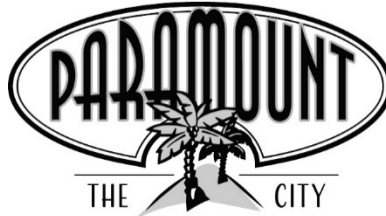


AGENDA

Paramount Planning Commission

July 3, 2024



Safe, Healthy, and Attractive

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

City of Paramount

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

PUBLIC PARTICIPATION NOTICE

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

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

- **In-person**

If you wish to make a statement, please complete a Speaker's Card prior to the commencement of the Public Comments period of the meeting. Speaker's Cards are located at the entrance. Give your completed card to a staff member and when your name is called, please go to the podium provided for the public.

- **E-mail:** planning@paramountcity.com

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

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

Notes

CALL TO ORDER:

Chair Gordon Weisenburger

PLEDGE OF ALLEGIANCE:

Chair Gordon Weisenburger

ROLL CALL OF MEMBERS:

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

MINUTES

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

PUBLIC COMMENTS

NEW BUSINESS

PUBLIC HEARINGS

2. [CONDITIONAL USE PERMIT NO. 955](#)

A request by Arakelian Enterprises, Inc. dba Athens Services to consolidate Conditional Use Permit No. 445 (as amended in 2015) and Conditional Use Permit No. 721 to allow a maximum processing of 2,450 tons of recyclable materials and 570 tons of trash at a recycling and transfer facility (Paramount Resource Recycling) with an enclosed 82,000 square foot building at the conclusion of a phased expansion. Inside the building will be commercial and self-hauling tipping areas for unloading materials, two separation, and commodity loadout. The project location is 7230 Petterson Lane in the M-2 (Heavy Manufacturing) zone. An Environmental Impact Report (EIR) was certified on May 12, 2015, in accordance with the California Environmental Quality Act (CEQA).
3. [CONDITIONAL USE PERMIT NO. 963](#)

A request by Aldaberto and Julio Jimenez Hernandez/JC Tint LA to operate a vehicle window tinting business at 14918 Gwenchris Court 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.

-
- | | |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4. <u>CONDITIONAL USE
PERMIT NO. 964</u> | A request by John Michael Designs, LLC to operate a warehouse and distribution facility for the storage and distribution of furniture at 7752 Monroe Street in the M-1 (Light 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. |
| 5. <u>CONDITIONAL USE
PERMIT NO. 965</u> | A request by Peter Hong/It's Boba Time to repeal Conditional Use Permit No. 958 and approve a request to operate a tea shop with indoor and outdoor customer seating at 16280 Paramount Boulevard, Suite C in the PD-PS (Planned Development with Performance Standards) zone. This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of California Environmental Quality Act (CEQA) Guidelines. |
| 6. <u>CONDITIONAL USE
PERMIT NO. 966</u> | A request by Dr. Eugene Allen to operate (1) an urgent care medical facility, (2) children's play areas associated with education and/or tutoring, (3) services and programs for persons who have one or more disabilities, and (4) youth activity programs at 8225 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone. This project is a Class 3 (new construction or conversion of small structures) Categorical Exemption pursuant to Article 19, Section 15303 of California Environmental Quality Act (CEQA) Guidelines. |

REPORTS

- | | |
|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. <u>RESOLUTION NO. PC
24:017</u> | Finding that the disposition of property at 16305 Hunsaker Avenue is in conformity with the adopted Paramount General Plan. This activity is exempt from the |
|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|

provisions of the California Environmental Quality Act (CEQA) per Section 15061(b)(3) general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment.

- | | | |
|-----|------------------------------------|----------------------------------------------------------------|
| 8. | <u>ORAL REPORT</u> | Clearwater Specific Plan |
| 9. | <u>ORAL REPORT</u> | Quarterly Update – World Energy Sound Wall along Façade Avenue |
| 10. | <u>ORAL REPORT</u> | City Council Actions |

COMMENTS

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

ADJOURNMENT

To a meeting on August 7, 2024 at 6:00 p.m.

JULY 3, 2024

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF MAY 1, 2024.

MOTION:

MOVED BY: _____

SECONDED BY: _____

☐ APPROVED

☐ DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES MAY 1, 2024

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

CALL TO ORDER:

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

ROLL CALL OF COMMISSIONERS:

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

Absent: None

STAFF PRESENT:

John 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.

1. APPROVAL OF MINUTES

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

It was moved by Vice Chair Esparza, seconded by Commissioner Gonzalez, to approve the minutes as presented. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

OLD BUSINESS

PUBLIC HEARINGS

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

As more time is required to further evaluate the proposal, staff recommended closing the public hearing and removing Conditional Use Permit No. 954 from the calendar.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

It was moved by Commissioner Timmons, seconded by Vice Chair Esparza, to remove Conditional Use Permit No. 954 from the calendar. 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

NEW BUSINESS

PUBLIC HEARINGS

3. CONDITIONAL USE
PERMIT NO. 959
RENE GUZMAN FOR
LA CASA SOL Y MAR
8335 ROSECRANS
AVENUE

Chair Weisenburger presented the item, 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.

Planning Director John Carver introduced Associate Planner Ivan Reyes who presented an overview of the request.

Chair Weisenburger opened the public hearing. The applicant, Mr. Rene Guzman from ABC Liquor License Experts, spoke in favor of the request. There being no other comments in favor, Planning Director John Carver stated

that we did receive an email from Alicia Urena in opposition to the request. The email was read to the Planning Commission.

It was moved by Commissioner Gonzalez, seconded by Commissioner Moody, 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 Timmons, to read by title only and adopt Planning Commission Resolution No. PC 24:012, 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

Recognizing a member of the public wishing to address the Planning Commission, the Commission heard comments from Alicia Urena in opposition to the previously heard agenda item. Ms. Urena submitted the email on the item that was previously read to the Planning Commission by Planning Director John Carver during the public comment portion of the same item.

At 6:18 p.m., Vice Chair Esparza recused himself, citing conflict of interest with the next item on the Agenda.

4. CONDITIONAL USE
PERMIT NO. 960
RICK DE BIE/
PIPELINE PLUMBING
15510 ILLINOIS
AVENUE

Chair Weisenburger presented the item, 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.

Planning Director John Carver introduced Associate Planner Ivan Reyes who presented an overview of the request.

Chair Weisenburger opened the public hearing. Planning Director John Carver stated that there were no comment cards submitted in favor or opposed to the request.

There being no comments in favor or opposed to the request, it was moved by Commissioner Gonzalez, seconded by Commissioner Timmons, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Commissioner Timmons, seconded by Commissioner Gonzalez, to read by title only and adopt Planning Commission Resolution No. PC 24:013, approving the request. The motion was passed by the following roll call vote:

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

Vice Chair Esparza returned to the dais at 6:24 p.m. after the item was heard.

5. CONDITIONAL USE
PERMIT NO. 961
FERN BRUBAKER/IN
MOTION DESIGN,
INC.
7007-7027 MOTZ
STREET

Chair Weisenburger presented the item, 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.

Planning Director John Carver introduced Planning Intern Cameron Younger who presented an overview of the request.

Chair Weisenburger opened the public hearing. Planning Director John Carver stated that there were no comment cards submitted in favor or opposed to the request.

There being no comments in favor or opposed to the request, it was moved by Commissioner Timmons, seconded by Commissioner Gonzalez, 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, staff, and the applicant regarding the item.

It was moved by Commissioner Gonzalez, seconded by Commissioner Timmons, to read by title only and adopt Planning Commission Resolution No. PC 24:014, 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

6. CONDITIONAL USE
PERMIT NO. 962
MARIO MARTINEZ/
MARTINEZ CUSTOM
CABINETS AND
DESIGN, INC.
16237 MINNESOTA
AVENUE

Chair Weisenburger presented the item, 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.

Planning Director John Carver introduced Planning Intern Leslie Corrales who presented an overview of the request.

Chair Weisenburger opened the public hearing. Planning Director John Carver stated that there were no comment cards submitted in favor or opposed to the request.

There being no comments in favor or opposed to the request, it was moved by Vice Chair Esparza, seconded by Commissioner Moody, 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.

Assistant Planning Director John King stated that staff recommends an amended condition of approval for the applicant to expand the front planters to the maximum extent allowing for more landscape coverage in addition to refurbishing the existing landscape.

It was moved by Commissioner Timmons, seconded by Commissioner Gonzalez, to read by title only and adopt Planning Commission Resolution No. PC 24:015. 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

At 6:41 p.m., Commissioner Timmons recused herself, citing conflict of interest with the next item on the Agenda.

7. ZONE CHANGE NO.
248
DR. EUGENE ALLEN
8225 ALONDRA
BOULEVARD

Chair Weisenburger presented the item, 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.

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

Chair Weisenburger opened the public hearing. Planning Director John Carver stated that there were no comment cards submitted in favor or opposed to the request.

Dr. Eugene Allen spoke in favor of the request.

There being no additional comments in favor or opposed 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 and Moody, Vice
Chair Esparza, Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: Commissioner Timmons

It was moved by Commissioner Gonzalez, seconded by Vice Chair Esparza, to read by title only and adopt Planning Commission Resolution No. PC 24:015. The motion was passed by the following roll call vote:

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

Commissioner Timmons returned to the dais at 6:51 p.m. after the item was heard.

REPORTS

8. CITY COUNCIL
ACTIONS

Assistant Planning Director John King stated that at the last City Council meeting, the City Council approved an amendment to the Permanent Local Housing Allocation Program (PLHA), which is a State funding source for housing preservation and development.

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

9. COMMENTS FROM
CITY ATTORNEY,
COMMISSIONERS
AND STAFF

There were none.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:55 p.m. to the next Planning Commission meeting to be held on Wednesday, June 5, 2024 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Gordon Weisenburger, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

JULY 3, 2024

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 955

- 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 24:006, APPROVING
A REQUEST BY ARAKELIAN ENTERPRISES, INC. DBA ATHENS
SERVICES TO COMBINE AMENDED CONDITIONAL USE PERMIT NO.
445 AND CONDITIONAL USE PERMIT NO. 721 INTO A SINGLE
CONDITIONAL USE PERMIT AT 7230 PETTERSON LANE 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

CASE:	Conditional Use Permit No. 955
REQUEST:	Combine amended CUP No. 445 and CUP No. 721 into a single CUP
APPLICANT:	Arakelian Enterprises, Inc. dba Athens Services
MEETING DATE:	July 3, 2024
LOCATION:	7230 Petterson Lane
ZONE:	M-2 (Heavy Manufacturing)
GENERAL PLAN:	Industrial
PLANNER:	John Carver
RECOMMENDATION:	Approval



To: Honorable Planning Commission

From: John Carver, Planning Director

By:

Date: July 3, 2024

**Subject: RESOLUTION NO. 24:006/CONDITIONAL USE PERMIT NO. 955
REQUEST BY ARAKELIAN ENTERPRISES, INC. DBA ATHENS
SERVICES TO COMBINE AMENDED CONDITIONAL USE PERMIT
(CUP) NO. 445 AND CUP NO. 721 INTO A SINGLE CUP**

This item is a request by Arakelian Enterprises, Inc. dba Athens Services to combine amended Conditional Use Permit (CUP) No. 445 and CUP No. 721 into a single CUP.

BACKGROUND

CUP No. 445 as amended in 2015 reduced the tons per day of construction debris, green waste, and self-haul waste that could be processed at the Paramount Resource Recycling Facility (PRR) at 7230 Petterson Lane. CUP No. 721, as approved in 2015, permitted the expansion and modernization of a materials recovery facility (MRF) and allowed the processing of municipal solid waste (MSW), including recyclables, at 14001 Garfield Avenue. Both properties are located in the M-2 (Heavy Manufacturing) zone. PRR, formerly operated by CalMet Services, was purchased by Arakelian Enterprises, Inc. dba Athens Services several years ago. Part of the project involves vacating the western portion of Petterson Lane.

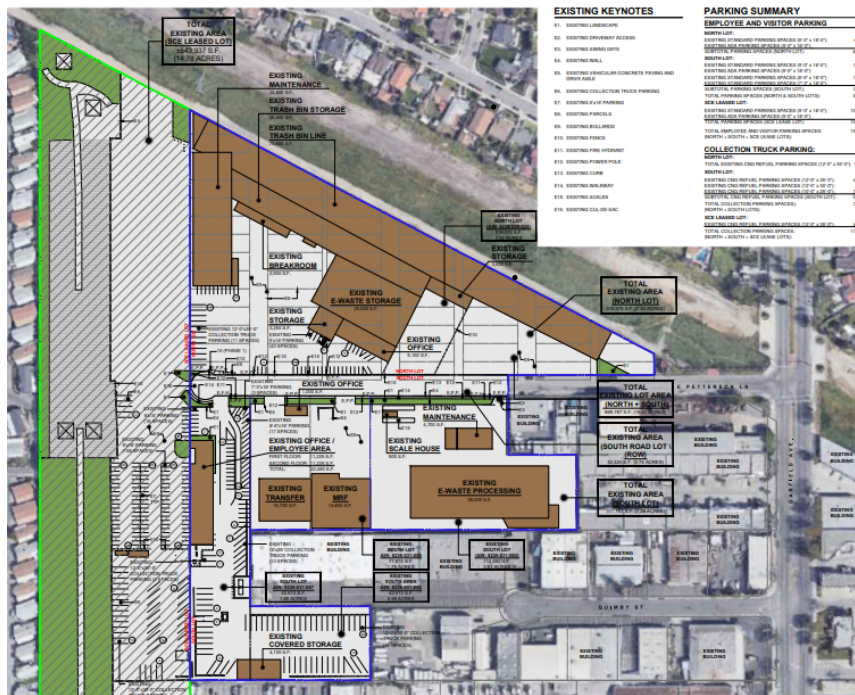
Under CUPs No. 445 and 721, the applicant is allowed to process a total of 3,020 tons of waste per day. Under the combined CUP No. 955, no increase in tonnage is proposed, and tonnage processed will remain at a maximum of 3,020 tons per day.

CUP No. 445 was originally approved in 1998 and allowed for an expansion of the PRR facility at 7230 Petterson Lane, which is on the south side of the street. The expansion was approved in four phases:

- PHASE 1: Increase in tonnage from 1,200 tons per day to 1,500 tons per day.
- PHASE 2: Increase in tonnage from 1,500 tons per day to 1,750 tons per day.
- PHASE 3: Increase in tonnage from 1,750 tons per day to 2,050 tons per day.
- PHASE 4: Increase in tonnage from 2,050 tons per day to 2,450 tons per day.

Each phase required review and approval from the Planning Commission.

Below is a site plan of both properties outlined in blue. The plan indicates the portion of Petterson Lane that will be vacated.



DISCUSSION

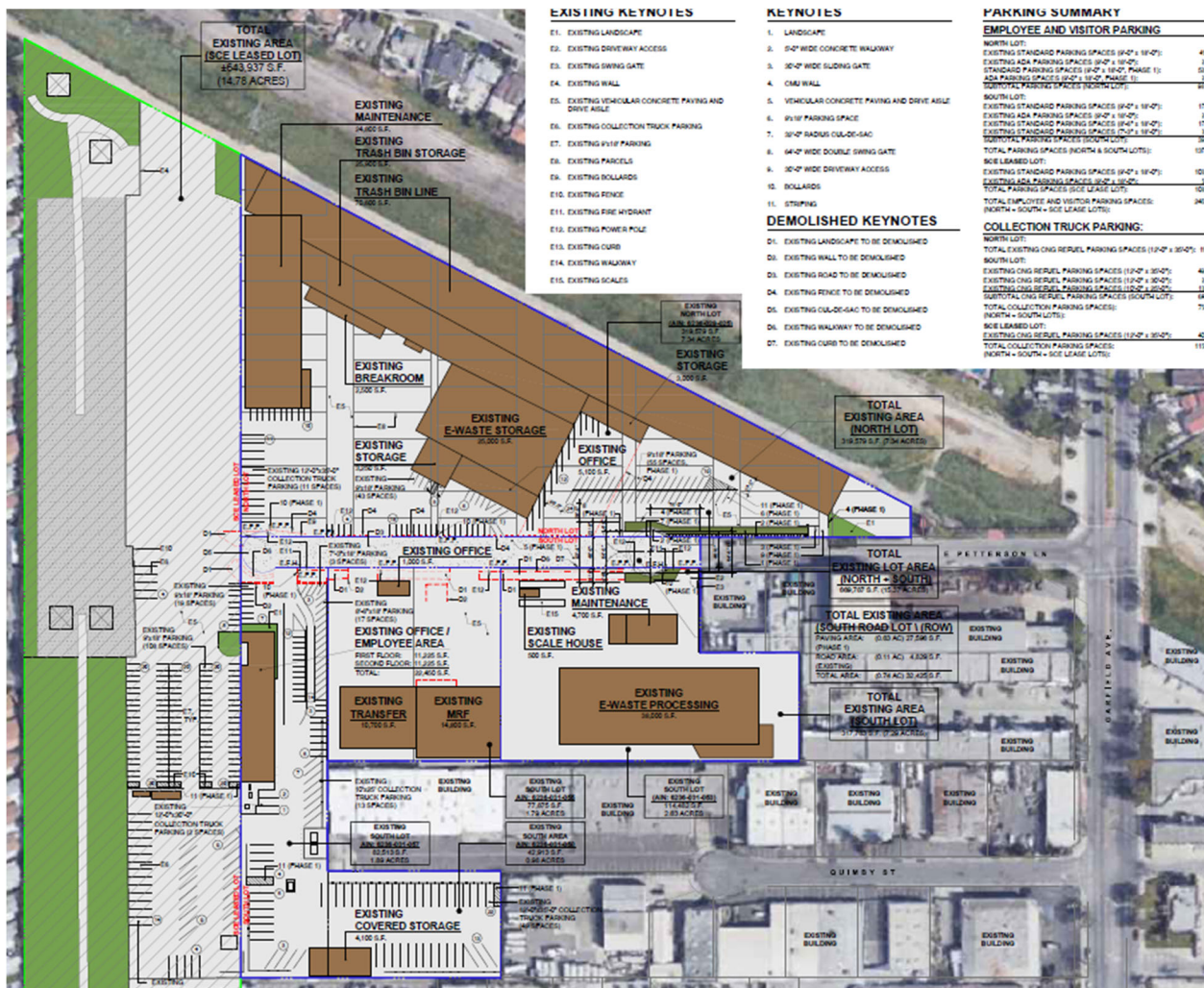
The applicant is requesting a single CUP as Athens Services wishes to have flexibility regarding where to locate the recycling facility and where to process other waste.

Athens is proposing a four-phased project:

PHASE 1

The first proposed phase involves the incorporation of the vacated portion of Petterson Lane into both sites, and the construction of a new entry gate and new signs.

Below is a site plan showing the improvements for Phase 1.



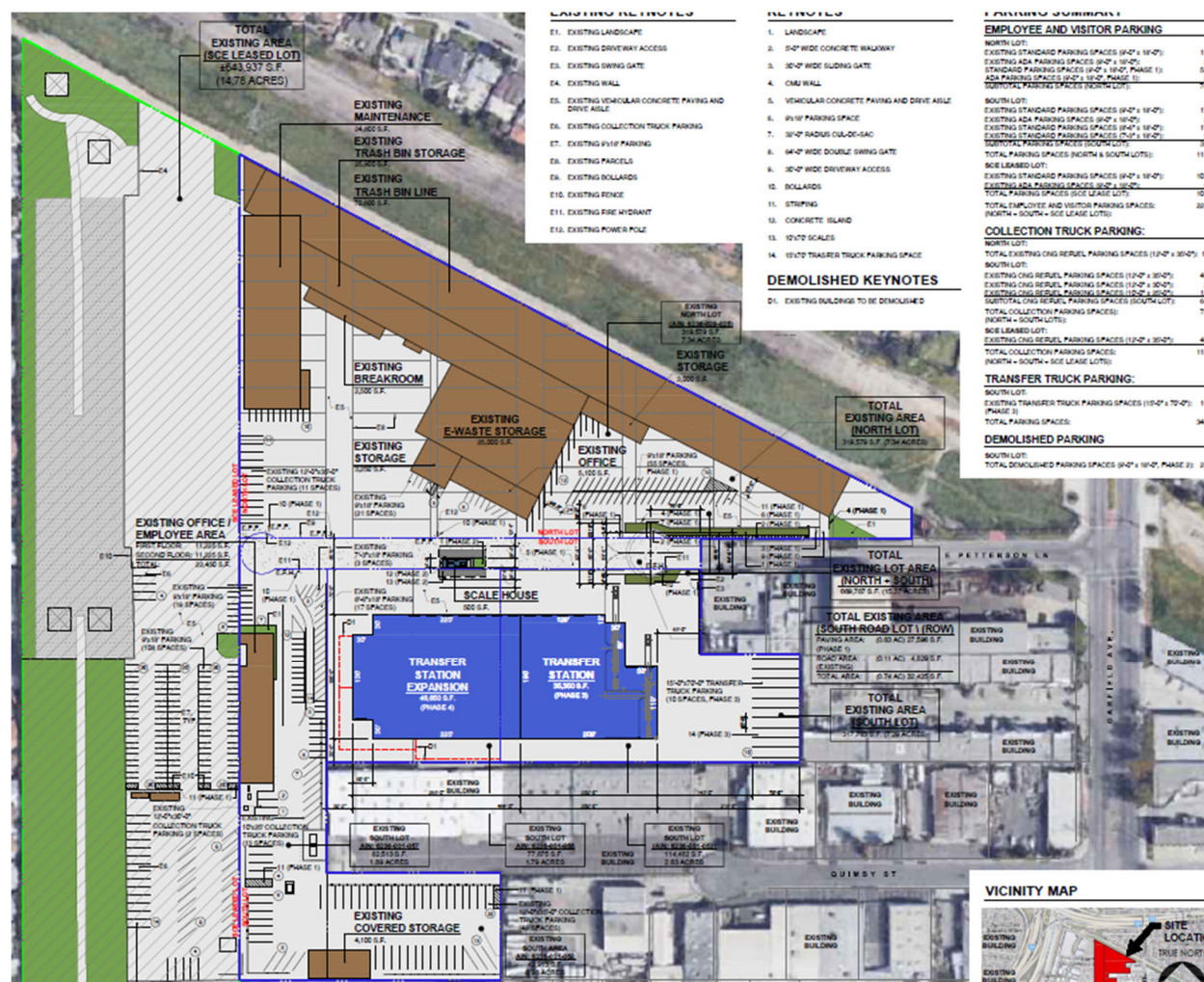
The proposed second phase includes the construction of a 19,600 square foot addition to the transfer station, located on the southern part of the site. The addition will require Development Review Board review and approval.

[illegible]

The third phase includes the construction of a new 35,350 square foot transfer facility on the site. This phase will require Development Review Board approval before permits can be issued. This phase will also require the 35,350 square foot transfer facility to meet LEED (Leadership in Energy and Environmental Design) criteria to ensure LEED certification at the conclusion of Phase 4. LEED certification will ensure a sustainable design, and the applicant has successfully obtained LEED certification for facilities operated by the applicant in Irwindale and Sun Valley.

[illegible]

The fourth phase involves the demolition of the transfer facility and the scale structure and the construction of an 82,000 square foot building to contain the transfer facility and the scales. The phase will require Development Review Board approval and will require LEED (Leadership in Energy and Environmental Design) certification for the transfer station buildings and site. The following is a site plan showing the improvements for Phase 4.



The Planning Commission adopted an Environmental Impact Report (EIR) for this project in May 2015. The EIR found that with mitigations in place, the project would not have a negative impact on the environment. An addendum (attached) to the EIR was prepared for CUP No. 955. The addendum found that combining the two CUPs would have not have a negative impact on the environment.

Summary

Based on the EIR prepared for this project and the addendum for CUP No. 955, no significant adverse environmental impacts will be produced by the operation of the MRF. The site is located in a heavy manufacturing zone, which is an appropriate location for the type of use proposed. Additionally, mitigation measures contained in the EIR and the Mitigation Monitoring and Reporting Program will ensure that surrounding uses will not be negatively impacted by the project. LEED certification at the final phase will further ensure a project that meets City goals for environmental sustainability. Finally, combining the two CUPs will give Athens Services flexibility regarding where to locate the recycling facility and where to process other waste.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The Strategic Outcomes were implemented to provide a pathway to achieving the City's Vision. This item aligns with Strategic Outcome No. 1: Safe Community and No. 4: Environmental Health.

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only and adopt Resolution No. 24:006 approving Conditional Use Permit No. 955, subject to the following conditions:

1. This extension to the Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit both acknowledging and accepting all conditions of approval of this extension to Conditional Use Permit application. The affidavit shall be submitted by 5:00 p.m. on Friday, July 20, 2024. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the Conditional Use Permit void.
2. The PRR facility at 7230 Petterson Lane is permitted to process 1,500 tons of waste per day. Waste that may be processed shall include municipal solid waste (MSW), recyclables, construction debris, green waste, and self-haul waste. The project shall be constructed in four phases with increasing allowable tons of waste processing. At the completion of Phase 2 (Expand Existing Paramount Resource Recycling structure – roof/sides) following Development Review Board review and approval, the facility shall be permitted to process 2,200 tons of waste per day of municipal solid waste (MSW), recyclables, construction debris, green waste, and self-haul waste. At the completion of Phase 3 (New Scales, New Transfer Station Enclosure Adjacent to East Side of Paramount Resource Recycling) following Development Review Board review and approval, the facility shall be permitted to process 3,020 tons of waste per day of municipal solid waste (MSW), recyclables, construction debris, green waste, and self-haul waste.

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

If after such hearing, the Planning Commission finds that any grounds for modification, suspension, or revocation exist, the Planning Commission may modify, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.
6. This application is subject to all conditions and mitigation measures contained in the Environmental Impact Report and the Mitigation Monitoring and Reporting Program prepared and adopted for Conditional Use Permit No. 445 on October 14, 1998 and Conditional Use Permit No. 721 on May 12, 2015, and such conditions and mitigation measures are made a part of Conditional Use Permit No. 955.
7. The applicant shall enter into a separate host fee agreement with the City. The applicant is required to pay any and all host fees determined by the City in the host fee agreement. Failure to enter and fulfill the conditions of the host fee agreement constitutes immediate revocation of this Conditional Use Permit.

8. The installation of security bars on the exterior windows and doors is prohibited. Existing exterior security bars shall be removed.
9. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti.
10. The applicant shall obtain all necessary permits from the City of Paramount.
11. All street modifications shall be designed and reconstructed to specifications established by the City Engineer.
12. Truck queuing is not permitted on Garfield Avenue.
13. When functional, the facility shall only receive materials from 2:00 a.m. to 10:00 p.m., Monday through Sunday.
14. The applicant shall obtain and comply with all requirements of a solid waste facilities permit from CalRecycle, specifically including, but not limited to, a vector control permit. Additionally, the applicant shall obtain permits from all relevant agencies, including, but not limited to, a Solid Waste Facility Permit from the County Department of Public Health, Solid Waste Management Program, and any necessary permits from the South Coast Air Quality Management District.
15. The action of the Planning Commission is final unless appealed to the City Council pursuant to Ordinance No. 178.
16. Freestanding tarps, or tarps attached to fixed walls are prohibited. Tarps may be wrapped around and/or tied down to roll-off boxes and trucks.
17. Security cameras shall be installed following review and approval of a security camera plan by the Public Safety Department. 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.
18. The applicant shall comply with all relevant laws and regulations of all relevant government agencies, including but not limited to (1) Los Angeles Water Quality Control Board, (2) the Los Angeles County Fire Department, (3) the Los Angeles County Department of Public Health, (4) the Los Angeles County Sanitation Districts, (5) the Industrial Waste Unit of the Los Angeles County Department of Public Works, (6) the Division of Occupational Safety and Health, (7) the Division of Labor Standards Enforcement of the California Department of Industrial Relations, and (8) the South Coast Air Quality Management District.
19. This conditional use permit shall be reviewed by the Planning Commission six months after the facility begins operations at each of the four phases.

20. The commencement of construction of Phase 1 of the project permitted by this CUP (i.e., landscape improvements and gating of Petterson Lane) shall begin within three years of approval of this CUP, and shall vest and effectuate this CUP and provide Athens with the right to complete the full build out of the project permitted by this CUP at a timeline of Athens' choosing based on market conditions and need, provided that future phases of the project shall each receive their own design review approval from the City.
21. Painting of all structures on the north side of 14001 Garfield Avenue shall begin within three years of approval of this CUP.
22. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
23. 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.
24. The 35,350 square foot transfer facility at Phase 3 shall be constructed to meet LEED (Leadership in Energy and Environmental Design) certification criteria to ensure LEED certification at the conclusion of Phase 4. The transfer station buildings and site shall be constructed to meet LEED certification at the conclusion of Phase 4.
25. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
26. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
27. Conditions of CUP No. 721 and Development Review Application No. 15:011 related to the business use and construction of structures on the north of Petterson Lane (14001 Garfield Avenue) are null and void.
28. At the completion of each phase 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 24:006**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO A REQUEST FROM ARAKELIAN ENTERPRISES, INC. DBA ATHENS SERVICES TO COMBINE AMENDED CONDITIONAL USE PERMIT NO. 445 AND CONDITIONAL USE PERMIT NO. 721 INTO A SINGLE CONDITIONAL USE PERMIT AT 7230 PETTERSON LANE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Arakelian Enterprises, Inc. dba Athens Services to combine amended Conditional Use Permit No. 445 and Conditional Use Permit No. 721 into a single conditional use permit at 7230 Petterson Lane 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, Ordinance 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 certified an Environmental Impact Report and the Mitigation Monitoring and Reporting Program relative to this project as set out in Resolution No. PC 15:030.

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 combination of amended Conditional Use Permit No. 445 and Conditional Use Permit No. 721 into a single conditional use permit subject to the following conditions:

1. This extension to the Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit both acknowledging and accepting all conditions of approval of this extension to Conditional Use Permit application. The affidavit shall be submitted by 5:00 p.m. on Friday, July 20, 2024. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the Conditional Use Permit void.
2. The PRR facility at 7230 Petterson Lane is permitted to process 1,500 tons of waste per day. Waste that may be processed shall include municipal solid waste (MSW), recyclables, construction debris, green waste, and self-haul waste. The project shall be constructed in four phases with increasing allowable tons of waste processing. At the completion of Phase 2 (Expand Existing Paramount Resource Recycling structure – roof/sides) following Development Review Board review and approval, the facility shall be permitted to process 2,200 tons of waste per day of municipal solid waste (MSW), recyclables, construction debris, green waste, and self-haul waste.

At the completion of Phase 3 (New Scales, New Transfer Station Enclosure Adjacent to East Side of Paramount Resource Recycling) following Development Review Board review and approval, the facility shall be permitted to process 3,020 tons of waste per day of municipal solid waste (MSW), recyclables, construction debris, green waste, and self-haul waste.

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

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

6. This application is subject to all conditions and mitigation measures contained in the Environmental Impact Report and the Mitigation Monitoring and Reporting Program prepared and adopted for Conditional Use Permit

No. 445 on October 14, 1998 and Conditional Use Permit No. 721 on May 12, 2015, and such conditions and mitigation measures are made a part of Conditional Use Permit No. 955.

7. The applicant shall enter into a separate host fee agreement with the City. The applicant is required to pay any and all host fees determined by the City in the host fee agreement. Failure to enter and fulfill the conditions of the host fee agreement constitutes immediate revocation of this Conditional Use Permit.
8. The installation of security bars on the exterior windows and doors is prohibited. Existing exterior security bars shall be removed.
9. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti.
10. The applicant shall obtain all necessary permits from the City of Paramount.
11. All street modifications shall be designed and reconstructed to specifications established by the City Engineer.
12. Truck queuing is not permitted on Garfield Avenue.
13. When functional, the facility shall only receive materials from 2:00 a.m. to 10:00 p.m., Monday through Sunday.
14. The applicant shall obtain and comply with all requirements of a solid waste facilities permit from CalRecycle, specifically including, but not limited to, a vector control permit. Additionally, the applicant shall obtain permits from all relevant agencies, including, but not limited to, a Solid Waste Facility Permit from the County Department of Public Health, Solid Waste Management Program, and any necessary permits from the South Coast Air Quality Management District.
15. The action of the Planning Commission is final unless appealed to the City Council pursuant to Ordinance No. 178.
16. Freestanding tarps, or tarps attached to fixed walls are prohibited. Traps may be wrapped around and/or tied down to roll-off boxes and trucks.
17. Security cameras shall be installed following review and approval of a security camera plan by the Public Safety Department. 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.

18. The applicant shall comply with all relevant laws and regulations of all relevant government agencies, including but not limited to (1) Los Angeles Water Quality Control Board, (2) the Los Angeles County Fire Department, (3) the Los Angeles County Department of Public Health, (4) the Los Angeles County Sanitation Districts, (5) the Industrial Waste Unit of the Los Angeles County Department of Public Works, (6) the Division of Occupational Safety and Health, (7) the Division of Labor Standards Enforcement of the California Department of Industrial Relations, and (8) the South Coast Air Quality Management District.
19. This conditional use permit shall be reviewed by the Planning Commission six months after the facility begins operations at each of the four phases.
20. The commencement of construction of Phase 1 of the project permitted by this CUP (i.e., landscape improvements and gating of Petterson Lane) shall begin within three years of approval of this CUP, and shall vest and effectuate this CUP and provide Athens with the right to complete the full build out of the project permitted by this CUP at a timeline of Athens' choosing based on market conditions and need, provided that future phases of the project shall each receive their own design review approval from the City.
21. Painting of all structures on the north side of 14001 Garfield Avenue shall begin within three years of approval of this CUP.
22. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
23. 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.
24. The 35,350 square foot transfer facility at Phase 3 shall be constructed to meet LEED (Leadership in Energy and Environmental Design) certification criteria to ensure LEED certification at the conclusion of Phase 4. The transfer station buildings and site shall be constructed to meet LEED certification at the conclusion of Phase 4.

25. -The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
26. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
27. Conditions of CUP No. 721 and Development Review Application No. 15:011 related to the business use and construction of structures on the north of Petterson Lane (14001 Garfield Avenue) are null and void.
28. At the completion of each phase 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.

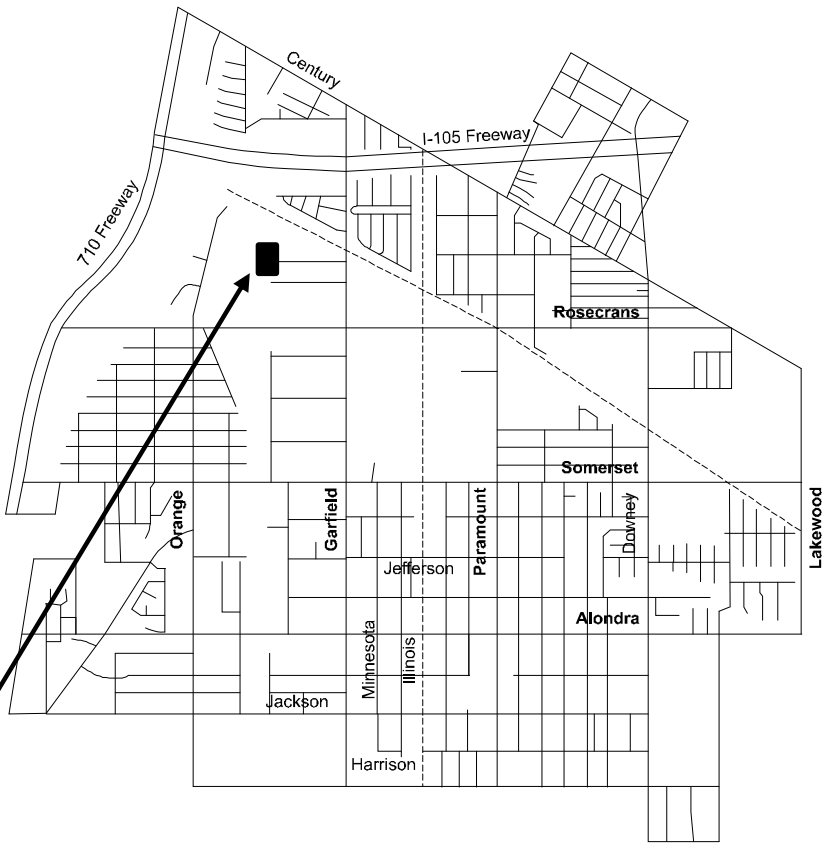
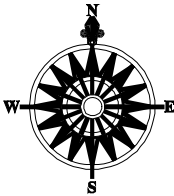
PASSED, APPROVED, and ADOPTED by the Planning Commission of the City of Paramount this 3rd day of July 2024.

Gordon Weisenburger, Chair

Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 955



Subject
Property



7230 Petterson Lane



CEQA ADDENDUM

TO: Los Angeles County Registrar, Recorder,
County Clerk Main Office
12400 Imperial Highway
Norwalk, California 90650

FROM: City of Paramount
16400 Colorado Boulevard
Paramount, California 90723

NAME: Athens Services, Inc. Transfer/Materials Recovery Development Plan (CUP 445 and CUP 721).

ADDRESS: 7230-7250 Petterson Lane, Paramount, California 90723

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

APPLICANT: Athens Services, Inc. 14048 Valley Boulevard, City of Industry, California 91716.

PROJECT: The proposed "project" would involve the consolidation of two existing conditional use permits (CUPs) CUP 445 and CUP 721 into a single, new CUP. CUP 445 permitted the construction and operation of the Paramount Resource Recycling (PRR) facility, which was originally permitted to process 550 tons per day and was subsequently allowed to increase processing to 1,200 tons per day. Under this proposed consolidated conditional use permit (CUP), the existing CUP 445 and CUP 721 would be combined (consolidated) into a new CUP. Athens would simply consolidate the permitted tonnages from CUP 445 and CUP 721 across the project site, maintaining total capacity at 3,020 tons, and such CUP would allow for a phased reconstruction process, including a new 35,350 square foot building, that would ultimately result in an enlarged 82,000 square foot building with commercial and self-haul tipping areas for unloading materials, two compactors, areas for recyclables separation, and commodity loadout. All mitigation measures from CUP 721 would be applied to the modified project and as deemed appropriate from CUP 445 by the City Planning Commission.

CITY CONTACT John Carver, Planning Director

City of Paramount Planning Department
16400 Colorado Boulevard
Paramount, California 90723

Signature_____

Date_____



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CEQA ADDENDUM

**ATHENS SERVICES, INC. TRANSFER/MATERIALS
RECOVERY DEVELOPMENT PLAN
(CONSOLIDATION OF CUP 445 AND CUP 721).
7230 & 7250 PETTERSON LANE
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**

JUNE 7, 2024

PARA 106



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APPENDICES (UNDER A SEPARATE COVER)

APPENDIX A - VMT ASSESSMENT FOR 7230-7250 PETTERSON LANE RECYCLING CENTER



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1. INTRODUCTION

The proposed "project" would involve the consolidation of two existing conditional use permits (CUPs) CUP 445 and CUP 721 into a single, new CUP. CUP 445 permitted the construction and operation of the Paramount Resource Recycling facility ("PRR"), which was originally permitted to process 550 tons per day and was subsequently allowed to increase processing to 1,200 tons per day. Resolution No. PC 98:034 further permitted the PRR to expand its capacity from 1,200 tons per day to 1,500 tons per day, and eventually up to a maximum of 2,450 tons per day, with capacity increases "to be implemented in four incremental phases, and subject to discretionary review by the Planning Commission."¹

CUP 721 permitted the construction and operation of the larger Royal Recycling and Transfer Facility ("RRT") at a property located on the north side of Petterson Lane. CUP 721 permitted a processing capacity of 2,450 tons per day at the RRT. As referenced above, CUP 721 is contingent on the reduction in daily capacity at PRR to 570 tons per day. Accordingly, together, the PRR and RRT facilities were approved for a total of 3,020 tons per day for the Athens facility. The EIR's analysis that was prepared for CUP 721 contemplated a maximum permitted capacity of 2,450 tons per day at the RRT facility, 2,450 tons per day at the PRR facility (although CUP 721 would reduce daily capacity to 570 tons per day upon construction of RRT), and the construction of a new 39,500 square foot receiving building, among other improvements. The Notice of Determination for the CUP 721 EIR affirmed that the project "would not have a significant impact on the environment," that "mitigation measures were made as conditions of the approval of the project," and that "a statement of overriding considerations was not adopted" for the project.

Under this proposed consolidated conditional use permit (CUP), the existing CUP 445 and CUP 721 would be consolidated into a new CUP. Athens would simply consolidate the permitted tonnages from CUP 445 and CUP 721 across the project site, maintaining total capacity at 3,020 tons, and such CUP would allow for a phased reconstruction process that would ultimately result in a new enclosed 82,000 square foot building with commercial and self-haul tipping areas for unloading materials, two compactors, areas for recyclables separation, and commodity loadout. These improvements have been evaluated in the environmental documents that were prepared for CUP 445 and CUP 721. All mitigation measures from CUP 721 would be applied to the modified project and as deemed appropriate from CUP 445 by the City Planning Commission.

2. CEQA AUTHORITY FOR AN ADDENDUM

The California Environmental Quality Act (CEQA) has established the type of environmental documentation that is required when changes to a project occur after an environmental impact report or mitigated negative declaration has been certified. Specifically, Section 15164(a) of the CEQA Guidelines states that: The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. Section 15162 of the CEQA Guidelines requires a Subsequent EIR when an MND has already been adopted or an EIR has been certified and one or more of the following circumstances exist:

¹ Letter to Mr. John Carver, City of Paramount Planning Director. Letter from Athens Services. Dated May 24, 2023.



- Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

California Public Resources Code (CPRC) Section 21166 states that unless one or more of the following events occur, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency:

- Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

As demonstrated by the analysis herein, the consolidated CUP would not result in any new additional significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts. Rather, all of the impacts associated with the modified project are within the envelope of impacts addressed in the Certified EIR and do not constitute a new or substantially increased significant impact.



Based on this determination, the consolidated CUP does not meet the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 15162 of the CEQA Guidelines.

3. PROJECT LOCATION & ENVIRONMENTAL SETTING

The facilities that are subject to this Addendum are located in the City of Paramount. 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 South Gate and Downey on the north; the Los Angeles River, Lynwood, and unincorporated areas of Rancho Dominguez on the west; Long Beach and Bellflower on the south; and Bellflower on the east.² Regional access to the City is provided by the Century Freeway (I-105), which traverses the northern portion of Paramount in a west-to-east orientation, and the Long Beach Freeway (I-710), which extends in a north-south orientation along the western boundary of the City. Major thoroughfares within the City include Rosecrans Avenue and Alondra Boulevard, both of which are oriented in a west-to-east direction. Other major arterials include Garfield Avenue, Paramount Boulevard, and Lakewood Boulevard which are oriented in a north-to-south direction.³ The location of the City in a regional context is shown in Exhibit 1. The project site's location within the City is shown in Exhibit 2.

The consolidated CUP would permit the existing PRR to expand its capacity to 3,020 tons per day (TPD). Vehicle access to the proposed PRR facility would continue to be provided by driveway connections to Petterson Lane. Petterson Lane connects to Garfield Avenue at a signalized "T" intersection.⁴ The location of the subject sites are shown in Exhibit 3. The existing PRR facility is located in the northwest section of the City of Paramount at 7230 Petterson Lane. The facility is bounded by an industrial use and the Southern California Edison (SCE) transmission lines on the west, the Royal Recycling and Transfer Facility ("RRT" on the north (north of Petterson Lane, a warehouse and smaller manufacturing uses to the east, and other industrial uses on the south.

Adjacent land uses to the PRR facility and the eastern parcel include warehouses, a parking lot manufacturing uses and other industrial facilities. The Californian Mobile Home Park is located approximately 465 feet west of the existing facility and 140 feet from the proposed SCE parking area. The nearest single-family residential area is located approximately 600 feet northeast of the site, north of the SPRR railroad tracks, SCE transmission lines and the former Royal Recycling and Transfer Facility (RRT Service facility). The existing PRR property is designated as *Industrial* in the Paramount General Plan and is zoned as *M-2, Heavy Industrial* in the Paramount Zoning Ordinance. Surrounding properties are also designated and used as Industrial. The SCE parcel is zoned M-2 in the City's Zoning Ordinance and designated as Public/Quasi Public in the Paramount General Plan.

² United States Geological Survey. *The National Map [Terra Server USA]. Paramount, California.* July 1, 1998.

³ United States Geological Survey. *The National Map [Terra Server USA]. Paramount, California.* July 1, 1998.

⁴ Clements Environmental Corporation. *Application for a Conditional Use Permit, Royal Recycling and Transfer.*

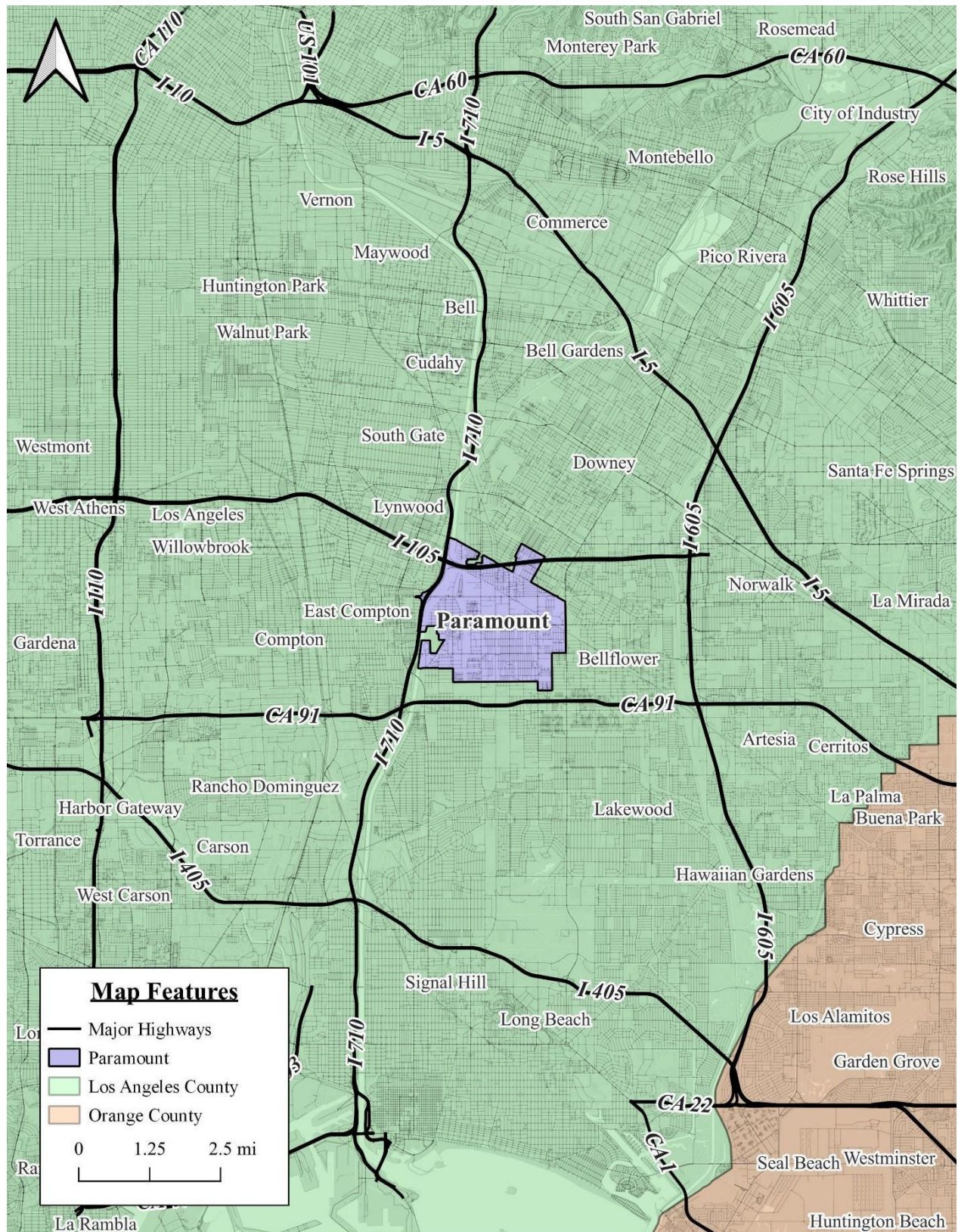


EXHIBIT 1 REGIONAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

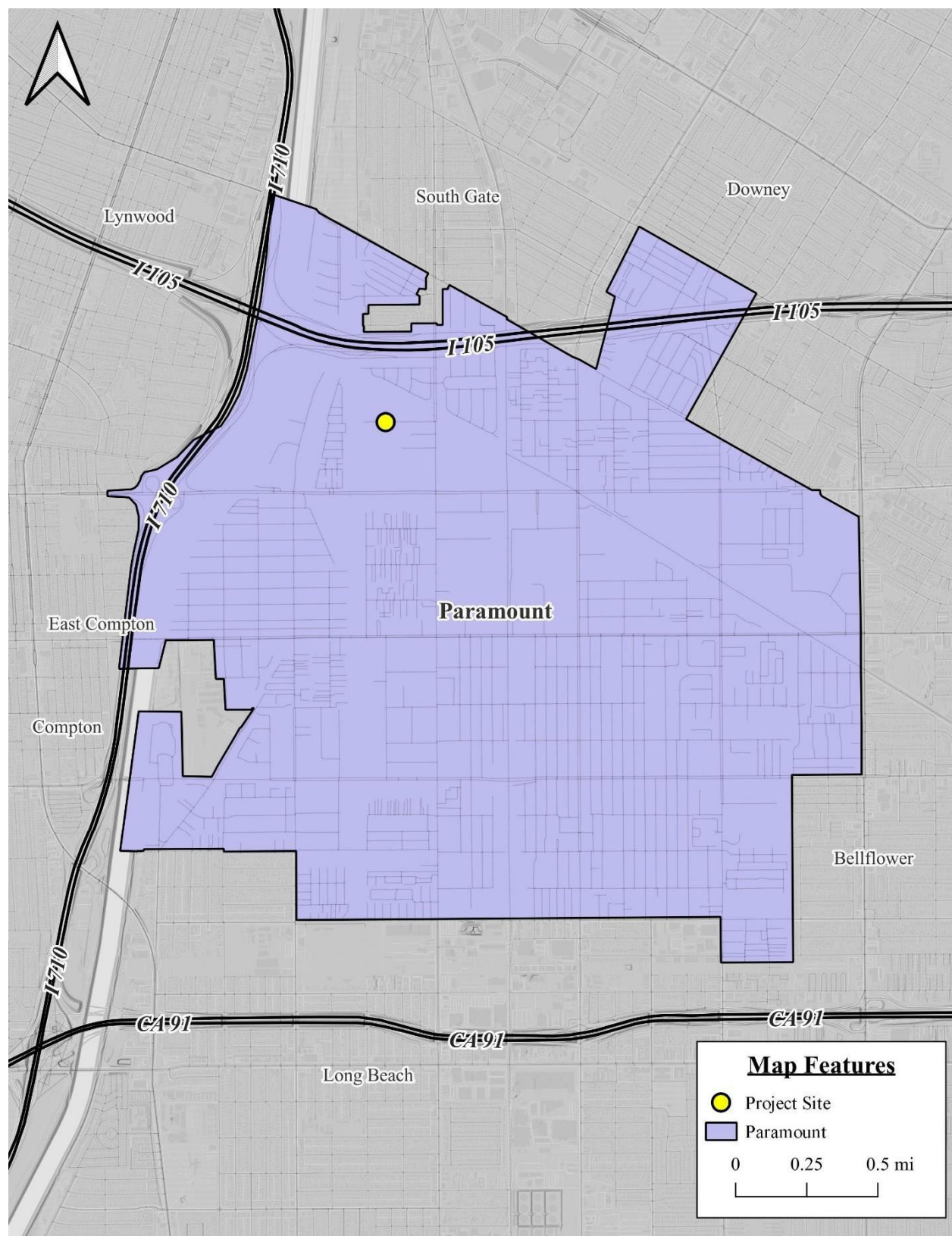


EXHIBIT 2 CITYWIDE MAP
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



EXHIBIT 3 LOCAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

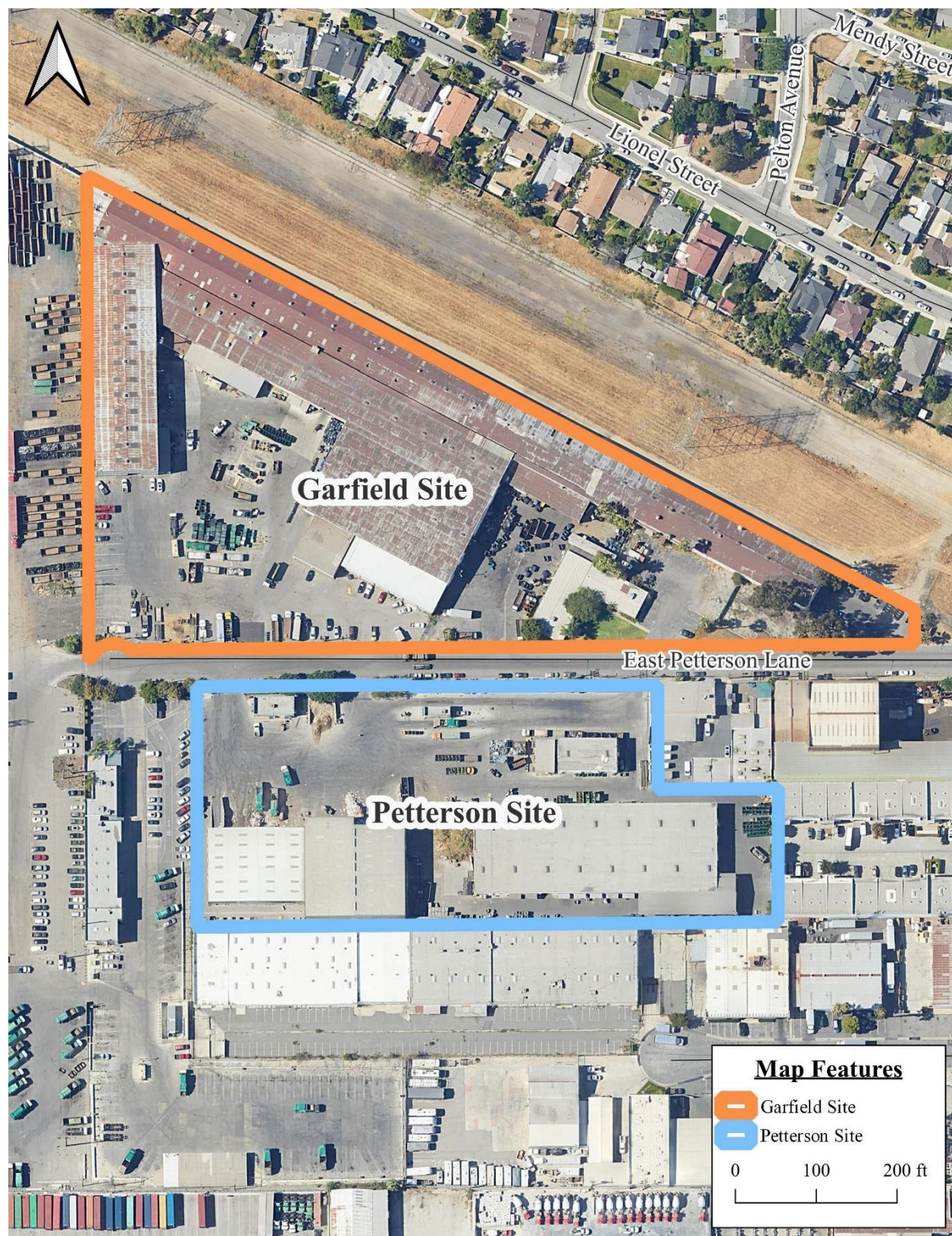


EXHIBIT 4 AERIAL VIEW
 SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

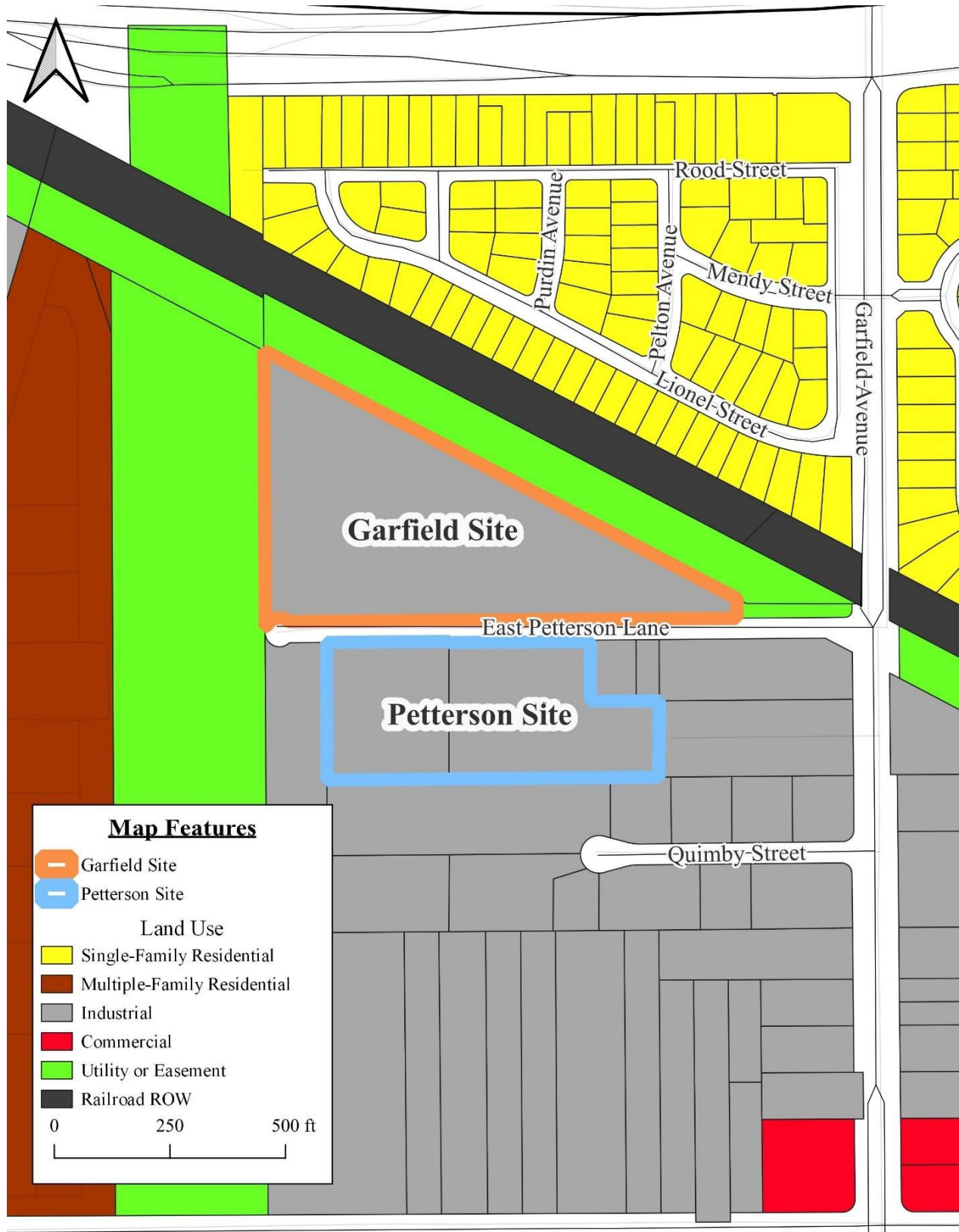


EXHIBIT 5 LAND USE MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



The project site is currently zoned *Heavy Industrial (M-2)* in the City of Paramount Zoning Code. The land uses and development found within the vicinity of the project area include the following:

- In addition to the PRR facility, various industrial and office uses are located along the south side of Petterson Lane. These businesses (from west to east) include the offices of Athens Services; the PRR facility; Holly Cabinets, Inc; A&B Dry Stripping Technology; and Wagner Plate Works/PVT Supply;
- A SCE utility easement extends along the site's west side. Portions of this easement are being leased for vehicle parking and the storage of trash bins;
- Petterson Lane extends along the north site of the PPR facility. The former RRT is located on the north side of Petterson Lane. A Department of Water and Power (DWP) easement and a Southern Pacific Railroad (SPRR) right-of-way extends along the project site's northerly side. Single-family homes are located to the north of this easement/railroad right-of-way approximately 200 feet from the project site; and,
- A City-owned vacant property and Garfield Avenue are located at the eastern tip of the site.⁵

4. PROJECT BACKGROUND

The proposed "project" would involve the consolidation of two existing conditional use permits (CUPs) CUP 445 and CUP 721 into a single, new CUP. CUP 445 permitted the construction and operation of the Paramount Resource Recycling facility ("PRR"), which was originally permitted to process 550 tons per day and was subsequently allowed to increase processing to 1,200 tons per day. Resolution No. PC 98:034 further permitted the PRR to expand its capacity from 1,200 tons per day to 1,500 tons per day, and eventually up to a maximum of 2,450 tons per day, with capacity increases "to be implemented in four incremental phases, and subject to discretionary review by the Planning Commission."⁶

CUP 721 permitted the construction and operation of the larger Royal Recycling and Transfer Facility ("RRT") at a property located on the north side of Petterson Lane. CUP 721 permitted a processing capacity of 2,450 tons per day at the RRT. As referenced above, CUP 721 is contingent on the reduction in daily capacity at PRR to 570 tons per day. Accordingly, together, the PRR and RRT facilities were approved for a total of 3,020 tons per day for the Athens facility. The EIR's analysis that was prepared for CUP 721 contemplated a maximum permitted capacity of 2,450 tons per day at the RRT facility, 2,450 tons per day at the PRR facility (although CUP 721 would reduce daily capacity to 570 tons per day upon construction of RRT), and the construction of a new 39,500 square foot receiving building, among other improvements. The Notice of Determination for the CUP 721 EIR affirmed that the project "would not have a significant impact on the environment," that "mitigation measures were made as conditions of the approval of the project," and that "a statement of overriding considerations was not adopted" for the project.

⁵ Letter to Mr. John Carver, City of Paramount Planning Director. Letter from Athens Services. Dated May 24, 2023.

⁶ Ibid.



Under this proposed consolidated conditional use permit (CUP), the existing CUP 445 and CUP 721 would be consolidated into a new CUP. Athens would simply consolidate the permitted tonnages from CUP 445 and CUP 721 across the project site, maintaining total capacity at 3,020 tons, and such CUP would allow for a phased reconstruction process that would ultimately result in a new enclosed 82,000 square foot building with commercial and self-haul tipping areas for unloading materials, two compactors, areas for recyclables separation, and commodity loadout. The CUP would be effectuated upon construction of Phase 1, which would vacate a portion of Petterson Lane for construction of a new secured entrance, and would provide flexibility to Athens to construct future phases as dictated by market conditions. In connection with Phase 1, the new street terminus would include a secure gate, concrete walls, landscaping, lighting and signage. In addition, structures that are visible from Petterson Lane/Garfield Avenue would be painted and repaired to improve the overall aesthetic appearance of the site. These improvements have been evaluated in the environmental documents that were prepared for CUP 445 and CUP 721. Additional phases are as follows:

- Phase 2 – The existing transfer station would be expanded by 80 feet to the north. The additional expansion would include sidewall extensions too, but the structure would remain open on the north face to accommodate trucks delivering inbound material. The building area would be expanded from 25,500 square feet to 45,100 square feet.
- Phase 3 – A new scale facility would be constructed to allow direct inbound flow from the gated entrance. It would be moved further east and north to improve alignment of inbound traffic from Petterson Lane and allow traffic turnaround to dump inside the facility. A new fully enclosed transfer station building (the “East Transfer Station”) would be constructed in the space currently occupied by E-Recycling of California, adjacent to the east of PRR. The new building would be 35,350 square feet.
- Phase 4 – Demolition and reconstruction of the existing PRR building and expansion of the East Transfer Station into one fully enclosed building. The final combined PRR building area would be 82,000 square feet.

All mitigation measures from CUP 721 would be applied to the modified project and as deemed appropriate from CUP 445 by the City Planning Commission.

5. PROPOSED CONSOLIDATION OF CUP 445 & CUP 721

Under this proposed consolidated conditional use permit (CUP), the existing CUP 445 and CUP 721 would be consolidated into a new CUP. Athens would obtain a new CUP that would simply consolidate the permitted tonnages from CUP 445 and CUP 721 across both properties, maintaining total capacity at 3,020 tons, while permitting construction of a new PRR building area of 82,000 square feet. All mitigation measures from CUP 721 would be applied to the modified project and as deemed appropriate from CUP 445 by the City Planning Commission.

The EIR prepared for CUP 721 indicates that shifting the RRT project to the Petterson Site (or conversely, consolidating all operations at the Garfield Site if the site plan were to be modified) will not result in any new significant impacts or substantial increase in environmental impacts. The project’s square footage also did not impact the analysis (e.g., impacts by and large were based on operations and processing capacity) but to the extent that changes in square footage impact the EIR’s analysis, such changes are discussed herein and they do not result in the potential for new significant impacts or otherwise increase the severity



of any previously identified impacts. Therefore, from a CEQA standpoint, the location change could be processed with an Addendum to the EIR prepared for CUP 721. As mentioned above, the Initial Study and MND prepared for CUP 445 specifically provided that it was intended to serve as the environmental review for the complete phased expansion of capacity. The EIR's analysis that was prepared for CUP 721 contemplated a maximum permitted capacity of 2,450 tons per day at RRT, 2,450 tons per day at the PRR facility (although CUP 721 would reduce daily capacity to 570 tons per day upon construction of RRT), and the construction of a new 39,500 square foot receiving building, among other improvements. Given the proximity of the two sites, the actual location where the tonnage would be processed is inconsequential. In addition, the increase in square footage from new construction would not trigger any additional impacts because construction would be phased over time and no single day of construction would exceed the impacts of the construction previously contemplated for RRT. Accordingly, together, the PRR and RRT were approved for a total of 3,020 tons per day for both facilities.

6. ENVIRONMENTAL ANALYSIS

Under the proposed CUP consolidation, Athens would apply for a new CUP that would consolidate the permitted tonnages from CUP 445 and CUP 721 across both properties, maintaining total permitted capacity to 3,020 tons. All mitigation measures from CUP 721 would be applied to the modified project and as deemed appropriate by the City Planning Commission. The proposed consolidation would not result in any new significant impacts or substantial increase in environmental impacts. CUP 445's MND and MMRP, contemplated a maximum capacity at the PRR facility of 2,450 tons per day. In addition, the EIR for CUP 721 contemplated a maximum capacity of 2,450 tons per day at the RRT and an additional 2,450 tons per day at the PRR facility, for a total of 4,900 tons per day at both sites, although acknowledging that "[i]t is extremely unlikely that PRR will ever receive much more than the historic 500-600 TPD. This is particularly true because the proposed RRT will receive all recyclables and MSW. The baseline traffic condition did include the traffic for PRR as part of the identification of baseline (existing) traffic conditions." The consolidated CUP would only contemplate a maximum capacity of 3,020 TPD across both sites, which makes the CUP 721 EIR very conservative for the proposed project. The environmental analysis is summarized herein for those issue areas that were originally analyzed in the CEQA documents that were approved for CUP 445 and CUP 721.

AESTHETIC IMPACTS	Potentially Significant Impact	Less Than Significant Impact with	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect on a scenic vista?				X
B. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?				X
D. Would the project create a new source of substantial light or glare that would adversely affect day or night-time views in the area?				X

ENVIRONMENTAL DETERMINATION

Under the proposed CUP consolidation, Athens' new CUP would consolidate the permitted tonnages from CUP 445 and CUP 721 across both properties, maintaining total permitted capacity at 3,020 tons. The proposed consolidation would not result in any new significant impacts or substantial increase in environmental impacts. CUP 445's MND and MMRP contemplated a maximum capacity at the PRR facility of 2,450 tons per day. In addition, the EIR for CUP 721 contemplated a maximum capacity of 2,450 tons per day at the RRT and 2,450 tons per day at the PRR facility (although CUP 721 would reduce daily capacity to 570 tons per day upon construction of RRT) for a total capacity at both the PRR and RRT of up to 4,900 tons per day. The consolidated CUP would only contemplate a maximum capacity of 3,020 TPD for both sites as approved by CUP 445 and CUP 721. All mitigation measures from CUP 721 would be applied to the modified project and as deemed appropriate from CUP 445 by the City Planning Commission.

The PRR site is located in the midst of an established industrial area that extends along the west side of Garfield Avenue between a railroad and utility easement (on the north) and Rosecrans Avenue (on the south). Adjacent land uses include warehouses, manufacturing uses and other industrial facilities. The Californian Mobile Home Park is located approximately 325 feet to the west of the proposed project site. Single-family homes, located to the north of the utility and railroad right-of-way (along the north side of the project site) are approximately 200 feet from the project site.⁷ Light and glare at the project site is currently being created by street lights along Petterson Lane and Garfield Avenue, security lighting, and lighting from the building interiors. The existing structures have no reflective surfaces. On-site light fixtures include halogen lamps within the transfer building, at the perimeter of the transfer building, and at the office.⁸ These light sources do not present significant light or glare problems in the area since they are directed towards the loading and unloading areas and the adjacent uses are industrial in nature. There are no designated or protected scenic vistas or resources present in the vicinity of the project site.⁹ Primary views in the area include the San Gabriel Mountains, located approximately 21 miles to the north. The proposed project will not impact these views. The City of Paramount General Plan has not designated any

⁷ United States Geological Survey. *The National Map [Terra Server USA]*. Paramount, California. July 1, 1998. Survey Updated April 11, 2024.

⁸ Ibid.

⁹ California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov



roadways as *scenic highways*. However, Paramount Boulevard and Downey Avenue have been designated as *urban corridors* requiring special design considerations. The project site is not visible from either urban corridor.

PREVIOUS MITIGATION MEASURES FOR CUP 721

The following mitigation measures were identified in the EIR prepared for CUP 721:

Mitigation Measure 1 (Viewshed and Aesthetic Impacts). The exterior walls of the buildings and the perimeter wall must be maintained free of graffiti at all times.

Mitigation Measure 2 (Viewshed and Aesthetic Impacts). The parkway area must be maintained free of debris at all times. Petterson Lane must be swept at least 3 times a day to remove any debris. The street sweeping plan must be reviewed and approved by the Community Development Department.

Mitigation Measure 3 (Viewshed and Aesthetic Impacts). All signage and advertising must comply with the City's zoning requirements.

Mitigation Measure 4 (Viewshed and Aesthetic Impacts). The stockpiled refuse material must be unloaded, processed, and transferred to trucks inside the buildings. No materials will be permitted to be visible from the Petterson Lane and Garfield Avenue public right-of-way.

Mitigation Measure 5 (Light and Glare Impacts). Exterior lighting on the buildings and in the yard area must be designed and shielded to prevent light trespass onto the adjacent single-family homes to the north and the trailer park to the west. This mitigation can be effectively implemented using shorter lighting standards and shielding. The lighting plan must be reviewed and approved by the Community Development Department.

The aforementioned mitigation will be incorporated into the project and will reduce the potential impacts to levels that are less than significant.

AGRICULTURE & FORESTRY RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
C. Would the project conflict with existing zoning for or cause rezoning of forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104[g])?				X
D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use or the conversion of forestland to non-forest land use?				X



ENVIRONMENTAL DETERMINATION

Under the proposed CUP consolidation, Athens' new CUP would consolidate the permitted tonnages from CUP 445 and CUP 721 across both properties, maintaining total permitted capacity at 3,020 tons. The proposed consolidation would not result in any new significant impacts or substantial increase in environmental impacts. CUP 445's MND and MMRP contemplated a maximum capacity at the PRR facility of 2,450 tons per day. In addition, the EIR for CUP 721 contemplated a maximum capacity of 2,450 tons per day at the RRT and 2,450 tons per day at the PRR facility (although CUP 721 would reduce daily capacity to 570 tons per day upon construction of RRT) for a total capacity at both the PRR and RRT of up to 4,900 tons per day. The consolidated CUP would only contemplate a maximum capacity of 3,020 TPD for both sites as approved by CUP 445 and CUP 721. All mitigation measures from CUP 721 would be applied to the modified project and as deemed appropriate from CUP 445 by the City Planning Commission. No agricultural uses are located in the vicinity of the site. According to the California Department of Conservation, the City of Paramount does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The entire area is urban with no agricultural or farmland uses remaining. As a result, there will be no impacts associated with the conversion of farmland uses in the area. No active agricultural activities are located within or adjacent to the project site. The City's applicable General Plan and Zoning designations do not contemplate agricultural land uses on-site or in the surrounding area. In addition, the project site is not subject to a Williamson Act Contract. As a result, no impacts on existing or future Williamson Act Contracts will result from the consolidation of CUP 445 and CUP 721 into a single CUP. No forest lands are found within the City of Paramount nor does the applicable General Plan and Zoning Land Use Designations provide for any forest land protection. No loss or conversion of existing forest lands will result from the implementation of the proposed project. As a result, no impacts are anticipated with the proposed consolidation of CUP 445 and CUP 721 into a single CUP.

PREVIOUS MITIGATION MEASURES FOR CUP 721

No mitigation measures were identified in the EIR prepared for CUP 721.

AIR QUALITY IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				X
B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?				X
D. Would the project expose sensitive receptors to substantial pollutant concentrations?				X
E. Would the project create objectionable odors affecting a substantial number of people?				X

ENVIRONMENTAL DETERMINATION

Under the proposed CUP consolidation, Athens' new CUP would consolidate the permitted tonnages from CUP 445 and CUP 721 across both properties, maintaining total permitted capacity at 3,020 tons. The proposed consolidation would not result in any new significant impacts or substantial increase in environmental impacts. CUP 445's MND and MMRP contemplated a maximum capacity at the PRR facility of 2,450 tons per day. In addition, the EIR for CUP 721 contemplated a maximum capacity of 2,450 tons per day at the RRT and 2,450 tons per day at the PRR facility (although CUP 721 would reduce daily capacity to 570 tons per day upon construction of RRT) for a total capacity at both the PRR and RRT of up to 4,900 tons per day. The consolidated CUP would only contemplate a maximum capacity of 3,020 TPD for both sites as approved by CUP 445 and CUP 721. All mitigation measures from CUP 721 would be applied to the modified project and as deemed appropriate from CUP 445 by the City Planning Commission.

Overall, the proposed improvements will not change the facility's *approved* capacity or intensity. The proposed project is not considered to be regionally significant, according to the SCAQMD. In addition, the proposed project will not affect the City's local population and housing projections. The proposed project would not be in conflict with or result in an obstruction of an applicable air quality plan, and no impacts are anticipated. Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality. Sensitive receptors typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate. These population groups are generally more sensitive to poor air quality.¹⁰ Sensitive receptors located near the project site include the following:

- The Californian Mobile Home Park is located approximately 325 feet to the west of the proposed project site.
- Single-family homes are located in the neighborhood approximately 200 feet to the north of the project site.
- The nearest school is the Howard Tanner Elementary School, located approximately 1,150 feet to the southwest.¹¹

The estimated daily construction emissions assume compliance with applicable SCAQMD rules and regulations for the control of fugitive dust and architectural coating emissions, which include, but are not limited to, watering active grading of the site and unpaved surfaces at least three times daily, daily clean-up of mud and dirt carried onto paved streets from the site, and use of low volatile organic chemical (VOC) containing paint. However, since the project area is located in a non-attainment area for ozone and particulates, the following measures would be applicable to the proposed project as a means to mitigate potential emissions during construction:

- Unpaved construction areas shall be watered during excavation, grading and construction, and temporary dust covers shall be used to reduce dust emissions and in order to meet SCAQMD Rule 403. Watering would reduce fugitive dust by as much as 55 percent.

¹⁰ South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

¹¹ Blodgett/Baylosis Environmental Planning. *Site Survey*. April 2012. A second survey and site visit was completed in July 19, 2023 and updated in April 11, 2024.



- The Applicant or General Contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- Materials transported off-site shall either be sufficiently watered or securely covered to prevent excessive amounts of dust and spillage.
- All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of fugitive dust.
- The Applicant shall ensure that trucks carrying debris are hosed off before leaving the construction site pursuant to the approval of the Community Development Department.
- The Applicant shall ensure that the contractors adhere to all pertinent SCAQMD protocols regarding grading, site preparation, and construction activities. The Applicant shall ensure that the construction contractors adhere to all pertinent provisions of Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces. The contractors would be responsible for being familiar with and implementing any pertinent best available control measures.

The aforementioned mitigation would further reduce the potential construction-related impacts to levels that are less than significant. To the extent that there are any changes in the square footages of the modified project, the pace of construction per day would not increase and therefore impacts would remain the same.

Long-term (operational) 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 long-term air quality impacts associated with the proposed project includes mobile emissions associated with vehicular traffic and stationary emissions. The analysis of long-term operational impacts was completed using the CalEEMod computer model. The projected long-term emissions would be below SCAQMD thresholds considered to be a significant impact. Under the Consolidated CUP, all impacts would remain the same. Furthermore, the consolidated CUP would not impact the number or type of vehicles as it is merely a consolidation of already-permitted tonnages.

Beginning January 1, 2008, all trash transfer stations and MRFs that are permitted to handle more than 100 tons per day of solid waste must have an odor management plan approved by the SCAQMD or a solid waste management enforcement agency. Contact was made to the SCAQMD Permit Section and an engineer confirmed that the proposed facility would be subject to the Rule 410 requirements. Rule 410 requires facility operators to designate an odor control method or technique for each source of odors at a facility. Some of the required elements of an odor plan include the following:

- Information concerning the amount of material the facility handled per day must be identified. Facilities handling more than 250 tons per day will be subject to additional control measures.
- Housekeeping measures, such as sweeping the area where materials are transferred must be implemented.
- The covering of trucks and trailers within 15 minutes after loading will be required.



- The identification of protocols for handling community complaints, including placing a contact sign at least 50 feet from the main entrance and maintaining a written log of odor complaints received must be established.
- An odor control plan is required for new or modified facilities handling more than 1,000 tons per day of material.

To mitigate potential odor related impacts, the following mitigation will be required.

- All equipment that is designed and installed as a means to control odors must be maintained in working condition. In addition, all solid waste, bales, and processed materials must be removed pursuant to the requirements of the Los Angeles County Department of Public Health, Solid Waste Management Program, Local Enforcement Agency (LEA) and the State's permit requirements.
- The project will comply with SCAQMD Rule 410 which requires that openings in the materials recovery facility and transfer station buildings be limited to five percent of the total exterior wall surface area, that a ventilation system be provided that meets set standards for inward air velocity, and the project comply with set limitations on the time vehicular access doors can remain open.

PREVIOUS MITIGATION MEASURES FOR CUP 721

The following mitigation measures were identified in the EIR prepared for CUP 721:

Mitigation Measure 6 (Construction Air Quality Impacts). Unpaved construction areas shall be watered during excavation, grading and construction, and temporary dust covers shall be used to reduce dust emissions and in order to meet SCAQMD Rule 403. Watering would reduce fugitive dust by as much as 55 percent.

Mitigation Measure 7 (Construction Air Quality Impacts). The Applicant or General Contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.

Mitigation Measure 8 (Construction Air Quality Impacts). Materials transported off-site shall either be sufficiently watered or securely covered to prevent excessive amounts of dust and spillage.

Mitigation Measure 9 (Construction Air Quality Impacts). All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of fugitive dust.

Mitigation Measure 10 (Construction Air Quality Impacts). The Applicant shall ensure that trucks carrying debris are hosed off before leaving the construction site pursuant to the approval of the Community Development Department.

Mitigation Measure 11 (Construction Air Quality Impacts). The Applicant shall ensure that the contractors adhere to all pertinent SCAQMD protocols regarding grading, site preparation, and construction activities. The Applicant shall ensure that the construction contractors adhere to all pertinent provisions of Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces. The contractors would be responsible for being familiar with and implementing any pertinent best available control measures.

Mitigation Measure 12 (Operational Air Quality Impacts). All equipment that is designed and installed as a means to control odors must be maintained in working condition. In addition, all solid

waste, bales, and processed materials must be removed pursuant to the requirements of the Los Angeles County Department of Public Health, Solid Waste Management Program, Local Enforcement Agency (LEA) and the State's permit requirements.

Mitigation Measure 13 (Operational Air Quality Impacts). The project will comply with SCAQMD Rule 410 which requires that openings in the materials recovery facility and transfer station buildings be limited to five percent of the total exterior wall surface area, that a ventilation system be provided that meets set standards for inward air velocity, and the project comply with set limitations on the time vehicular access doors can remain open.

Mitigation Measure 14 (Operational Air Quality Impacts). The facility will prohibit the idling of trucks while waiting to be weighed or during loading and unloading. Signage must be posted on the scale house and in the tipping and loading areas.

Mitigation Measure 15 (Odor Impacts). All equipment that is designed and installed as a means to control odors must be maintained in working condition. In addition, all solid waste, bales, and processed materials must be removed pursuant to the requirements of the Los Angeles County Department of Public Health, Solid Waste Management Program, Local Enforcement Agency (LEA) and the State's permit requirements.

The aforementioned mitigation will be incorporated into the project and will reduce the potential impacts to levels that are less than significant.

BIOLOGICAL RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect either directly or through habitat modifications, have an impact on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?				X
B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
C. Would the project have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
D. Would the project have a substantial adverse effect in interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X
E. Would the project have a substantial adverse effect in conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?				X
F. Would the project have a substantial adverse effect by conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				X



ENVIRONMENTAL DETERMINATION

Under the proposed CUP consolidation, Athens' new CUP would consolidate the permitted tonnages from CUP 445 and CUP 721 across both properties, maintaining total permitted capacity at 3,020 tons. The proposed consolidation would not result in any new significant impacts or substantial increase in environmental impacts. CUP 445's MND and MMRP contemplated a maximum capacity at the PRR facility of 2,450 tons per day. In addition, the EIR for CUP 721 contemplated a maximum capacity of 2,450 tons per day at the RRT and 2,450 tons per day at the PRR facility (although CUP 721 would reduce daily capacity to 570 tons per day upon construction of RRT) for a total capacity at both the PRR and RRT of up to 4,900 tons per day. The consolidated CUP would only contemplate a maximum capacity of 3,020 TPD for both sites as approved by CUP 445 and CUP 721. All mitigation measures from CUP 721 would be applied to the modified project and as deemed appropriate from CUP 445 by the City Planning Commission.

The entire area is urban with no natural habitat remaining. As a result, no impacts on any candidate, sensitive, or special status species will result from the proposed project's implementation. The project site does not contain sensitive species that warrant preservation or represent a unique habitat. Furthermore, there are no sensitive or unique biological resources located within adjacent areas that depend on or utilize this property. The project site is occupied by the existing buildings. The proposed project will not result in any potentially significant adverse environmental effects upon the existing natural communities, resources, or any individual component. The nearest body of water is the Los Angeles River, located approximately 1,900 feet to the west of the project site. The surrounding area is also presently developed, with no natural communities or habitats on-site or in the surrounding area. As a result, no impacts related to natural communities or conservation plans will result. No wetland or riparian areas are found on-site or in the adjacent areas. The Los Angeles River is located approximately 1,900 feet to the west of the project site and has been channelized for many years. Furthermore, the river does not support any wetland habitat in the vicinity of the proposed project site. Therefore, no impacts on wetlands are expected with the proposed development.

PREVIOUS MITIGATION MEASURES FOR CUP 721

No mitigation measures were identified in the EIR prepared for CUP 721 and none are necessary to maintain impacts at a level less than significant.

CULTURAL RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				X
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				X
C. Would the project directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?				X
D. Would the project disturb any human remains, including those interred outside of formal cemeteries?				X

ENVIRONMENTAL DETERMINATION

There are no prehistoric or historic structures or objects within the proposed project site or in the adjacent area. Thus, the proposed improvements will not have an adverse impact on any historic site or other historic structures in the City and no impacts will occur. The project site is developed and no archaeological resources were reported. Furthermore, the project site is not known to be historically or culturally significant to any group of residents. No archaeological or historical resources are expected to be found on-site because very limited grading and excavation activities would occur. The project site is presently covered over in impervious surfaces. As a result, no impacts are anticipated. The project site has undergone extensive ground disturbance associated with past development and excavation. The potential for paleontological resources in the area is considered low, as no paleontological resources have been uncovered in the area. Thus, the proposed project will not impact any paleontological resources. There are no cemeteries located in the immediate area that would be affected by the proposed project. In addition, the project site does not contain any religious or sacred structure. Thus, no impact on existing religious facilities in the City will occur with the proposed project. The MND for CUP 445 was also reviewed to substantiate the above conclusions and the two properties are nearly identical for purposes of cultural resource impacts.

PREVIOUS MITIGATION MEASURES FOR CUP 721

No mitigation measures were identified in the EIR prepared for CUP 721 and none are necessary to maintain impacts at a level less than significant.

GEOLOGY IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in or expose people to potential impacts involving the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, ground-shaking, liquefaction, or landslides?				X
B. Would the project result in or expose people to potential impacts involving substantial soil erosion or the loss of topsoil?				X
C. Would the project result in or expose people to potential impacts involving the location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
D. Would the project result in or expose people to potential impacts involving the location on expansive soil, as defined in California Building Code (2010), creating substantial risks to life or property?				X
E. Would the project result in or expose people to potential impacts involving soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

ENVIRONMENTAL DETERMINATION

Under the proposed CUP consolidation, Athens' new CUP would consolidate the permitted tonnages from CUP 445 and CUP 721 across both properties, maintaining total permitted capacity at 3,020 tons. The proposed consolidation would not result in any new significant impacts or substantial increase in



environmental impacts. CUP 445's MND and MMRP contemplated a maximum capacity at the PRR facility of 2,450 tons per day. In addition, the EIR for CUP 721 contemplated a maximum capacity of 2,450 tons per day at the RRT and 2,450 tons per day at the PRR facility (although CUP 721 would reduce daily capacity to 570 tons per day upon construction of RRT) for a total capacity at both the PRR and RRT of up to 4,900 tons per day. The consolidated CUP would only contemplate a maximum capacity of 3,020 TPD for both sites as approved by CUP 445 and CUP 721. All mitigation measures from CUP 721 would be applied to the modified project and as deemed appropriate from CUP 445 by the City Planning Commission.

The City of Paramount is not located near an Alquist-Priolo zone. Therefore, no risk from potential fault rupture is anticipated. The project site is located in an area that is at an elevated risk for liquefaction. The risk of liquefaction is no greater for the project site than the rest of the City. Lastly, the project site is not at risk for landslides. The proposed project is at no greater risk for ground shaking, fault rupture, and liquefaction than the rest of the City. As a result, the potential impacts are anticipated to be less than significant.

The project site is presently paved over and is part of the existing business. The project will involve the continued coverage of the site with impervious materials. As a result, the proposed project's implementation will not result in any soil erosion or loss of topsoil following the implementation of the project and no new impacts will occur. The site is considered to be geologically stable, inasmuch as landslides or active faults are not present on-site. The site's topography, and that of the surrounding area, is generally level, with no hillside areas. Recent studies have been completed by the State of California Geological Survey's (CGS) Seismic Hazard Zones Mapping Program. According to preliminary maps completed by the CGS, the project site is located within an area subject to potential liquefaction. The potential liquefaction risk on-site is the same as that for the surrounding properties. The design protocols will limit the potential for a significant adverse impact. As a result, no impacts are anticipated. No septic tanks will be used as part of the proposed project's implementation. As a result, no impact related to the use of septic tanks will result from the proposed project. The MND for CUP 445 was also reviewed to substantiate the above conclusions and the two properties are nearly identical for purposes of geological impacts.

PREVIOUS MITIGATION MEASURES FOR CUP 721

No mitigation measures were identified in the EIR prepared for CUP 721 and none are necessary to maintain impacts at a level less than significant.

GREENHOUSE GAS EMISSIONS IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
B. Would the project increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?				X



ENVIRONMENTAL DETERMINATION

The EIR indicated the project would generate a total of 10,243 pounds per day or 4.47 metric tons per year or 1,669 metric tons per year, which is well below the threshold of 10,000 metric tons per year. The proposed project will not introduce any new greenhouse gas (GHG) emissions or other GHG chemicals. As a result, no impacts related to additional greenhouse gas emissions from the proposed project's implementation are anticipated. The proposed improvements will not result in the generation of any additional greenhouse gasses (GHG) emissions. The general land (floor) area of the existing buildings will not change and the facility's traffic generation will not significantly change. The project does not conflict with the Paramount Climate Action Plan, which the City Council adopted in 2021. The proposed project will not introduce any new GHG chemicals. As a result, no mitigation is required.

PREVIOUS MITIGATION MEASURES FOR CUP 721

The analysis prepared for CUP 721 indicated the proposed project would not result in significant adverse impacts related to greenhouse gas emissions. As a result, no mitigation is required.

HAZARDOUS MATERIALS IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
B. Would the project create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
D. Would the project be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and as a result, would it create a significant hazard to the public or the environment?				X
E. Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
F. Would the project be located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
G. Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?				X
H. Would the project expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X

ENVIRONMENTAL DETERMINATION

Hazardous wastes which are unintentionally brought to the facility will be subject to random checks and personnel will also be trained in spotting hazardous materials during on-site operations. In addition, a



hazardous waste storage area will be provided where hazardous waste recovered from the loads will be temporarily stored before disposal. A Spill Response Locker will also be provided and located beside the hazardous waste storage area. The Spill Response Locker will be stocked with emergency response equipment (absorbent materials, brooms, 55-gallon drums, protective gloves, clothing, boots, goggles, and respiratory equipment). Health and safety programs on-site will include a Hazardous Waste Load Check Program, a SB-198 Injury Prevention Program, an Emergency Response Program, a Hazard Communication Program (Right to Know) and a Storm Water Pollution Prevention Program. The following mitigation measures will also be applicable to the proposed project to mitigate potential hazards and to control vectors (rats, birds, etc.):

- Operational controls shall be established to reduce the potential for the receipt and disposal of prohibited materials and/or wastes.
- During the hours of operation, an attendant or attendants shall be present at all times to supervise the loading and unloading of the waste material.
- The operator shall conduct a daily waste load checking program, approved by the Los Angeles County Department of Public Health, to prevent the disposal of hazardous wastes at the station. The protocol will comply with 14 CCR 17409.5.
- The operator shall maintain a log of special/unusual occurrences. This log shall include, but is not limited to, fires, the discharge and disposition of hazardous or unpermitted waste, significant injuries, and accidents or property damage. Each log entry shall be accompanied by a summary of any actions taken by the operator to mitigate the occurrence. The operator shall maintain this log at the station so as to be available at all times to the site personnel and to the Enforcement Agencies' personnel.

The existing buildings were constructed prior to 1980 and these older buildings could contain lead-based paint and asbestos-containing materials (ACMs). As a result, the following mitigation is required:

- An investigation must be conducted to ensure that those buildings that will be modified do not contain any lead-based paint or ACMs. If encountered, these materials must be removed and disposed of in conformance with all pertinent regulations.

The proposed project, once operational, will also be required to maintain the site and the immediate area to control potential spillage. The waste transported to the site will be in enclosed collection trucks. Residual waste materials will be transported out in transfer trucks that will be covered. In addition, all tipping and processing activities will occur inside enclosed buildings. The following mitigation was also provided as a means to ensure the site is maintained following its occupancy:

- The parkway area must be maintained free of debris at all times. Petterson Lane must be swept at least 3 times a day to remove any debris. The street sweeping schedule must be reviewed and approved by the Community Development Department.
- All signage and advertising must comply with the City's zoning requirements.
- The stockpiled refuse material must be unloaded, processed, and transferred to trucks inside the buildings.



The aforementioned mitigation will reduce the potential impacts to levels that are less than significant. The RRT will comply with health and safety regulations for on-site employees, including training in safety procedures and personal protective equipment. The facility operator is required to comply with all applicable laws relating to employee health and safety. The RRT will also have an Illness and Injury Prevention Plan which outlines daily safety procedures, emergency, and accident response plans and training programs. The following mitigation measure will also be applicable to the proposed project to control vectors (rodents, birds, and insects):

- As a means to control vectors (rodents, birds, insects, etc.), all tipping, sorting, baling, and other activities related to processing must be undertaken indoors. No outdoor storage or stockpiling will be permitted. The operators must retain the service of qualified personnel to undertake periodic and regular inspections of the facility to ensure that appropriate vector control measures are implemented.

Operations approved by CUP 721 are not expected to change as a result of the consolidated project. As a result, the impacts related to the release of hazardous materials are anticipated to be less than significant. No hazardous or acutely hazardous materials will be emitted that may affect a school site, and no impacts associated with school sites will occur. The project site is not located within two miles of an operational public airport. The nearest airport is located in the City of Compton. No wilderness areas are located in the immediate vicinity. As a result, there is no wildfire risk from off-site locations and no impacts are expected to occur.

PREVIOUS MITIGATION MEASURES FOR CUP 721

The following mitigation measures were identified in the EIR prepared for CUP 721:

Mitigation Measure 16 (Hazardous Materials Impacts). Operational controls shall be established to reduce the potential for the receipt and disposal of prohibited materials and/or wastes. These operational controls shall include the Waste Load Checking Program.

Mitigation Measure 17 (Hazardous Materials Impacts). During the hours of operation, an attendant or attendants shall be present at all times to supervise the loading and unloading of the waste material.

Mitigation Measure 18 (Hazardous Materials Impacts). The operator shall conduct a daily waste load checking program, approved by the County Health Department, to prevent the disposal of hazardous wastes at the station.

Mitigation Measure 19 (Hazardous Materials Impacts). The operator shall maintain a log of special/unusual occurrences. This log shall include, but is not limited to, fires, the discharge and disposition of hazardous or unpermitted waste, significant injuries, and accidents or property damage. Each log entry shall be accompanied by a summary of any actions taken by the operator to mitigate the occurrence. The operator shall maintain this log at the station so as to be available at all times to the site personnel and to the Enforcement Agencies' personnel.

Mitigation Measure 20 (Hazardous Materials Impacts). An investigation must be conducted to ensure that those buildings that will be modified do not contain any lead-based paint or ACMs. If encountered, these materials must be removed and disposed of in conformance with all pertinent regulations.

Mitigation Measure 21 As a means to control vectors (rodents, birds, insects, etc.), all tipping, sorting, baling, and other activities related to processing must be undertaken indoors. No outdoor storage or stockpiling will be permitted. The operators must retain the service of qualified personnel to undertake periodic and regular inspections of the facility to ensure that appropriate vector control measures are implemented.

The aforementioned mitigation will be incorporated into the project and will reduce the potential impacts to levels that are less than significant.

HYDROLOGY & WATER QUALITY IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements?				X
B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?				X
D. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site?				X
E. Would the project create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
F. Would the project substantially degrade water quality?				X
G. Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
H. Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows?				X
I. Would the project expose people or structures to a significant risk of flooding because of dam or levee failure?				X
J. Would the project result in inundation by seiche, tsunami, or mudflow?				X

ENVIRONMENTAL DETERMINATION

Under the proposed CUP consolidation, Athens' new CUP would consolidate the permitted tonnages from CUP 445 and CUP 721 across both properties, maintaining total permitted capacity at 3,020 tons. The proposed consolidation would not result in any new significant impacts or substantial increase in environmental impacts. CUP 445's MND and MMRP contemplated a maximum capacity at the PRR facility of 2,450 tons per day. In addition, the EIR for CUP 721 contemplated a maximum capacity of 2,450 tons per day at the RRT and 2,450 tons per day at the PRR facility (although CUP 721 would reduce daily



capacity to 570 tons per day upon construction of RRT) for a total capacity at both the PRR and RRT of up to 4,900 tons per day. The consolidated CUP would only contemplate a maximum capacity of 3,020 TPD for both sites as approved by CUP 445 and CUP 721. All mitigation measures from CUP 721 would be applied to the modified project and as deemed appropriate from CUP 445 by the City Planning Commission.

Paramount is located over the Central Basin Pressure Area that contains several aquifers that, in turn, are confined by numerous aquicludes. The only named aquiclude in the area is the near-surface Bellflower Aquiclude. The Bellflower Aquiclude restricts vertical percolation into underlying aquifers due to its composition of clay and silt that extends from near-surface grade to approximately 40 feet deep. The first named aquifer in this area is the Exposition Aquifer, located approximately 40 feet below the ground surface (bgs). Underlying aquifers beneath the Exposition Aquifer include the Gage Aquifer (approximately 175 feet bgs), the Hollydale Aquifer (approximately 300 feet bgs), the Jefferson Aquifer (approximately 475 feet bgs), the Lynwood Aquifer (approximately 850 feet bgs), the Silverado Aquifer (approximately 950 feet bgs), and the Sunnyside Aquifer (approximately 1,360 feet bgs).¹²

The fully channelized Los Angeles River is located to the west of the City, along the east side of the I-710 Freeway. According to maps produced by the United States Geological Survey (USGS), no blue-line streams or other bodies of water are located within the project site or within the adjacent properties. There are no natural lakes or streams within or adjacent to the project site. As indicated previously, the project site is presently covered over in impervious surfaces. This hardscape includes the existing building and asphalt paving. No natural drainage or riparian areas remain within the project area due to the past development.

Following the implementation of the proposed project, the number of impervious surfaces will not change. In addition, all of the unloading, processing, and loading activities will take place inside enclosed buildings. No material will be stored outside of the buildings. In addition, the site will be swept daily to ensure that any materials that may have inadvertently fallen off of trucks will be collected. The proposed project improvements will include the installation of a water clarifier to treat surface runoff prior to being conveyed to the storm drains. While no impacts on water quality are anticipated as part of the proposed project's operation, the following mitigation measures will be required:

- The plans and specifications shall require the operator to implement the Best Management Practices (BMPs) identified in Section IV of the Water Quality Management Plan, as well as be the responsible party for inspection and maintenance as identified in Section V of the Water Quality Management Plan. The Applicant will be required to conform to all pertinent requirements of the Clean Water Act.
- Stockpiles of waste materials shall be properly stored under a roof or covered so as to eliminate or reduce sediment transport from the site to the streets, drainage of facilities or adjacent properties via runoff, vehicle tracking, or wind.

The proposed improvements will be required to conform to applicable water quality regulations and to obtain waste water discharge permits in accordance with any applicable Clean Water Act requirements. Adherence to applicable regulations and policies will ensure future development does not impact the local hydrological system and that water quality within the City is maintained.

¹² City of Paramount. *General Plan Environmental Impact Report (EIR)*. 2008



The proposed water consumption following the commencement of operations will be potable water for consumption and routine maintenance and water used for the misting equipment. To ensure the water consumption is minimized, the following mitigation measures will be required:

- The plumbing fixtures within the new and refurbished buildings must be upgraded to utilize water conserving fixtures.
- The misters designed to control interior odors and fugitive dust must be designed to minimize water consumption.

The aforementioned mitigation will reduce the water consumption to levels that are less than significant. The MND for CUP 445 was also reviewed to substantiate the above conclusions and the two properties are nearly identical for purposes of hydrology and water quality impacts.

PREVIOUS MITIGATION MEASURES FOR CUP 721

The following mitigation measures were identified in the EIR prepared for CUP 721:

Mitigation Measure 22 (Water Quality Impacts). The plans and specifications shall require the operator to implement the Best Management Practices (BMPs) identified in Section IV of the Water Quality Management Plan, as well as be the responsible party for inspection and maintenance as identified in Section V of the Water Quality Management Plan. The Applicant will be required to conform to all pertinent requirements of the Clean Water Act.

Mitigation Measure 23 (Water Quality Impacts). Stockpiles of waste materials shall be properly stored under a roof or covered so as to eliminate or reduce sediment transport from the site to the streets, drainage of facilities or adjacent properties via runoff, vehicle tracking, or wind.

Mitigation Measure 24 (Water Consumption Impacts). The plumbing fixtures within the new and refurbished buildings must be upgraded to utilize water conserving fixtures.

Mitigation Measure 25 (Water Consumption Impacts). The misters designed to control interior odors and fugitive dust must be designed to minimize water consumption.

The aforementioned mitigation will be incorporated into the project and will reduce the potential impacts to levels that are less than significant.

LAND USE & PLANNING IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community, or otherwise result in an incompatible land use?				X
B. Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?				X



ENVIRONMENTAL DETERMINATION

The General Plan designation that is applicable to the project site is *Industrial* and the site is zoned as *M-2* (Heavy Industrial). This designation permits a wide range of industrial activities.¹³ According to the City of Paramount General Plan, the existing use is conditionally permitted within this land use designation. As a result, no Zone Change or General Plan Amendment is required as part of the proposed project's implementation. The approval of the proposed project will not be in conflict with any regional land use or environmental plans. The project will be required to conform to all applicable land use regulations and plans and no impacts are anticipated. The MND for CUP 445 was also reviewed to substantiate the above conclusions and the two properties are identical for purposes of land use & planning impacts.

PREVIOUS MITIGATION MEASURES FOR CUP 721

No mitigation measures were identified in the EIR prepared for CUP 721 and none are necessary to maintain impacts at a level less than significant.

MINERAL RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X
B. Would the project result in the loss or availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

ENVIRONMENTAL DETERMINATION

The project site is located within a Heavy Manufacturing (M-2) Zone. Natural resources that are utilized by development include air, mineral, water, sand and gravel, timber, energy, and other resources used for construction and operation. The City of Paramount does not contain any significant mineral or timber resources. A review of the East Los Angeles- Bandini Wildcat Maps published by Los Angeles County indicates that there are no wells within the project site. Thus, the project will not result in any impacts on mineral resources in the region. There are no mineral, oil, or energy extraction and/or generation activities taking place within the project site or the City. Review of maps prepared by the State Department of Conservation indicates that there are no abandoned and capped wells within the project site. As a result, the new project will not result in any impacts on mineral resources in the region. The MND for CUP 445 was also reviewed to substantiate the above conclusions and the two properties are identical for purposes of mineral resources impacts.

PREVIOUS MITIGATION MEASURES FOR CUP 721

No mitigation measures were identified in the EIR prepared for CUP 721 and none are necessary to maintain impacts at a level less than significant.

¹³ City of Paramount . General Plan Land Use Map and Zoning Map. As amended 2014.

NOISE IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
B. Would the project result in exposure of people to, or generation of, excessive ground-borne noise levels?				X
C. Would the project result in substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?				X
D. Would the project result in substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?				X
E. For a project located with 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?				X
F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

ENVIRONMENTAL DETERMINATION

Under the proposed CUP consolidation, Athens' new CUP would consolidate the permitted tonnages from CUP 445 and CUP 721 across both properties, maintaining total permitted capacity at 3,020 tons. The proposed consolidation would not result in any new significant impacts or substantial increase in environmental impacts. CUP 445's MND and MMRP contemplated a maximum capacity at the PRR facility of 2,450 tons per day. In addition, the EIR for CUP 721 contemplated a maximum capacity of 2,450 tons per day at the RRT and 2,450 tons per day at the PRR facility (although CUP 721 would reduce daily capacity to 570 tons per day upon construction of RRT) for a total capacity at both the PRR and RRT of up to 4,900 tons per day. The consolidated CUP would only contemplate a maximum capacity of 3,020 TPD for both sites as approved by CUP 445 and CUP 721. All mitigation measures from CUP 721 would be applied to the modified project and as deemed appropriate from CUP 445 by the City Planning Commission.

The noise environment within the project site is dominated by vehicle traffic noise along Garfield Avenue (located adjacent to the site on the east). Certain activities are particularly sensitive to noise. These include sleeping, studying, reading, leisure, and other activities requiring relaxation or concentration. Hospitals and convalescent homes, churches, libraries, schools, and childcare facilities are considered noise-sensitive uses. The residential uses located to the north of the site, and northeast of Garfield Avenue, are also considered noise-sensitive land uses. Noise associated with the proposed project's operations will include traffic noise from the trucks traveling to and from the site, noise from on-site equipment loading and unloading the trucks, machinery noise associated with the sorting and baling of materials, and miscellaneous stationary noise from machinery. The majority of the noise will occur within the enclosed buildings. The exception will be the trucks maneuvering within the site as part of the loading and unloading activities. Truck back-up alarms, hydraulic motors from forklifts, and lot sweeping equipment will be

audible during the day-time peak activity period. The noise from the back-up alarms, forklifts, and lot sweeping equipment in the yard area will be attenuated by the surrounding buildings and the distance to any noise sensitive receptors. For the yard activities to have a significant audible impact on a sensitive receptor, a “line of sight” would typically be required along with a shorter distance between the noise source and the receptor. The majority of the loading and unloading activities would occur during the daytime periods. After hour activities during the night-time and early morning periods would largely be limited to general maintenance and cleaning. The busiest shift will occur during the period between 5:00 AM and 2:00 PM. The Applicant has indicated that the receiving area will be open from 2:00 AM to 10:00 PM. Maintenance and cleaning activities will occur after 10:00 PM and on an as needed basis during other times of the day. The proposed project will be required to adhere to the City’s Noise Control Ordinance. As a result, no significant impacts with respect to a potential violation of noise control standards are envisioned.

For the yard activities to have a significant audible impact on a sensitive receptor, a “line of sight” would typically be required along with a shorter distance between the noise source and the receptor. The majority of the loading and unloading activities would occur during the daytime periods. After hour activities during the night-time and early morning periods would largely be limited to general maintenance and cleaning. The proposed wall along the site’s west side and the landscaping in the SCE easement will further attenuate noise related to the facility’s operation.

The MND for CUP 445 was also reviewed to substantiate the above conclusions and the two properties are nearly identical for purposes of noise impacts, except that impacts would be less under the modified project given the increased distance from sensitive residential receptors.

PREVIOUS MITIGATION MEASURES FOR CUP 721

The following mitigation measures were identified in the EIR prepared for CUP 721:

Mitigation Measure 26 (Short-Term Noise). The Applicant shall ensure that the contractor conducts demolition, grading, and construction activities between the hours of 7:00 AM and 7:00 PM on weekdays and 8:00 AM to 5:00 PM on Saturdays, with no construction allowed on Sundays or Federal holidays.

Mitigation Measure 27 (Operational Noise). The Applicant shall be required to screen the building’s equipment (air conditioning, refrigeration, etc.) as necessary to attenuate noise.

Mitigation Measure 28 (Operational Noise). The Applicant shall be required to limit the cleaning of trash bins and trucks to the daytime periods (8:00 AM to 5:00 PM).

Mitigation Measure 29 (Operational Noise). The window openings along the existing building’s north elevation shall be sealed to prevent interior noise from impacting the homes located to the north of the LADWP/MTA ROW.

Mitigation Measure 30 (Operational Noise). The Applicant shall ensure that delivery trucks use the designated parking and loading areas during hours that are in conformance to the City’s noise control ordinance (6:00 AM to 10:00 PM). The engines of collection and transfer delivery trucks must be turned off during unloading.

The aforementioned mitigations will reduce the potential noise impacts to levels that are considered to be less than significant.

POPULATION & HOUSING IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				X
B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

ENVIRONMENTAL DETERMINATION

Under the proposed CUP consolidation, Athens' new CUP would consolidate the permitted tonnages from CUP 445 and CUP 721 across both properties, maintaining total permitted capacity at 3,020 tons. The proposed consolidation would not result in any new significant impacts or substantial increase in environmental impacts. CUP 445's MND and MMRP contemplated a maximum capacity at the PRR facility of 2,450 tons per day. In addition, the EIR for CUP 721 contemplated a maximum capacity of 2,450 tons per day at the RRT and 2,450 tons per day at the PRR facility (although CUP 721 would reduce daily capacity to 570 tons per day upon construction of RRT) for a total capacity at both the PRR and RRT of up to 4,900 tons per day. The consolidated CUP would only contemplate a maximum capacity of 3,020 TPD for both sites as approved by CUP 445 and CUP 721. All mitigation measures from CUP 721 would be applied to the modified project and as deemed appropriate from CUP 445 by the City Planning Commission.

The project site's zoning will remain Heavy Manufacturing (M-2). The project site is located in an industrial area of the City of Paramount. The properties located to the north and south are also developed with smaller industrial buildings. The project site is located in the midst of an urbanized environment. No growth-inducing impacts are anticipated. As a result, no growth-inducing impacts will result from the proposed project's implementation. The proposed project will not involve the removal of any existing residences. No housing units are located within the project site. As a result, no housing displacement necessitating the construction of new replacement housing elsewhere in the City will occur with the proposed project's implementation. No displacement of housing or persons will occur. No new off-site infrastructure improvements will be installed other than those that will be designed to serve the project site only. As indicated previously, the proposed project will not result in any housing displacement, nor necessitate the construction of replacement housing elsewhere. As a result, no impacts associated with the displacement of persons will occur.

PREVIOUS MITIGATION MEASURES FOR CUP 721

No mitigation measures were identified in the EIR prepared for CUP 721 and none are necessary to maintain impacts at a level less than significant.

PUBLIC SERVICES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>fire protection services</i> ?				X
B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>police protection services</i> ?				X
C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>school services</i> ?				X
D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>other governmental services</i> ?				X

ENVIRONMENTAL DETERMINATION

Under the proposed CUP consolidation, Athens' new CUP would consolidate the permitted tonnages from CUP 445 and CUP 721 across both properties, maintaining total permitted capacity at 3,020 tons. The proposed consolidation would not result in any new significant impacts or substantial increase in environmental impacts. CUP 445's MND and MMRP contemplated a maximum capacity at the PRR facility of 2,450 tons per day. In addition, the EIR for CUP 721 contemplated a maximum capacity of 2,450 tons per day at the RRT and 2,450 tons per day at the PRR facility (although CUP 721 would reduce daily capacity to 570 tons per day upon construction of RRT) for a total capacity at both the PRR and RRT of up to 4,900 tons per day. The consolidated CUP would only contemplate a maximum capacity of 3,020 TPD for both sites as approved by CUP 445 and CUP 721. All mitigation measures from CUP 721 would be applied to the modified project and as deemed appropriate from CUP 445 by the City Planning Commission.

The project site's zoning will remain Heavy Manufacturing (M-2). Overall, the proposed improvements will not change the facility's operations (capacity or intensity) or result in increased traffic. There will be no changes to the facility's operations associated with the proposed improvements. The facility will continue to receive fire protection services from the Los Angeles County Fire Department. 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. Fire Station 31 would be the first response station for the proposed project.

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 near the intersection of Paramount and Somerset Boulevards. Emergency response times are approximately three minutes throughout the City. The proposed improvements will not lead to any uses or activities that would place a demand for law enforcement services. As a result, no impacts are anticipated.

The proposed project site is located within 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 implementation of the proposed project will not involve the introduction of any residential units within the project area. As a result, no direct student generation impacts are anticipated and no impacts on school services will result.

Most solid waste is flammable since the waste stream includes paper, plastic, cardboard, and other flammable materials. Therefore, various items transported to the facility could burn if an ignition source occurs. Potential ignition sources at the facility include burning or smoldering materials in a load entering the facility, vehicles fires, or electrical sources from machinery. The new construction (the new buildings and the rehabilitation) will be constructed in accordance with the Uniform Building Code (UBC), the California Building Code (CBC), and the Uniform Fire Code (UFC). These rules and regulations are reviewed during the Plan Checks by the County of Los Angeles Fire Prevention Bureau on behalf of the City of Paramount. The entire building will also be equipped with automatic overhead sprinklers for fire suppression. Fire hoses and extinguishers will also be placed throughout the facility in the sorting area, the tipping area, and at other locations. The fire hoses will be positioned in the tipping area in accordance with Los Angeles County Fire Department requirements. Personnel will also be trained in use of fire extinguishers and hoses, and periodic fire drills will be conducted at the facility. The facility's personnel will also be responsible for the maintenance, inspection, and repair of vehicles and equipment so as to minimize the risk of fires related to the malfunctioning of machinery. To ensure that the risk from fire is reduced to levels that are less than significant, the following mitigation measures will be required:

- The proposed project will be subject to review and approval by the Los Angeles County Fire Department to ensure that fire safety and fire prevention measures are incorporated into the project. Compliance with fire code requirements, installation of sprinkler systems, and approval of the installation plan by the Los Angeles County Fire Department must be implemented to the satisfaction of the City and the Los Angeles County Fire Department.
- Flammable materials requiring temporary storage at the facility must be secured in low volume containers (e.g., less than 55-gallon drums) and in accordance with federal, state, and local standards. The storage procedures of these flammables would also be subject to periodic inspections by the Los Angeles County Fire Department.

PREVIOUS MITIGATION MEASURES FOR CUP 721

The following mitigation measures were identified in the EIR prepared for CUP 721:

Mitigation Measure 31 (Public Services). The proposed project will be subject to review and approval by the Los Angeles County Fire Department to ensure that fire safety and fire prevention measures are

incorporated into the project. Compliance with fire code requirements, installation of sprinkler systems, and approval of the installation plan by the Los Angeles County Fire Department must be implemented to the satisfaction of the City and the Los Angeles County Fire Department.

Mitigation Measure 32 (Public Services). Flammable materials requiring temporary storage at the facility must be secured in low volume containers (e.g., less than 55-gallon drums) and in accordance with federal, State, and local standards. The storage procedures of these flammables would also be subject to periodic inspections by the Los Angeles County Fire Department.

Implementation of the aforementioned mitigation measures and compliance with pertinent State and Los Angeles County regulations would reduce the risk of fire to levels that are less than significant.

RECREATION IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
B. Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X

ENVIRONMENTAL DETERMINATION

The project site's zoning will remain Heavy Manufacturing (M-2). No active parks are located adjacent to the project site. As a result, no impacts will occur. The proposed project will not create a direct demand for park facilities based on the proposed use. Thus, no impacts on park facilities are expected. The proposed project will not significantly affect existing park facilities in the City. The proposed project site is not located immediately adjacent to any existing park, nor is it utilized for any recreational use. As a result, no impacts upon recreational facilities are anticipated.

PREVIOUS MITIGATION MEASURES FOR CUP 721

No mitigation measures were identified in the EIR prepared for CUP 721 and none are necessary to maintain impacts at a level less than significant.

TRANSPORTATION IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
B. Would the project exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?				X
D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
E. Would the project result in inadequate emergency access?				X

ENVIRONMENTAL DETERMINATION

Under the proposed CUP consolidation, Athens' new CUP would consolidate the permitted tonnages from CUP 445 and CUP 721 across both properties, maintaining total permitted capacity at 3,020 tons. The proposed consolidation would not result in any new significant impacts or substantial increase in environmental impacts. CUP 445's MND and MMRP contemplated a maximum capacity at the PRR facility of 2,450 tons per day. In addition, the EIR for CUP 721 contemplated a maximum capacity of 2,450 tons per day at the RRT and 2,450 tons per day at the PRR facility (although CUP 721 would reduce daily capacity

to 570 tons per day upon construction of RRT) for a total capacity at both the PRR and RRT of up to 4,900 tons per day. The consolidated CUP would only contemplate a maximum capacity of 3,020 TPD for both sites as approved by CUP 445 and CUP 721. All mitigation measures from CUP 721 would be applied to the modified project and as deemed appropriate from CUP 445 by the City Planning Commission.

Operations under the proposed project will not change. As a result, no impacts related to additional traffic impacts would result from the proposed project's implementation. Based on the nature and extent of the proposed facility's service requirements, no additional trip generation will result. Since little or no change in peak hour traffic is anticipated, there are no new traffic impacts which would result from the proposed project's implementation.

The Los Angeles County *Congestion Management Program* (CMP) indicates that a traffic analysis is required at designated CMP intersections if it is anticipated that a proposed project would contribute 50 or more vehicle trips to the intersection during either the morning or afternoon peak hours. The CMP also indicates that a traffic analysis is required for a freeway if it is anticipated that a project would contribute 150 or more vehicle trips to a designated CMP freeway link. The consolidation of the CUPs would not generate any new vehicle trips. No additional floor area will be added to the existing building. As a result, no impacts are anticipated to occur.

Additionally, a review by Fehr & Peers dated May 30, 2024 (Appendix A) indicates that the consolidation of the two CUPs will not impact total site-generated vehicle miles traveled and does not require further transportation analysis.

PREVIOUS MITIGATION MEASURES FOR CUP 721

The following mitigation measures were identified in the EIR prepared for CUP 721:

Mitigation Measure 33 (Transportation and Circulation Impacts). Prior to the issuance of a Certificate of Occupancy for the proposed project, the Applicant shall coordinate with the City of Paramount Public Works Department and construct the following improvements to the significantly impacted study area intersections:

- *Garfield Avenue/Petterson Lane:* re-stripe the southbound approach to include a third through lane at a minimum of 100 feet before (approach lane) and after (return lane) the intersection. This improvement is consistent with the City's Circulation Element and with implementation of this measure the intersection is forecast to operate at LOS B (0.612 V/C) in the AM peak hour; and LOS A (0.491 V/C) in the PM peak hour.
- *Garfield Avenue/Rosecrans Avenue:* re-stripe the northbound dedicated right turn lane to be a shared through plus right turn lane and stripe a return lane at least 100 feet after the intersection, re-stripe the westbound dedicated right turn lane to be a shared through plus right turn lane and stripe a return lane at least 100 feet after the intersection. This improvement is consistent with the City's Circulation Element and with implementation of this measure, the intersection is forecast to operate at LOS D (0.887 V/C) in the AM peak hour; and LOS D (0.806 V/C) in the PM peak hour.
- *I-710 northbound ramps/Alondra Boulevard:* re-stripe the dedicated northbound left turn lane (on the off-ramp) to a shared left and right turn lane. With implementation of this measure, the intersection is forecast to operate at LOS D (0.839 V/C) in the PM peak hour.

Mitigation Measure 34 (Transportation and Circulation Impacts). Prior to the issuance of a Certificate of Occupancy for the proposed project, the Applicant shall coordinate with the City of Paramount Public Works Department and construct the following improvements to the significantly impacted study area intersections found in the Opening Year 2016 plus Project:

- *Garfield Avenue/Rosecrans Avenue (LOS E in AM peak hour with a V/C increase of 0.074 V/C; and LOS D in PM peak hour with a V/C increase of 0.028 V/C):* re-stripe the westbound dedicated right turn lane to be a shared through plus right turn lane and stripe a return lane at least 100 feet after the intersection. This improvement is consistent with the City's Circulation Element and with implementation of this measure, the intersection is forecast to operate at LOS D (0.897 V/C) in the AM peak hour; and LOS D (0.816 V/C) in the PM peak hour.
- *I-710 northbound ramps/Alondra Boulevard (LOS D in PM peak hour with a V/C increase of 0.034 V/C):* re-stripe the dedicated northbound left turn lane (on the off-ramp) to a shared left and right turn lane. With implementation of this measure, the intersection is forecast to operate at LOS D (0.849 V/C) in the PM peak hour.

Mitigation Measure 35. (Transportation and Circulation Impacts). The transfer trucks and collection trucks will not be permitted to make left turns from Petterson Lane onto Garfield Avenue (north). Collection trucks serving the City of Paramount are not subject to this restriction.

With implementation of Mitigation Measures 33, 34, and 35, project impacts in the *Existing plus Project* condition and in the *Opening Year 2016 plus Project* condition would be reduced to levels of insignificance. Exhibit 3-23 and 3-24 of the CUP 721 EIR illustrates the *Existing plus Project* mitigation measures and the *Opening Year 2016 plus Project* mitigation measures.

UTILITIES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?				X
C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
E. Would the project result in a determination by the provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
F. Would the project be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
G. Would the project comply with Federal, State, and local statutes and regulations related to solid waste?			X	

ENVIRONMENTAL DETERMINATION

Under the proposed CUP consolidation, Athens' new CUP would consolidate the permitted tonnages from CUP 445 and CUP 721 across both properties, maintaining total permitted capacity at 3,020 tons. The proposed consolidation would not result in any new significant impacts or substantial increase in environmental impacts. CUP 445's MND and MMRP contemplated a maximum capacity at the PRR facility of 2,450 tons per day. In addition, the EIR for CUP 721 contemplated a maximum capacity of 2,450 tons per day at the RRT and 2,450 tons per day at the PRR facility (although CUP 721 would reduce daily capacity to 570 tons per day upon construction of RRT) for a total capacity at both the PRR and RRT of up to 4,900 tons per day. The consolidated CUP would only contemplate a maximum capacity of 3,020 TPD for both sites as approved by CUP 445 and CUP 721. All mitigation measures from CUP 721 would be

applied to the modified project and as deemed appropriate from CUP 445 by the City Planning Commission.

The City of Paramount is located within the service area of the Sanitation District 2 of Los Angeles County. The County of Los Angeles Department of Public Works Consolidated Sewer Maintenance District is responsible for the operation and maintenance of the local sewer within the City of Paramount. The nearest wastewater treatment plant to the City is the Los Coyotes Water Reclamation Plant (WRP) located in Cerritos. The Los Coyotes WRP is located at 16515 Piuma Avenue in the City of Cerritos and occupies 34 acres at the northwest junction of the San Gabriel River (605) and the Artesia (91) Freeways. The Los Coyotes WRP provides primary, secondary and tertiary treatment for 37.5 million gallons of wastewater per day. The plant serves a population of approximately 370,000 people. Over 5 million gallons per day of the reclaimed water is reused at over 270 reuse sites. Reuse includes landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts; and industrial use at local companies for carpet dying and concrete mixing. The remainder of the effluent is discharged to the San Gabriel River.¹⁴ This WRP has a treatment capacity of 350 million gallons of wastewater per day and serves a population of approximately 3½ million people. Treated wastewater is disinfected with chlorine and conveyed to the Pacific Ocean. The reclamation projects utilize pump stations from the two largest Sanitation Districts' Water Reclamation plants including the San Jose Creek WRP in Whittier and Los Coyotes WPR in Cerritos.¹⁵ The local area is served by a 6-inch sewer main that is located in Petterson Lane. This line then connects to an 8-inch line in Garfield Avenue.

Paramount owns and operates a domestic water system that includes two wells; two imported water connections; approximately 130 miles of water transmission and distribution mains; and appurtenant valves, hydrants, and equipment. Well No. 13 and Well No. 14 are the City's two existing groundwater wells. Both wells include treatment facilities designed to remove iron, manganese, and arsenic from the groundwater. 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).¹⁶ 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.¹⁷ The local area is served by a 6-inch water line that is located in Petterson Lane. This line then connects to an 8-inch main located in Garfield Avenue.

The State Legislature determined that the amount of solid waste generated in California, coupled with diminishing landfill space, has created a need for local agencies to enact and implement aggressive integrated waste management programs. Through enactment of the California Integrated Waste Management Act of 1989 (AB 939), the State has directed public agencies to divert 50 percent of all solid waste from disposal based on the levels of solid waste generated in 1990, subject to adjustments for certain

¹⁴ Los Angeles County Sanitation Districts. http://www.lacsd.org/wastewater/www.facilities/joint_outfall_system_wrp/los_coyotes.asp

¹⁵ Ibid.

¹⁶ Tetra Tech. *City of Paramount 2007 Water Master Plan*. 2007

¹⁷ Ibid.



demographic and economic factors, through source reduction, recycling, and composting of solid waste. The project applicant, Athens, provides municipal disposal services in the City of Paramount.

Overall, the proposed improvements will not change the facility's operations (capacity or intensity) or result in increased utility use. Changes to the building's floor area will be marginal. As a result, no impacts are anticipated. Thus, no new water or wastewater infrastructure will be required to serve the project and no impacts are expected.

PREVIOUS MITIGATION MEASURES FOR CUP 721

No mitigation measures were identified in the EIR prepared for CUP 721 and none are necessary to maintain impacts at a level less than significant.



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JULY 3, 2024

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 963

- 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 24:018, A REQUEST
BY ALDABERTO AND JULIO JIMENEZ HERNANDEZ/JC TINT LA TO
OPERATE A VEHICLE WINDOW TINTING BUSINESS AT 14918
GWENCHRIS COURT IN THE M-2 (HEAVY MANUFACTURING) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

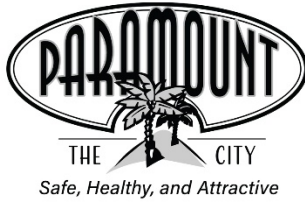
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 963
REQUEST:	Operate a vehicle window tinting business
APPLICANT:	Adalberto and Julio Jimenez Hernandez/JC Tint LA
MEETING DATE:	July 3, 2024
LOCATION:	14918 Gwenchris Court
ZONE:	M-2 (Heavy Manufacturing)
GENERAL PLAN:	Clearwater West
PLANNER:	Leslie Anahy Corrales
RECOMMENDATION:	Approval



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

**Subject: CONDITIONAL USE PERMIT NO. 963
ADALBERTO AND JULIO JIMENEZ HERNANDEZ/JC TINT LA**

BACKGROUND

This application is a request by Adalberto and Julio Jimenez Hernandez/JC Tint LA for a conditional use permit (CUP) to operate a vehicle window tinting business at 14918 Gwenchris Court in the M-2 (Heavy Manufacturing) zone. The applicant proposes to occupy a 2,120 square foot suite in a 19,408 square foot building on a 89,709 square foot property on the north side of Gwenchris Court. The applicant leases the suite from the property owners.

DISCUSSION

JC Tint LA is a vehicle window tinting business that helps customize and integrate tinting films to customer cars only. No auto body work, dismantling of vehicles, or vehicle repairs will be performed at the subject site. All work would be conducted onsite within the existing building. Vehicles being serviced will be stored inside the building and will not be parked or stored in the parking area.

The proposed business hours of operation are Monday through Sunday from 9:00 a.m. to 6:00 p.m. There would be a total of two employees. The 2,120 square foot suite is accessed via a roll-up door located on the rear of the building. The tools necessary to complete the work consist of a heat gun, window tint film, and spray bottles.

The vehicles are serviced by appointment only. On average, the business services five cars each day. Each vehicle takes no longer than two hours to service.

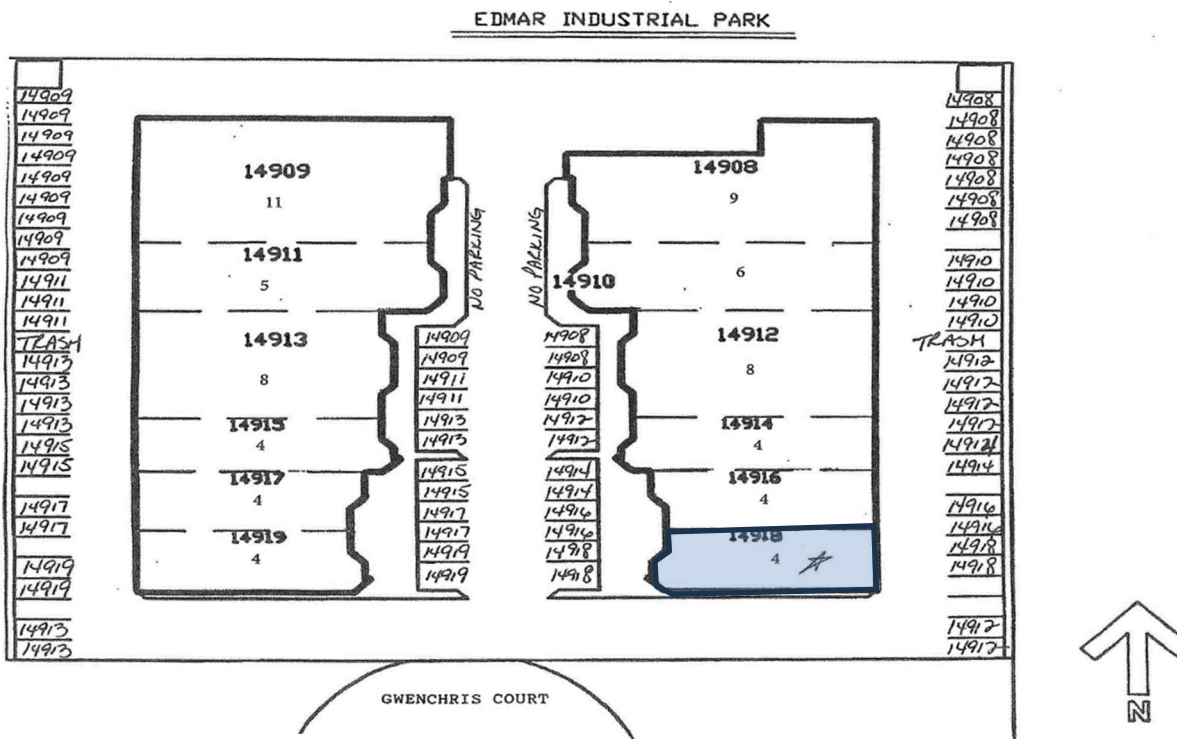
Photos

Below are photos depicting the front and rear of the suite.

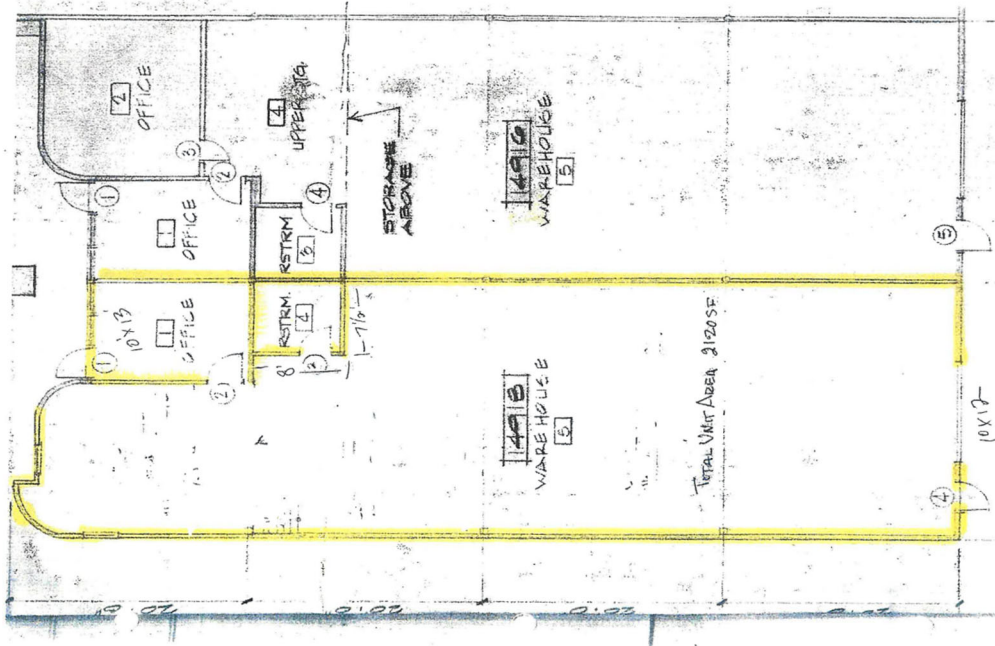


Plans

Below is the existing site plan for the property. The suite is highlighted in blue.



Below is the floor plan, highlighted in yellow.



Analysis

Window tinting is a relatively quiet business use with minimal impact on surrounding businesses. The proposed location is substantially distant from residences and is suitable for the requested use.

Environmental Assessment

The project is categorically exempt from Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301.

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. 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 24:018, approving Conditional Use Permit No. 963, 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, July 19, 2024. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
6. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a. That the approval was obtained by fraud;
 - b. That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c. That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions

of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;

- d. That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

If after such hearing, the Planning Commission finds that any grounds for modification, suspension, or revocation exist, the Planning Commission may modify, 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. 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 9:00 a.m. to 6:00 p.m., Monday through Sunday.

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. 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.
26. The existing fence and the door on the rear side where the roll-up door is located shall be refurbished and repainted.
27. Parking stalls, including American with Disabilities Act (ADA)-compliant stalls, shall be repainted/restriped to new condition and maintained accordingly.

28. All work with the exception of active loading and unloading shall be conducted indoors.
29. The front two spaces shall be repainted and restriped. The rear two spaces shall be repainted and restriped. All refurbished striping shall be maintained accordingly.
30. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
31. The exterior light fixture in the front of the suite shall be refurbished as needed and maintained in good condition.
32. The perimeter walls shall be cleaned, repainted, and maintained as needed from any oil stains and markings.
33. All inoperable vehicles shall be removed from the site. No customer vehicles shall be parked or stored outside of the building or on the public streets.
34. Outdoor storage and outdoor work are prohibited.
35. The sale of vehicles is not permitted.
36. Any auto body work, dismantling of vehicles, or vehicle repairs are prohibited.
37. Trucks or other vehicles delivering products shall park within the subject property.
38. 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.
39. The applicant is responsible for all trucks to adhere to designated truck routes.
40. 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.
41. 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.

42. 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.
43. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
44. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
45. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 24:018**

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. 963, A REQUEST BY ADALBERTO AND JULIO JIMENEZ HERNANDEZ/JC TINT LA. FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE A VEHICLE WINDOW TINTING INSTALLATION BUSINESS AT 14918 GWENCHRIS COURT IN THE M-2 (HEAVY MANUFACTURING) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Adalberto and Julio Jimenez Hernandez/ JC Tint LA for a conditional use permit (CUP) to operate a vehicle window tinting business at 14918 Gwenchris Court, 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

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, July 19, 2024. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
- 3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
- 4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.

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

If after such hearing, the Planning Commission finds that any grounds for modification, suspension, or revocation exist, the Planning Commission may modify, 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. 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 9:00 a.m. to 6:00 p.m., Monday through Sunday.
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. 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.
26. The existing fence and door on the rear side where the roll-up door is located shall be refurbished and repainted.
27. Parking stalls, including American with Disabilities Act (ADA)-compliant stalls, shall be repainted/restriped to new condition and maintained accordingly.
28. All work with the exception of active loading and unloading shall be conducted indoors.
29. The front two spaces shall be repainted and restriped. The rear two spaces shall be repainted and restriped. All refurbished striping shall be maintained accordingly.
30. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
31. The exterior light fixture in the front of the suite shall be refurbished as needed and maintained in good condition.
32. The perimeter walls shall be cleaned, repainted, and maintained as needed from any oil stains and markings.
33. All inoperable vehicles shall be removed from the site. No customer vehicles shall be parked or stored outside of the building or on the public streets.
34. Outdoor storage and outdoor work are prohibited.
35. The sale of vehicles is not permitted.

36. Any auto body work, dismantling of vehicles, or vehicle repairs are prohibited.
37. Trucks or other vehicles delivering products shall park within the subject property.
38. 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.
39. The applicant is responsible for all trucks to adhere to designated truck routes.
40. 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.
41. 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.
42. 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.
43. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
44. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
45. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.

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

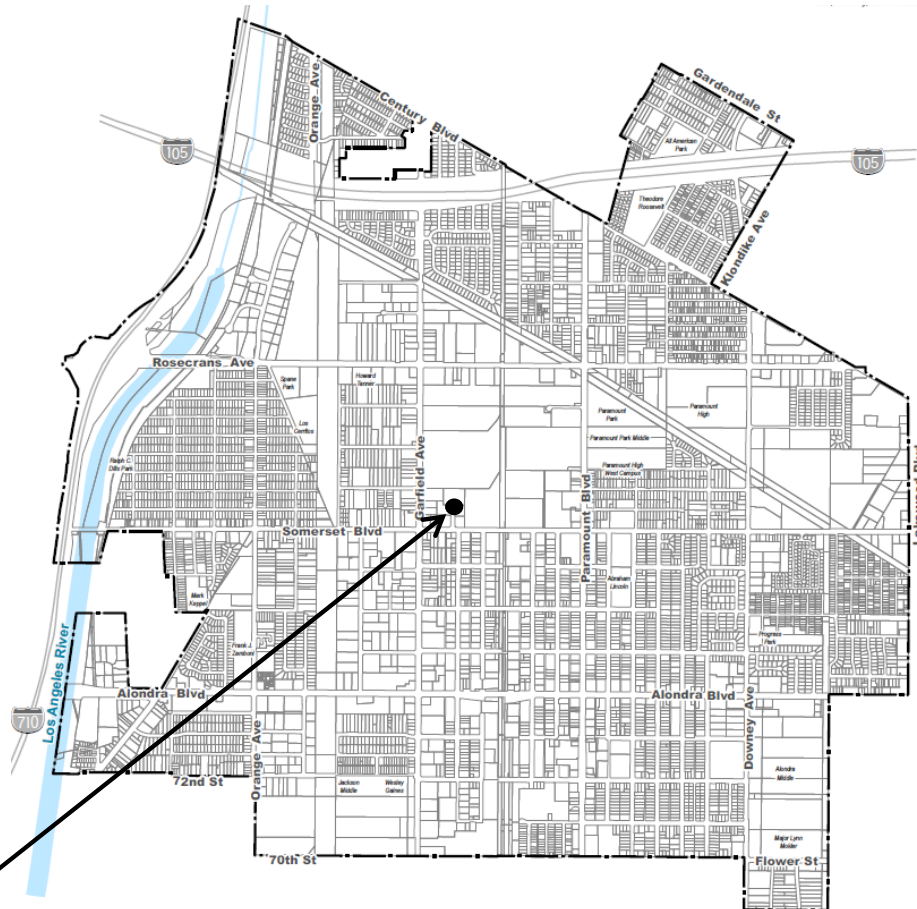
PASSED, APPROVED, and ADOPTED this 3rd day of July 2024.

Gordon Weisenburger, Chair

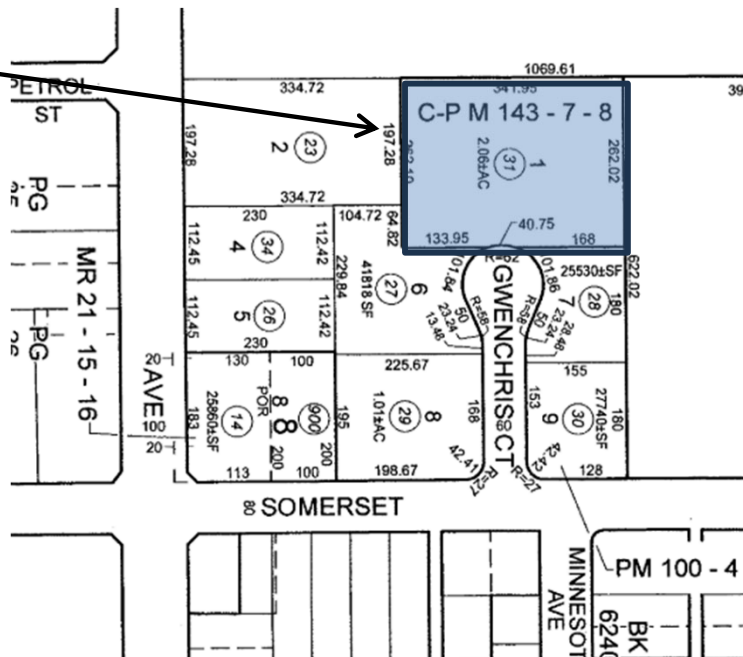
Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 963



Subject
Property



14918 Gwenchris Court

JULY 3, 2024

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 964

- 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 24:019, APPROVING
A REQUEST BY JOHN MICHAEL DESIGNS, LLC TO OPERATE A
WAREHOUSE AND DISTRIBUTION FACILITY FOR THE STORAGE AND
DISTRIBUTION OF FURNITURE AT 7752 MONROE STREET IN THE
M-2 (HEAVY MANUFACTURING) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

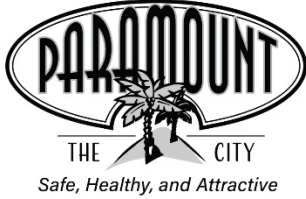
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 964
REQUEST:	Operate a warehouse and distribution facility for the storage and distribution of furniture
APPLICANT:	John Michael Designs, LLC
MEETING DATE:	July 3, 2024
LOCATION:	7752 Monroe Street
ZONE:	M-2 (Heavy Manufacturing)
GENERAL PLAN:	Industrial
PLANNER:	Cameron Younger
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: Cameron Younger, Planning Intern
Date: July 3, 2024

**Subject: CONDITIONAL USE PERMIT NO. 964
JOHN MICHAEL DESIGNS, LLC**

BACKGROUND

This application is a request by John Michael Designs, LLC for a conditional use permit (CUP) to operate a warehouse and distribution facility for the storage and distribution of furniture at 7752 Monroe Street in the M-2 (Heavy Manufacturing) zone. The property, identified as 7750 Monroe Street, is located on the south side of Monroe Street between Vermont Avenue and the Union Pacific Railway track. The 12,000 square foot subject warehouse occupies the southern portion of an existing 24,000 square foot two-suite warehouse building. John Michael Designs also shares a lot with a 38,645 square foot building leased by Marukan Vinegar.

John Michael Designs was formed in 2017 and manufactures their furniture in Lynwood, California.

DISCUSSION

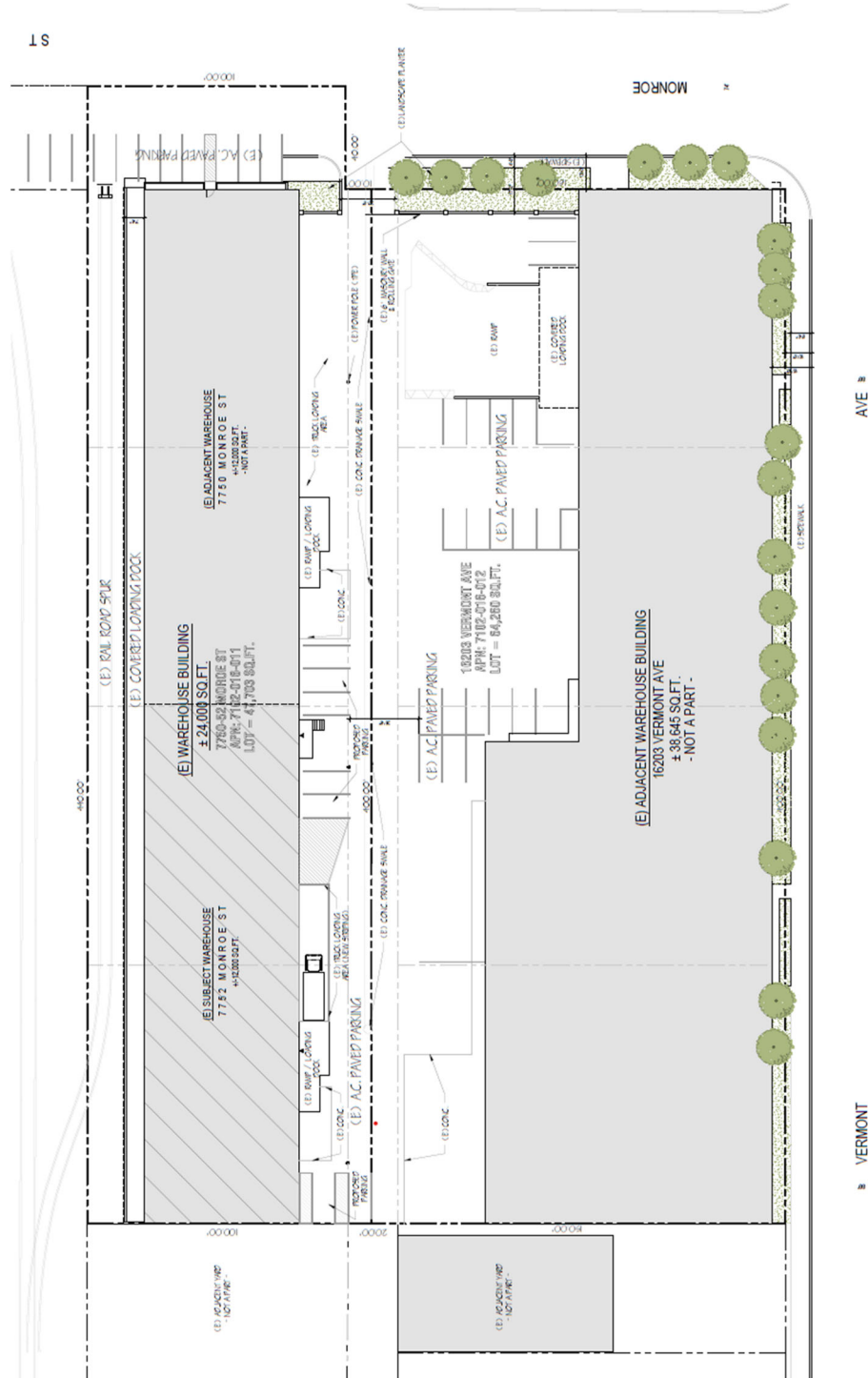
John Michael Designs creates handcrafted sofas and sectionals for the general public and sells these items to over 50 furniture stores throughout the United States. John Michael Designs will use their nearby Lynwood location for the manufacturing and upholstery of their furniture, while the proposed location in Paramount will be used for warehouse and distribution purposes. The proposed business hours of operation are Monday through Friday from 4:00 a.m. to 2:30 p.m. There would be a total of six employees.

The existing 12,000 square foot tenant space can be accessed through a total of eight ground level roll-up doors intended for larger vehicles and two walk-up doors. Deliveries and pickups to this property will average up to four times per day throughout the week with the use of box trucks. The business currently has a loading area and dock. All loading and unloading will be done at the proposed dock. One forklift will be used on site with no other heavy machinery.

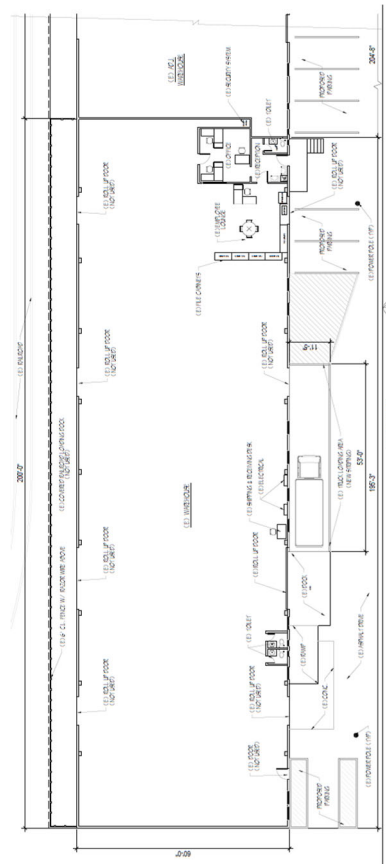
This proposed warehouse will be used for the storage and distribution of finished furniture only. No outdoor storage or manufacturing will be performed at the subject site.

Plans

Below is the proposed site plan for the property.



Below is the proposed floor plan.



Photos

Below are photos looking at the subject building (7750 Monroe Street) and unit (7752 Monroe Street).



7750 Monroe Street



7752 Monroe 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.

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.

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 24:019, approving Conditional Use Permit No. 964, 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, July 19, 2024. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.

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

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

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

10. The installation of exterior window security bars is prohibited in accordance with Section 17.32.090(J) of the Paramount Municipal Code.
11. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti shall be promptly removed or painted over with paint to match the predominant surface color.
12. The protective bollards in the front of the property shall be refurbished and repainted as necessary
13. 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.
14. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
15. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
16. The business hours of operation shall be limited to 4:00 a.m. to 2:30 p.m., Monday through Friday.
17. 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.
18. 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.
19. The approved floor plan shall not be changed without prior approval by the Planning Department.
20. 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).
21. 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).
22. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
 23. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
 24. 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.
 25. 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.
 26. Any loose or hanging wiring located on the exterior of the building shall be concealed and 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.
 27. Any outdoor storage including the storage of wood pallets and metal materials is prohibited on the property.
 28. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
 29. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
 30. 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 24:019**

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. 964, A REQUEST BY JOHN MICHAEL DESIGNS, LLC TO OPERATE A WAREHOUSE AND DISTRIBUTION FACILITY FOR THE STORAGE AND DISTRIBUTION OF FURNITURE AT 7752 MONROE STREET IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from John Michael Designs, LLC, for a conditional use permit (CUP) to operate a warehouse and distribution facility for the storage and distribution of furniture at 7752 Monroe 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, July 19, 2024. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.

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

If after such hearing, the Planning Commission finds that any grounds modification, suspension, or revocation exist, the Planning Commission may modify, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.
7. All applicable development fees are due prior to the issuance of building permits.
8. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.

9. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
10. The installation of exterior window security bars is prohibited in accordance with Section 17.32.090(J) of the Paramount Municipal Code.
11. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti shall be promptly removed or painted over with paint to match the predominant surface color.
12. The protective bollards in the front of the property shall be refurbished and repainted as necessary.
13. Signs shall be installed, following separate Planning Department review and approval, stating that truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 – Section 2485 of the California Code of Regulations.
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21. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
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26. Any loose or hanging wiring located on the exterior building shall be concealed and 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.
27. Any outdoor storage including the storage of wood pallets and metal materials is prohibited on the property.
28. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
29. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.

30. 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.

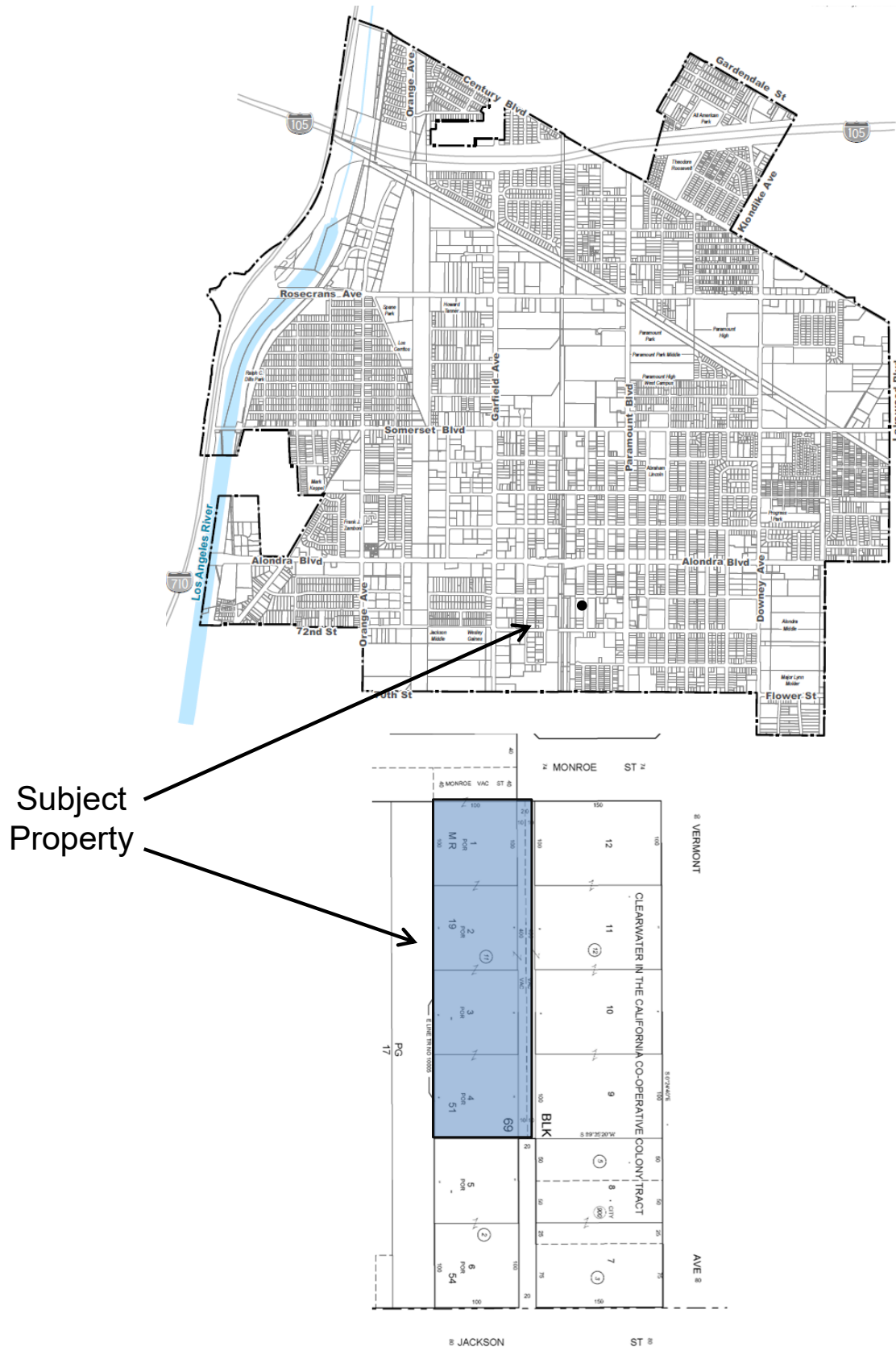
PASSED, APPROVED, and ADOPTED this 3rd day of July 2024.

Gordon Weisenburger, Chair

Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 964



7752 Monroe Street

JULY 3, 2024

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 965

- 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 24:020, APPROVING
A REQUEST BY PETER HONG/IT'S BOBA TIME TO REPEAL
CONDITIONAL USE PERMIT NO. 958 AND APPROVE A REQUEST TO
OPERATE A TEA SHOP WITH INDOOR AND OUTDOOR CUSTOMER
SEATING AT 16280 PARAMOUNT BOULEVARD, SUITE C IN THE PD-
PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)
ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

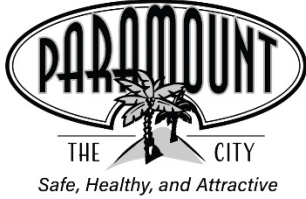
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 965
REQUEST:	Operate a tea shop with indoor and outdoor customer seating
APPLICANT:	Peter Hong/It's Boba Time
MEETING DATE:	July 3, 2024
LOCATION:	16280 Paramount Boulevard, Suite C
ZONE:	PD-PS (Planned Development with Performance Standards)
GENERAL PLAN:	Central Business District
PLANNER:	Ivan Reyes
RECOMMENDATION:	Approval



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

**Subject: CONDITIONAL USE PERMIT NO. 965
PETER HONG/IT'S BOBA TIME**

BACKGROUND

This application is a request by Peter Hong/It's Boba Time to repeal Conditional Use Permit No. 958 and approve a request to operate a tea shop with indoor and outdoor customer seating at 16280 Paramount Boulevard, Suite C in the PD-PS (Planned Development with Performance Standards) zone. The property, known as the Paramount Pond, is located at the northeast corner of Paramount Boulevard and Jackson Street in the Town Center East. The 11,360 square foot site is developed with a standalone 4,010 square foot square foot three-suite building occupied by Waikiki Hawaiian Grill and Baskin Robbins. The proposed tea shop will occupy 1,424 square feet within the three-suite building.

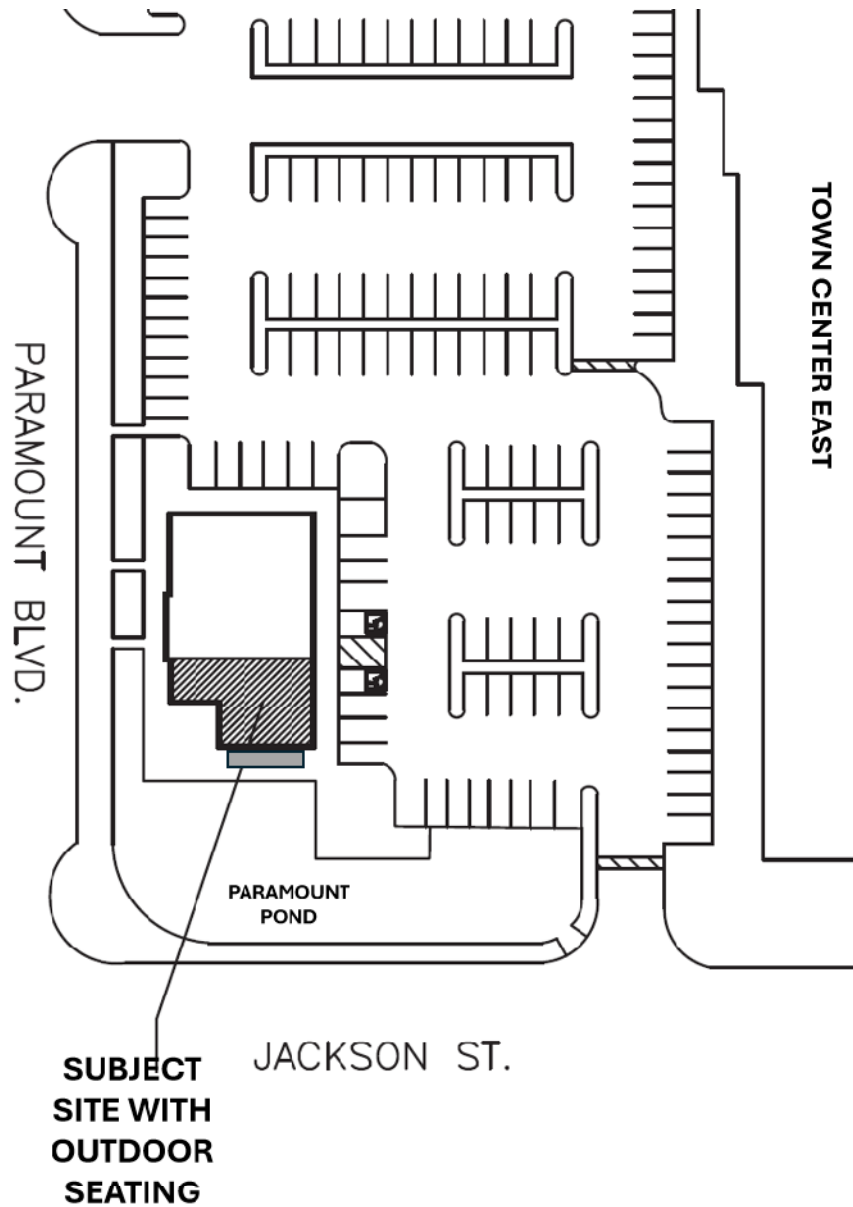
In April 2024, the Planning Commission approved Conditional Use Permit (CUP) No. 958, to operate a tea shop with indoor seating only. The purpose of this hearing is a request to repeal Conditional Use Permit No. 958 and approve the operation of a tea shop with indoor and outdoor customer seating.

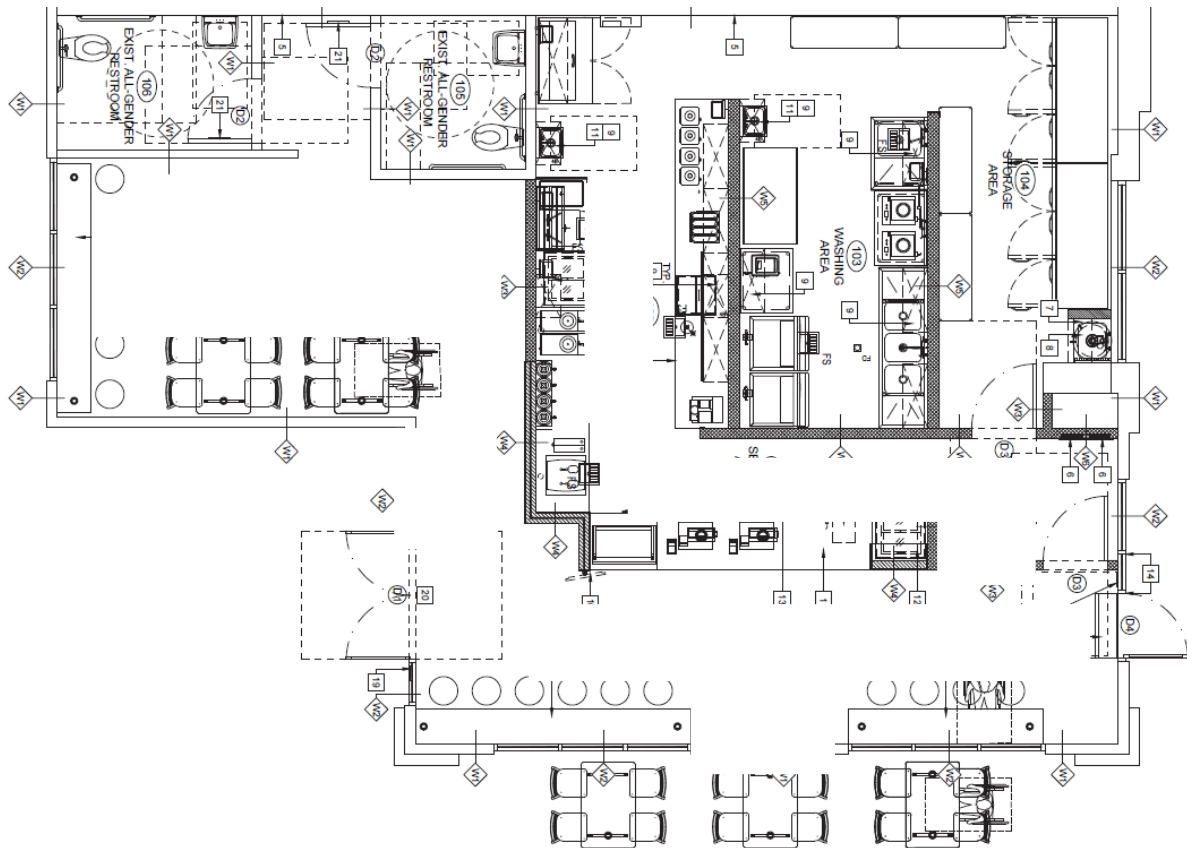
DISCUSSION

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

As part of the CUP review, staff conducted a parking analysis based on the parking requirements of one parking space per each three customer seats for businesses with indoor customer seating. The proposed business will have a total of 36 customer seats. As one parking space is required for every three seats, twelve parking spaces are required. A total of 15 parking spaces are provided at the subject property, including one Americans with Disabilities Act (ADA)-accessible parking space. Additionally, 273 parking spaces are provided in the broader Town Center East.

Below are the proposed site plan and floor plan.





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



Existing entrance to the restaurant



Street view of the suite from Paramount Blvd.



Environmental Assessment

FISCAL IMPACT

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 24:020, repealing Conditional Use Permit No. 958 and approving Conditional Use Permit No. 965, 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, July 19, 2024. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated, and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
6. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a) That the approval was obtained by fraud;
 - b) That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c) That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law or regulation;
 - d) That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

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

7. All applicable development fees are due prior to the issuance of building permits.
8. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
9. The installation of exterior window security bars, security door, and security gates is prohibited in accordance with Ordinance No. 1171/Zone Change No. 243 of the Paramount Municipal Code.
10. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
11. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
12. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division.
13. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license. The existing business license shall be updated to reflect the expanded restaurant area.
14. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
15. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
16. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
17. Business hours shall be limited to 10:00 a.m. to 11:00 p.m., Monday through Sunday.
18. The sale of alcoholic beverages is prohibited unless a separate Conditional Use Permit is reviewed and approved by the Planning Department.

19. The approved floor plan shall not be changed without prior approval by the Planning Department.
20. Hookah tobacco use is prohibited.
21. Ongoing live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council.
22. Security cameras shall be installed following City review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
23. Seating is limited to 24 indoor customer seats and 12 outdoor customer seats for a total of 36 customer seats. Any additional indoor and/or outdoor seating requires reconsideration of the conditional use permit with a formal application.
24. A sufficient amount of lighting, as determined by the Planning Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning Department for their decorative quality and location, and permits shall be obtained.
25. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
26. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
27. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
28. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
29. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of

debris and litter on each day the business is open to the public. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.

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

39. Construction shall take place only between 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Construction is prohibited on Sundays and national holidays.
40. The plans are subject to approval by the Building and Safety Division of the Planning Department, Los Angeles County Fire Department, Los Angeles County Department of Public Health, Industrial Waste Unit of the Environmental Programs Division of the Los Angeles County Department of Public Works, and Sanitation Districts of Los Angeles County.
41. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
42. Customers, patrons, and visitors are prohibited from loitering in the parking lot and adjacent neighborhoods.
43. Outdoor seating shall comply with Americans with Disabilities Act (ADA) requirements and shall not interfere with accessible walkway requirements.
44. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
45. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 24:020**

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. 965, A REQUEST TO REPEAL CONDITIONAL USE PERMIT NO. 958 AND APPROVE A REQUEST BY PETER HONG/IT'S BOBA TIME TO OPERATE A TEA SHOP WITH INDOOR AND OUTDOOR CUSTOMER SEATING AT 16280 PARAMOUNT BOULEVARD, SUITE C IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received a request to repeal Conditional Use Permit No. 958 and approve a request by Peter Hong/It's Boba Time to operate a tea shop with indoor and outdoor customer seating 16280 Paramount Boulevard, Suite C in the PD-PS (Planned Development with Performance Standards) zone; and

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

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

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

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

- 1. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning Department before construction.
- 2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, July 19, 2024. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
- 3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
- 4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated, and the privileges granted hereunder shall lapse.

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

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

7. All applicable development fees are due prior to the issuance of building permits.
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24. A sufficient amount of lighting, as determined by the Planning Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning Department for their decorative quality and location, and permits shall be obtained.
25. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
26. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
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31. The exterior lighting of the pedestrian walkway shall be cleaned, refurbished, and maintained in good, unblemished condition.
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36. Graffiti on all site features including signs, walls, window panes, mechanical equipment, and curbs shall be removed. The suite and adjacent site shall be maintained free of graffiti and other vandalism.
37. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
38. The tile mural on the exterior of the building shall be maintained in a clean, unblemished condition in perpetuity.
39. Construction shall take place only between 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Construction is prohibited on Sundays and national holidays.
40. The plans are subject to approval by the Building and Safety Division of the Planning Department, Los Angeles County Fire Department, Los Angeles County Department of Public Health, Industrial Waste Unit of the Environmental Programs Division of the Los Angeles County Department of Public Works, and Sanitation Districts of Los Angeles County.
41. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
42. Customers, patrons, and visitors are prohibited from loitering in the parking lot and adjacent neighborhoods.
43. Outdoor seating shall comply with Americans with Disability Act (ADA) requirements and shall not interfere with accessible walkway requirements.
44. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.

45. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.

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

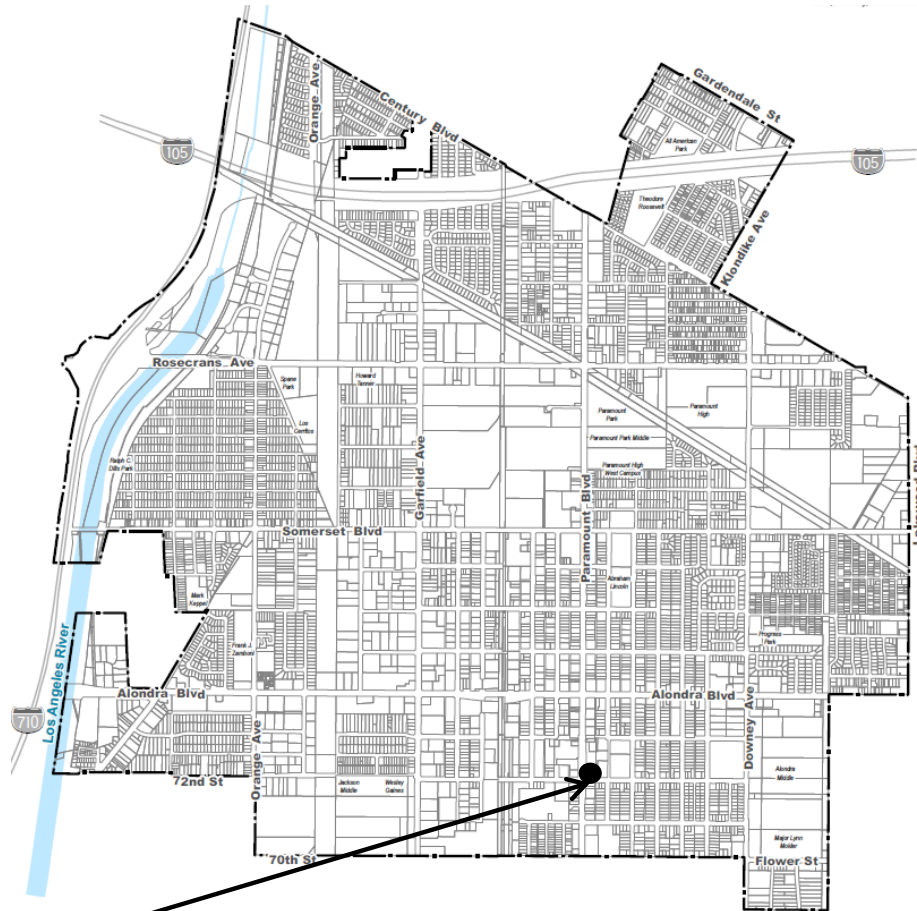
PASSED, APPROVED, and ADOPTED this 3rd day of July 2024.

Gordon Weisenburger, Chair

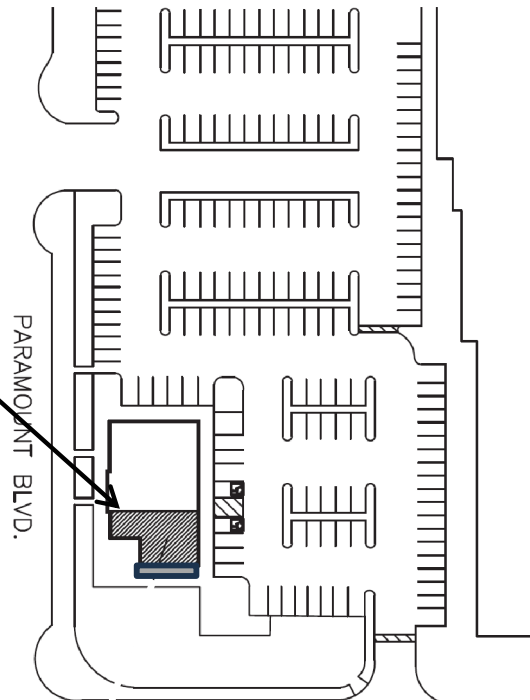
Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 965



Subject
Property



JACKSON ST.

16280 Paramount Blvd, Suite C

JULY 3, 2024

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 966

- 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.

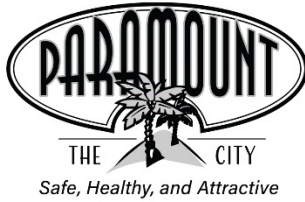
<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[] APPROVED	ABSENT: _____
[] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:
READ BY TITLE ONLY, WAIVE FURTHER READING AND ADOPT
PLANNING COMMISSION RESOLUTION NO. PC 24:021, APPROVING
A REQUEST BY DR. EUGENE ALLEN TO OPERATE (1) AN URGENT
CARE MEDICAL FACILITY, (2) CHILDREN'S PLAY AREAS
ASSOCIATED WITH EDUCATION AND/OR TUTORING, (3) SERVICES
AND PROGRAMS FOR PERSONS WHO HAVE ONE OR MORE

CONTINUED... PLEASE TURN PAGE

DISABILITIES, AND (4) YOUTH ACTIVITY PROGRAMS AT 8225 ALONDRA BOULEVARD IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
<input type="checkbox"/> APPROVED	ABSENT: _____
<input type="checkbox"/> DENIED	ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Conditional Use Permit No. 966

REQUEST: Operate (1) an urgent care medical facility, (2) children's play areas associated with education and/or tutoring, (3) services and programs for persons who have one or more disabilities, and (4) youth activity programs

APPLICANT: Dr. Eugene Allen

MEETING DATE: July 3, 2024

LOCATION: 8225 Alondra Boulevard

ZONE: PD-PS (Planned Development with Performance Standards)

GENERAL PLAN: Central Business District

PLANNER: John King

RECOMMENDATION: Approval



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

**Subject: CONDITIONAL USE PERMIT NO. 966
8225 ALONDRA BOULEVARD**

BACKGROUND

Request

This item is a request by Dr. Eugene Allen to operate (1) an urgent care medical facility, (2) children's play areas associated with education and/or tutoring, (3) services and programs for persons who have one or more disabilities, and (4) youth activity programs at 8225 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

On May 1, 2024, the Planning Commission adopted 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.

On May 28, 2024, the City Council adopted Ordinance No. 1186, replacing Ordinance No. 717/Zone Change No. 147 to allow an urgent care facility and activities and services for disabled youth. Other changes include incorporating regulations that have been adopted for traditional commercial zones in recent years. Examples are 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. The updated regulations took effect on June 28, 2024.

The Development Review Board will review a related application, Development Review Application No. 24:005, later this evening.

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.

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.

A 1,075 square foot karate studio and a 1,152 square music studio are proposed uses that do not require a conditional use permit.

Regarding the urgent care component, Dr. Allen's practice would total approximately 2,194 square feet. This section includes five medical examination rooms.

The remaining 9,109 square foot area would be dedicated to children's play areas associated with education and/or tutoring, services and programs for persons who have one or more disabilities, and youth activity programs. Themes include *Humble Beginnings*, *Guided Light*, and *Find Your Purpose*. These areas would be accessible by appointment only. A sculpture will be included in this portion of the building.

The facility as whole would operate Mondays to Saturdays from 8:00 a.m. to 8:00 p.m. and Sundays from 10:00 a.m. to 4:00 p.m.

The applicant proposes 25 parking stalls, including 24 standard stalls and one Americans with Disabilities Act (ADA) stalls. An oversized parking space is provided for van parking. The applicant will be required to secure an additional five parking spaces on a nearby off-site parking lot to ensure sufficient parking.

Photos

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



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

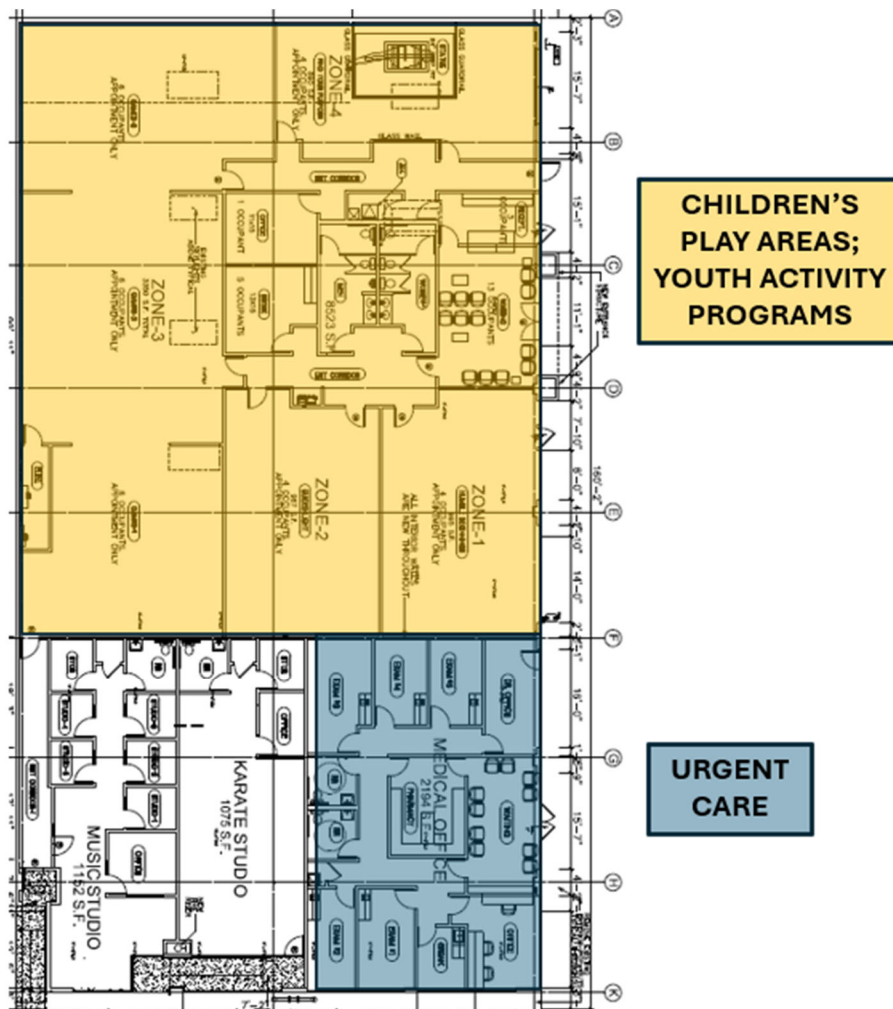


Plans

The following is the site plan:



The following is the proposed floor plan:



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 significantly increased capacity, changes in operation, or increased employment. 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.

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 24:021, approving Conditional Use Permit No. 966, 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, July 19, 2024. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. All Conditional Use Permit No. 966 conditions of approval shall be included as general notes on all submitted sets of building plans.
4. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
5. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated, and the privileges granted hereunder shall lapse.

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

If after such hearing, the Planning Commission finds that any grounds for modification, suspension, or revocation exist, the Planning Commission may modify, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.
8. All applicable development fees are due prior to the issuance of building permits.
9. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
10. The installation of exterior security doors, gates and window coverings, including but not limited to bars, grilles, grates, and overhead rolldown doors is prohibited.
11. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti, blemishes, and peeling paint shall be promptly removed.

12. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
13. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division of the Planning Department.
14. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
15. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
16. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
17. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
18. The approved floor plan shall not be changed without prior approval by the Planning Department.
19. 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.
20. 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.
21. 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).
22. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the South Coast Air Quality Management District, (3) the California Department of Motor Vehicles (DMV), and (4) the California Department of Resources Recycling and Recovery (CalRecycle).

23. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
24. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
25. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter on each day the restaurant is open for business to the public. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
26. Any proposed sign or proposed changes to an existing sign shall be reviewed and approved by the Planning Department.
27. Curbs, walkways, and parking stalls, including standard, compact, and American with Disabilities Act (ADA)-compliant stalls, shall be painted/striped as provided on the associated site plan. Solid striping shall be maintained in good condition.
28. Graffiti and stickers unrelated to the business on all site features including signs, walls, window panes, mechanical equipment, and curbs shall be removed.
29. 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.
30. Construction shall only take place between the hours of 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.
31. The plans are subject to approval by the Building and Safety Division of the Planning Department and the Los Angeles County Fire Department.
32. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
33. Customers, patrons, and visitors are prohibited from loitering in the parking lot and adjacent neighborhoods.

34. The property shall be landscaped within the yard areas indicated on the approved site plan, and the existing landscaping shall be refurbished as needed. A two-inch layer of brown mulch shall be applied in the planters. A precise landscaping and irrigation plan shall be submitted showing the size, type, and location of all plant material and irrigation. The plan shall comply with the Model Water Efficient Landscape Ordinance (MWELO) of the State of California and Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code. The plan shall be subject to the approval consideration of the Planning Department and shall be approved separately from the design approval and from the working drawings. Landscaping shall be planted and irrigation shall be installed and maintained in perpetuity in accordance with the approved plan and State and City regulations. No mature trees shall be removed without the authorization of the Planning Department.
35. A trash enclosure with sufficient space for a trash bin, recycle bin, and organic waste barrel shall be constructed and maintained in good, unblemished condition. The enclosure shall include a decorative solid cover with sufficient height to allow bin lid clearance when open.
36. The perimeter block walls and poles within the subject property shall be painted following separate Planning Department review and approval of a paint color.
37. In a form to be reviewed for consideration by the City Attorney and the Planning Director, a long-term joint parking agreement shall be secured with a neighboring property owner within 500 feet of the subject property for the use of a minimum of five parking spaces.
38. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
39. The project shall comply with all conditions of approval of Development Review Application No. 24:005.
40. 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 24:021**

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. 966, A REQUEST BY DR. EUGENE ALLEN FOR A CONDITIONAL USE PERMIT TO OPERATE (1) AN URGENT CARE MEDICAL FACILITY, (2) CHILDREN'S PLAY AREAS ASSOCIATED WITH EDUCATION AND/OR TUTORING, (3) SERVICES AND PROGRAMS FOR PERSONS WHO HAVE ONE OR MORE DISABILITIES, AND (4) YOUTH ACTIVITY PROGRAMS AT 8225 ALONDRA BOULEVARD IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Dr. Eugene Allen for a conditional use permit (CUP) to operate (1) an urgent care medical facility, (2) children's play areas associated with education and/or tutoring, (3) services and programs for persons who have one or more disabilities, and (4) youth activity programs 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, 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, July 19, 2024. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. All Conditional Use Permit No. 966 conditions of approval shall be included as general notes on all submitted sets of building plans.

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

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

8. All applicable development fees are due prior to the issuance of building permits.
9. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
10. The installation of exterior security doors, gates and window coverings, including but not limited to bars, grilles, grates, and overhead rolldown doors is prohibited.
11. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti, blemishes, and peeling paint shall be promptly removed.
12. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
13. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division of the Planning Department.
14. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license. The existing business license shall be updated to reflect the expanded restaurant area.
15. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
16. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
17. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
18. The approved floor plan shall not be changed without prior approval by the Planning Department.
19. 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.

20. 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.
21. 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).
22. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the South Coast Air Quality Management District, (3) the California Department of Motor Vehicles (DMV), and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
23. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
24. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
25. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter on each day the restaurant is open for business to the public. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
26. Any proposed sign or proposed changes to an existing sign shall be reviewed and approved by the Planning Department.
27. Curbs, walkways, and parking stalls, including standard, compact, and American with Disabilities Act (ADA)-compliant stalls, shall be painted/striped as provided on the associated site plan. Solid striping shall be maintained in good condition.

28. Graffiti and stickers unrelated to the business on all site features including signs, walls, window panes, mechanical equipment, and curbs shall be removed.
29. 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.
30. Construction shall only take place between the hours of 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.
31. The plans are subject to approval by the Building and Safety Division of the Planning Department and the Los Angeles County Fire Department.
32. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
33. Customers, patrons, and visitors are prohibited from loitering in the parking lot and adjacent neighborhoods.
34. The property shall be landscaped within the yard areas indicated on the approved site plan, and the existing landscaping shall be refurbished as needed. A two-inch layer of brown mulch shall be applied in the planters. A precise landscaping and irrigation plan shall be submitted showing the size, type, and location of all plant material and irrigation. The plan shall comply with the Model Water Efficient Landscape Ordinance (MWELO) of the State of California and Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code. The plan shall be subject to the approval consideration of the Planning Department and shall be approved separately from the design approval and from the working drawings. Landscaping shall be planted and irrigation shall be installed and maintained in perpetuity in accordance with the approved plan and State and City regulations. No mature trees shall be removed without the authorization of the Planning Department.
35. A trash enclosure with sufficient space for a trash bin, recycle bin, and organic waste barrel shall be constructed and maintained in good, unblemished condition. The enclosure shall include a decorative solid cover with sufficient height to allow bin lid clearance when open.
36. The perimeter block walls and poles within the subject property shall be painted following separate Planning Department review and approval of a paint color.

37. In a form to be reviewed for consideration by the City Attorney and the Planning Director, a long-term joint parking agreement shall be secured with a neighboring property owner within 500 feet of the subject property for the use of a minimum of five parking spaces.
38. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
39. The project shall comply with all conditions of approval of Development Review Application No. 24:005.
40. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.

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

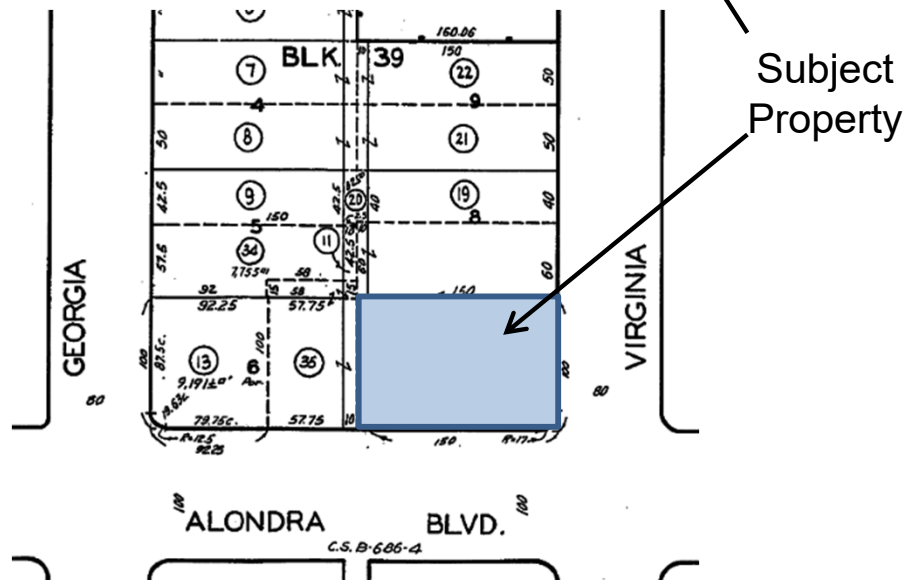
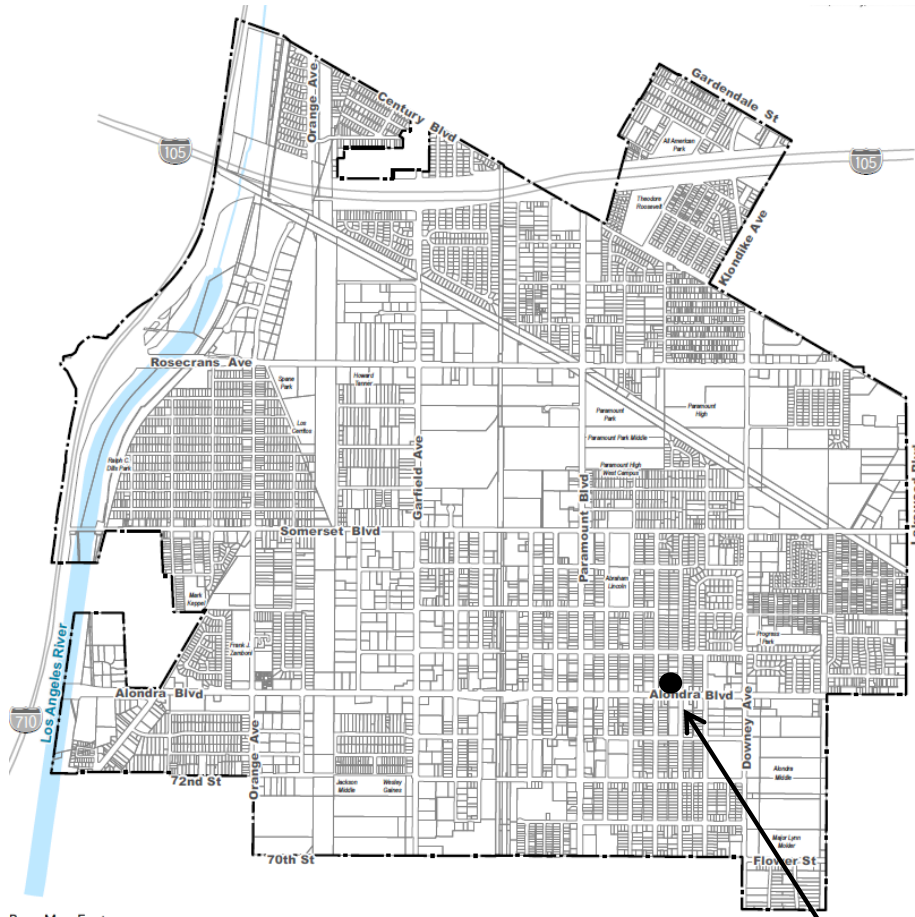
PASSED, APPROVED, and ADOPTED this 3rd day of July 2024.

Gordon Weisenburger, Chair

Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 966



8225 Alondra Blvd.

JULY 3, 2024

RESOLUTION NO. PC 24:017

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
PARAMOUNT FINDING THE DISPOSITION OF PROPERTY AT 16305
HUNSAKER AVENUE TO BE IN CONFORMITY WITH THE ADOPTED
PARAMOUNT GENERAL PLAN”

MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT RESOLUTION NO. PC 24:017.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

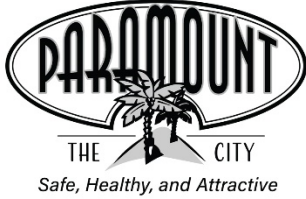
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Resolution No. PC 24:017
REQUEST:	Conformity with the Paramount General Plan: Disposition of Property at 16305 Hunsaker Avenue
APPLICANT:	City of Paramount
MEETING DATE:	July 3, 2024
LOCATION:	16305 Hunsaker Avenue
ZONE:	PD-PS (Planned Development with Performance Standards)/Single-Family
GENERAL PLAN:	Multiple-Family Residential
PLANNER:	Sol Bejarano
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: Sol Bejarano, Management Analyst
Date: July 3, 2024

Subject: RESOLUTION NO. PC 24:017 – CONFORMITY WITH THE PARAMOUNT GENERAL PLAN: DISPOSITION OF PROPERTY AT 16305 HUNSAKER AVENUE

BACKGROUND

This item is a report finding the disposition of property at 16305 Hunsaker Avenue to be in conformity with the adopted Paramount General Plan. Section 65402 of the Government Code of the State of California requires that before any real property is disposed of by a municipality, the Planning Commission must report on the conformity of the proposed disposition with the adopted General Plan.

DISCUSSION

The vacant 7,840 square foot site is owned by the City and is currently undeveloped. The development proposed at the site calls for the construction of two single-family homes on individual parcels. Both homes would be designated as affordable units. The residential development will maintain the characteristics of the surrounding neighborhood and assist the City in meeting Regional Housing Needs Allocation (RHNA) requirements for the construction of new residential units.

In November 2023, at the recommendation of the Planning Commission, the City Council adopted Ordinance No. 1176, approving Zone Change No. 246, changing the official Zoning Map from R-2 (Medium Density Residential) to PD-PS (Planned Development with Performance Standards)/Single-Family Residential. The site is in conformance with the General Plan, which classifies the site with the General Plan Land Use Designation of Multiple-Family Residential.

The City Council adopted Resolution No. 24:015 at its May 28, 2024 meeting, approving the disposition and development agreement by and between the City of Paramount and Habitat for Humanity of Greater Los Angeles, a California nonprofit benefit corporation. The development of residential units at the property will be consistent with the goals, policies, objectives, standards, and guidelines set forth in the City's adopted General Plan.

Environmental Assessment

In preparation for the new development, the City procured the services of a professional and technical engineering firm that conducted a Phase I Environmental Site Assessment (ESA) and in conclusion, no evidence of a Recognized Environmental Condition (REC), Controlled Recognized Environmental Condition (CREC) or Historical Recognized Environmental Condition (HREC) in connection with the site was identified.

This activity is exempt from the provisions of California Environmental Quality Act (CEQA) as a general rule exemption per Article 19, Section 15061 (b)(3) of CEQA guidelines in which CEQA only applies to projects which have the potential for causing a significant effect on the environment.

Fiscal Impact

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

Adopt Resolution No. PC 24:017 finding the disposition of property at 16305 Hunsaker Avenue to be in conformity with the adopted Paramount General Plan.

<https://paramountcity1957.sharepoint.com/sites/Planning/Shared Documents/PLANNINGDIV/SOL/Reports 2024/PC/respc24017/respc24017rpt.docx>

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 24:017**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT, RECOMMENDATIONS, AND INTERPRETATION RELATIVE TO CONFORMITY WITH THE PARAMOUNT GENERAL PLAN FOR PROPERTY AT 16305 HUNSAKER AVENUE, AS SHOWN ON THE ATTACHED EXHIBIT "A", WHICH IS PROPOSED TO BE DISPOSED OF FOR DEVELOPMENT OF RESIDENTIAL HOUSING

WHEREAS, the Planning Commission of the City of Paramount has been requested to report upon the proposed disposition of property at 16305 Hunsaker Avenue, as shown on the attached Exhibit "A", as to conformity with the Paramount General Plan.

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

Section 1: The Planning Commission hereby finds the proposed disposition of 16305 Hunsaker Avenue, to eliminate blight and provide affordable residential housing, to be in conformity with the adopted General Plan of the City of Paramount, as required by Section 65402 of the Government Code of the State of California.

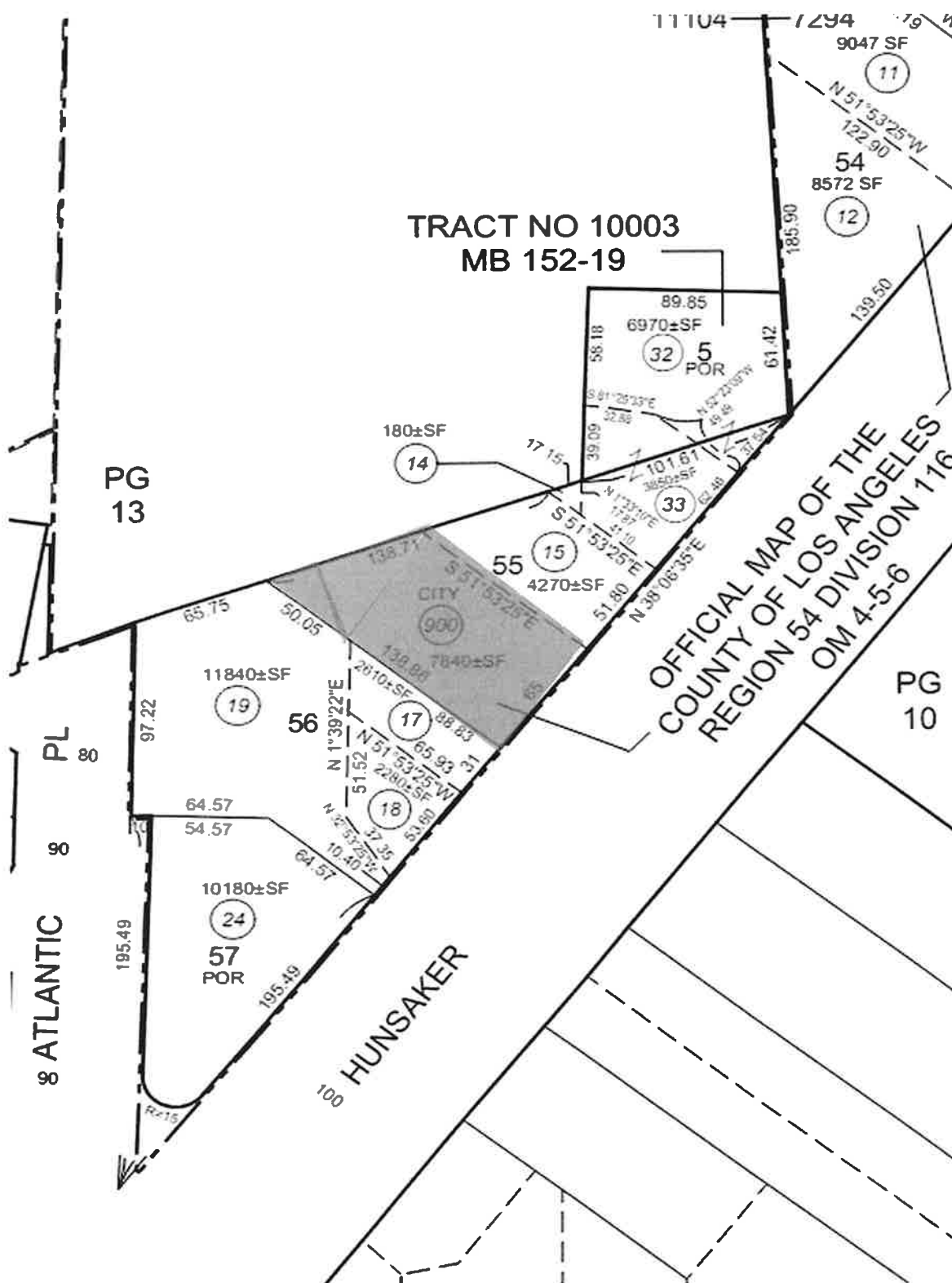
PASSED, APPROVED, and ADOPTED this 3rd day of July 2024.

Gordan Weisenburger, Chair

Attest:

Valerie Zaragoza, Administrative Assistant

Exhibit A



JULY 3, 2024

ORAL REPORT

CLEARWATER SPECIFIC PLAN



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

Subject: ORAL REPORT – CLEARWATER SPECIFIC PLAN

The City Council adopted the original Clearwater East Specific Plan by ordinance in 1987. Clearwater East is a 68-acre area south of Rosecrans Avenue, west of Paramount Boulevard, north of Somerset Boulevard, and east of the Union Pacific Railroad.

In June 2023, the City Council approved an agreement with Moore Iacofano Goltsman, Inc. (MIG) for a comprehensive update to the Clearwater East Specific Plan. The specific plan will be renamed the Clearwater Specific Plan. Since beginning the plan update, MIG has been working on project analysis and community engagement.

On June 18, 2024, the Public Safety Commission heard an oral report regarding the Clearwater Specific Plan. On June 25, 2024, the City Council reviewed an oral report for the Clearwater Specific Plan.

This evening, staff from MIG will detail possible options for the Clearwater area.

JULY 3, 2024

ORAL REPORT

QUARTERLY UPDATE - WORLD ENERGY SOUND WALL ALONG
FAÇADE AVENUE



To: Honorable Planning Commission

From: John Carver, Planning Director

By:

Date: July 3, 2024

**Subject: ORAL REPORT – QUARTERLY UPDATE: WORLD ENERGY SOUND
WALL ALONG FAÇADE AVENUE**

On April 11, 2022, the City Council approved Resolution No. 22:021, which is an amendment to Conditional Use Permit (CUP) No. 757 for the Renewable Fuels Conversion Project at the World Energy Refinery at 14700 Downey Avenue in the M-2 (Heavy Manufacturing) zone. The applicant was AltAir Paramount, LLC. In 2018, World Energy purchased AltAir and the Paramount Refinery, and AltAir became a wholly owned subsidiary of World Energy.

The City Council approval of the amended CUP included conditions of approval. Condition No. 7 requires the applicant to contract with a consultant to develop a report regarding efforts to construct a sound wall. The sound wall would be located on or adjacent to the eastern edge of the rear yards of the homes on the east side of Façade Avenue, north of Rosecrans Avenue. Condition No. 7 also requires the applicant to submit a quarterly progress report detailing best efforts to construct the wall.

AltAir/World Energy has contracted with TranSystems, doing business as Overland, Pacific, and Cutler (OPC), to meet the requirements of Condition No. 7 of Resolution No. 22:021/Amendment to CUP No. 757. The 2024 First Quarter Status Update is attached.



World Energy

www.worldenergy.net

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[World Energy](#)



PARAMOUNT FACILITY
Alt Air Paramount, LLC

14700 Downey Avenue

Paramount, CA 90723

p: 562.531.2060 (main)

e: info@worldenergy.net

AltAir Paramount Quarterly Status Update for Sound Wall Right of Way Access

Current Status

1. TranSystems, doing business as Overland, Pacific & Cutler (OPC), reviewed the available maps/plans of the project area from World Energy and publicly available information on formally known as West Santa Ana Branch (WSAB) light rail, now officially named Southeast Gateway Line project from Metro.
2. Metro is finalizing the Final Environmental Impact Report (EIS/R) with the anticipated Metro Board EIR certification occurring in March 2024 (completed) and Federal Transit Administration Record of Decision by late 2024. Metro placed the project on their bid website in May 2023. The bid package is for a Design-Build Contractor.
3. In relation to the soundwall, Metro has decided to build the walls along the Façade residential area to 15 feet as requested by the City of Paramount. The construction is anticipated to begin in 2026, likely preceding completion of construction of AltAir's Conversion Project.
4. AltAir remains engaged in ongoing discussions with the Right of Way stakeholders (Metro and Union Pacific) and expects to continue through the third quarter of this year. No contact has been made with the public, specifically the adjoining property owners, to maintain the integrity of the WSAB EIR process.

Next Steps

1. Based on the recent ruling from the courts, AltAir's project is temporarily on hold while a potential settlement is negotiated. During this hiatus, AltAir continues to work with Union Pacific and MTA regarding MTA's plans for their soundwall and will provide the City with a copy of their plans to determine if any additional efforts on the part of AltAir will be required to reduce the noise impact of AltAir's project.
2. World Energy will continue facilitating communication with UP and MTA supporting the gathering of necessary data.

Respectfully Submitted

Adrian Landa

JULY 3, 2024

ORAL REPORT

CITY COUNCIL ACTIONS

JULY 3, 2024

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF