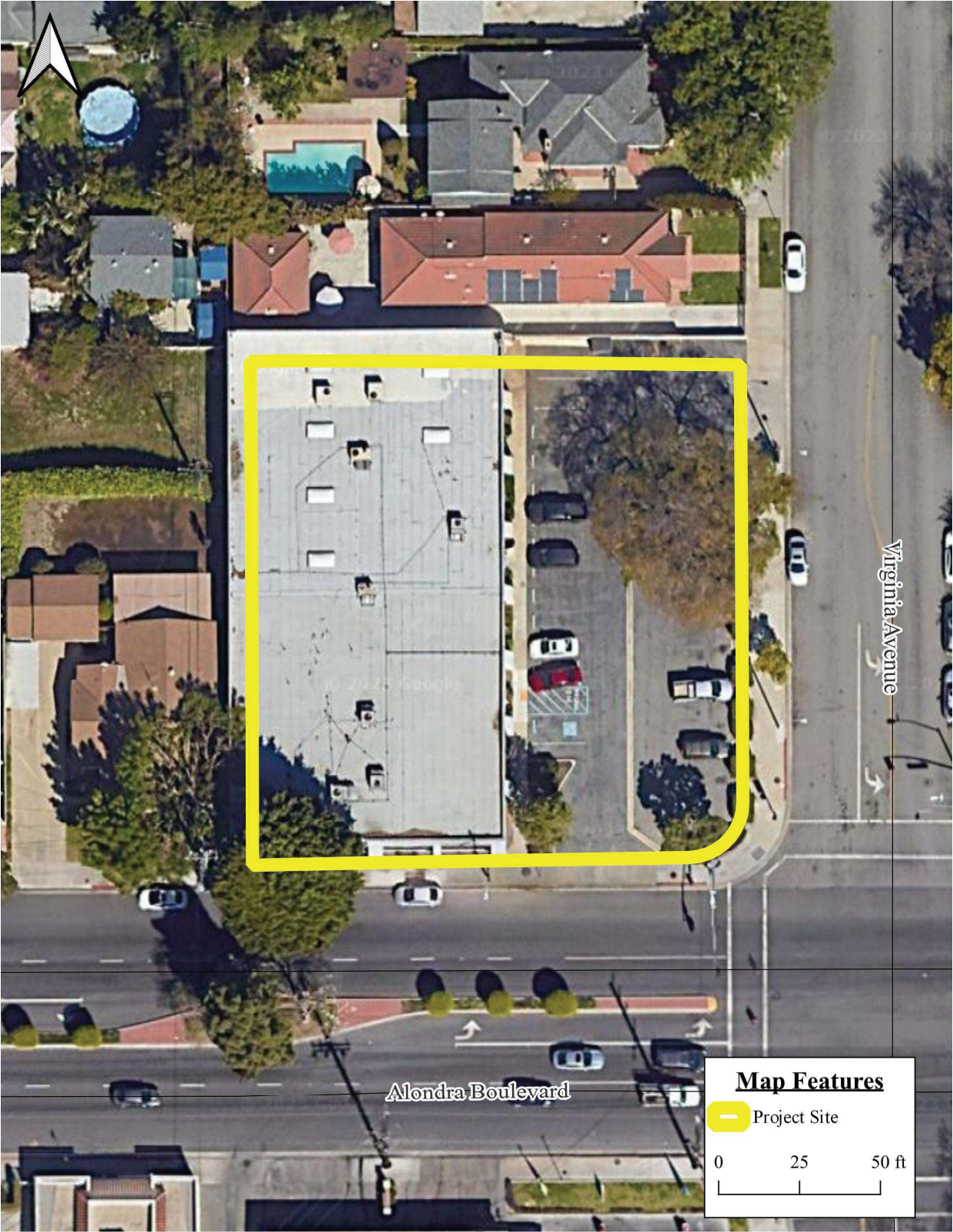


**EXHIBIT 2 CITYWIDE MAP**  
Source: Blodgett Baylosis Environmental Planning

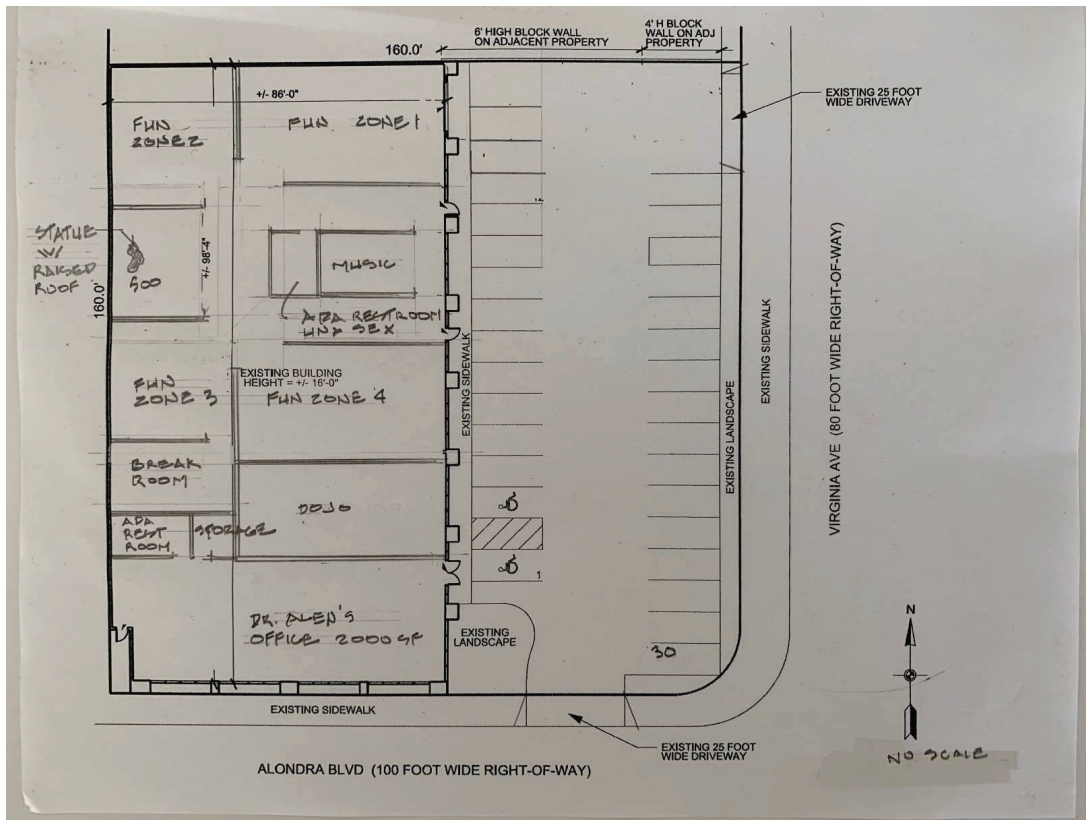


**EXHIBIT 3 LOCAL MAP**  
Source: Blodgett Baylosis Environmental Planning





**EXHIBIT 4 AERIAL PHOTOGRAPH**  
Source: Google Maps



**EXHIBIT 5 SITE PLAN**  
 Source: Dr. Eugene Allen

*New Interior Improvements.* The Applicant intends to repurpose this existing building as a new urgent care medical office, along with various other community related uses designed for education, after-school and tutoring (a music room, play rooms, offices, etc.). The total floor area of the existing would not change (13,760 square feet). All of the changes proposed would involve interior improvements and cosmetic exterior improvements. The overall floor area of the existing building would not change. Other improvements would include interior walls that would allow for the following elements:

- *Urgent Care Offices.* Dr. Allen's office would total approximately 2,000 square feet. An outer office would be a medical office and would total approximately 2,000 square feet. A second office would also be a medical office and would total approximately 1,500 square feet. The proposed new urgent care would operate Monday through Friday between 9:00 AM and 8:00 PM and on Saturday and Sunday between 9:00 AM and 2:00 PM.
- *Fun Zone (Room) 1.* This room would be a children's play area and would consist of approximately 2,000 square feet.
- *Fun Zone (Room) 2.* This room would be a children's play area and would consist of approximately 750 square feet.
- *Fun Zone (Room) 3.* This room would be a children's play area and would consist of approximately 750 square feet.
- *Fun Zone (Room) 4.* This room would be a children's play area and would consist of approximately 2,000 square feet.
- *Music Room.* This room would be music room with a rest room and would consist of approximately 1,500 square feet.
- *Break Room and Rest Room.* This room would be a break room and rest rooms consisting of approximately 750 square feet.
- *Meditation Room.* This room would consist of approximately 500 square feet.

*Hours of Operation.* The proposed new Urgent Care would operate Monday through Friday between 9:00 AM and 8:00 PM and on Saturday and Sunday between 9:00 AM and 2:00 PM. The proposed new Youth Programs for *Body and Mind Programs* would operate Monday through Saturday from 9:00 AM and 6:00 PM. The proposed new Youth Programs for *Faith, Perseverance, Resiliency, and Success Programs* would operate Monday through Friday from 9:00 AM and 6:00 PM and on Saturday between 9:00 AM and 5:00 PM.

*Access and Parking.* Access is provided by an existing 25-foot wide driveway connection with the north side of Alondra Boulevard and a second 25-foot wide drive way connection with the west side of Virginia Avenue. The access would not change with the proposed project. The site currently provides a total of 30 stalls including 28 standard stalls and 2 ADA stalls. An oversized parking space is provided for possible van parking. A trash dumpster was located in a portion of this parking space. No additional onsite parking would be provided.



The project site is currently designated as *Central Business District* in the City of Paramount General Plan and is zoned as *Planned Development with Performance Standards (PD-PS)* in the City of Paramount Zoning Ordinance. The proposed site plan is shown in Exhibit 5. The proposed breakdown of interiors uses are summarized in Table 1

**Table 1 Project Summary**

Project Element	Description
Total Building Floor Area	13,760 sq. ft.
Main Office Area (1 office)	2,000 sq. ft.
Medical Office Area (2 offices)	3,500 sq. ft.
Fun Zone (Activity) Area (4 rooms)	5,500 sq. ft.
Music Room	1,500 sq. ft.
Meditation Room	500 sq. ft.
Break Room, Storage, Rest Rooms	760 sq. ft.

Floor area figures are estimates

## 5. CATEGORICAL EXEMPTION FINDINGS

The City of Paramount is required to make the following environmental findings in support of this Categorical Exemption (refer to CEQA Guidelines §15301). The project qualifies as exempt pursuant to a *Class 3 Exemption* (New Construction or Conversion of Small Structures). The analysis in support of the findings is summarized under each finding and where required, a more detailed technical analysis is provided in Section 5.

- The project must be consistent with the applicable General Plan designation and all applicable General Plan policies as well as with the applicable zoning designation and regulations (refer to Section 5.1).
- The proposed development site is located within the City limits on a project site of no more than five acres. The site is substantially surrounded by urban development (refer to Section 5.2).
- The project site has no value as habitat for endangered, rare, or threatened species (refer to Section 5.3).
- The approval of the proposed project must not result in any significant effects relating to traffic, noise, air quality, or water quality (refer to Section 5.4).
- The approval of the proposed project must not result in any dislocation impacts (refer to Section 5.5).
- The approval of the proposed project must not result in any impacts on sensitive environmental resources (refer to Section 5.6).
- The project must not impact scenic natural views (refer to Section 5.7).
- The project site is not located within an area, nor does it include a site the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection has identified as being on a Cortese site. (refer to Section 5.8).

- The proposed project would not result in any adverse impacts on historic resources (refer to Section 5.9).
- The proposed project would not result in any permits or approvals from State responsible or trustee agencies (refer to Section 5.10).

## FINDINGS 5.1 - LAND USE COMPATIBILITY

### THRESHOLDS OF SIGNIFICANCE

To be categorically exempt, the proposed project must be consistent with the applicable City of Paramount General Plan designation and all applicable General Plan policies as well as with the applicable zoning designation and regulations.

### ENVIRONMENTAL ANALYSIS

The proposed project would involve the interior and exterior remodeling of an existing commercial building. The existing 13,760 square foot building occupies the 25,600 square foot (0.59-acre) site. This existing building is occupied by an interior design business and an accounting business. The Applicant intends to repurpose this existing building as a new urgent care medical office, along with various other community related uses designed for education, after-school and tutoring (a music room, play rooms, offices, etc.). The project site is currently designated as *Central Business District* in the City of Paramount General Plan and is zoned as *Planned Development with Performance Standards (PD-PS)* in the City of Paramount Zoning Ordinance. An aerial photograph of the project site is provided in Exhibit 4. The surrounding land uses include the following:

- *North of the Site:* Residential development is located north of the project site (15741 Virginia Avenue). This area is designated as *Single-family Residential* in the City of Paramount General Plan and is zoned as *Medium Density Residential (R-2)* in the City of Paramount Zoning Ordinance.
- *South of the Site:* Alondra Boulevard extends along the project site's south side. Various commercial uses are located further south on the south side of the aforementioned street. This area is designated as *Central Business District* in the City of Paramount General Plan and is zoned as *General Commercial (C-3)* in the City of Paramount Zoning Ordinance.
- *West of the Site:* Multiple family residential development is located west of the project site (8213 Alondra Boulevard). This area is designated as *Central Business District* in the City of Paramount General Plan and is zoned as *General Commercial (C-3)* in the City of Paramount Zoning Ordinance.
- *East of the Site:* Virginia Avenue extends along the project site's east side. The Emanuel Reformed Church is located further east and across the street at 8303 Alondra Boulevard. This area is designated as *Central Business District* in the City of Paramount General Plan and is zoned as *General Commercial (C-3)* in the City of Paramount Zoning Ordinance.

Section 17.72.080 of the City of Paramount Zoning Ordinance outlines the findings required for the approval of projects in the PD-PS zone. According to the aforementioned section, the Planning Commission shall not recommend approval of a potential development proposal unless it finds that the planned development-performance standards zone as applied for is or may be conditioned to be, in full conformance to the general purposes of this chapter, and in particular:

- A. That the location, design and proposed uses are compatible with the character of existing development in the vicinity. *The proposed project would occupy an existing building.*
- B. That the plan would produce internally an environment of stable and desirable character, and not tend to cause any traffic congestion on surrounding or access streets. *The proposed project would occupy the existing building and the projected traffic generation would be less than the existing (refer to Section 5.4.1 included herein).*
- C. That the standards of development applicable to the planned development-performance standards zone are subject to one of the following or any combination thereof:
  1. All of the standards of the appropriate zone which would permit the requested land uses.
  2. Such standards of development which are proposed are clearly designated on the general development plan as submitted and in supplementary text material. *The proposed project is not incompatible with this finding.*
- D. That the proposed development would be well integrated into its setting. *The proposed project would occupy the existing building.*
- E. That the provision is made for both public and private open spaces, at least equivalent to that required by the superseded zoning regulations. *The proposed project would occupy the existing building. The existing landscaping would be maintained.*
- F. That suitable provision is made, where appropriate, for the protection and maintenance of private areas reserved for common use. *The proposed project is not incompatible with this finding.*
- G. That there is reasonable assurance that the applicant intends, and would be able to, proceed with the execution of the project without undue delay. *The Applicant intends to proceed with the implementation of the proposed improvements in a timely manner.*
- H. That there is substantial compliance with the spirit and intent of this Code. (Prior code §44-236). *The proposed project is not incompatible with this finding.*

Ordinance 717 was adopted to change the project site's zoning from General Commercial (C-3) to PD-PS. Section 1 includes a number of commercial uses and activities that are more intensive than that contemplated by the proposed project. This Ordinance also identifies prohibited uses that includes the following:

- Automotive service and repair;
- Bars and cocktail lounges;
- Churches;
- Coin operated laundries;
- Exterior display of merchandise;

- Fraternal and/or social organizations;
- Game arcades;
- Tire shops, sales, or service; and,
- Vocational schools.

The uses contemplated under the proposed project's implementation (refer to Table 1) are not included on the above list. However, the proposed use would be required to obtain a Conditional Use Permit (CUP).

## **FINDINGS 5.2 - PROJECT SITE SIZE**

### **THRESHOLDS OF SIGNIFICANCE**

To be categorically exempt, the proposed project must be located within the City limits on a project site of no more than five acres.

### **ENVIRONMENTAL ANALYSIS**

The proposed project site is located within the corporate boundaries of the City of Paramount on a project site consisting of less than five acres. The proposed project would involve the interior and exterior remodeling of an existing commercial building. The existing 13,760 square foot building occupies the 25,600 square foot (0.59-acre) site. *Therefore, less than significant project impacts would result.*

## **FINDINGS 5.3 - HABITAT VALUE**

### **THRESHOLDS OF SIGNIFICANCE**

To be categorically exempt, the proposed project must be located on a site that has no value as habitat for endangered, rare, or threatened species.

### **ENVIRONMENTAL ANALYSIS**

The proposed project would involve the interior and exterior remodeling of an existing commercial building. The existing 13,760 square foot building occupies the 25,600 square foot (0.59-acre) site. This existing building is occupied by an interior design business and an accounting business. The project site and the surrounding areas are not conducive for the survival of any special status species due to the lack of suitable riparian and/or natural habitat. Constant disturbance from traffic and other human activity further limits the site's utility as a sensitive habitat or migration corridor. Since the site is located within an established urban area that is located near the central city area, and lacks suitable habitat, the site's utility as a natural habitat and migration corridor is restricted. No natural habitat is present in the area. *Therefore, less than significant project impacts would result.*

## FINDINGS 5.4 - SIGNIFICANT EFFECTS (TRAFFIC, NOISE, AIR, PUBLIC SERVICES AND UTILITIES)

### 5.4.1 TRAFFIC

#### THRESHOLDS OF SIGNIFICANCE

To be categorically exempt, the proposed project must not result in any significant effects relating to traffic. A significant traffic impact would be first determined by the number of vehicle trips that would be generated by the proposed project and the attendant vehicle miles travelled (VMT) impacts. Other variables that would be considered include the project's consistency with the City's off-street parking requirements and onsite circulation.

#### ENVIRONMENTAL ANALYSIS

The proposed project would involve the interior and exterior remodeling of an existing commercial building. The existing 13,760 square foot building occupies the 25,600 square foot (0.59-acre) site. This existing building is occupied by an interior design business and an accounting business. The Applicant intends to repurpose this existing building as a new urgent care medical office, along with various other community related uses designed for education, after-school and tutoring (a music room, play rooms, offices, etc.). The proposed project would involve the interior and exterior remodeling of an existing commercial building. The proposed use would not result in any significant increase in floor area. The proposed breakdown of uses and activities are outlined in Section 4 in Table 1). These project elements are also summarized below in Table 2. The existing and projected trip rates are shown in Table 2. As indicated in Table 2 below, the proposed uses are projected to generate 26 evening (PM) peak hour trips or 260 average daily trips. The existing office use when it was occupied was estimated to have generated 33 evening (PM) peak hour trips or 330 average daily trips.

**Table 2 Potential Traffic Generation**

Project Element 7 ITE Land Use Code	PM Rate	PM Volumes	ADT Estimate
<b>Proposed Uses</b>			
Main Office Area (2,000 sq. ft.) ITE Code 712	2.45/1,000 sq. ft.	5	50
Medical Office Area (3,500 sq. ft.) ITE Code 650	1.52/1,000 sq. ft.	5	50
Fun Zone (Activity) Area (5,500 sq. ft.) ITE Code 495	2.31/1,000 sq. ft.	13	130
Music Room (1,500 sq. ft.) ITE Code 520)	1.37/1,000 sq. ft.	2	20
Meditation Room (500 sq. ft.) ITE Code 560	0.49/1,000 sq. ft.	1	10
Break Room, Storage, Rest Rooms 760 sq. ft.)	--	--	--
Total Future		26	260
<b>Existing Use</b>			
General Office (13,760 sq. ft.) ITE Code 712	2.45/1,000 sq. ft.	33	330
<b>Net Change</b>			
		-7	-70

Floor area figures are estimates



As indicated in Table 2, the proposed use would result in fewer PM peak hour trips and average daily trips compared to the existing use. No additional parking would be required or provided. Site access and circulation would not change. *Therefore, less than significant project impacts would result.*

## 5.4.2 NOISE

### THRESHOLDS OF SIGNIFICANCE

The approval of the proposed project must not result in any significant effects relating to noise. A significant noise impact would potentially result if the proposed project would potentially impact noise sensitive land uses in the area or create noise levels that would exceed noise regulations. Consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, a significant impact related to noise would occur if a proposed project were determined to result in any of the following impacts:

- *Noise and Land Use Compatibility.* The generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- *Ground-Borne Vibration Noise.* The generation of excessive ground-borne vibration or ground-borne noise levels; or
- *Aircraft/Airport Noise Exposure.* For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.

The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. Noise levels may also be expressed as dBA where an “A” weighting has been incorporated into the measurement metric to account for increased human sensitivity to noise. The A-weighted measurements correlate well with the perceived noise levels at lower frequencies. Noise may be generated from a point source, such as a piece of construction equipment, or from a line source, such as a road containing moving vehicles. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities. Noise may be generated from a point source, such as machinery, or from a line source, such as a roadway segment containing moving vehicles. Because the area of the sound wave increases as the sound gets further and further from the source, less energy strikes any given point over the surface area of the wave. This phenomenon is known as “spreading loss.” Due to spreading loss, noise attenuates (decreases) with distance.

Stationary, or point, noise subject to spreading loss experiences a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. Based on the principles of spreading loss noise levels would decrease by 6.0 dBA for every doubling distance beginning with the first 50 feet for point sources (speakers, construction equipment) and approximately 4.5 dBA over a soft surface such as vegetation. Meanwhile, line sources (roadways, railroads) experience a 3.0 dBA reduction for every doubling of the distance. Objects that obstruct the line-of-sight between a noise source and a noise receptor reduce noise

generated by or within the noise source. Operational noise is expected to decrease by an additional 6.0 dBA at the more distant residential uses based on the principals of spreading loss.

## ENVIRONMENTAL ANALYSIS

The primary sources of noise in Paramount are freeways and roadways. Future sources of noise generated on-site would include noise from vehicles traveling to and from the project and noise emanating from building equipment noise (air conditioning units, and other equipment), and other noises typically associated with commercial uses. As a result, the proposed project would not expose sensitive receptors to excessive noise levels and the potential impacts are considered to be less than significant.

The proposed project would involve the interior and exterior remodeling of an existing commercial building. The existing 13,760 square foot building occupies the 25,600 square foot (0.59-acre) site. This existing building is occupied by an interior design business and an accounting business. The Applicant intends to repurpose this existing building as a new urgent care medical office, along with various other community related uses designed for education, after-school and tutoring (a music room, play rooms, offices, etc.). The proposed use would not result in any significant increased capacity, changes in operation, or increased employment. No additional parking would be required or provided. Site access and circulation would not change. In addition, no significant new construction would occur other than that required for the proposed interior tenant improvements. Once occupied, proposed project would not significantly raise ground-borne noise levels. *As a result, the potential impacts would be less than significant.*

### *Noise and Land Use Compatibility Impacts.*

The City of Paramount has developed its own land use compatibility standards based on recommended parameters from the California Governor's Office of Planning and Research (OPR) land use and noise compatibility guidelines. Based on these guidelines, the City has established interior and exterior noise standards for various types and/or categories of development. The City's compatibility standards provide only for normally acceptable conditions based on State recommendations and City land use designations. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities. *As a result, the noise and land use compatibility impacts resulting from the proposed project would be less than significant.*

### *Ground-Borne Vibration Noise*

Composite construction noise is best characterized in a study prepared by Bolt, Beranek, and Newman. In the aforementioned study, the noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. The proposed improvements would be limited to interior improvements. All of the activities would occur inside the existing building. The interior noise levels would continue to be reduced by complying with the California Green Building Standards Code, which requires the use of energy efficient windows and insulation which would further reduce interior noise levels. Insulation would be placed between the joists and studs and would serve as an additional buffer which, when combined with stucco and drywall, would reduce interior noise levels by a minimum of 10.0 dBA. Once occupied, the overall increase in the ambient noise levels would not be readily apparent to an individual with normal hearing standing outside the building. In addition, the project would not result in the exposure of nearby

residents to the generation of excessive ground-borne noise due to the nature of the proposed use (no heavy machinery or equipment is anticipated to be in operation once the project is complete). The proposed project's future tenant(s) would be required to adhere to all pertinent City noise regulations. Furthermore, no additional traffic is associated with the proposed project. *As a result, no traffic noise impacts would occur.*

#### *Aircraft/Airport Noise Exposure*

The Compton-Woodley Airport is located approximately 4.1 miles west of the project site. The project site is not located within the approach or takeoff zones of the runway. In addition, the project site is not located within the aforementioned airport's designated compatibility review areas. Furthermore, the project site is not located within any 70 dB. Community Noise Equivalent Level (CNEL) contour line boundaries. As a result, the proposed project would not expose people residing or working in the project area to excessive noise levels related to airport uses. *As a result, no impacts would occur.*

### **5.4.3 AIR QUALITY**

#### **THRESHOLDS OF SIGNIFICANCE**

The City of Paramount is located within the South Coast Air Basin (SCAB) and air quality is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). Projects in the SCAB generating construction and operational-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA.

- *Ozone ( $O_3$ )* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation.  $O_3$  is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide ( $CO$ )*, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide ( $NO_2$ )* is a yellowish-brown gas, which at high levels can cause breathing difficulties.  $NO_2$  is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *$PM_{10}$  and  $PM_{2.5}$*  refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily be inhaled.

There are daily and quarterly emissions thresholds for the construction and operation of a proposed project that have been established by the SCAQMD. Projects in the SCAB generating construction-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of  $PM_{10}$ ;
- 55 pounds per day of  $PM_{2.5}$ ; or,
- 150 pounds per day of sulfur oxides.

A project would have a significant effect on air quality if any of the following long-term (operational) emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM<sub>10</sub>;
- 55 pounds per day of PM<sub>2.5</sub>; or,
- 150 pounds per day of sulfur oxides.

## ENVIRONMENTAL ANALYSIS

The proposed project would involve the interior and exterior remodeling of an existing commercial building. The existing 13,760 square foot building occupies the 25,600 square foot (0.59-acre) site. This existing building is occupied by an interior design business and an accounting business. The Applicant intends to repurpose this existing building as a new urgent care medical office, along with various other community related uses designed for education, after-school and tutoring (a music room, play rooms, offices, etc.). No significant construction emissions would occur given that all of the proposed improvements would be related to interior improvements.

Long-term emissions refer to those air quality impacts that would occur once the proposed project has been constructed and is operational. These impacts would continue over the operational life of the project. The two main sources of operational emissions include area emissions and on-site emissions related to the production and consumption of energy. As indicated in Table 2, the proposed uses are projected to generate 26 evening (PM) peak hour trips or 260 average daily trips. The existing office use when it was occupied was estimated to have generated 33 evening (PM) peak hour trips or 330 average daily trips. As a result, the proposed use would result in fewer PM peak hour trips and average daily trips compared to the existing use. No additional parking would be required or provided. Site access and circulation would not change. *Therefore, the project impacts would be less than significant.*

## 5.4.4 WATER QUALITY

### THRESHOLDS OF SIGNIFICANCE

The approval of the proposed project must not result in any significant effects relating to water quality. A significant water quality impact would potentially result if the proposed project would result in water pollution impacts on-site or offsite during construction or operations.

## ENVIRONMENTAL ANALYSIS

The proposed project would involve the interior and exterior remodeling of an existing commercial building. The existing 13,760 square foot building occupies the 25,600 square foot (0.59-acre) site. This existing building is occupied by an interior design business and an accounting business. The Applicant intends to repurpose this existing building as a new urgent care medical office, along with various other community related uses designed for education, after-school and tutoring (a music room, play rooms, offices, etc.). The proposed use would not result in any significant increased capacity, changes in operation, or increased

employment. No additional parking would be required or provided. Site access and circulation would not change. In addition, no significant new construction would occur other than that required for the proposed interior tenant improvements. The proposed project would not affect any existing water well currently serving the City due to the well's distance and location from the project site. This well is located in the westernmost portion of the City of Paramount near the Los Angeles River. The proposed project would continue to be connected to the City's water and sewer lines and would not impact a local aquifer. *As a result, no impacts would occur.*

## 5.4.5 PUBLIC SERVICES

### THRESHOLDS OF SIGNIFICANCE

The approval of the proposed project must not result in any significant effects relating to public services. A significant impact on public services would potentially result if the proposed project would require new facilities or increased services to accommodate potential demand. The proposed project would involve the interior and exterior remodeling of an existing commercial building. The existing 13,760 square foot building occupies the 25,600 square foot (0.59-acre) site. This existing building is occupied by an interior design business and an accounting business. The Applicant intends to repurpose this existing building as a new urgent care medical office, along with various other community related uses designed for education, after-school and tutoring (a music room, play rooms, offices, etc.). The proposed use would not result in any significant increased capacity, changes in operation, or increased employment. No additional parking would be required or provided. Site access and circulation would not change. In addition, no significant new construction would occur other than that required for the proposed interior tenant improvements.

### ENVIRONMENTAL ANALYSIS

The City of Paramount is served by two fire stations. Station 31, located at 7521 East Somerset Boulevard, has two engines and one paramedic squad. Station 57 is located at 5720 Gardendale Street in South Gate and has one engine.<sup>1</sup> The proposed new improvements would be subject to any conditions prescribed by the LACFD (including compliance with applicable codes and ordinances including those related to emergency access, fire flows, etc.). The proposed project would also be required to adhere to all pertinent site and building design regulations. The proposed project would not negatively impact fire protection services since the interior improvements would be constructed in accordance with current fire and building codes. As part of the project review process, the County would review the development plans and make recommendations for fire protection services. The building's construction, height, and use would not require any special equipment or apparatus in the event of a fire or emergency. *Therefore, project impacts would be less than significant.*

#### *Law Enforcement*

Law enforcement services in Paramount are contracted through the Los Angeles County Sheriff's Department. The City is served by the Lakewood Station at 5130 Clark Avenue in Lakewood and by a substation located near the intersection of Paramount and Somerset Boulevards in Paramount. Emergency response times are approximately three minutes throughout the City. The proposed project would not likely result in an increase in the number of calls for service. The proposed project would not result in the need for

new or physically altered police protection facilities. *Therefore, project impacts would be less than significant.*

#### *Schools*

The City is served by the Paramount Unified School District (PUSD), which serves kindergarten through twelfth grades and consists of nine elementary schools, two intermediate schools, one high school, a continuation school, and an adult education school. The site is also within the service boundaries of the Los Angeles County Community College District. The proposed project would not result in any direct impact on school enrollments. The Applicant would be required to pay any pertinent development fees to the local school districts. Pursuant to SB-50, payment of fees to the applicable school district is considered full mitigation for project-related impacts. *As a result, the environmental impacts would be less than significant.*

#### *Parks and Recreation*

The City of Paramount operates six public parks devoted to active recreation. No parks or related recreational facilities are located adjacent to the project site. *As a result, the project's potential impacts on park facilities would be less than significant.*

### **5.4.6 UTILITIES**

#### **THRESHOLDS OF SIGNIFICANCE**

The approval of the proposed project must not result in any significant effects relating to utilities. A significant impact on utilities would potentially result if the proposed project would require new utilities or service systems to accommodate potential demand. The proposed project would involve the interior and exterior remodeling of an existing commercial building. The existing 13,760 square foot building occupies the 25,600 square foot (0.59-acre) site. This existing building is occupied by an interior design business and an accounting business. The Applicant intends to repurpose this existing building as a new urgent care medical office, along with various other community related uses designed for education, after-school and tutoring (a music room, play rooms, offices, etc.). The proposed use would not result in any significant increased capacity, changes in operation, or increased employment. No additional parking would be required or provided. Site access and circulation would not change. In addition, no significant new construction would occur other than that required for the proposed interior tenant improvements.

#### **ENVIRONMENTAL ANALYSIS**

#### *Sewers and Wastewater Treatment*

The County Sanitation Districts of Los Angeles County (LACSD) also treats wastewater from the City of Paramount. Local sewer lines are maintained by the City of Paramount, while the Districts own, operate, and maintain the large trunk sewers of the regional wastewater conveyance system. The wastewater generated within the project area is conveyed to the Los Coyotes Water Reclamation Plant (Los Coyotes WRP), which is operated by the LACSD. The Los Coyotes WRP, located at the northwest junction of the San Gabriel River and Artesia Freeway, provides primary, secondary, and tertiary treatment. The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 31.8 mgd. The Joint



Water Pollution Control Plant (JWPCP) located in the City of Carson has a design capacity of 385 mgd and currently processes an average flow of 326.1 mgd. The Long Beach WRP has a design capacity of 25 mgd and currently processes an average flow of 20.2 mgd.

The proposed project would involve the interior and exterior remodeling of an existing commercial building. The existing 13,760 square foot building occupies the 25,600 square foot (0.59-acre) site. This existing building is occupied by an interior design business and an accounting business. The Applicant intends to repurpose this existing building as a new urgent care medical office, along with various other community related uses designed for education, after-school and tutoring (a music room, play rooms, offices, etc.). No significant construction emissions would occur given that all of the proposed improvements would be related to interior improvements. As indicated in Table 3 the proposed project would generate 2,752 gallons of effluent per day.

**Table 3 Wastewater (Effluent) Generation (gals./day)**

Use	Unit	Factor	Generation
Office	13,760 sq. ft.	0.2 gals./sq. ft./day	2,752 gals./day
<b>Total</b>	13,760 sq. ft.		2,752 gals./day

Source: Los Angeles County Sanitation Districts

As a result, the existing sanitary sewer lines can accommodate the sewage flows from the proposed improvement. *Therefore, project impacts would be less than significant.*

### *Water*

Paramount owns and operates a domestic water system that includes three wells; two imported water connections; approximately 130 miles of water transmission and distribution mains; and appurtenant valves, hydrants, and equipment. To supplement groundwater production, the City also purchases treated, imported water from the Central Basin Municipal Water District (CBMWD), which is a member agency of the Metropolitan Water District of Southern California (MWD). The City also purchases recycled water from CBMWD and has recycled water distribution piping, and appurtenant valves and equipment to serve recycled water to commercial/industrial water users. Paramount also has emergency mutual-aid domestic water connections with the City of Long Beach, the City of Downey, and the Golden State Water Company. The City currently does not have storage reservoirs though the groundwater basin provides groundwater storage. Water mains are located within the existing public streets located adjacent to the project site. The existing domestic water reservoirs that serve the area would continue to provide adequate supplies and pressure to serve the proposed project. As indicated in Table 4, the proposed project is projected to consume approximately 4,128 gallons of water on a daily basis.

**Table 4 Water Consumption (gals./day)**

Use	Unit	Factor	Generation
Office	13,760 sq. ft.	0.3 gals./sq. ft. unit	4,128 gals./day
<b>Total</b>	13,760 sq. ft.		4,128 gals./day

Source: Los Angeles County Sanitation Districts

The existing water supply facilities and infrastructure would accommodate any future demand. In addition, the proposed project would be equipped with water efficient fixtures. *Therefore, project impacts would be less than significant.*

#### *Stormwater*

The City of Paramount is served by the Los Angeles County Flood Control District (LACFCD), which operates and maintains regional and municipal storm drainage facilities. The City works with the LACFCD in making local drainage plans and improvements. The approval of the proposed project must not result in any significant effects relating to utilities. A significant impact on utilities would potentially result if the proposed project would require new utilities or service systems to accommodate potential demand. The proposed project would involve the interior and exterior remodeling of an existing commercial building. Furthermore, very limited surface areas would be affected. *Therefore, project impacts would be less than significant.*

#### *Solid Waste Collection*

Trash collection is provided by the Athens Services for disposal at the area MRF facilities and/or area landfills. The proposed project is anticipated to generate approximately 123 pounds per day of solid waste (refer to Table 5). The projected quantity of solid waste is limited and can be accommodated by the existing capacity. As a result, the potential impacts are considered to be less than significant. *Therefore, project impacts would be less than significant.*

**Table 5 Solid Waste Generation (lbs./day)**

Use	Unit	Factor	Generation
Office	13,760 sq. ft.	8.93 lbs./1,000 sq. ft./day	123 lbs./day
<b>Total</b>	13,760 sq. ft.		123 lbs./day

Source: Los Angeles County Sanitation Districts

## **FINDINGS 5.5 - DISLOCATION**

### **THRESHOLDS OF SIGNIFICANCE**

The approval of the proposed project must not result in any significant effects relating to the displacement or dislocation of an existing population group. The emphasis is on the displacement of housing, especially affordable housing.



## ENVIRONMENTAL ANALYSIS

The proposed project would involve the interior and exterior remodeling of an existing commercial building. The existing 13,760 square foot building occupies the 25,600 square foot (0.59-acre) site. This existing building is occupied by an interior design business and an accounting business. The Applicant intends to repurpose this existing building as a new urgent care medical office, along with various other community related uses designed for education, after-school and tutoring (a music room, play rooms, offices, etc.). No significant construction emissions would occur given that all of the proposed improvements would be related to interior improvements. The proposed new development would be limited to the project site and no dislocation of off-site structural improvements would be required to accommodate the proposed project. *Therefore, no project impacts would result.*

## FINDINGS 5.6 - SENSITIVE ENVIRONMENTAL RESOURCES

### THRESHOLDS OF SIGNIFICANCE

To be categorically exempt, the proposed project must be located on a site that has no impact on sensitive environmental resources.

### ENVIRONMENTAL ANALYSIS

The project site's isolation from other natural open space areas limits its utility as a habitat or an animal migration corridor. The project site and the surrounding areas are not conducive for the survival of any special status species due to the lack of suitable riparian and/or natural habitat. Constant disturbance from traffic and other human activity further limits the site's utility as a sensitive habitat or migration corridor. *Therefore, no project impacts would result.*

## FINDINGS 5.7 - SCENIC NATURAL VIEWS

### THRESHOLDS OF SIGNIFICANCE

The approval of the proposed project must not result in any significant effects relating to a significant impact on a scenic vista. A scenic vista is a viewpoint that provides expansive views of a highly valued landscape for the benefit of the public.

### ENVIRONMENTAL ANALYSIS

The project site is located in an urbanized setting. No scenic natural resources or scenic corridor would be affected by the proposed project. Because of the nature of the proposed project, no alteration of the views would occur. *Therefore, no project impacts would result.*

## FINDINGS 5.8 - CORTESE LISTING

### THRESHOLDS OF SIGNIFICANCE

The approval of the proposed project must not be located on a property that has been identified by the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection as being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

### ENVIRONMENTAL ANALYSIS

Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List. The Cortese List is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. A search was conducted through the California Department of Toxic Substances Control Envirostor website to identify whether the project site is listed in the database as a Cortese site. The search indicates the project site is not located on a Cortese site. *Therefore, no project impacts would result. The proposed project is consistent with this finding and there would be no environmental impacts.*

## FINDINGS 5.9 - HISTORIC RESOURCES

### THRESHOLDS OF SIGNIFICANCE

The approval of the proposed project must not result in any significant effects relating to the historic resources. According to CEQA, a project may be deemed to have a significant adverse impact on cultural resources if it results in any of the following:

- The proposed project would cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5.
- The proposed project would cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.
- The proposed project would disturb any human remains, including those interred outside of formal cemeteries.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a General Plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The California Register of Historical Resources (CRHR) is a listing of all properties considered to be significant historical resources in the state. The California Register includes all properties listed or determined eligible for listing on the National Register, including properties evaluated under Section 106, and State Historical Landmarks No. 770 and above. The California Register statute specifically provides that historical resources listed, determined eligible for listing on the California Register by the State Historical Resources Commission, or resources that meet the California Register criteria are resources which must be given consideration under CEQA. Other resources, such as resources listed on

local registers of historic resources or in local surveys, may be listed if they are determined by the State Historic Resources Commission to be significant.

### ENVIRONMENTAL ANALYSIS

A search of the National Register of Historic Places and the list of California Historical Resources was conducted, and it was determined that no historic resources were listed within the City of Paramount. The proposed project would not affect any structures or historical resources listed on the National or State Register or those identified as being eligible for listing on the National or State Register. Furthermore, the project site is not present on the list of historic resources identified by the State Office of Historic Preservation (SHPO). The project site is not included on the City's list of designated historic resources. *Thus, no project impacts would result. The proposed project is consistent with this finding and there would be no environmental impacts.*

### FINDINGS 5.10 - STATE TRUSTEE OR RESPONSIBLE AGENCY APPROVAL

#### THRESHOLDS OF SIGNIFICANCE

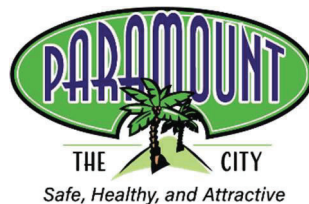
The approval of the proposed project must not require any approvals from a State responsible or trustee agency.

### ENVIRONMENTAL ANALYSIS

The proposed project would not require any review by a state trustee or responsible agency. No encroachment permit to a State Highway would be required as part of the proposed project's implementation. *Therefore, no project impacts would result. The proposed project is consistent with this finding and there would be no environmental impacts.*

### CONCLUSIONS

Based on the analysis provided in this Categorical Exemption, the project would not result in any significant unavoidable impacts. For this reason, the proposed project would qualify as being categorically exempt pursuant to a *Class 3 Exemption* (New Construction or Conversion of Small Structures) and would not have any significant environmental impacts.



MAY 1, 2024

ORAL REPORT

CITY COUNCIL ACTIONS

MAY 1, 2024

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF