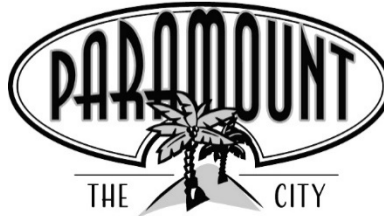


AGENDA

Paramount Planning Commission

August 7, 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 **5:00 p.m. 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](#) July 3, 2024

REORGANIZATION

2. [REORGANIZATION](#)

PUBLIC COMMENTS

OLD BUSINESS

PUBLIC HEARINGS

3. [CONDITIONAL USE PERMIT NO. 954](#) A request by Lidia Alas/Alas Kitchen and Bar to expand existing alcoholic beverage sales for onsite consumption to include distilled spirits at 15516 Paramount Boulevard, Suite B in the C-3 (General Commercial) zone. This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of California Environmental Quality Act (CEQA) Guidelines.

NEW BUSINESS

4. [PARAMOUNT GATEWAY, LLC](#)
 - A) [ZONE CHANGE NO. 244](#) A request by Paramount Gateway, LLC to change the official Zoning Map from PD-PS (Planned Development with Performance Standards)/lumber yard and hardware store to PD-PS/Commercial to allow a supermarket and three restaurants at 15101 Paramount Boulevard. A Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) Guidelines will be considered.

-
- | | |
|---|--|
| B) TENTATIVE
PARCEL MAP NO.
084335 | A request by Paramount Gateway, LLC to create three lots from two lots totaling 3.3 acres at 15101 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) zone. A Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) Guidelines will be considered. |
| C) CONDITIONAL USE
PERMIT NO. 939 | A request by Paramount Gateway, LLC to operate two restaurants, each with a drive-thru and indoor and outdoor seating, and a third restaurant with indoor and outdoor seating at 15101 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) zone. A Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) Guidelines will be considered. |
| 5. CONDITIONAL USE
PERMIT NO. 967 | A request by Community Medicine, Inc. dba Community Dental Center to operate a nonprofit community dental center at 8540 Alondra Boulevards, Suite B4/B5 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. TENTATIVE PARCEL
MAP NO. 083782 | A request by Antonio Montalvo to create two lots from one 14,175 square foot lot at 7314 Cortland Avenue in the R-1 (Single-Family Residential) zone. This project is a Class 15 (minor land divisions) Categorical Exemption pursuant to Article 19, Section 15315 of California Environmental Quality Act (CEQA) Guidelines. |

7. **ZONING ORDINANCE
TEXT AMENDMENT
(ZOTA) NO. 34**

A recommendation for the City Council of the City of Paramount to approve an ordinance revising regulations for manufacturing businesses citywide in the M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zones. This project is exempt from CEQA pursuant to CEQA Guidelines Section 15305, minor alterations in land use and Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

REPORTS

8. **ORAL REPORT**

City Council Actions

COMMENTS

9. **COMMENTS**

- City Attorney
- Commissioners
- Staff

ADJOURNMENT

To a meeting on September 4, 2024 at 6:00 p.m.

AUGUST 7, 2024

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF JULY 3, 2024.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES JULY 3, 2024

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

CALL TO ORDER:

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

ROLL CALL OF COMMISSIONERS:

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

Absent: Vice Chair Ernie Esparza

STAFF PRESENT:

John Cavanaugh, City Attorney
John Carver, Planning Director
John King, Assistant Planning Director
Sol Bejarano, Interim Building and Safety Manager
Ivan Reyes, Associate Planner
Leslie Corrales, Planning Intern
Cameron Younger, Planning Intern
Biana Salgado, Office Assistant II

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

AYES: Commissioners Gonzalez, Moody and Timmons,
Chair Weisenburger

NOES: None

ABSENT: Vice Chair Esparza

ABSTAIN: None

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES

Chair Weisenburger presented the Planning Commission minutes of May 1, 2024 for approval.

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

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

NEW BUSINESS

PUBLIC HEARINGS

2. CONDITIONAL USE
PERMIT NO. 955
ARAKELIAN
ENTERPRISES, INC.
DBA ATHENS
SERVICES
7230 PETTERSON
LANE

Chair Weisenburger presented the item, 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.

Planning Director John Carver presented an overview of the request.

Chair Weisenburger opened the public hearing. Representing the applicant, Vice President of Government Affairs Randon Lane from Athens Services spoke in favor of the request.

Planning Director John Carver stated that Melissa Montoya submitted an email in opposition to the request. Planning Director John Carver read the email to the Planning Commission.

Ms. Beatriz Ambriz spoke in opposition to the request.

Mr. Jorge Montoya spoke in opposition to the request. Chair Weisenburger granted Mr. Montoya extra time to speak.

Park Manager of The Californian Estates, Vicki Martinez, spoke in opposition to the request.

Recognizing a member of the public wishing to address the Planning Commission, the Commission heard comments from Mr. Ernesto Graza in opposition to the request.

Randon Lane and Executive Vice President Anthony Bertrand from Athens Services offered a rebuttal.

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: Vice Chair Esparza
ABSTAIN: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Timmons, to read by title only and adopt Planning Commission Resolution No. PC 24:006, approving the request. The motion was passed by the following roll call vote:

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

3. CONDITIONAL USE
PERMIT NO. 963
ADALBERTO AND
JULIO JIMENEZ
HERNANDEZ/
JC TINT LA
14918 GWENCHRIS
COURT

Chair Weisenburger presented the item, a request by Adalberto 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.

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 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,
Chair Weisenburger
NOES: None
ABSENT: Vice Chair Esparza
ABSTAIN: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 24:018, approving the request. The motion was passed by the following roll call vote:

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

4. CONDITIONAL USE
PERMIT NO. 964
JOHN MICHAEL
DESIGNS, LLC
7752 MONROE
STREET

Chair Weisenburger presented the item, 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.

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 read an email received from Mr. Jon Tanklage, President, GM of Marukan Vinegar (U.S.A) Inc. in favor of the request.

Planning Director John Carver read an email received from Mr. Jeffrey S. Pop, Esq. in favor of the request.

There being no other comments in favor or opposed to the request, 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,
Chair Weisenburger
NOES: None
ABSENT: Vice Chair Esparza
ABSTAIN: None

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

It was moved by Commissioner Timmons, seconded by Commissioner Gonzalez, to read by title only and adopt Planning Commission Resolution No. PC 24:019, approving the request. The motion was passed by the following roll call vote:

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

5. CONDITIONAL USE
PERMIT NO. 965
PETER HONG/IT'S
BOBA TIME
16280 PARAMOUNT
BOULEVARD, SUITE
C

Chair Weisenburger presented the item, a request by Peter Hong/It's Boba Time to 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.

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 Moody, 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: Vice Chair Esparza
ABSTAIN: None

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

It was moved by Commissioner Timmons, seconded by Commissioner Gonzalez, to read by title only and adopt Planning Commission Resolution No. PC 24:020. The motion was passed by the following roll call vote:

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

At 7:01 p.m., Commissioner Timmons recused herself, citing conflict of interest with the next item on the Agenda.

6. CONDITIONAL USE
PERMIT NO. 966
DR. EUGENE ALLEN
8225 ALONDRA
BOULEVARD

Chair Weisenburger presented the item, 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.

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.

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 24:021. The motion was passed by the following roll call vote:

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

Commissioner Timmons returned to the dais at 7:13 p.m. after the item was heard.

7. RESOLUTION NO. PC
24:017
16305 HUNSAKER
AVENUE

Chair Weisenburger presented the item, a resolution of the Planning Commission of the City of Paramount finding that the disposition of a property at 16305 Hunsaker Avenue is in conformity with the adopted Paramount General Plan.

Planning Director John Carver introduced Interim Building and Safety Manager Sol Bejarano who presented an overview of the request.

It was moved by Commissioner Gonzalez, seconded by Commissioner Timmons, to read by title only and adopt Planning Commission Resolution No. PC 24:017, approving the request. The motion was passed by the following roll call vote:

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

REPORTS

8. ORAL REPORT
CLEARWATER
SPECIFIC PLAN
Assistant Planning Director John King introduced Jose Rodriguez, Senior Project Manager with MIG who gave a presentation on the Clearwater Specific Plan detailing possible Plan options that would guide future development in the Clearwater area. There was further discussion between the Planning Commission and Mr. Rodriguez regarding the presentation.
9. ORAL REPORT
WORLD ENERGY
SOUND WALL ALONG
FAÇADE AVENUE
Planning Director John Carver informed the Planning Commission that there is no update on the construction of a sound wall along Façade by World Energy.
10. CITY COUNCIL
ACTIONS
Planning Director John Carver stated that at the last City Council meeting, the City Council awarded a contract to ANM Construction, Inc. for the Al Fresco Dining Program for construction services at Casa Adelita, Casa Gamino, El Tapatio Restaurant and Grill, and Pika Tortas Ahogadas.
11. COMMENTS FROM
CITY ATTORNEY,
COMMISSIONERS
AND STAFF
City Attorney John Cavanaugh announced his retirement from the City of Paramount after 27 years of service effective August 1, 2024. He expressed his appreciation to the Planning Commission, staff, and the Paramount community.

The Planning Commission congratulated City Attorney John Cavanaugh on his retirement.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 8:13 p.m. to the next Planning Commission meeting to be held on Wednesday, August 7, 2024 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Gordon Weisenburger, Chair

ATTEST:

Biana Salgado, Office Assistant II

AUGUST 7, 2024

REORGANIZATION OF THE PARAMOUNT PLANNING COMMISSION

Minute Clerk:	<p>OPEN NOMINATIONS FOR OFFICE OF PLANNING COMMISSION CHAIR</p> <p>_____ was nominated by _____ (NO SECOND REQUIRED)</p> <p>_____ was nominated by _____ (NO SECOND REQUIRED)</p> <p>ROLL CALL VOTE FOR _____ AS PLANNING COMMISSION CHAIR</p> <p>Commissioner Esparza _____</p> <p>Commissioner Gonzalez _____</p> <p>Commissioner Moody _____</p> <p>Commissioner Timmons _____</p> <p>Commissioner Weisenburger _____</p>
----------------------	---

Chair:	<p>OPEN NOMINATIONS FOR OFFICE OF PLANNING COMMISSION VICE CHAIR</p> <p>_____ was nominated by _____ (NO SECOND REQUIRED)</p> <p>_____ was nominated by _____ (NO SECOND REQUIRED)</p> <p>ROLL CALL VOTE FOR _____ AS PLANNING COMMISSION VICE CHAIR</p> <p>Commissioner Esparza _____</p> <p>Commissioner Gonzalez _____</p> <p>Commissioner Moody _____</p> <p>Commissioner Timmons _____</p> <p>Commissioner Weisenburger _____</p>
---------------	---

AUGUST 7, 2024

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 954

- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
 - (1) THOSE IN FAVOR
 - (2) THOSE OPPOSED
 - (3) REBUTTAL BY THE APPLICANT
- D. MOTION TO CLOSE THE PUBLIC HEARING.

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

- E. MOTION IN ORDER:
READ BY TITLE ONLY, WAIVE FURTHER READING AND ADOPT
PLANNING COMMISSION RESOLUTION NO. PC 24:005, A REQUEST
BY LIDIA ALAS/ALAS KITCHEN AND BAR TO EXPAND EXISTING
ALCOHOLIC BEVERAGE SALES FOR ONSITE CONSUMPTION TO
INCLUDE DISTILLED SPIRITS AT 15516 PARAMOUNT BOULEVARD,
SUITE B IN THE C-3 (GENERAL COMMERCIAL) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

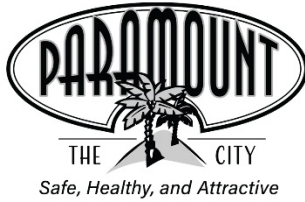
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 954
REQUEST:	Expand existing alcoholic beverage sales for onsite consumption to include distilled spirits
APPLICANT:	Lidia Alas/Alas Kitchen and Bar
MEETING DATE:	August 7, 2024
LOCATION:	15516 Paramount Boulevard, Suite B
ZONE:	C-3 (General Commercial)
GENERAL PLAN:	Commercial
PLANNER:	Leslie Anahy Corrales
RECOMMENDATION:	Approval



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

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

BACKGROUND

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

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

At the Planning Commission meeting on April 3, 2024, the Planning Commission opened the public hearing. As the applicant submitted an email requesting to postpone the item to the next Planning Commission meeting, the Planning Commission continued the item to the May 1, 2024 meeting.

At the April 29, 2024 City Council meeting, a resident who lives near Alas Kitchen and Bar addressed the City Council and provided public comments opposing the CUP. The resident introduced staff to neighbors who similarly opposed the CUP application.

On May 1, 2024, the Planning Commission closed the public hearing and removed CUP No. 954 from the calendar to allow additional time to evaluate the proposal.

DISCUSSION

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

Photo

The following is a photo looking northeast at the subject building.



Plans

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

Below is the floor plan.



Public Safety

The Los Angeles County Sheriff's Department and Paramount Public Safety Department reviewed the request to allow the expansion of existing alcoholic beverage sales for onsite consumption to include distilled spirits. Law enforcement initially found no concerns, but following the public comments to the City Council on April 29, 2024, the Sheriff's Department reviewed complaints and calls during the intervening weeks and to the present. There have been no violations or negative impacts during the additional assessment period.

In recent weeks, the Public Safety Department followed up with residents who previously expressed opposition to the CUP application. The residents no longer have concerns about the approval. The residents stated that Alas Kitchen and Bar activity has improved.

Furthermore, the applicant is required to submit a security plan for approval and is required to ensure that the security system remains operational in the future.

ABC Review

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

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

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

As the present application does not change the number of ABC-licensed business, ABC will issue the updated license if the Planning Commission approves this application. ABC conducted an investigation and is prepared to issue the change to the license type.

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

Analysis

Alas Kitchen and Bar is located in the Central Business District, which is an appropriate commercial location for businesses that sell alcohol for onsite consumption. The Sheriff’s Department, Public Safety Department, and ABC do not oppose the application, and there is no longer neighborhood opposition. As such, an approval recommendation with conditions of approval to help minimize impacts is warranted.

Finally, a recommended condition of approval is included that will require the Planning Commission to conduct a review of business operations six months after the sales of distilled spirits begin.

Environmental Assessment

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 24:005, approving Conditional Use Permit No. 954, subject to the following conditions:

1. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning Department before construction.
2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, August 23, 2024. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated, and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.

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

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

- 7. All applicable development fees are due prior to the issuance of building permits.
- 8. The applicant shall comply with all conditions of approval from Conditional Use Permit No. 522.
- 9. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
- 10. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
- 11. The installation of exterior window security bars, security door, and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
- 12. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.

13. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
14. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
15. The business hours of operation are limited to Monday through Thursday from 10:00 a.m. to 9:00 p.m., Friday, and Saturday from 9:00 a.m. to 10:00 p.m., and Sunday from 9:00 a.m. to 9:00 p.m. The hours of alcoholic beverage sales shall cease 30 minutes before each respective closing time.
16. The exterior of the outside trash, recyclables, and organic waste enclosure shall be repainted and refurbished as needed and maintained in good condition. No storage shall be permitted above the height of the surrounding walls.
17. The approved floor plan shall not be changed without prior approval by the Planning Department and the Los Angeles County Sheriff's Department.
18. The onsite sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; and the use shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.
19. It shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the California Business and Professions Code.
20. No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted. A professionally fabricated sign indicating as such shall continue to be posted.
21. No self-service of alcoholic beverages shall be permitted.
22. The applicant shall not have, upon the subject premises, any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607(a) of the California Business and Professions Code.
23. The applicant and/or any employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the California Business and Professions Code.
24. All employees shall possess at the site a valid driver license or identification card issued by the California Department of Motor Vehicles. All employees shall present such identification upon demand by any regulatory official.

25. Hookah tobacco use is prohibited.
26. The quarterly gross sales of alcoholic beverages shall not exceed the quarterly gross sales of food during the same period and the licensee shall maintain records. The records shall be kept no less frequently than on a quarterly basis and shall be made available to the Alcoholic Beverage Control Department.
27. All alcoholic beverages purchased on the subject site shall be consumed within the business establishment.
28. All stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
29. No amplified music shall be permitted in or on the premises at any time.
30. Live entertainment is prohibited unless a Live Entertainment permit has been filed and approved with the City Council.
31. The Public Safety Department and Planning Department shall review and approve the security camera locations and orientations, including comprehensive camera views of the establishment interior, exterior, and parking lot. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. In the event of an incident and upon request, the business owners shall allow unimpeded inspection of the security camera system to Sheriff's Department and City of Paramount personnel.
32. The business shall actively monitor the area under their control in an effort to prevent the loitering of people on any property adjacent to the licensed premises.
33. 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.
34. The maximum number of occupants shall be established by the Fire Marshall according to each specific entertainment use and floor plan. A maximum occupancy placard shall be posted in a conspicuous location on the premises. This occupancy limitation shall not be violated.
35. 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).
36. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the

Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, (4) the California Department of Resources Recycling and Recovery (CalRecycle), and (5) the California Department of Alcoholic Beverage Control (ABC).

37. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
38. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
39. 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.
40. Plans for the unpermitted exterior projecting sign identifying the business shall be submitted to the Planning Department for review and possible approval. A Sign Permit shall be obtained from the Planning Division. Respective permits and final field approval shall be obtained from the Building and Safety Division by May 3, 2024. An electronic copy (PDF format) of the sign plans shall be submitted to the Planning Department prior to permit issuance.
41. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
42. 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.
43. 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.

44. The exterior lighting fixtures on the building shall be painted and refurbished as needed and maintained in good condition.
45. 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.
46. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
47. Any mural on the exterior of the building, perimeter wall, trash enclosure, or other exterior element shall comply with Chapter 17.112 (Art in Public Places) of the Paramount Municipal Code. Development Review Board review for possible approval is required for any proposed exterior mural before the mural can be painted or installed.
48. The Planning Commission shall conduct a review of business operations six months after the sales of distilled spirits begin.
49. At the completion of the project, written final approval from the Planning Division shall be obtained. All conditions of approval shall be met prior to final approval by the Planning Division and prior to any sale of any type of alcoholic beverage.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO CONDITIONAL USE PERMIT NO. 954, A REQUEST BY LIDIA ALAS/ALAS KITCHEN AND BAR TO ALLOW THE EXPANSION OF EXISTING ALCOHOLIC BEVERAGE SALES FOR ONSITE CONSUMPTION TO INCLUDE DISTILLED SPIRITS AT 15516 PARAMOUNT BOULEVARD, SUITE B IN THE C-3 (GENERAL COMMERCIAL) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Lidia Alas/Alas Kitchen and Bar for a conditional use permit (CUP) to expand the existing alcoholic beverage sales for onsite consumption to include distilled spirits at 15516 Paramount Boulevard, Suite B in the C-3 (General Commercial) zone; and

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

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

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

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

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

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

If after such hearing, the Planning Commission finds that any grounds for modification, suspension, or revocation exist, the Planning Commission may modify, suspend, or revoke, such Unclassified Use Permit, Conditional Use Permit, and/or Variance.
7. All applicable development fees are due prior to the issuance of building permits.
8. The applicant shall comply with all conditions of approval from Conditional Use Permit No. 522.
9. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.

10. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
11. The installation of exterior window security bars, security door, and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
12. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
13. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
14. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
15. The business hours of operation are limited to Monday through Thursday from 10:00 a.m. to 9:00 p.m., Friday, and Saturday from 9:00 a.m. to 10:00 p.m., and Sunday from 9:00 a.m. to 9:00 p.m. The hours of alcoholic beverage sales shall cease 30 minutes before each respective closing time.
16. The exterior of the outside trash, recyclables, and organic waste enclosure shall be repainted and refurbished as needed and maintained in good condition. No storage shall be permitted above the height of the surrounding walls.
17. The approved floor plan shall not be changed without prior approval by the Planning Department and the Los Angeles County Sheriff's Department.
18. The onsite sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; and the use shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.
19. It shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the California Business and Professions Code.
20. No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted. A professionally fabricated sign indicating as such shall continue to be posted.
21. No self-service of alcoholic beverages shall be permitted.

22. The applicant shall not have, upon the subject premises, any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607(a) of the California Business and Professions Code.
23. The applicant and/or any employee shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the California Business and Professions Code.
24. All employees shall possess at the site a valid driver license or identification card issued by the California Department of Motor Vehicles. All employees shall present such identification upon demand by any regulatory official.
25. Hookah tobacco use is prohibited.
26. The quarterly gross sales of alcoholic beverages shall not exceed the quarterly gross sales of food during the same period and the licensee shall maintain records. The records shall be kept no less frequently than on a quarterly basis and shall be made available to the Alcoholic Beverage Control Department.
27. All alcoholic beverages purchased on the subject site shall be consumed within the business establishment.
28. All stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
29. No amplified music shall be permitted in or on the premises at any time.
30. Live entertainment is prohibited unless a Live Entertainment permit has been filed and approved with the City Council.
31. The Public Safety Department and Planning Department shall review and approve the security camera locations and orientations, including comprehensive camera views of the establishment interior, exterior, and parking lot. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. In the event of an incident and upon request, the business owners shall allow unimpeded inspection of the security camera system to Sheriff's Department and City of Paramount personnel.
32. The business shall actively monitor the area under their control in an effort to prevent the loitering of people on any property adjacent to the licensed premises.

33. 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.
34. The maximum number of occupants shall be established by the Fire Marshall according to each specific entertainment use and floor plan. A maximum occupancy placard shall be posted in a conspicuous location on the premises. This occupancy limitation shall not be violated.
35. 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).
36. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, (4) the California Department of Resources Recycling and Recovery (CalRecycle), and (5) the California Department of Alcoholic Beverage Control (ABC).
37. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
38. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
39. 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.
40. Plans for the exterior projecting sign identifying the business shall be submitted to the Planning Department for review and possible approval. A Sign Permit shall be obtained from the Planning Division. Respective permits and final field approval shall be obtained from the Building and Safety Division by May 3, 2024. An electronic copy (PDF format) of the sign plans shall be submitted to the Planning Department prior to permit issuance.
41. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.

42. 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.
43. 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.
44. The exterior lighting fixtures on the building shall be painted and refurbished as needed and maintained in good condition.
45. 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.
46. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
47. Any mural on the exterior of the building, perimeter wall, trash enclosure, or other exterior element shall comply with Chapter 17.112 (Art in Public Places) of the Paramount Municipal Code. Development Review Board review for possible approval is required for any proposed exterior mural before the mural can be painted or installed.
48. The Planning Commission shall conduct a review six months after the sales of distilled spirits begin.
49. At the completion of the project, written final approval from the Planning Division shall be obtained. All conditions of approval shall be met prior to final approval by the Planning Division and prior to any sale of any type of alcoholic beverage.

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

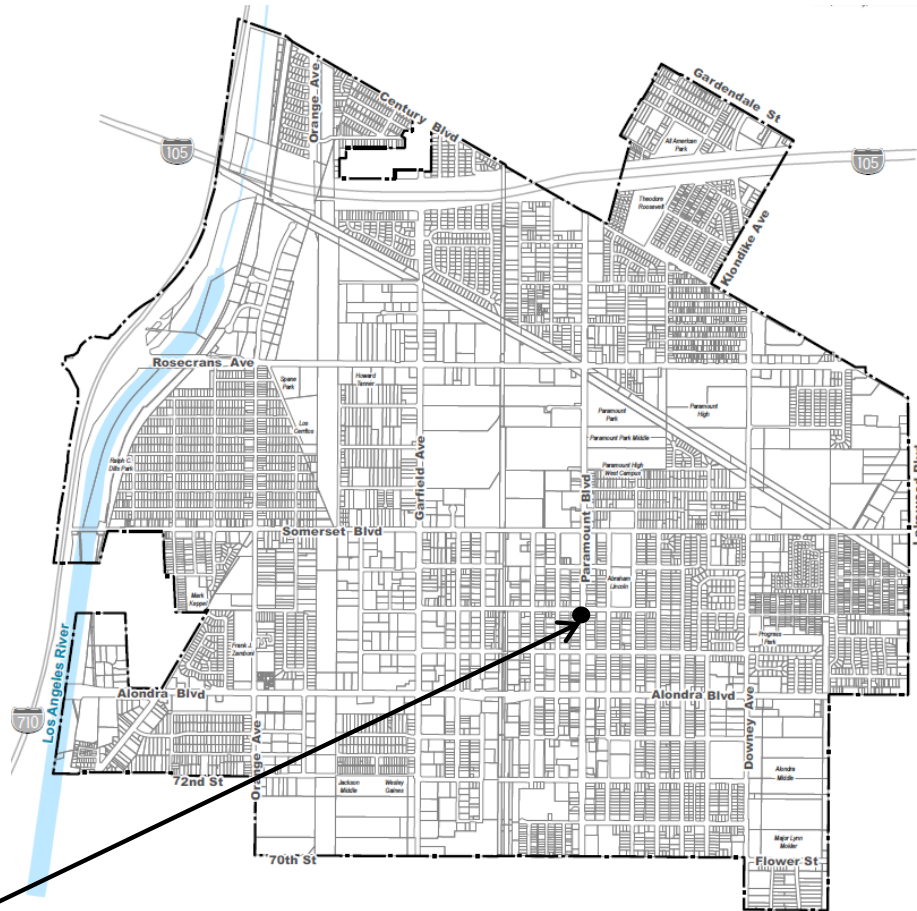
PASSED, APPROVED, and ADOPTED this 7th day of August 2024.

Chair

Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 954



Subject
Property



15516 Paramount Blvd, Suite B

AUGUST 7, 2024

PUBLIC HEARING

PARAMOUNT GATEWAY, LLC

RESOLUTION NO. PC 24:023/ZONE CHANGE NO. 244; RESOLUTION NO.
PC 24:025/TENTATIVE TRACT MAP NO. 084335; RESOLUTION NO. PC
24:024/CONDITIONAL USE PERMIT NO. 939

- 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 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:
RECOMMEND THAT THE CITY COUNCIL ADOPT A MITIGATED
NEGATIVE DECLARATION (MND) AND MITIGATION MONITORING
AND REPORTING PROGRAM RELATIVE TO ZONE CHANGE NO. 244,
CONDITIONAL USE PERMIT NO. 939, AND TENTATIVE PARCEL MAP
NO. 084335.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

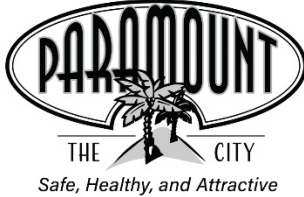
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Zone Change No. 244; Tentative Parcel Map No. 084335; and Conditional Use Permit No. 939

REQUEST:

- A. Recommend that the City Council adopt a Mitigated Negative Declaration and approve a Mitigation Monitoring and Reporting Program
- B. Adopt Resolution No. 24:023, approving Zone Change No. 244, recommending that the City Council adopt an ordinance to replace Ordinance No. 560/Zone Change No. 92 to change the official Zoning Map from PD-PS (Planned Development with Performance Standards)/lumber yard and hardware store to PD-PS/commercial to allow a supermarket and three restaurants
- C. Adopt Resolution No. PC 24:025, approving Tentative Parcel Map No. 084335, subject to conditions of approval included in the resolution
- D. Adopt Resolution No. PC 24:024, approving Conditional Use Permit No. 939, subject to conditions of approval included in the resolution

APPLICANT: Paramount Gateway, LLC

MEETING DATE: August 7, 2024

LOCATION: 15101 Paramount 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, AICP, Assistant Planning Director
Date: August 7, 2024

**Subject: PARAMOUNT GATEWAY, LLC
ZONE CHANGE NO. 244; TENTATIVE PARCEL MAP NO. 084335;
CONDITIONAL USE PERMIT NO. 939**

BACKGROUND

This item is a request from Paramount Gateway, LLC for a zone change, tentative parcel map, and conditional use permit for a commercial redevelopment project at the existing Lindsay Lumber site. The 3.3-acre location is at 15101 Paramount Boulevard (southwest corner of Paramount Boulevard and Somerset Boulevard) in the PD-PS (Planned Development with Performance Standards) zone.

Lindsay Lumber is a legacy business in Paramount. Operating in Paramount since 1921, the business relocated to the present location in the early 1980s as a hardware store and lumber yard. Due to changing market conditions, the Lindsay family sold the property in early 2023 to the applicant. Lindsay Lumber has ceased operations and is in the process of relocating to Chino Hills.

Located at the geographic heart of Paramount and at the crossroads of the Central Business District and the Clearwater Specific Plan area (which includes the Paramount Swap Meet), the property has attracted much attention from a range of interests and possible businesses. The City has worked with the seller and potential buyers, including the applicant, to ensure a mix of commercial businesses that would positively benefit the City community.

Complementary to Planning Commission review of Zone Change No. 244, Tentative Parcel Map No. 084335, and Conditional Use Permit No. 939, the Development Review Board will review Development Review Application No. 23:008. This application concerns the design of the proposed buildings and site.

Photos

The following is an aerial photograph of the project area with the site highlighted in blue:



Below is a view looking south at the project site:



Below is a view looking south from the property interior toward Adams Street:



The view below is looking east across Colorado Avenue:

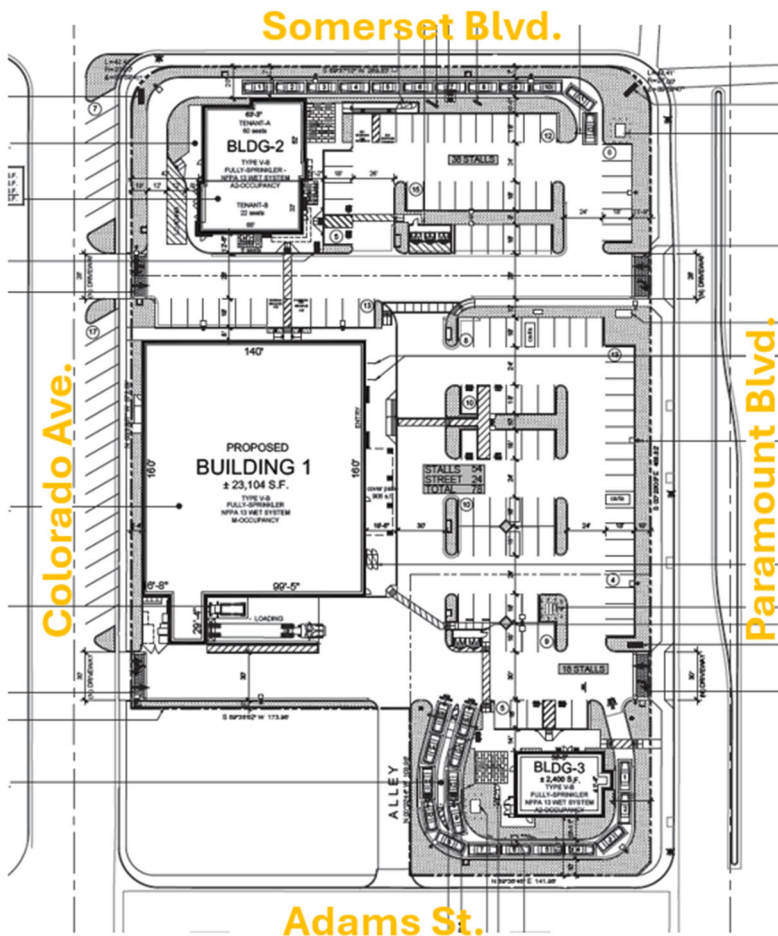


DISCUSSION

Plans

Plans are included for reference. The Development Review Board will review plans in greater detail.

The following is the proposed site plan:



The following are proposed building elevations:



Proposed Zone Change

In 1987, the City Council adopted Ordinance No. 560, approving Zone Change No. 92. This approval changed the zone at the subject site from C-M (Commercial Manufacturing) and M-1 (Light Manufacturing) to PD-PS. The existing PD-PS zone regulations are attached.

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

While the PD-PS zone designation would remain the same, the applicant is requesting the existing wholesale and retail hardware store and lumber mill uses in the zone be replaced with specific commercial uses.

The proposed zone change primarily replaces the existing uses with the following as possible uses:

- Alcoholic beverage sales for consumption off-premises – **with Conditional Use Permit**

- Any establishment offering alcoholic beverages for sale for consumption on the premises – **with Conditional Use Permit**
- Automated teller machines (ATMs) accessible from the interior or exterior of a specialty food store or supermarket
- Drive-thru establishments of any kind – **with Conditional Use Permit**
- Exterior display of merchandise of any kind other than as a special event sale or grand opening – **with Conditional Use Permit**
- Freestanding automated teller machines (ATMs) – **with Conditional Use Permit**
- Restaurants (walk-in), bakeries with customer seating, coffee shops, quick serve food uses, fast casual food uses, take-out food service, or other such retail food establishments – **with Conditional Use Permit**
- Retail kiosks (permanent and temporary) – **with Conditional Use Permit**
- Specialty food store
- Supermarket

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

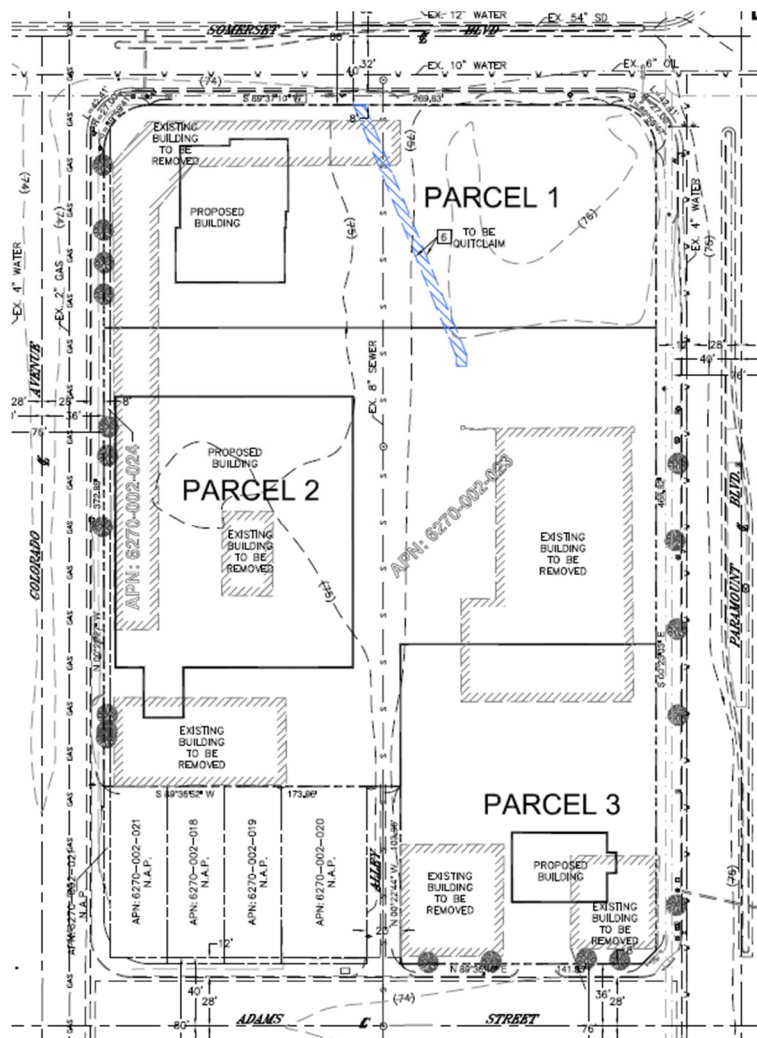
Proposed Tentative Parcel Map

The second application under consideration is the tentative parcel map. Subdivision maps are processed in two phases in accordance with the California Subdivision Map Act and Title 16 (Subdivisions and Other Divisions of Land) of the Paramount Municipal Code. The first phase is the Tentative Map process, which requires a public hearing before the Planning Commission. When approved, the application continues to the second phase, in which the applicant prepares a Final Map for City Council review and approval at the direction of the City Engineer.

There are presently two existing land parcels on the subject site. The primary parcel (APN 6270-002-023) accounts for the vast majority of the site. The second parcel (APN 6270-002-024) is a thin 1,510 square foot strip along the west side of the site.

The applicant is proposing to create three parcels from the two existing parcels on the subject property. The proposed “Parcel 1” would be at the north section of the site and is the location of a proposed two-suite restaurant building. The central parcel (“Parcel 2”) is the location of a proposed Sprouts Market. The southern parcel (“Parcel 3”) is the location of a proposed Starbucks with customer seating and vehicular drive-thru.

The following map shows the layout of the project:



Proposed Conditional Use Permit

Conditional Use Permit (CUP) No. 939 is the third application under consideration by the Planning Commission. This CUP is a proposal to operate two restaurants, each with a drive-thru and indoor and outdoor seating, and a third restaurant with indoor and outdoor seating. Sprouts Market will provide a separate CUP to sell alcoholic beverages for offsite consumption and the long-term exterior display of merchandise other than as a special event sale or grand opening.

The proposed two-suite building at the north portion of the site includes Tenant A (Panera Bread) and Tenant B (undetermined business). Panera Bread will require 60 interior seats and 20 outdoor seats. The cotenant proposes 22 indoor seats and six outdoor seats. Panera Bread will be served by a drive-thru with sufficient space for a 12-vehicle queue.

The proposed Starbucks at the south portion of the site proposes 28 indoor customer seats and 12 outdoor seats. A drive-thru that can accommodate 16 customer vehicles is proposed.

General Plan

The City Council most recently adopted a comprehensive Paramount General Plan update in 2007. The General Plan is made up of elements – land use, housing, transportation, resources management, health and safety, economic development, public facilities, and implementation. The City Council adopted a new element – environmental justice – in early 2022. The Land Use Element of the General Plan serves as the long-term guide for development in Paramount and indicates the distribution, location, and land use for housing, business, industry, open space, recreation, and public facilities. California Government Code Section 65860 requires General Plan Land Use Map and Zoning Map consistency.

The project is located in the Area Plan designated Central Business District in the Land Use Element of the General Plan.

Sustainability

In compliance with the City's Climate Action Plan (CAP), adopted by the City Council in 2021, the project has been designed to incorporate energy reducing and sustainability features.

The project will include rooftop solar on all buildings, and will provide battery storage for solar generation. The solar panels will target capacity to address 60% of each building's load. Batteries will have a minimum capacity of 5 kWh for each building. The project will provide four parking stalls with electric vehicle (EV) charging stations and two stalls that will be EV charging-capable for the future, including truck charging.

The project also provides multiple benefits for pedestrians and bicyclists, including bike racks and/or lockers at every building. In terms of land use and community design, the project brings neighborhood commercial uses into the area, within a mile or less of existing residential neighborhoods. The project will include low-water using fixtures, and drip irrigation for all landscaping except trees. Regarding waste reduction and recycling, the project will recycle or salvage 65% of all construction waste. In addition, the project will include operational waste diversion components, including grease separation, mixed and food waste recycling storage at the grocery store, and recycling bins in the trash enclosures at each building.

Environmental Analysis

Terra Nova Planning & Research, Inc. prepared an Initial Study in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines to determine whether the project would have a significant impact on the environment. The Initial Study determined that with mitigation, the project would not result in any significant impacts on the environment, and a Mitigated Negative Declaration (MND) is recommended for this project. The environmental analysis looked at areas such as aesthetics, noise, cultural resources, tribal cultural resources, air quality, and transportation and traffic.

Mitigation measures related to geology and soils and tribal cultural resources are included in the MND. The applicant will be required to adhere to the recommendations set forth in the project-specific geotechnical investigation. The applicant will also be required to retain a Native American Monitor before starting ground-disturbing activities, and a process is required for the unanticipated discovery of (1) tribal cultural resource objects (non-funerary/non-ceremonial) and (2) human remains and associated funerary or ceremonial objects.

FISCAL IMPACT

None.

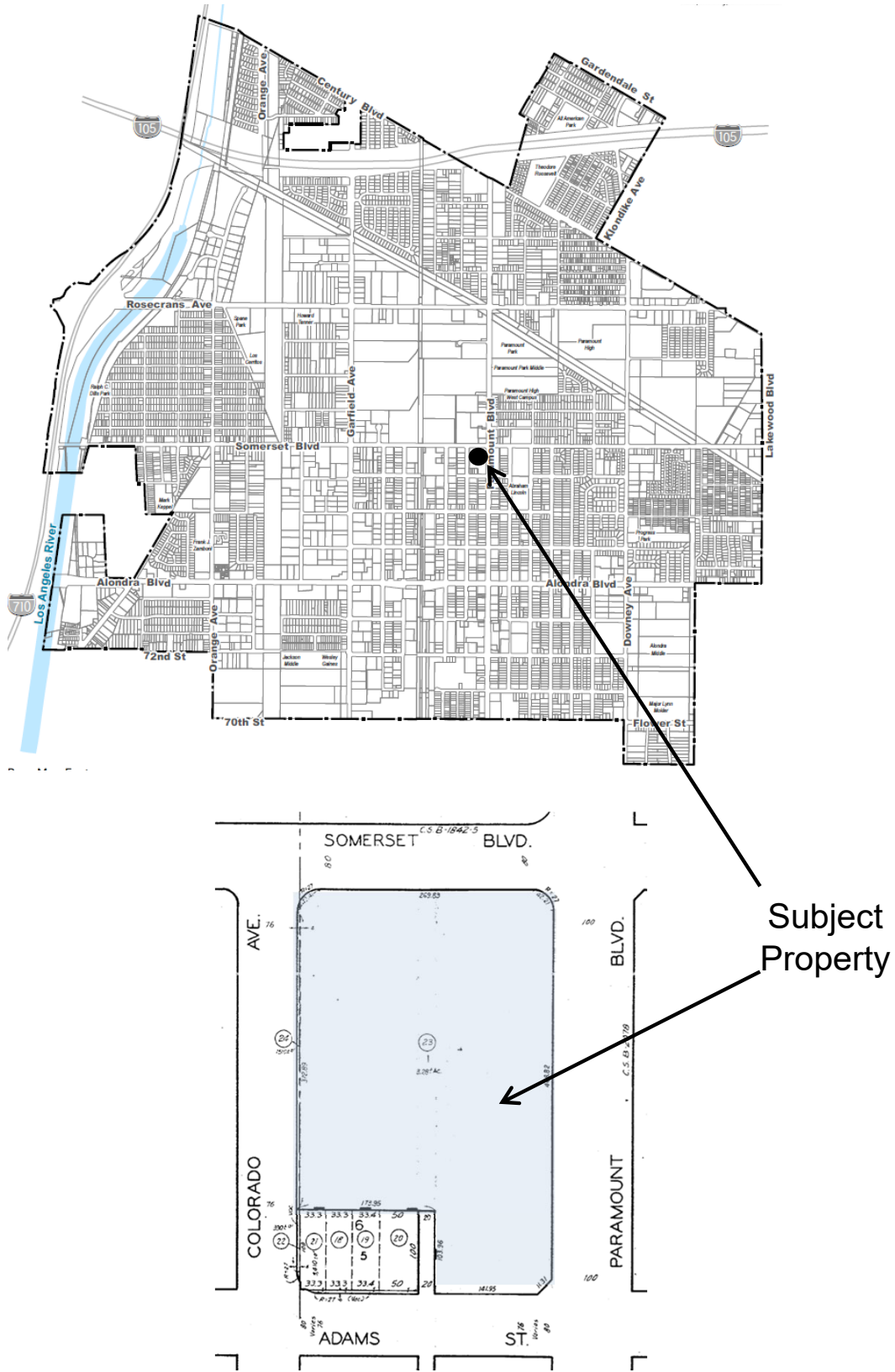
VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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.

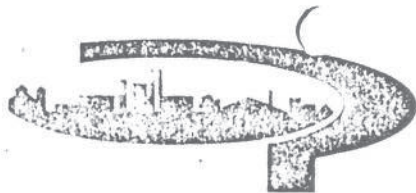
RECOMMENDED ACTION

- A. Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
- B. Read by title only, waive further reading, and adopt Resolution No. 24:023, approving Zone Change No. 244, recommending that the City Council adopt an ordinance to replace Ordinance No. 560/Zone Change No. 92 to change the official Zoning Map from PD-PS (Planned Development with Performance Standards)/lumber yard and hardware store to PD-PS/commercial to allow a supermarket and three restaurants at 15101 Paramount Boulevard; and
- C. Read by title only, waive further reading, and adopt Resolution No. PC 24:025, approving Tentative Parcel Map No. 084335, subject to conditions of approval included in the resolution; and
- D. Read by title only, waive further reading, and adopt Resolution No. PC 24:024, approving Conditional Use Permit No. 939, subject to conditions of approval included in the resolution.

Paramount Gateway, LLC



15101 Paramount Blvd.



City of Paramount AGENDA REPORT

To City Council
From William A. Holt
By Richard R. Powers
Subject Zone Change Case No. 92 (Lindsay Lumber Development)

Date February 7, 1984

LOCATION: Area generally bounded by Compton Boulevard, Paramount Boulevard, Adams Street, and Colorado Avenue, except for the four residential units located on Adams Street, east of Colorado Avenue.

Background:

In April of 1981, the Paramount Redevelopment Agency selected four areas to concentrate their resources:

1. Western Petroleum
2. Lindsay Lumber
3. The "66 Acres" (area bounded by Compton Boulevard, Paramount Boulevard, Rosecrans Avenue, and the railroad tracks)
4. Downtown development

In January 1982, the Redevelopment Agency purchased the properties generally bounded by Compton Boulevard, Paramount Boulevard, Adams Street, and Colorado Avenue, to accomodate the expansion of Lindsay Lumber and the development of a 23,000 square foot home improvement center.

In the nearly two years since that acquisition, the Agency staff has worked with the Lindsays to secure financing for this development, and to produce a development which both the City and Lindsay Lumber can be proud of. In addition, in November 1982, a parcel map was processed to consolidate the 10 parcels into one lot, and an alley vacation was processed to close off the public alley which bisects the site.

At their meeting on January 12, 1984, the Planning Commission unanimously approved Resolution No. PC 83:069, recommending that the City Council amend the zoning map for the area generally bounded by Compton Boulevard, Paramount Boulevard, Adams Street, and Colorado Avenue, except for the four residential units located on Adams Street, east of Colorado Avenue. At that time, a Negative Declaration was also approved.

Discussion of Land Use:

At present, the property is zoned C-M on the Paramount Boulevard frontage, where the retail activity occurs, and M-1 on the Colorado Avenue frontage, which is used primarily for storage of lumber products and mill operations. The General Plan Land Use designation for the property is Commercial and Light Manufacturing.

It is proposed to change the zoning to PD-PS to accomodate the expansion of Lindsay Lumber to include a home improvement center and increased mill operations. In addition the PD-PS zone will attach specific development standards to the site. For instance, at present, there is no Code requirement for any landscaping along the entire Paramount Boulevard frontage or along the 150 feet easterly of the alley on Compton Boulevard, as the zoning is C-M. The PD-PS zone will allow the City Council to require landscaping around the entire site, and thereby improve the appearance of one of the busiest intersections in the City. In addition, the PD-PS zone will require that the development of this site be in accordance with a specific set of plans, which will be submitted for approval by both the Development Review Board and Redevelopment Agency.

Description of Application:

This PD-PS zone would permit, but not be limited to, the following types of operations:

1. Wholesale and retail sales of lumber, hardware, construction material, nursery stock and related items, home improvement items.
2. Storage of lumber and construction material including but not limited to roofing materials, cement, nails, sand and rock in designated storage areas, all as accessory uses.
3. Lumber mill operations, including lumber re-manufacturing, which shall only be an accessory use to the sale of lumber, hardware and related home improvement items.
4. Maintenance and repair of machinery and equipment incidental to the conduct of the basic business.

Performance Standards:

Any use which creates any of the following adverse effects shall be specifically prohibited:

1. Any noise/exceeding 82 decibels between the hours of 6:00 A.M. to 10:00 P.M. and 77 decibels between the hours of 10:00 P.M. and 6:00 A.M. or vibrations other than that related to temporary construction work which is discernable without instruments at any lot line of the site.
2. Any electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance.

3. The use or handling of radioactive materials shall not be permitted.
4. Any direct or reflected glare or heat which is perceptible at any point outside of any building.
5. The emission of odorous gases or matter in quantities such as to be perceptible at any lot line of the site.
6. Exterior storage of materials, supplies, equipment or machinery shall not be permitted in the public parking lot located on the Paramount/Compton corner. However, exterior storage may be permitted in all other areas which are screened from public view.
7. All exterior lighting shall be directed away from residential properties.

Development Standards:

The development standards for this PD-PS zone shall be formalized in a Disposition and Development Agreement (DDA) between the Paramount Redevelopment Agency and the Lindsay Lumber Corporation, which shall be recorded with the County of Los Angeles Recorder's Office. This DDA shall be subject to the approval of the Paramount Redevelopment Agency. The development standards to be considered in the DDA shall include, but shall not be limited to:

- A. Site development shall take place in substantial accordance with the Site Plan attached and marked Exhibit A.

B. Landscaping:

A specific landscaping plan shall be prepared and shall be subject to the approval of the Director of Community Development.

C. Setbacks:

A ten foot setback shall be maintained along the perimeter of the site, except those portions on Paramount Boulevard and Adams Street where the existing buildings are located and will remain. Said setback shall be permanently landscaped and maintained.

D. Parking:

The parking requirements for this zone shall be one parking space for each 400 square feet of building area. Up to 50 percent of the required parking may be used for compact parking spaces. All parking areas shall be paved and striped according to Municipal Code standards.

E. Fences and Screening:

1. A ten foot high solid block fence shall be installed along the property line adjacent to the residential units on Adams Street.

2. Any outside storage shall be screened from public view with a solid concrete block wall or a wall of similar material, which shall be subject to the approval of the Director of Community Development. However, the storage area located west of the public parking lot shall be screened with alternating plain chain link and chain link with T-111 siding which shall be located to the west of a three foot planter.

F. Sign Standards:

A precise sign plan shall be prepared and be approved by the Director of Community Development.

G. Existing Buildings (Rehabilitation) and New Construction:

1. All existing buildings which are to remain shall be rehabilitated subject to staff approval. Specifically, Building A shall be rehabilitated as per plan attached, labeled Exhibit "B". Storage Building B shall be rehabilitated as per Exhibit "C" attached. Shed Building G shall be rehabilitated as per Exhibit "D" attached.
2. Roof materials of all buildings shall be approved by the Director of Community Development, not necessarily as per plans submitted.
3. Shed buildings D and F are to have new exterior baked aluminum "skins", including all walls and roofs.
4. All exterior colors shall be approved by the Director of Community Development.
5. Prior to the issuance of any building permits, approval shall be granted by the Development Review Board and Redevelopment Agency.

H. Lighting:

A precise lighting plan shall be submitted for approval by the Director of Community Development.

I. Grand Openings & Special Event Sales:

One grand opening sale shall be permitted for a period not to exceed thirty (30) days, subject to obtaining a permit from the Director of Community Development. Special events sales may be conducted subject to the following conditions:

1. A permit shall be obtained from the Director of Community Development for the sale.
2. Special event sales shall be limited to 8 days per year, with no one sale exceeding two consecutive days.

3. All signing for the sale must be approved by the Director of Community Development.
4. The sale area shall not be permitted to intrude in any way onto the public right-of-way.
5. The sale area shall be cleared of all sales material and signing by 9:00 A.M. on the morning following the sale.

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

Recommended Action:

It is recommended that the City Council introduce Ordinance No. 560 for first reading and place on the next City Council agenda for second reading and adoption.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. 560

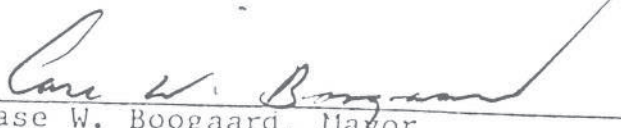
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT AMENDING ORDINANCE NO. 178, THE COMPREHENSIVE ZONING ORDINANCE, CHANGING THE OFFICIAL ZONING PLAN OF THE CITY OF PARAMOUNT FROM C-M (COMMERCIAL MANUFACTURING) AND M-1 (LIGHT MANUFACTURING) TO PD-PS (PLANNED DEVELOPMENT PERFORMANCE STANDARDS) FOR PROPERTY LOCATED BETWEEN COMPTON BOULEVARD, PARAMOUNT BOULEVARD, ADAMS STREET AND COLORADO AVENUE, EXCEPT FOR THE FOUR RESIDENTIAL UNITS ON ADAMS STREET IN THE CITY OF PARAMOUNT, ZONE CHANGE CASE NO. 92.

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

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

SECTION 2: Effective Date. This Ordinance shall take effect thirty days after its adoption. The City Clerk or his duly appointed deputy, shall certify to the adoption of this Ordinance and shall cause this Ordinance to be published as required by law.

APPROVED and ADOPTED by the City Council of the City of Paramount this 6th day of March, 1984.


Case W. Boogaard, Mayor

Attest:

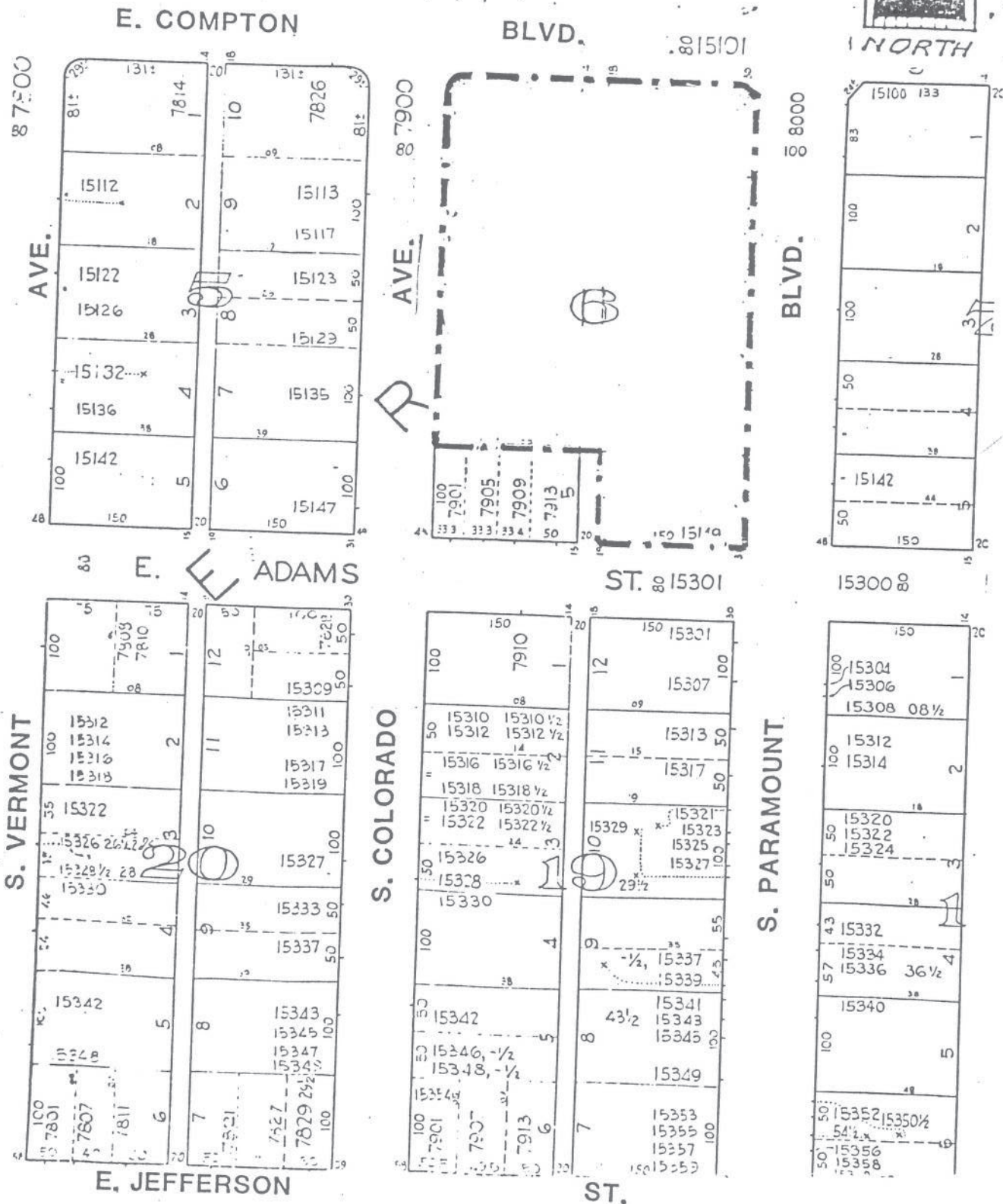

William A. Holt, City Clerk

LINDSAY LUMBER PARCEL

SUBJECT PROPERTY



NORTH





MEMORANDUM

DATE: August 1, 2024

TO: John King, AICP, Assistant Planning Director
City of Paramount

FROM: Kelly Clark, Senior Planner
Terra Nova Planning & Research, Inc.

SUBJECT: 15101 Paramount Boulevard Redevelopment Project, CEQA Initial Study and Site Plan Revisions

A revised site plan for the above referenced project was shared with Terra Nova on July 31, 2024, showing minor changes to the project's square footage. Terra Nova completed the CEQA Initial Study Mitigated Declaration (ISMND) for the project on June 14, 2024. The city has requested this memorandum to determine if the recent revisions to the site plan would affect the analysis and conclusions made in the CEQA ISMND, and if revisions to the ISMND are required because of these changes.

The table below summarizes and compares the site plan data analysed in the CEQA ISMND and the revised site plan.

Project Summary Table: Previously Analysed vs. Site Plan Revisions			
	Analysed in CEQA ISMND	Revised Site Plan Received 7.31.24	Change
Total Building Area (not including outdoor patios)	30,904 S.F.	30,882 S.F.	- 22 S.F.
Building 1: Retail (Sprouts)	Building: 23,256 S.F. Patio: 906 S.F.	Building: 23,104 S.F. Patio: 906 S.F.	-152 S.F.
Building 2: Tenant A: Panera Bread, drive- thru Tenant B: Fast food, no drive- thru	Building: 5,248 S.F. Tenant A: 3,200 S.F. Tenant B: 2,048 S.F.	Building: 5,378 S.F. Tenant A: 3,200 S.F. Tenant B: 2,048 S.F. Electrical Rm: 130 S.F.	+ 130 S.F.
Building 3: Drive-Thru (Starbucks)	Building: 2,400 S.F.	Building: 2,400 S.F. Patio: 900 S.F.	+ 900 S.F. Patio*
* A patio for Building 3 was shown on the previous version of the site plan used in the ISMND but the square footage was not listed in the site plan 'Site Data' table. The revised site plan has relocated the patio and listed it in the site plan 'Site Data' table.			



As shown in the table on the previous page, Building 1 was reduced by 152 S.F., Building 2 increased by 130 S.F. with the addition of an “electrical room”, and Building 3 square footage remained the same but a reference to the 900 S.F. covered patio was included in the site plans ‘Site Data’ table. Overall, the project’s total building space, not including outdoor shaded patios, was reduced by 22 S.F. From a CEQA perspective, the difference is insignificant and does not change the ISMND’s qualitative impact findings or quantitative impacts associated with traffic, noise, air quality, greenhouse gas, water demand, or waste generation. The analysis and impact findings made in the ISMND would not change, therefore revisions to the ISMND are not required.

If you have questions, please do not hesitate to contact me.

Kelly Clark
Senior Planner
Terra Nova Planning & Research, Inc.

Initial Study Mitigated Negative Declaration

15101 Paramount Boulevard Redevelopment Project

City of Paramount

Conditional Use Permit (CUP) No. 939

Zone Change (ZC) No. 244

Development Review Application (DRA) No. 23:008

Tentative Parcel Map (TPM) No. 84335



Lead Agency:

City of Paramount

16400 Colorado Avenue

Paramount, CA 90723

Prepared By:

Terra Nova Planning & Research, Inc.

42635 Melanie Place, Suite 101

Palm Desert, CA 92211

June 2024

Mitigated Negative Declaration

Project Title:	15101 Paramount Boulevard Redevelopment Project
Applicant:	Paramount Gateway, LLC 4490 Ayers Avenue Vernon, California 90058
Applicant Contact:	Michelle Sanchez Phone: (562) 977-8565 Email: michelle@avantrealestate.com
Project Location:	15101 Paramount Boulevard, City of Paramount, Los Angeles County; Southwest corner of Paramount Boulevard and Somerset Boulevard; Accessors Parcel Numbers (APN): 6270-002-023 and -024
General Plan/Zoning:	Central Business District Area Plan/ Planned Development with Performance Standards (PD-PS)
Description:	<p>The proposed Project involves the redevelopment of a 3.3-acre site containing existing commercial and industrial uses. The site currently contains six single-story structures including a hardware store, a lumber supply store, and lumber storage yard. Structures on the site total 40,315 square feet (S.F.). The site is bounded by Somerset Boulevard to the north, Paramount Boulevard to the east, Adams Street and single-family residences to the south, and Colorado Avenue to the west.</p> <p>The Project proposes three commercial buildings, separated into three lots, as well as with drive aisles, sidewalks, and landscaping. The commercial buildings include a 23,256 S.F. retail building (Building 1, Sprouts Market), a 5,248 S.F. two tenant drive-thru restaurant building [Building 2: Tenant A, Panera Bread (drive-thru) 3,200 S.F. and Tenant B, pending tenant (no drive-thru) 2,048 S.F.], and a 2,400 S.F. drive-thru coffee shop (Building 3, Starbucks) for a Project total of 30,904 S.F. of building space. The drive-thru restaurants include outdoor dining space. Proposed structures would be single-story and have a maximum height of 37 feet. Landscaping would be provided in the parking lot and along the site's frontages along Somerset Boulevard, Paramount Boulevard, Adams Street, and Colorado Avenue. A total of 133 parking stalls would be provided including eight ADA spaces, four electric/clean air vehicle spaces, and 24 street parking spaces (Colorado Avenue). Access to the site would be provided by four 28 to 30-foot-wide driveways, including two along Colorado Avenue and two along Paramount Boulevard.</p>

Findings:

The environmental analysis provided in the attached Initial Study indicates that the proposed Project will not result in any significant adverse unmitigable environmental impacts. For this reason, the City of Paramount, in its capacity as Lead Agency, determined that a Mitigated Negative Declaration is the appropriate document required pursuant to the California Environmental Quality Act (“CEQA”). The following findings may also be made based on the analysis contained in the attached Initial Study:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- The proposed Project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed Project *will not* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The environmental analysis is provided in the following Initial Study.

Table of Contents

1. Introduction.....	6
2. Project Description	8
3. Environmental Analysis	20
I. AESTHETICS.....	21
II. AGRICULTURE AND FORESTRY RESOURCES	23
III. AIR QUALITY	25
IV. BIOLOGICAL RESOURCES	31
V. CULTURAL RESOURCES	33
VI. ENERGY	35
VII. GEOLOGY AND SOILS	37
VIII. GREENHOUSE GAS EMISSIONS.....	41
IX. HAZARDS AND HAZARDOUS MATERIALS	45
X. HYDROLOGY AND WATER QUALITY.....	48
XI. LAND USE AND PLANNING.....	52
XII. MINERAL RESOURCES	54
XIII. NOISE.....	55
XIV. POPULATION AND HOUSING.....	57
XV. PUBLIC SERVICES	58
XVI. RECREATION	60
XVII. TRANSPORTATION.....	61
XVIII. TRIBAL CULTURAL RESOURCES.....	64
XIX. UTILITIES AND SERVICE SYSTEMS	67
XX. WILDFIRE	70
XXI. MANDATORY FINDINGS OF SIGNIFICANCE	71
4. Conclusions.....	73

Appendices (Available at City for review)

Appendix A Air Quality CalEEMod Outputs.....	A
Appendix B Geotechnical Investigation Report.....	B
Appendix C Traffic Report.....	C
Appendix D VMT Analysis.....	D
Appendix E Supplemental Transportation Assessment	E

Tables

Table 1	Project Summary Table.....	13
Table 2	Maximum Daily Construction-Related Emissions Summary (pounds per day).....	27
Table 3	Maximum Daily Operational-Related Emissions Summary (pounds per day)	27
Table 4	Localized Significance Thresholds 25 Meters, 2 Acres (pounds per day)	29
Table 5	Existing Use: Projected GHG Emissions Summary (metric tons/year).....	42
Table 6	Proposed Project: Projected GHG Emissions Summary (metric tons/year).....	42
Table 7	Consistency with the City's 2021 Climate Action Plan.....	44
Table 8	Water Demand at Project Buildout.....	49
Table 9	Estimated Wastewater at the Project Buildout.....	68
Table 10	Estimated Solid Waste Disposal at the Project Buildout.....	69

Exhibits

Exhibit 1	Regional Location Map.....	9
Exhibit 2	Vicinity Map	10
Exhibit 3	Project Location Map.....	11
Exhibit 4	Project Site Plan.....	14
Exhibit 5a	East and South Elevation: Sprouts Farmers Market	15
Exhibit 5b	West and North Elevations: Sprouts Farmers Market	16
Exhibit 6	Elevations: Panera Bread	17
Exhibit 7	Elevations: Starbucks.....	18
Exhibit 8	Tentative Parcel Map No. 84435	19

1. Introduction

1.1 Purpose of the Initial Study

The purpose of this Initial Study (IS) is to disclose and evaluate the environmental impacts resulting from the construction and operation of the proposed 15101 Paramount Boulevard Redevelopment Project (Project). The City of Paramount (Lead Agency) received applications for a Zone Change (ZC), Conditional Use Permit (CUP), Development Review (DR), and Tentative Parcel Map (TPM) from Paramount Gateway LLC (Applicant) for the 3.3-acre commercial redevelopment project located in the Central Business District (CBD) in the City of Paramount (City).

This IS has been prepared for the City of Paramount, in accordance with the California Environmental Quality Act (CEQA) of 1970 (Public Resources Code 21000–21189) and relevant provisions of the CEQA Guidelines (California Code of Regulations [CCR], Title 14, Division 6, Chapter 3, Sections 15000–15387), as amended. Section 15063(c) of the CEQA Guidelines defines an Initial Study as the proper preliminary method of analyzing the potential environmental consequences of a project. To paraphrase from this Section, the relevant purposes of an Initial Study are:

1. To provide the Lead Agency with the necessary information to decide whether to prepare an Environmental Impact Report (EIR) or a Mitigated Negative Declaration (MND);
2. To enable the Lead Agency to modify a project, mitigating adverse impacts, thus avoiding the need to prepare an EIR; and
3. To provide sufficient technical analysis of the environmental effects of a project to permit a judgment based on the record as a whole, that the environmental effects of a project have been adequately mitigated.

The City determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the project's environmental review pursuant to CEQA. This Initial Study and the Notice of Intent to Adopt a Mitigated Negative Declaration will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 20-day public review period will be provided to allow these agencies and other interested parties to comment on the proposed project and the findings of this Initial Study. Questions and/or comments should be submitted to:

John King, Assistant Planning Director
City of Paramount Planning Department
16400 Colorado Avenue
Paramount, California 90723
Phone: (562) 220-2036
Email: jking@paramountcity.com

1.2 Initial Study's Organization

The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 Introduction* provides the procedural context surrounding this Initial Study's preparation and insight into its composition.
- *Section 2 Project Description*, provides an overview of the existing environment as it relates to the affected area and describes the proposed project's physical and operational characteristics.
- *Section 3 Environmental Analysis*, includes an analysis of potential impacts associated with the proposed project's implementation.
- *Section 4 Conclusions*, indicates the conclusions of the environmental analysis and the Mandatory Findings of Significance.

2. Project Description

2.1 Project Location

The City of Paramount is located in the southwestern portion of Los Angeles County, approximately 12 miles southeast of downtown Los Angeles. Paramount is bounded by South Gate and Downey on the north; Bellflower and Downey on the east; Long Beach and Bellflower to the south; and the Los Angeles River, Lynwood, Compton, and unincorporated areas of Rancho Dominguez on the west. The project site is located on the central portion of the City of Paramount.

Regional access to the project site is provided by the Long Beach Freeway (I-710), located approximately 1.5 miles to the west, the Glenn Anderson Freeway (I-105), located approximately 1 mile to the north, and the Artesia Freeway (SR-91) located 1.4 miles to the south.

The site's legal address is 15101 Paramount Boulevard. The Assessor Parcel Numbers (APN) applicable to the site are 6270-002-023 and 6270-002-024. The project site is located on the southwest corner of Somerset Boulevard and Paramount Boulevard. The topographic coordinates of the project site are 33°53'45"N; 118°09'40"W. See Exhibits 1 through 3 for the regional location and project location.

2.2 Environmental Setting

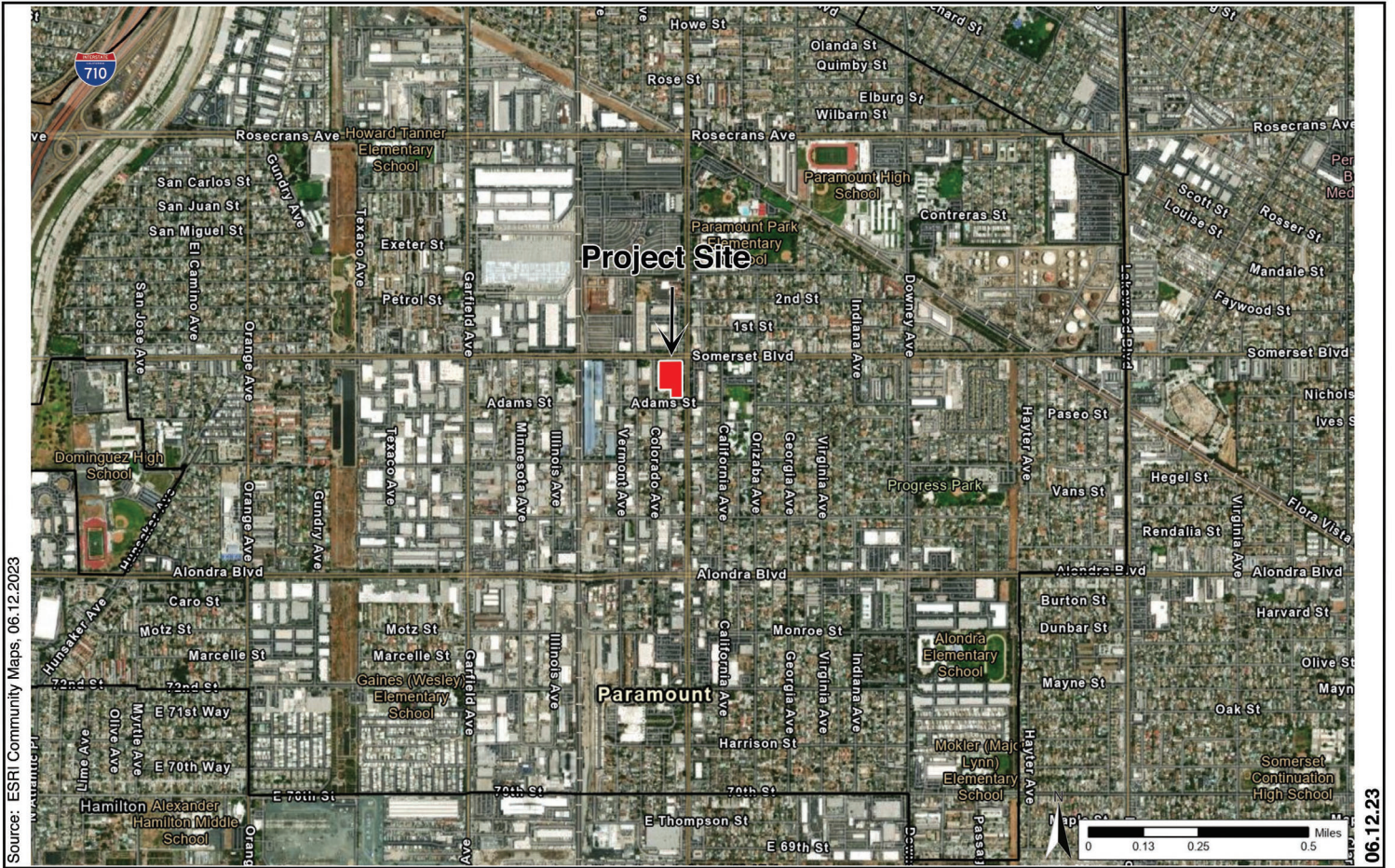
The Project site is currently zoned as Planned Development with Performance Standards (PD-PS) and is located in the Central Business District Area Plan as defined in the General Plan. The site is located in an urban environment and surrounded on all sides by a mix of uses. Land uses and development in the vicinity of the Project site include:

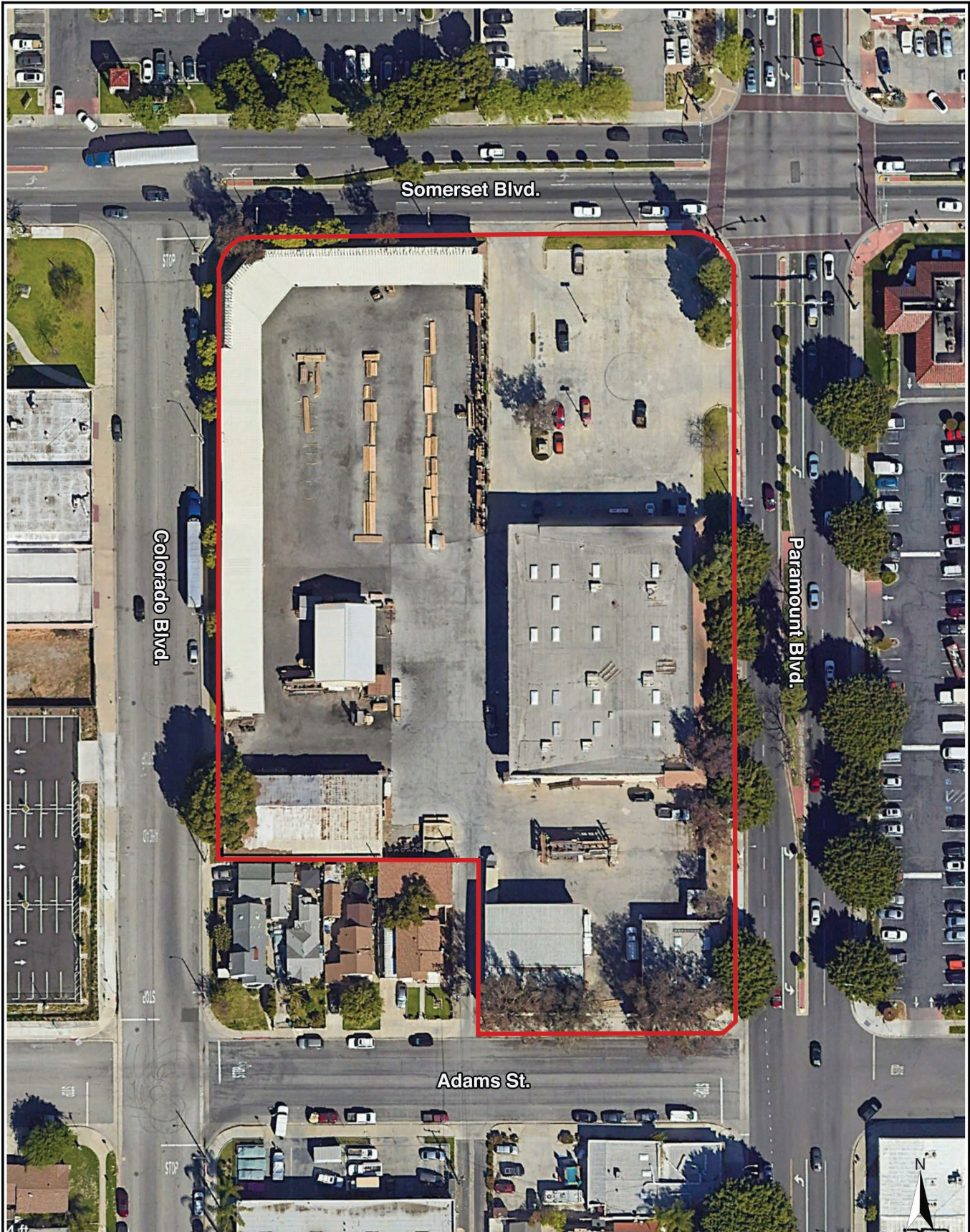
North: Somerset Boulevard, light industrial, commercial retail, and public/government uses (Paramount Sheriff's Station).

East: Paramount Boulevard, commercial retail, restaurants.

South: Single-family residential (immediately adjacent to site), Adams Street, commercial uses, single- and multi-family residential.

West: Colorado Avenue, small park, commercial building, parking lot, and a small vacant lot.





Source: Google Earth Image, 10.2021

06.12.23

Exhibit

2.4 Project Description

The proposed Project involves the redevelopment a 3.3-acre site containing existing commercial and industrial uses. The site currently contains six single-story structures including a hardware store, a lumber supply store, and lumber storage yard structures totaling 40,315 square feet (S.F.). Existing structures will be demolished as part of the Project.

The Project proposes three commercial buildings, separated into three lots, complete with paved drive aisles, sidewalks, and landscaping. The commercial buildings include:

- Building 1 – Retail (Sprouts Market). A 23,256 S.F. retail building and 906 S.F. covered patio. Proposed single-story with maximum building height of 36 feet 8 inches to the peak, and 26 feet 8 inches to top of parapet.
- Building 2 – Drive-Thru Restaurant (Tenant A, Panera Bread) and Fast-Food Restaurant (Tenant B, pending tenant). A 3,200 S.F. drive-thru restaurant with drive-thru service lane (Tenant A), and a 2,048 S.F. fast-food restaurant (Tenant B) for a total of 3,248 S.F. Operations include indoor and outdoor dining, drive-thru (Tenant A), carry-out, and to-go orders. The building is a single-story structure with a maximum building height of 21 feet and 4 inches. The drive-thru lane would extend along the buildings north and west side with a vehicle capacity is 12 vehicles. The menu and speaker box would be located east of the building, facing Somerset Boulevard.
- Building 3 – Drive-Thru Restaurant (Starbucks). A 2,400 S.F. drive-thru restaurant with uncovered outdoor patio space. Operations include indoor and outdoor dining, drive-thru, carry-out, and to-go orders. The menu and speaker box would be located along the building's south side. The building is a single-story structure with a maximum building height of 24 feet. The drive-thru lane would extend along the building's west, south, and east sides with a vehicle capacity is 16 vehicles.

A total of 133 parking stalls would be provided including eight Americans with Disability Act (ADA) spaces, four electric/clean air vehicle spaces, and 24 street parking spaces (Colorado Avenue). Access to the site would be provided by four 28 to 30-foot-wide driveways including two along Colorado Avenue and two along Paramount Boulevard.

Landscaping would be provided in the site's parking lot and along the site's frontages along Somerset Boulevard, Paramount Boulevard, Adams Street, and Colorado Avenue, and would total approximately 0.54 acres. The landscaping will be drought tolerant and will meet the City's Maximum Applied Water Allowance (MAWA) requirements for efficient water use.

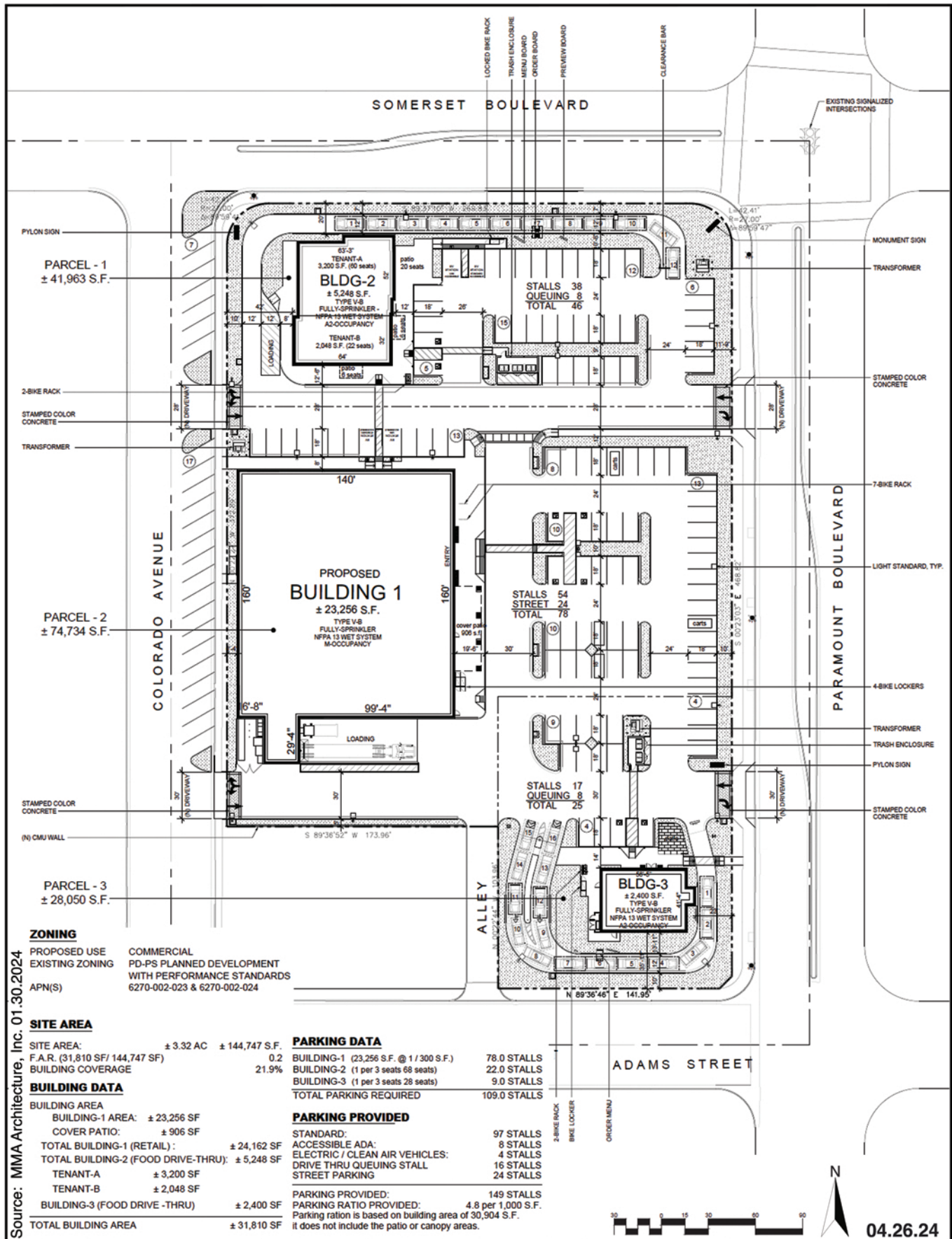
The Project is summarized in Table 1, below. See Exhibit 4 for the Project site plan and Exhibits 5-7 for elevations.

Table 1 Project Summary Table	
Site Area	3.32 acres (144,747 S.F.)
Total Building Area	30,904 S.F.
<i>Building 1 – Retail (Sprouts)</i>	<i>Building: 23,256 S.F. Patio: 906 S.F. (not included in building space)</i>
<i>Building 2 – Drive-Thru (Tenant A, Panera Bread) and Fast-Food Restaurant (no drive-thru) (Tenant B)</i>	<i>Building: 5,248 S.F. Tenant A: 3,200 S.F. Tenant B: 2,048 S.F.</i>
<i>Building 3 – Drive-Thru (Starbucks)</i>	<i>Building: 2,400 S.F.</i>
Maximum Height	37 feet
Parking Spaces	133 spaces
Drive-Thru Lane Capacity	Panera Bread = 12 Starbucks = 16
Landscaping	0.54 acres (23,712 S.F.)

Discretionary Actions

This IS/MND will serve as the CEQA review document for project implementation, including required City approvals, which would include but may not be limited to of the following:

- Conditional Use Permit No. 939 – To allow drive-thru restaurants, outdoor dining seating, and the sale of alcohol (Sprouts market)
- Zone Change No. 244 – Change the PD-PS zone allowable uses on the subject property from industrial to commercial uses
- Development Review No. 23:008 – Review the Project’s consistency with the City’s Zoning Ordinance, particularly the Project’s architectural appeal, design, and functional plan.
- Tentative Parcel Map No. 84335 – To subdivide the site into three parcels.



The image displays the architectural design for the Sprouts Farmers Market building. The top portion is an elevation drawing showing a long, single-story structure with a central gabled section. The gable is green with a dark roof and features the 'SPROUTS FARMERS MARKET' logo. The main facade is light beige with signs for 'FRESH', 'LOCAL', 'ORGANIC', and 'WISCONSIN'. The building has a stone base and a large glass entrance. To the left is a white roll-up door. The bottom portion is a floor plan showing the interior layout, including the entrance area, service counters, and storage areas. Dimensions are provided for various sections of the building.

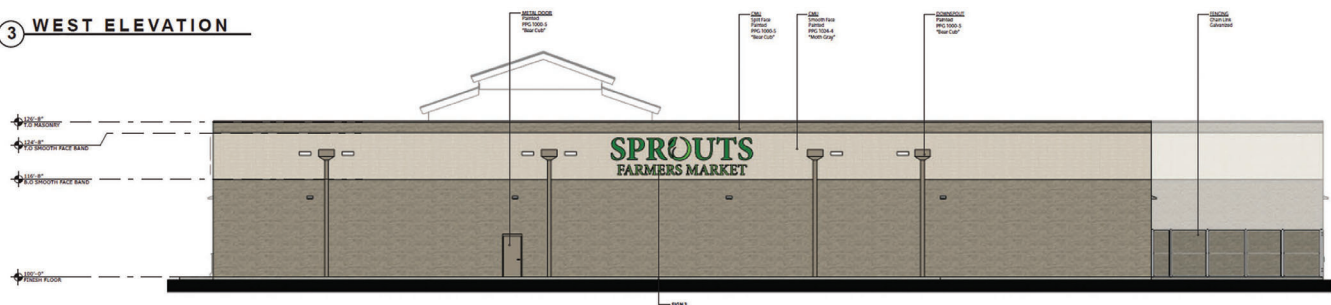
The image displays two architectural drawings. The top drawing is a perspective view of the building's exterior facade, showing a long, low structure with a dark, textured lower section and a lighter upper section. A small entrance is visible on the left. The bottom drawing is a site plan showing the building's footprint, parking areas, and surrounding streets. A north arrow is located in the top left corner of the site plan.

06.12.23



5a

③ WEST ELEVATION



4 NORTH ELEVATION



NOTE: ALL ASPECTS OF THE SIGNAGE, BOTH BUILDING AND SITE, SHALL BE GOVERNED BY SPROUTS' MOST CURRENT PROTOTYPE SIGN STANDARDS MANUAL AND CODE REQUIREMENTS.

Source: MMA Architecture, Inc., 05.09.2023

06.12.23

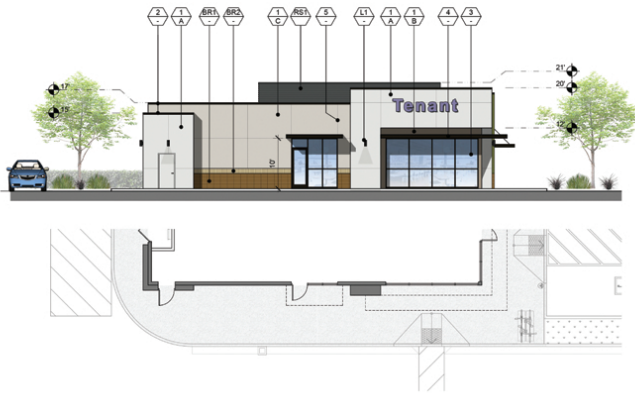


**15101 Paramount Blvd. Redevelopment Project
West and North Elevations: Sprouts Farmers Market
Paramount, California**

Exhibit

5b

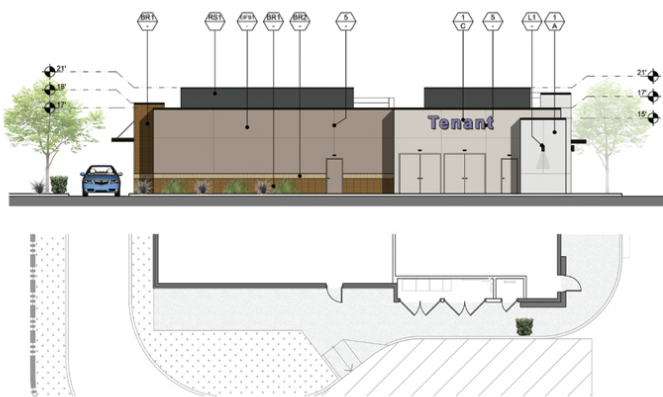
② SOUTH ELEVATION



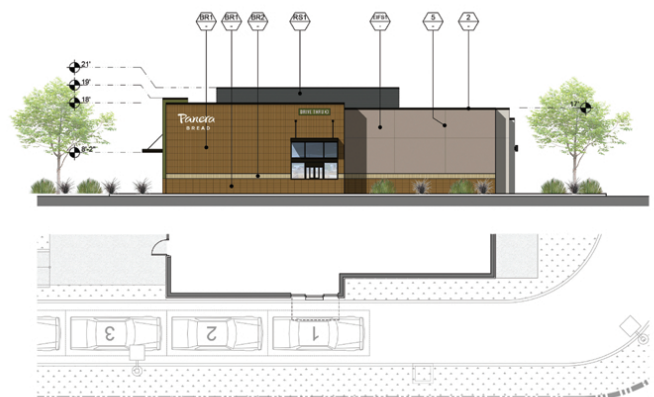
① EAST ELEVATION



③ WEST ELEVATION



④ NORTH ELEVATION



Source: MMA Architecture, Inc., 03.27.2024

04.22.24

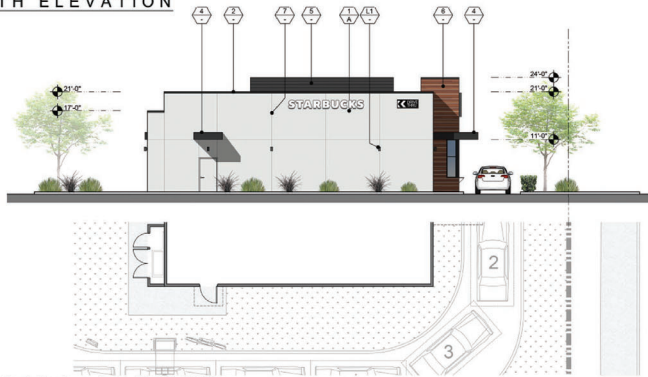
② EAST ELEVATION



① NORTH ELEVATION



③ SOUTH ELEVATION

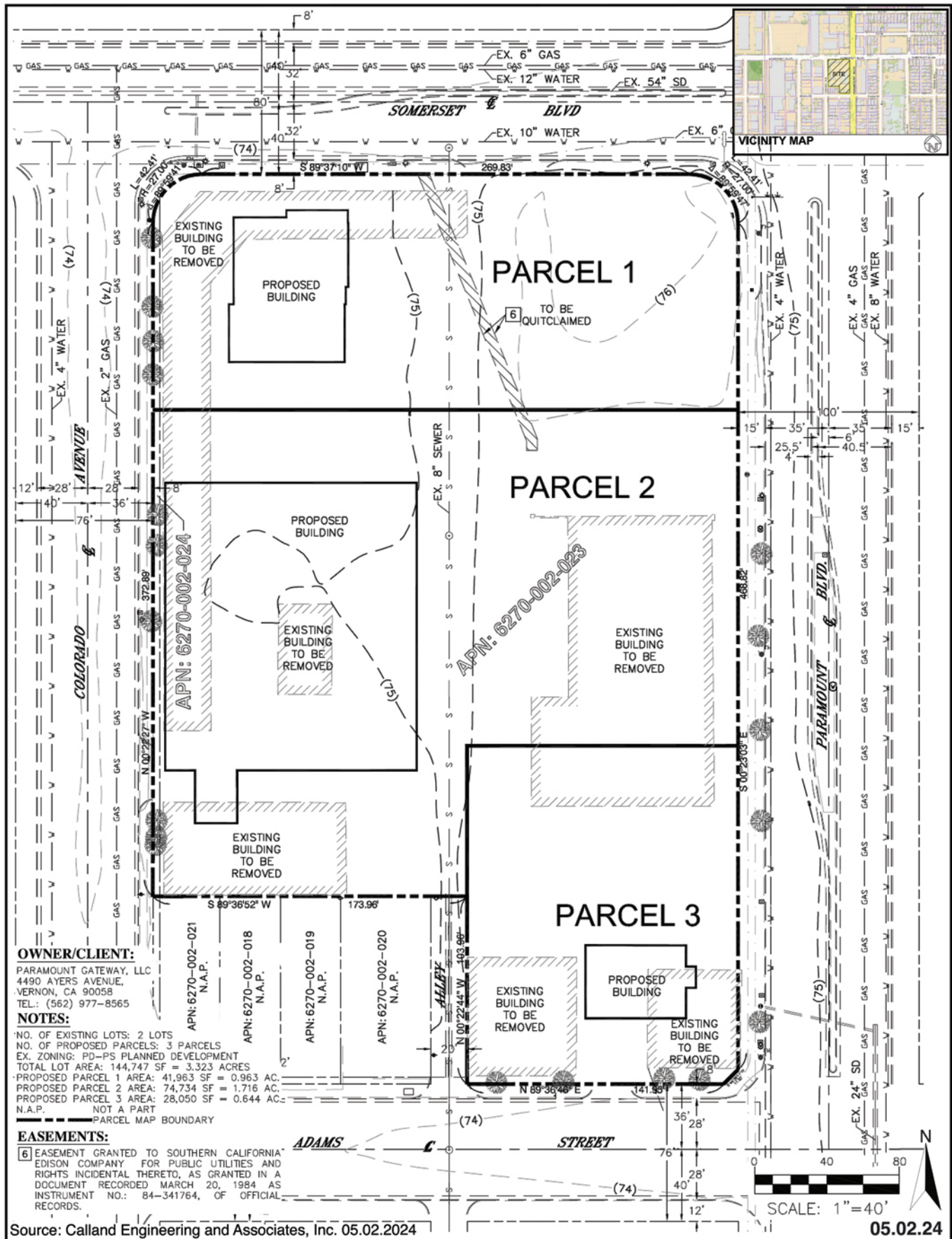


④ WEST ELEVATION



Source: MMA Architecture, Inc., 05.09.2023

06.13.23



TERRA NOVA®
PLANNING & RESEARCH, INC.

15101 Paramount Blvd. Redevelopment Project
Tentative Parcel Map No. 84335
Paramount, California

Exhibit

8

3. Environmental Analysis

This section of the Initial Study analyzes the potential environmental impacts that may result from the proposed Project's implementation. The issue areas evaluated in this Initial Study include the following:

I. Aesthetics	XI. Land Use & Planning
II. Agriculture & Forestry Resources	XII. Mineral Resources
III. Air Quality	XIII. Noise
IV. Biological Resources	XIV. Population & Housing
V. Cultural Resources	XV. Public Services
VI. Energy	XVI. Recreation
VII. Geology & Soils	XVII. Transportation
VIII. Greenhouse Gas Emissions	XVIII. Tribal Resources
IX. Hazards & Hazardous Materials	XIX. Utilities & Service Systems
X. Hydrology & Water Quality	XX. Wildfire
	XXI. Mandatory Findings of Significance

Under each issue area, a description of the thresholds of significance is provided. These thresholds will assist in making a determination as to whether there is a potential for significant impacts on the environment. The analysis considers both the short-term (construction-related) and long-term (operational) impacts associated with the proposed Project's implementation, and where appropriate, the cumulative impacts. To each question, there are four possible responses:

- No Impact. The proposed project will not result in any adverse environmental impacts.
- Less than Significant Impact. The proposed project may have the potential for affecting the environment, although these impacts will be below levels or thresholds that any responsible agencies consider to be significant.
- Less than Significant Impact with Mitigation. The proposed project may have the potential to generate a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of the recommended mitigation measures.
- Potentially Significant Impact. The proposed project may result in environmental impacts that are significant. This finding will require the preparation of an environmental impact report (EIR).

I. AESTHETICS Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Sources: City of Paramount 2007 General Plan; Project materials; Google Earth Pro.

- a) No Impact.** A significant impact may occur if the proposed Project introduces incompatible visual elements within a field of view containing a scenic vista or substantially blocks views of a scenic vista. Scenic vistas are generally described in two ways: panoramic views (visual access to a large geographic area, for which the field of view can be wide and extend into the distance) and focal views (visual access to a particular object, scene, or feature of interest).

The Project site is located in a highly urbanized area of the City. The Project site is currently occupied by existing structures of inconsistent quality. These structures will be demolished with Project implementation. Views from the Project site are largely limited to industrial, commercial, and residential development, including buildings, roadway infrastructure, and lighting. The Project proposes building heights ranging from 22 to 37 feet, which are consistent with building heights in the vicinity. The proposed buildings will be located in different locations than existing buildings, but will not substantially change the mass of buildings on the site. Views from public rights of way would remain similar to those currently experienced by the public.

There are no designated scenic areas near the Project site, and therefore there are no scenic views observable from the site. Thus, the Project would not have a substantial adverse effect on a scenic vista, and no impacts related to scenic vistas would occur as a result of the Project.

- b) No Impact.** A significant impact would occur only if scenic resources would be damaged and/or removed by development of a project. The Project site is currently developed with commercial/industrial uses. No trees, rock outcroppings, or significant historic buildings are located on the Project Site, and the site is not visible from a state scenic highway. Thus, the Project would not substantially damage scenic resources, including, but not limited to, trees, rock

outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a state scenic highway. Therefore, no impacts related to scenic resources would occur as a result of the Project.

- c) **No Impact.** A significant impact would occur if the Project conflicts with applicable zoning or other regulations governing scenic quality.

The Project Site is currently developed with commercial and industrial uses, which includes various corrugated metal and wood-paneled buildings that are outdated in appearance. The Project includes demolition and removal of the existing uses from the Project site and development of new commercial and retail structures. The Project will require a zone change to change the PD-PS zone allowable uses on the subject property from industrial to commercial uses; however, the mass and scale of the allowed and proposed structures are comparable with regard to visual impacts. The proposed buildings would reflect current architecture and design standards and would likely improve the visual character of the Project site. Additionally, the Project is required to undergo Design Review by the City to ensure that the Project complies with applicable design standards. The Project would not conflict with applicable zoning and other regulations governing scenic quality. Therefore, no impacts related to scenic quality would occur as a result of the Project.

- d) **Less Than Significant Impact.** A significant impact may occur if the proposed Project introduces new sources of light or glare on or from the Project site which would be incompatible with the areas surrounding the site, or which pose a safety hazard to motorists utilizing adjacent streets or freeways. The Project site is currently developed with commercial/industrial uses in an urbanized area of the city that contains typical sources of light and glare, including interior/exterior building lighting, street lighting, metal, and glass currently existing on the Project site.

There are single-family residences located immediately south of where Project improvements would occur. These residences currently experience commercial levels of light and glare from the existing uses onsite, which are shielded to some extent by walls and building structures.

The proposed Project will be required to abide by the City's building codes and lighting ordinance, which requires proper shielding of light sources and prohibits light spillage on adjacent properties. A lighting plan will be submitted and approved prior to development, and all required Code standard measures will be applied. Thus, the Project would not create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area. Therefore, Project impacts related to light and glare would be less than significant.

Mitigation Measures: None required.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Sources: California Important Farmland Finder, Los Angeles 2018, California Department of Conservation. <https://maps.conservation.ca.gov/dlrp/ciff/>

a-e) No Impact.

Prime Farmland: According to the California Important Farmlands mapping provided by the California Department of Conservation, the Project site is designated as "Urban and Built-Up Land." No prime or unique farmland, or farmland of statewide importance exists on the Project site or in the Project vicinity. The Project site is not located on or near any property zoned or otherwise intended for agricultural uses. As such, the Project would not convert farmland to nonagricultural use. No impact would occur.

Williamson Act: The Project site and surrounding properties are designated for urban uses in the General Plan and Zoning Ordinance. No land on or near the Project site is under a Williamson Act contract. Therefore, the Project would not conflict with any zoning for agricultural uses or a Williamson Act Contract. No impact would occur.

Forest Land: The Project site is located in an urbanized area and designated for industrial and commercial uses in the PD-PS zone. Neither the subject site nor surrounding lands contain forest land, timberland, or timberland zoned for timberland production. Therefore, the Project would not rezone forest land or timberland as defined by the Public Resources Code. It would not result in the conversion of forest land to non-forest uses or changes to the environment that could result in such a conversion. No impact would occur.

In summary, the site is currently developed and designated for industrial uses in the Planned Development with Performance Standards (PD-PS) zone. There are no existing or mapped agricultural or forestry resources within the Project site, and such uses are not proposed as part of the Project. No agricultural lands will be impacted by the Project.

Mitigation Measures: None required.

III. AIR QUALITY Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) 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?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

Sources: CalEEMod Version 2022.1.1.18; SCAQMD CEQA Air Quality Handbook (1993); SCAQMD 2022 AQMP.

The project site is located in the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). As the local air quality management agency, the SCAQMD is required to monitor air pollutant levels to ensure that state and federal air quality standards are met, and if they are not met, to develop strategies to meet the standards. All development within the SCAB is subject to SCAQMD's 2022 Air Quality Management Plan (2022 AQMP).

Criteria air pollutants are contaminants for which state and federal air quality standards have been established. Depending on whether or not air quality standards are met or exceeded, the Basin is classified as being in "attainment" or "nonattainment." The part of the Basin within which the project site is located is in nonattainment for both the federal and state standards for ozone (extreme), and PM_{2.5} (serious).¹ Ambient air quality in the SCAB, including the project site, does not exceed state and federal standards for carbon monoxide, nitrogen dioxides, PM₁₀, sulfur dioxide, sulfates, hydrogen sulfide, or Vinyl Chloride.

Buildout of the proposed Project will result in air quality impacts during construction and operation. The California Emissions Estimator Model (CalEEMod) Version 2022.11.20 was used to project air quality emissions that will be generated by the Project (Appendix A).

- a) No Impact.** Under CEQA, a significant air quality impact could occur if the project is not consistent with the applicable Air Quality Management Plan (AQMP) or would obstruct the implementation of the policies or hinder reaching the goals of that plan. The project site is located within the SCAB and will be subject to SCAQMD's 2022 AQMP which is a comprehensive plan that establishes control strategies and guidance on regional emission reductions for air pollutants. The AQMP was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) and is based, in part, on the land use plans of the jurisdictions in the region. The project site is currently zoned as Planned Development

¹ U.S. EPA Green Book. Data current as of July 31, 2023.

with Performance Standards (PD-PS) which is within the General Plan's Central Business District Area Plan and allows a mix of commercial, retail, and industrial uses. The AQMP factored industrial and commercial land uses on this site into its Plan. The Project proposes suitable commercial uses and is therefore compatible with the 2022 AQMP assumptions.

The SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments, and cooperates actively with all State and federal government agencies. SCAG adopted the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020 RTP/SCS) to comply with the metropolitan planning organization (MPO) requirements under the Sustainable Communities and Climate Protection Act. The Growth Management chapter of the RTP/SCS forms the basis of land use and transportation controls of the AQMP. Projects that are consistent with the projections of population forecasts are considered consistent with the AQMP. The proposed Project would be developed in accordance with all applicable rules and regulations contained in those plans in an effort to meet the applicable air quality standards, because the commercial use, including high density residential, and its associated job creation potential were included in the SCAG analysis.

In conclusion, although the proposed Project would contribute to impacts to air quality, as discussed below, it would not conflict with or obstruct the implementation of an applicable air quality plan because its commercial characteristics were included in the development of regional plans. No impact is anticipated.

- b) **Less Than Significant Impact.** A project is considered to have significant impacts if there is 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. As previously stated, the SCAB is currently a non-attainment area for PM_{2.5} and ozone. Therefore, if the Project's construction and/or operational emissions exceed SCAQMD thresholds for PM_{2.5} and ozone precursors, which include carbon monoxide (CO), nitrous oxides (NO_x), and volatile/reactive organic compounds/gases (VOC or ROG), then impacts would be cumulatively considerable and significant.

The California Emissions Estimator Model (CalEEMod) Version 2022.1.1.18 was used to project air quality emissions that will be generated by the proposed Project (Appendix A). Criteria air pollutants will be released during the demolition, construction, and operational phases of the Project, as shown in Tables 2 and 3. Table 2 summarizes short-term construction-related emissions, and Table 3 summarizes ongoing emissions generated during operation.

Construction Emissions

Project buildout is anticipated to take up to 1.5 years. The construction period includes all aspects of Project development, including site preparation, grading, paving, building construction, and application of architectural coatings.

As shown in Table 2, emissions generated by demolition and construction activities will not exceed SCAQMD thresholds for any criteria pollutant. The analysis assumes a net export of 300 cubic yards of dirt/soil materials per the Project's preliminary grading plan. Applicable standard requirements and best management practices include, but are not limited to, the implementation of a dust control and management plan in conformance with SCAQMD Rule 403, phased application of architectural coatings, and the use of low-polluting architectural paint and coatings per SCAQMD Rule 1113.

Table 2
Maximum Daily Construction-Related Emissions Summary
(pounds per day)

Construction Emissions¹	CO	NO_x	ROG	SO₂	PM₁₀	PM_{2.5}
Daily Maximum	34.2	36.00	8.78	0.05	3.81	2.16
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds?	No	No	No	No	No	No

Source: CalEEMod Version 2022.1.1.20 (output tables provided in Appendix A).

Given that criteria pollutant thresholds will not be exceeded, and standard best management practices will be applied during demolition and construction, impacts will be less than significant.

Operational Emissions

Operational emissions are ongoing emissions that will occur over the life of the Project. They include area source emissions, emissions from energy demand (electricity), and mobile source (vehicle) emissions. The site is currently occupied by a hardware store and lumber storage yard that generates operational emissions. CalEEMod was used to estimate existing operational emissions, which have been subtracted from Project emissions to provide net operational emission totals.

According to the Project traffic impact analysis (Appendix C), the Project will generate approximately 5,882 daily trips (see Section XVII, Transportation). The existing hardware store currently generates 387 trips. Therefore, the Project would generate 5,495 net daily trips. Table 3 summarizes projected net emissions during operation of the Project at build out. As shown, operational emissions will not exceed SCAQMD thresholds of significance for any criteria pollutants for operations. Impacts will be less than significant.

Table 3
Maximum Daily Operational-Related Emissions Summary
(pounds per day)

	CO	NO_x	ROG	SO₂	PM₁₀	PM_{2.5}
Proposed Project	84.5	9.18	18.4	0.15	12.6	3.3
<i>Existing Operations</i>	<i>-15.3</i>	<i>-1.40</i>	<i>-2.74</i>	<i>-0.03</i>	<i>-2.49</i>	<i>-0.65</i>
Net Daily Emissions	69.20	7.78	15.66	0.12	10.11	2.65
SCAQMD Thresholds	550.00	55.00	55.00	150.00	150.00	55.00
Exceeds?	No	No	No	No	No	No

Source: CalEEMod Version 2022.1.1.18 (output tables provided in Appendix A).

Cumulative Contribution – Non-Attainment Criteria Pollutants:

Given the dispersing nature of pollutant emissions and aggregate impacts from neighboring jurisdictions, cumulative air quality is evaluated at a regional scale. As previously stated, the SCAB is a designated non-attainment region for PM_{2.5} and ozone. Any development resulting in emissions of PM_{2.5}, ozone, or ozone precursors, will, to some extent, contribute to the region's existing non-attainment.

The SCAQMD does not currently provide thresholds of significance for the cumulative emissions of multiple projects. A project's potential cumulative contributions can instead be analyzed using the criteria for project-specific impacts. This method assumes that if an individual development generates less than significant construction and operational emissions, then it would not generate a cumulatively considerable increase in non-attainment criteria pollutants.

The Project is located in a non-attainment area for PM_{2.5} and ozone. The emission of ozone precursors, such as CO, NO_x, and ROG would also contribute to the region's ozone non-attainment. As shown in Tables 2 and 3, above, the Project's emissions of CO, NO_x, ROG, and PM_{2.5} are projected to be below the SCAQMD thresholds for project impacts. Standard best practices would be implemented in accordance with the SCAQMD rules, including dust control measures per Rule 403. Therefore, while the Project would contribute to incremental increases in emissions of criteria pollutants for which the region is in non-attainment, the Project's impact on regional PM_{2.5} and ozone levels would not be cumulatively considerable.

Summary:

The construction and operation of the proposed Project would result in emissions below the SCAQMD thresholds for criteria pollutants. The Project is also not anticipated to make significant contributions to the region's existing air quality violations. Therefore, the Project's impacts would be less than significant and would not be cumulatively considerable.

- c) **Less Than Significant Impact.** Sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, hospitals, and other land uses occupied by individuals who are potentially more sensitive to pollutants than the average. The nearest sensitive receptors to the Project site are the single-family residences located immediately adjacent to the southern boundary of the site.

To determine if a project has the potential to generate significant adverse localized air quality impacts, SCAQMD offers Localized Significance Thresholds (LST) analysis. Analysis of LSTs by a local government is voluntary and is designed for projects that are less than or equal to 5 acres. For purposes of analysis, the 2-acre Mass Rate Look-Up table is appropriate under the SCAMD's methodology to screen for potential localized air quality impacts.²

The Mass Rate Look-Up tables for LSTs were used to determine if the proposed Project would have the potential to generate significant adverse localized air quality impacts during construction. The LST for Source Receptor Area (SRA) 5 was used to determine LST emission thresholds. The distance from the emission source and the maximum daily site disturbance also determines the emission thresholds. Table 4 shows that LST thresholds are not expected to be exceeded for any criteria pollutant during construction or operation. Impacts to sensitive receptors will be less than significant.

² SCAQMD "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds."

Table 4
Localized Significance Thresholds
25 Meters, 2 Acres
(pounds per day)

	CO	NO _x	PM ₁₀	PM _{2.5}
Construction Emissions	34.2	36.00	3.81	2.16
LST Threshold	861	114	7	4
Operational - Area Emissions	1.75	0.01	<0.005	<0.005
LST Threshold	861	114	2	1
Exceeds Threshold?	No	No	No	No
Source of Emission Data: CalEEMod version 2022.1.1.20 (output tables provided in Appendix A).				
Source of LST Threshold: LST Mass Rate Look-up Table, SRA No.5, 25 meters, 2 acres, SCAQMD				

Health Impacts

As shown in the analysis above, construction and operation of the proposed Project will result in criteria emissions that are below the SCAQMD significance thresholds, and neither would violate any air quality standard or contribute substantially to an existing or projected air quality violation.

It is not scientifically possible to calculate the degree to which exposure to various levels of criteria pollutant emissions will impact an individual's health. There are several factors that make predicting a Project-specific numerical impact difficult:

- Not all individuals will be affected equally due to medical history. Some may have medical predispositions, and diet and exercise levels tend to vary across a population.
- Due to the dispersing nature of pollutants, it is difficult to locate and identify which group of individuals will be impacted, either directly or indirectly.
- There are currently no approved methodologies or studies to base assumptions on, such as baseline health levels or emission level-to-health risk ratios.

Due to these limitations, the extent to which the Project poses a health risk is uncertain but unavoidable. However, since it is anticipated that the impacts associated with all criteria pollutants will be less than significant overall, health effects will also be less than significant.

- d) Less Than Significant Impact.** A significant impact could occur if objectionable odors are generated that would adversely impact sensitive receptors. Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as in sewage treatment facilities and landfills. The Project proposes commercial and restaurant uses, and as such, no odors from industrial uses are anticipated.

During construction, odors associated with construction activities, particularly paving, will be generated. However, any such odors would be short-term and quickly dispersed below detectable levels as distance from the construction site increases. The proposed Project proposes drive-thru restaurants which would involve food preparation and could result in cooking exhaust, smoke, and related food waste. The onsite restaurants would be required by law to provide a hood system that consists of particulate filtration for smoke, gas filtration for gases/odors, and a blower to move the air into the hood, through the air cleaning equipment, and then outdoors. These standard

requirements would limit potential objectionable odor impacts during the proposed project's long-term operations phase. Therefore, impacts from objectionable odors are expected to be less than significant.

Mitigation Measures: None required.

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, 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 Game or U.S. Fish and Wildlife Service?			X	
b) 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 Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

- a) Less Than Significant Impact.** The Project site is in an urbanized area of the city and the Project site is fully developed with industrial and commercial uses. No sensitive biological resources are expected to exist at the Project Site or in the immediate vicinity of the site. There are no natural open space areas within several miles of the site, and all surrounding lands are developed in urban uses. The site and surrounding areas contain ornamental landscaping, which is likely to harbor common species for the area.

The Project site's ornamental landscaping could support nesting birds. Should removal of vegetation for development of the Project occur during nesting season (typically February 15 through September 15), City permitting for specific development projects would require implementation of nesting bird surveys as required by the Federal Migratory Bird Treaty Act (MBTA) of 1918 (Code of Federal Regulations, Title 50, § 10.13) and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code. Adherence to standard City requirements will ensure

all potential impacts to nesting birds are avoided. Therefore, impacts related to this issue are considered less than significant.

- b) **No Impact.** The Project site is in an urbanized area of the city and is fully developed with industrial and commercial uses. No riparian habitat or other sensitive natural community exists at the Project Site or in the immediate vicinity of the site. Thus, the Project would not 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. Therefore, no impacts related to this issue would occur as a result of the Project.
- c) **No Impact.** The Project site is in an urbanized area of the city and the Project site is fully developed with industrial and commercial uses. No wetlands exist at the Project Site or in the immediate vicinity of the site. Thus, the Project would not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Therefore, no impacts related to this issue would occur as a result of the Project.
- d) **No Impact.** The Project site is in an urbanized area of the city and the Project site is fully developed with industrial and commercial uses. The Project Site is no part of a migratory wildlife corridor or native wildlife nursery. Nor is the Project site adjacent to any native open space or similar nature area. Thus, the Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Therefore, no impacts related to this issue would occur as a result of the Project.
- e) **Less than Significant Impact.** The Project site currently contains ornamental landscaping along the site boundaries within the public right-of-way that will be removed as part of proposed site improvements. The City's Public Works Department will determine the manner in which public right-of-way trees will be removed and the Project's proposed landscape plan will be reviewed prior to the issuance of building permits to ensure it meets the applicable City standards. The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, impacts related to this issue would be less than significant.
- f) **No Impact.** The Project site is not subject to a Habitat Conservation Plan, a Natural Community Conservation Plan, or other similar plan. Therefore, the Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impacts related to this issue would occur as a result of the Project.

Mitigation Measures: None required.

V. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Disturb any human remains, including those interred outside of formal cemeteries?				X

Sources: California Office of Historic Preservation.

- a) **No Impact.** The Project site is currently developed with industrial and commercial uses, including a lumber yard and hardware store that will be demolished as part of the Project. A significant impact could occur if the Project would disturb historic resources that presently exist on the Project site.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local General Plan or historic preservation ordinance. The State, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are considered to be historically significant. A search through the California Office of Historic Preservation, California Historical Resources database indicated that the existing buildings located on-site are not listed in the National or California Registrar.³ Neither are the buildings cited in the General Plan or other local documentation as being locally significant. As a result, no impacts to historic structures will occur.

- b) **Less than Significant Impact.** Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin. The city will contact Tribal representatives as part of the AB 52 consultation process described in Section XVIII (Tribal Cultural Resources) of this Initial Study.

The Project site is located in an urbanized area of the city and is currently developed with existing industrial and commercial uses. The Project includes the demolition and removal of the existing buildings and redevelopment of the site. The Project does not include any subterranean levels, so no significant depth of excavation of the Project site beyond that needed for demolition and new footings would occur.

The Project would require minor grading, resulting in the export of approximately 1,250 cubic yards of soil. No archaeological resources are known to exist at the Project site, and the long-time development on the site would likely have excavated to similar depths, without result. Due to the disturbed nature of the site, and the lack of resources known to occur in the Project vicinity, impacts to archaeological resources are expected to be less than significant.

³ California Office of Historic Preservation, <https://ohp.parks.ca.gov/listedresources/>. Accessed August 2023.

- c) **No Impact.** No cemeteries or human remains are known to occur onsite. It is unlikely that human remains will be uncovered during Project development, given the long-existing development of the property. However, should human remains be uncovered, California law requires that all activity cease and local law enforcement and the coroner be notified to determine the nature of the remains and whether Native American consultation is needed. This requirement of law assures that there will be no impact to cemeteries or human remains.

Mitigation Measures: None required.

VI. ENERGY	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

- a, b) **Less than Significant Impact.** Primary energy sources include fossil fuels (e.g. oil, coal, and natural gas), nuclear energy, and renewable sources (e.g. wind, solar, geothermal and hydropower). The site is served by Southern California Edison (SCE) for electricity and Southern California Gas Company (SoCalGas) for natural gas.

Energy resources would be utilized during both construction and operational activities. Construction-related energy demand comes from the operation of demolition and construction equipment and the manufacturing of construction materials. Fuel consumed by heavy equipment, such as petroleum and diesel, would be the primary energy resource expended over the course of both demolition and construction. However, petroleum and diesel use during construction would be temporary and minimal and would not be wasteful or inefficient.

Operational energy demand primarily comes from building/site lighting, and HVAC systems. These systems have been in use on the site for the existing buildings, although the age of these structures makes it likely that they operate at a less efficient level than those proposed for the Project. All commercial structures will be constructed in accordance with the City's Building Code and related construction codes (Title 15 – Building and Construction of the Paramount Municipal Code), and with Part 6 and Part 11 of Title 24 of the California Code of Regulations. Title 24 requires that new buildings reduce water consumption, increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. Adherence to Title 24 will ensure the most efficient construction/building technologies are used, which will benefit overall building operations, ensure energy efficiency, and reduce wasteful and unnecessary consumption of energy resources. The proposed Project will conform to all pertinent energy conservation requirements. These requirements of law assure that future buildings on the site will not waste energy.

Operation would also result in the consumption of petroleum-based fuels related to vehicular travel to and from the Project site. The Project will not interfere with increased fuel efficiency standards and will not result in wasteful, inefficient, or unnecessary consumption of transportation energy resources during operation.

SCE is committed to promoting renewable energy generation for its own operations and throughout the State and local communities. In 2019, about 48% of the power delivered to SCE customers came from carbon-free sources.⁴ SCE's Pathway 2045 provides a roadmap to achieving statewide carbon neutrality that requires decarbonization of the State's economy, including the

⁴ Website. Southern California Edison, <https://www.scecleanenergy.com/>. Accessed August 2023.

electric sector, natural gas and low-carbon fuels, transportation, and building construction and operation efficiencies.⁵

SoCalGas is also committed to energy and climate sustainability and investing in a diverse portfolio of technologies and applications to decarbonize, including the use of cleaner fuels like renewable natural gas. SoCalGas aspires to achieve net zero GHG emissions in both operations and delivery of energy by 2045.

The efficiency measures being implemented by both SCE and SoCalGas will assure that energy use at the site will have less than significant impacts on energy consumption.

Mitigation Measures: None required.

⁵ “Pathway 2045,” by Southern California Edison, November 2019. <https://www.edison.com/home/our-perspective/pathway-2045.html>. Accessed August 2023.

VII. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic related ground failure, including liquefaction?		X		
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or 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) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?		X		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

Sources: Report of Geotechnical Investigation Proposed Buildings, 15101 Paramount Boulevard, prepared by Garcrest Engineering and Construction, INC. June 26, 2023; Paramount Commercial Low Impact Development, prepared by NA Civil, July 2023; CA Department of Conservation EQ Mapp: California Earthquake Hazards Zone Application. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>.

- a.i) No Impact.** Major active faults are located to the south and west of the City. Based on current mapping available from the California Geological Survey (CGS), there are no known Alquist-Priolo Earthquake Fault Zones within the City limits. The nearest fault zone is the Newport

Inglewood Fault located approximately five miles southwest of the Project site.⁶ Therefore, impacts related to rupture of a known earthquake fault would not occur, and there will be no impact.

- a.ii) **Less Than Significant Impact.** The Project is located in a seismically active region and would experience seismic ground shaking in the event of an earthquake. As stated previously, the closest active fault to the Project site is the Newport Inglewood fault. The Project applicant would be required to design and construct the Project in conformance to the most recently adopted Building Code standards and applicable recommendations made in the Geotechnical Investigation Report prepared for the Project (please see Appendix B). Conformance with the City's current Building Code standards would minimize the potential for structural failure, injury, and loss of life during an earthquake event and thus, not cause or accelerate geologic hazards or expose people to substantial risk of injury. Therefore, Project impacts related to groundshaking would be less than significant.
- a.iii) **Less than Significant with Mitigation.** Seismically induced liquefaction is the loss of soil strength caused by a sudden increase in pore water pressure shortly after an earthquake. Liquefaction is a phenomenon associated with shallow groundwater combined with the presence of loose, fine sands and/or silts within a depth of 50 feet below grade or less. Lateral spreading is a form of liquefaction-related hazard.

According to the Geotechnical Investigation Report, groundwater was encountered in on-site borings at a depth of approximately 44 to 48 feet below grade. The investigation also found some onsite soils may have susceptibility to seismically-induced liquefaction settlement. Based on the liquefaction analysis, the estimated settlements are considered high and exceed tolerable limits in their current state for conventional spread foundations and may require support from alternative foundation systems, or through ground modification techniques. Provided that grading, structural foundations, and other development plans for the Project site are designed in accordance with recommendations set forth in the Geotechnical Investigation Report (Mitigation Measure GEO-1), Project-related impacts from seismic-related ground failure will be less than significant.

- a.iv) **No Impact.** The Project site is not susceptible to landslides due to its relatively flat terrain and distance from mountainous slopes and hillsides. No impact will occur.
- b) **Less than Significant Impact.** The site is currently developed with impervious surfaces and landscaping. The entire site will be redeveloped as part of the Project, including pavement and landscaping, which would minimize soil erosion. The Project's construction will not result in soil erosion. In compliance with Chapter 8.20 of the City's Municipal Code, the Project applicant has prepared a Low Impact Development (LID) report. The LID report contains construction and post-construction Best Management Practices (BMPs) that would minimize erosion during the project's construction and operation.

Per Chapter 8.20 of the City's Municipal Code, no person shall commence any construction activity for which a permit is required by Chapter 15.04 of the Municipal Code without implementing all stormwater and runoff pollution mitigation measures required by that permit. Project contractors must adhere to the minimum BMPs for the construction site. These BMPs may

⁶ California Earthquake Hazards Zone Application. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>.

include the limiting of grading during rain events; planting vegetation on slopes; covering slopes susceptible to erosion; maintaining stockpiles of soil onsite; and containing runoff, spills, and equipment onsite. Adherence to the “good housekeeping practice” provisions and the construction BMPs will ensure that all potential impacts remain at a level that is less than significant.

c) Less than Significant with Mitigation.

Subsidence

As discussed above, the Project site is expected to be subject to liquefaction hazards, including seismically-induced settlement and seismically-induced lateral displacement. The Project applicant would be required to design and construct the Project in conformance to the most recently adopted Building Code standards, applicable recommendations made in the Geotechnical Investigation Report, and any final updates recommended in conjunction with grading and building permits. Therefore, Project impacts related to geologic/soil instability would be less than significant with implementation of Mitigation Measures GEO-1.

Landslide and Rockfall

See Response VII.a.iv, above.

Liquefaction and Dry Sand Settlement

See Response VII.a.iii, above.

Hydrocollapsible Soils

Hydrocollapsible soils are subject to collapse upon the introduction of water. The volume of collapsible soils reduces when the pores in the soil become saturated, causing loss of grain-to-grain contact. Collapsible soils can cause uniform or differential damage to foundations and walls built on this soil type. Based on the results of the Geotechnical Investigation Report, the onsite soils do not exhibit a significant collapse potential, and impacts are expected to be less than significant.

- d) Less than Significant Impact with Mitigation.** The native soils encountered at the site generally consist of medium stiff to very stiff sandy silt and medium dense to dense silty sand and sand soils. There does not appear to be expansive clays or soils exhibiting shrink-swell characteristics onsite. Nonetheless, adherence to the recommendations set forth in the Geotechnical Investigation Report (Mitigation Measure GEO-1) will assure all geotechnical issues are appropriately addressed, including removal and recompaction of collapsible or weak soils during the grading phase. Compliance with recommendations in the Geotechnical Investigation Report will ensure Project impacts are less than significant.
- e) No Impact.** The subject property is in an urban area that is served by a community sewer system, and the proposed Project will be connected to the sewer system. The Project will not result in new septic tanks or alternative wastewater disposal systems. No impact will occur.
- f) No Impact.** The Project site is currently developed, and onsite soils have been heavily disturbed due to previous grading. The Project will require minor grading but does not include any subterranean levels, so no substantial excavation of the Project site would occur. Due to the extensive disturbance that has already occurred onsite, no paleontological resources or geologic features are anticipated to be encountered during the Project’s construction phase. As a result, no impacts to paleontological resources will occur.

Mitigation Measures:

- GEO-1** Development of the Project shall adhere to the recommendations set forth in the Project-specific Geotechnical Investigation (see Appendix B of this document).

Monitoring:

- GEO-A** The City shall review and approve grading and building plans prior to the issuance of ground disturbing permits to ensure plans adhere to the recommendations set forth in the Project Geotechnical Investigation Report.

Responsible Parties: Project applicant, construction manager, Planning Department, City Engineer.

VIII. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Certain gases in the earth's atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. Prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated compounds. GHGs are emitted during natural and anthropogenic (human-caused) processes. Anthropogenic emissions of these GHGs in excess of natural ambient concentrations are responsible for intensifying the greenhouse effect and have led to a trend of unnatural warming of the earth's climate, known as global climate change or global warming.

State laws, such as Assembly Bill 32 (AB 32) and Senate Bill 32 (SB 32), require cities to reduce greenhouse gas emissions to 1990 levels by the year 2020. SB 32 is the extension of AB 32 and requires the state to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030. The City of Paramount adopted a Climate Action Plan (2021) that is consistent with the goals of AB 32 and S-3-05, which calls for a statewide GHG emission reduction to 80% below 1990 levels by 2050.

a, b) Less than Significant Impact. The proposed Project will generate GHG emissions during both construction and operation. As described in Section III (Air Quality), the California Emissions Estimator Model (CalEEMod) Version 2022.1.1.20 was used to project the Project's air quality emissions, including greenhouse gas emissions (Appendix A). Applicable standard requirements and best management practices (BMPs) were included in the model, including the implementation of a dust control and management plan in conformance with SCAQMD Rule 403, phased application of architectural coatings, and the use of low-polluting architectural paint and coatings per SCAQMD Rule 1113. Projected short-term construction and annual operational GHG emissions associated with Project buildout are described below and shown in Table 5.

Construction Emissions

Construction activities, including operation of construction equipment, employee commute, and material hauling, will generate short-term GHG emissions. As shown in Table 6, the Project is projected to generate 646 MTCO₂e of GHG emissions during the 1.5-year construction period. There are currently no construction related GHG emission thresholds for commercial projects of this nature. To determine if construction emissions will result in a cumulatively considerable impact, buildout GHG emissions were amortized over a 30-year period and added to annual operational emissions to be compared to applicable GHG thresholds (see Table 6, below).

Operational Emissions

The Project site currently generates GHG emissions associated with the existing hardware and lumber store activities on the site. This analysis was prepared to determine the net increase associated with the replacement of the existing uses by the proposed Project. Existing GHG emissions were estimated, and are shown in Table 5.

Table 5
Existing Use: Projected GHG Emissions Summary
(metric tons/year)

Operational Emissions Sector	CO ₂ e (MT/YR)
Area	0.82
Energy	109
Mobile	316
Waste	140
Water	9.08
Refrigerants	0.03
Total	574.93

Emission Source: CalEEMod Version 2022.1.1.20.

At buildout, there are five emission source categories that will be contributing either directly or indirectly to operational GHG emissions, including energy/electricity usage, water usage, solid waste disposal, area emissions (pavement and architectural coating off-gassing), and mobile sources. Table 6 provides a summary of the projected short-term construction and annual operational GHG generation associated with buildout of the proposed Project.

Table 6
Proposed Project: Projected GHG Emissions Summary
(metric tons/year)

Phase	CO ₂ e (MT/YR)
Construction	
2024	245
2025	303
Construction Total:	548
Operational	
Area	0.63
Energy	236
Mobile	2,437
Waste	68.4
Water	9.0
Refrigerants	800
Construction, 30-year amortized ¹	18.26
Operational Subtotal (Proposed)	3,569.29
Emissions from existing use	-574.93
Project Net Emissions (including 30-year amortized construction, with existing emissions subtracted)	2,994.36
SCAQMD Tier 3 Threshold	3,000
Exceeds?	No

¹ Buildout construction GHG emissions amortized over 30 years. 548/30 = 18.27

Emission Source: CalEEMod Version 2022.1.1.20.

On December 5, 2008, the SCAQMD formally adopted a greenhouse gas significance threshold of 10,000 MTCO₂e/yr that only applies to industrial uses' stationary sources where SCAQMD is the lead agency (SCAQMD Resolution No.08-35). This threshold was adopted based upon an October 2008 staff report and draft interim guidance document that also recommended a threshold for all projects using a tiered approach. It was recommended by SCAQMD staff that a project's greenhouse gas emissions would be considered significant if it could not comply with at least one of the following "tiered" tests:

- Tier 1: Is there an applicable exemption?
- Tier 2: Is the project compliant with a greenhouse gas reduction plan that is, at a minimum, consistent with the goals of AB 32?
- Tier 3: Is the project below an absolute threshold (10,000 MTCO₂e/year for industrial projects; 3,000 MTCO₂e/year for residential and commercial projects)?
- Tier 4: Is the project below a (yet to be set) performance threshold?
- Tier 5: Would the project achieve a screening level with off-site mitigation?

As shown in Table 6, the proposed Project will generate net emissions that are lower than the SCAQMD threshold under Tier 3 of SCAQMD's tiered GHG analysis recommendations. Therefore, the Project's impacts on GHG emissions will be less than significant.

Consistency with GHG Reduction Plans

The City adopted its 2021 Climate Action Plan (CAP) in July 2021. The CAP establishes a community-wide reduction target for 2030 of 40% below baseline emissions (2010), consistent with California's statewide goal to achieve a 40% reduction by 2030, as mandated by SB 32, and with guidance from OPR.⁷ The City's baseline (2010) emissions are 374,797 MTCO₂e. To achieve the 40% emissions reduction target, the City needs to reduce emissions by 149,919 MTCO₂e for an annual total of 224,878 MTCO₂e by 2030. The CAP found that 112,471 MTCO₂e could be reduced from state measures, 4,116 MTCO₂e from regional measures, and 45,128 MTCO₂e from local Measures. After applying reductions from state, regional and local reduction measures, the CAP determined the City would fall short of the 2030 target by 20,377 MTCO₂e. Nevertheless, the GHG reduction measures in the CAP are imperative for keeping the City on track to meet the statewide GHG emission reduction target of 80% below 1990 levels by 2050.

In addition to measures provided in the CAP, future emissions reductions are expected to result from regulations passed since the 2021 CAP, as well as forthcoming regulatory or technological improvements. For example, the 2022 California Building Code, including the California Energy Code and California Green Building Standards Code (CALGreen), was made effective as of January 1, 2023, and has been adopted by the City. The 2022 Building Code sets forth stringent energy efficiency requirements and standards for new development that support the goals of the Statewide GHG reduction plans. The California Energy Commission estimates that increases in energy efficiency and on-site generation in the 2022 Energy Code could result in the reduction of 10 million metric tons of CO₂e over the next 30 years.⁸

Furthermore, the GHG emissions associated with the utilities provided to the Project would also be reduced. Under Senate Bill 350 (SB 350), the Renewable Portfolio Standard will require utilities and electric service providers to purchase 50% renewable energy resources by 2030.

⁷ City of Paramount Climate Action Plan (July 2021).

⁸ 2022 Energy Code Title 24, Part 6 Fact Sheet, Ace Resources.

The Project's consistency with applicable reduction measures is shown in Table 7. It should be noted that the majority of reduction measures provided in the CAP are dependent on third party actions, including the City and utility companies.

Overall, the Project is considered consistent with local and state GHG reduction measures, and impacts would be less than significant, and mitigation would not be required.

Table 7
Consistency with the City's 2021 Climate Action Plan

Reduction Measure	Consistency
Measure EE2: Promote Green Building in New Construction and Major Renovations: Increase the number of new community and municipal buildings in the City that exceed minimum Title 24 standards; and increase the number of community and municipal buildings achieving LEED or EnergyStar® certification.	Consistent: Project design will comply with all requirements in the 2022 California Building Code, including Title 24 Energy Efficiency Standards. The 2019 Code was enforced when the CAP was developed, and because the 2022 Code further increased energy efficiency requirements of the 2019 Code, the Project will therefore be required to comply with standards that exceed the 2019 Code.
Measure RE1: Increase Local Renewable Energy Generation: Increase local rooftop solar PV installations by 250 to 500 residential buildings by 2030 from a 2010 baseline; and increase local rooftop solar PV installations by 50 commercial buildings by 2030 from a 2010 baseline.	Consistent: The Project will comply with the 2022 California Building Code, including the Energy Code which requires new commercial buildings be equipped with solar.
Measure LU1: Promote Smart Growth, Transit-Oriented Development (TOD) and Complete Neighborhoods): By 2030, increase residential and employment density by 15 percent as compared to business-as-usual.	Consistent: The Project will increase the employment density on the Project site. The previous use was a hardware store and lumber storage yard, which was a passive use of much of the site. The Project would increase employment by approximately 200 jobs.
Measure WA1: Promote Water Conservation: By 2030, achieve a 30 percent per capita reduction in water consumption from a 2010 baseline.	Consistent: The Project will be required to comply with the City's water-efficiency requirements of Municipal Code Chapter 17.96 (Water-Efficient Landscape Provisions) and Section 13.09.100, Model Water Efficient Landscaping Requirements.

Source: City of Paramount Climate Action Plan. July 2021.

Mitigation Measures: None required.

IX. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) 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) Be located on a site which is included on a list of hazardous materials 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) For a project located within 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 result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

Sources: CalEPA. DTSC's Hazardous Waste and Substances Site List – Site Cleanup (Cortese List).; CalEPA Envirostor. <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=15101+paramount>

a, b) Less than Significant Impact. Historical aerials of the site indicate that the existing structures were in place around 1987, and potentially earlier.⁹

Demolition Activities

Given the age of the existing structures, it is possible that asbestos-containing materials (ACMs) and lead-based paint (LBP) could be encountered during demolition. Therefore, the Project applicant would be required to provide a letter to the Building and Safety Division from a qualified asbestos abatement consultant indicating that no ACMs are present in the building as part of the Project permitting process, and prior to any demolition activity.

⁹ Historical Aerials by Netronline, <https://www.historicaerials.com/viewer>. Accessed August 2023.

If asbestos-containing materials (ACMs) are found to be present, the ACMs would need to be abated in compliance with SCAQMD's Rule 1403, as well as other applicable state and federal rules and regulations. Also, the Project applicant would be required as part of the Project permitting process to submit an LBP survey to the Building and Safety Division. Should lead-based paint (LBP) materials be identified, standard handling and disposal practices shall be implemented pursuant to Occupational Safety and Health Administration (OSHA) regulations. Adherence to the City's standard permitting process requirements described above, SCAQMD Rule 1403 and County and State law will assure that potential impacts related to ACM and LBP would be less than significant.

Construction Activities

The construction phase of the Project would involve the use of heavy equipment and vehicles, which will use limited quantities of oil and fuels and other potentially flammable substances. During construction, equipment could require refueling and minor maintenance on site that could lead to fuel and oil spills. The contractor will be required to identify a staging area for storing materials and will be subject to Federal and State laws regarding the handling, storage, and use of hazardous materials during construction. Any accidental spills involving petroleum during construction will require immediate clean up per State and/or Federal standards and protocols. Petroleum-based products must be stored in proper drums pursuant to State and Federal standards. Therefore, with implementation of Federal, State and local law and standard requirements, the project's construction will result in less than significant impact.

Operations

Due to the nature of the Project (grocery store and fast foot restaurants), no hazardous materials will be used onsite beyond those which are used for routine cleaning and maintenance. These chemicals will be transported and stored within the Project site. These will occur in limited quantities and will not require a hazardous material handling/storage permit. The manner in which commercial chemicals are stored and handled is highly regulated by the Fire Department, County and State. These standard requirements will assure that impacts associated with commercial-use quantities of chemicals will be less than significant.

- c) **Less than Significant Impact.** The Project site is 0.1 miles west of Lincoln Elementary School. Due to the nature of the proposed project (grocery store and fast-food restaurants), no hazardous materials will be used onsite beyond those which are used for routine cleaning and maintenance. The Project will not result in an increased hazard to the school, because no significant amount of hazardous materials will be stored, transported or used within the Project. As a result, the potential impacts are considered to be less than significant.
- d) **No Impact.** The project site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List-Site Cleanup (Cortese List). In addition, the project site is not identified on any Leaking Underground Storage Tank database (LUST). A search through the California Department of Toxic Substances Control's Envirostor database indicated that the project site was not included on any Federal or State clean up or Superfund lists. Therefore, no impacts will occur.
- e) **No Impact.** The Project site is located 4.35 miles west of the Compton/Woodley Airport and 4.7 miles north of the Long Beach Airport. The Project planning area is well outside the airports' planning boundary and operational and navigational hazard areas. Therefore, the proposed Project would not result in a safety hazard or excessive noise for people residing or working at the Project site, and no impacts would occur.

- f) **No Impact.** The Project will not physically interfere with emergency response or evacuation plans. At no time will Paramount Boulevard or Somerset Boulevard be completely closed to traffic. A construction access plan will be required by the City to assure the Project does not interfere with emergency access during construction. The Project will be required to comply with police and fire department regulations to assure adequate emergency access and vehicle turnaround space both during construction and for the long term. No impacts are expected.
- g) **No Impact.** The Project area is urbanized and there are no areas of native vegetation found within surrounding properties that could provide a fuel source for a wildfire. As a result, there are no impacts associated with potential wildfires from offsite locations.

Mitigation Measures: None required.

X. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
(i) result in substantial erosion or siltation on- or off-site;			X	
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
(iv) impede or redirect flood flows?			X	
(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Sources: City of Paramount 2020 Urban Water Management Plan, prepared by Risk Management Professionals; Draft Hydrology and Hydraulics for Paramount Commercial, prepared by NA Civil, July 2023; FEMA National Flood Hazard Layer Viewer, website accessed August 2023.

a, e) Less Than Significant Impact. Development of the Project includes demolition of the existing structures, site preparation, construction of new buildings, new pavement areas, and infrastructure improvements. During construction activities, excavated soil would be exposed, thereby increasing the potential for soil erosion and sedimentation to occur compared to existing conditions. According to Chapter 8.20 of the City's Municipal Code, the project Applicant is required to prepare a Low Impact Development (LID) report. The LID report will implement standards and practices for stormwater pollution prevention and provide documentation to demonstrate compliance with the City's National Pollutant Discharge Elimination System

(NPDES) permit on the plans and permit applications submitted to the City. The NPDES requires the preparation of a stormwater pollution prevention plan (SWPPP) in conjunction with grading permit applications, which also include construction best management practices (BMPs) that would minimize erosion during the Project's construction and operational phases.

The use of BMPs during construction implemented as part of a stormwater pollution prevention plan (SWPPP) as required by the NPDES General Construction Permit and the City Stormwater Management Plan would ensure that Project impacts related to construction activities resulting in a degradation of water quality would be less than significant.

- b) Less than Significant Impact.** The City of Paramount provides domestic water services to the Project site. The City's current water system includes three wells; two imported water connections; approximately 130 miles of water transmission and distribution mains; and appurtenant valves, hydrants, and equipment. The City has three primary water sources including groundwater, imported water (surface), and recycled water. The City obtains water from groundwater wells withdrawing from the Central Subbasin, and water (both potable and recycled) imported from the Central Basin Municipal Water District (CBMWD), which receives the majority of its water from the Metropolitan Water District of Southern California (MWD), which obtains its water from the State Water Project and the Colorado River Aqueduct. The Central Subbasin is adjudicated and the amount allocated to each user will likely never increase.

The City is responsible, under the California Water Code, for analyzing its current and future water supply, and assuring that sufficient supply is available to serve land uses within its jurisdictional boundaries through the preparation of an Urban Water Management Plan (UWMP), the most recent one being the 2020 UWMP.

During construction, water demand will be limited and temporary and used for dust control purposes, including the routine spraying of ground surfaces and construction equipment. During operation, water will be used for commercial and restaurant purposes and landscape irrigation. The American Water Works Association Research Foundation (AWWARF) has developed demand factors for land use categories including commercial uses. As shown in the table below, the site is currently generating a water demand of approximately 4.33 AFY. The Project has the potential to generate a demand of 10.95 acre-feet per year, which is a net water demand of 6.62 AFY.

Table 8
Water Demand at Project Buildout

Land Use	Unit	Water Consumption Factor	Water Demand (gpy)	Total Water Demand At buildout (AFY)
Existing Uses				
Commercial (general/office)	40,315	35 gallons/S.F./year	1,411,025	4.33
Proposed Uses				
Supermarket	23,256 S.F.	80 gallons/S.F./year	1,860,480	5.71
Restaurant	5,160 S.F.	331 gallons/S.F./year	1,707,960	5.24
Proposed Total				10.95
NET TOTAL WATER DEMAND				6.62

The proposed Project is consistent with the land use designation assigned to it in the General Plan, on which, in part, the City based its future water demand analysis contributing to the 2020 UWMP. According to the UWMP the City consumed 5,427 acre-feet of water in 2020 with a projected demand of 5,955 AFY in 2025.¹⁰ The estimated increase from the proposed Project represents 0.1% of the projected 2025 demand. This increase in water usage is well within the City's projected water availability estimates. No new wells or additional water infrastructure are proposed. The project will connect to existing water lines beneath Colorado Avenue. Therefore, project impacts associated with domestic water demand are expected to be less than significant.

The project will be required to comply with the City's water-efficiency requirements of Municipal Code Chapter 17.96 (Water-Efficient Landscape Provisions) and Section 13.09.100, Model Water Efficient Landscaping Requirements. Buildings will be equipped with water efficient fixtures in compliance with Municipal Code requirements to reduce water consumption. Implementation of these and other applicable requirements will assure that water-related impacts remain at less than significant levels.

- c i-iv) Less Than Significant Impact.** The Project site consists of generally flat terrain that gently slopes to the west (2-3%) and contains no rivers or streams. The site is currently developed with industrial and commercial structures and a paved parking lot. Development of the Project includes demolition of the existing structures, site preparation, construction of new buildings, new pavement areas, and infrastructure improvements. Onsite storm flows would be comparable to existing conditions.

The proposed onsite drainage system was designed to meet or exceed the requirements of the Los Angeles County Hydrology Manual. Flow rates and volumes were calculated via the County-generated HydroCalc software for the 10-, 25- and 50-year rainfall events selected as the design storms. According to the Project hydrology report, onsite stormwater flows will be conveyed in a westerly direction via sheet flow concentrated in concrete v-gutters. Initial low-flow runoff will be discharged to proposed underground infiltration devices, while overflow runoff will be conveyed either offsite via parkway culverts, or into an onsite storm drain piping system to be ultimately discharged into catch basins on either Paramount Boulevard or Somerset Boulevard. The proposed onsite underground infiltration chambers and overflow structures are adequately sized to convey the 50-year storm event.

As part of the drainage design implementation, City-required BMPs will reduce pollutants of concern that may enter nearby receiving waters and help reduce short and long-term water quality impacts caused by the construction and operation of the proposed Project. Approval of the WQMP, SWPPP, and the required BMPs will reduce impacts to surface waters by reducing erosion, siltation, and eliminating pollutants in storm flows. With the implementation of this standard requirement, the impacts to downstream water bodies associated with surface water pollution will be less than significant.

- d) Less than Significant Impact.** The subject property is designated Zone X, which represents areas determined to be outside the 0.2% annual chance floodplain on FEMA's Flood Insurance Rate Maps (FIRM) (Map No.: 06037C1820F). The site is not located in a 100-year or 500-year FEMA

¹⁰ Table 4.1.7 Demands for Potable and Raw Water – Projected, City of Paramount 2020 Urban Water Management Plan.

Flood Zone. Implementation of the proposed onsite drainage retention facilities will further ensure that the Project will have a less than significant impact on impeding or redirecting flood flows.

According to the City of Paramount's Draft 2022 Hazard Mitigation Plan (HMP), the City is located in the dam inundation zones for the Whittier Narrows Dam and the Hansen Dam.¹¹ The HMP identifies the risk for dam failure, specifically the Whittier Narrows Dam, to be a "very high urgency" due to its age and susceptibility to erosion. In response to this urgency, the U.S. Army Corps of Engineers will begin the Whittier Narrows Dam Project in 2025 to reinforce the dam by adding hardening features.¹² Completion of the Army Corps project would reduce the dam's risk of potential failure, and as a result the impacts from flooding from dam or levee failure is anticipated to be less than significant.

The Project site is inland approximately 9.35 miles from the Pacific Ocean and not subject to tsunami hazards. A seiche in the Los Angeles River is not likely to happen due to the current level of channelization and volume of water present. In addition, the river is located 1.4 miles to the west of the Project site. Therefore, the potential impacts are considered to be less than significant.

Mitigation Measures: None required.

¹¹ City of Paramount Draft Hazard Mitigation Plan, prepared by Risk Management Professionals, August 2022.

¹² News article. KCRW, "Whittier Narrows Dam, age 65, is due for an upgrade." By Andrea Bautista, January 3, 2023.

XI. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Sources: City of Paramount 2007 General Plan.

a) **No Impact.** The Project site is currently developed with industrial and commercial uses. The surrounding area is developed with a mix of commercial retail and residential uses. All commercial uses and residential communities operate independently and will not be divided by the Project. The Project will not physically divide an established community, and no impact will occur.

b) **Less Than Significant Impact.**

General Plan

The Project site is designated as Central Business District Area Plan in the General Plan. Area Plans are designed to establish more specific policies in selected areas of the City, including those areas targeted for special revitalization and redevelopment efforts. The intent and purpose of the Central Business District Area Plan is to guide major development in the town center, civic center, and lumber yard areas; guide reuse in the Paramount Boulevard/Somerset Boulevard and Alondra Boulevard (east of Downey Avenue) areas; and guide rehabilitation and smaller scale redevelopment, as appropriate, throughout the remainder of the district. The Project proposes to redevelop an existing outdated commercial site with new commercial uses, which is consistent with the intent of the Central Business District Area Plan

The Project is consistent with the following General Plan Land Use Element policies:

Central Business District Area Plan Policy 1. All new development within this planning area shall be subject to the Central Business District architectural guidelines.

Central Business District Area Plan Policy 2. Land uses shall be limited to commercial or office uses, except as otherwise indicated on the General Plan Land Use Map.

Project Consistency: The Project's goals are to ensure high-quality commercial development which is therefore consistent with the Paramount General Plan. No conflict would occur.

Zoning

The project site is zoned for Planned Development with Performance Standards (PD-PS) and currently allows industrial uses, although a mix of commercial and quasi-industrial uses occur on the site. The applicant is applying for the following permits: a Zone Change to change the allowable uses onsite from industrial uses to the proposed commercial uses, a Conditional Use

Permit to allow drive-thru restaurants, outdoor dining seating, and the sale of alcohol (Sprouts Market), and Development Review to ensure the Project meets the City's development standards.. The proposed land uses are currently permitted or conditionally permitted in the Project area, and extension onto the Project site will not conflict with surrounding land uses; therefore, the Project is consistent with the city's existing commercial development pattern and will not conflict with existing zoning. Further, the Project is designed to be consistent with the City's development standards, and will implement contemporary commercial architecture. Therefore, impacts are considered less than significant.

Mitigation Measures: None required.

XII. MINERAL RESOURCES				
Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

a, b) No Impact. The Project Site is located in an urbanized part of the City and is developed with industrial and commercial uses. The site is not in area that contains aggregate resources and is not identified as a mineral resource recovery site.¹³ The Project site is surrounded by existing urban development, making it unsuitable for mineral extraction operations. The Project would not 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. The proposed project would result in no impacts to mineral resources.

Mitigation Measures: None required.

¹³ Updated Designation of Regionally Significant Aggregate Resources in the San Gabriel Valley Production-Consumption Region, Los Angeles County, State Mining and Geology Board, April 2014.

XIII. NOISE				
Would the Project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Sources: Paramount 2007 General Plan.

- a) **Less than Significant Impact.** Noise sources can be divided into two general categories, transportation sources (primarily traffic) and non-transportation or “stationary” sources. Transportation sources are by far the largest contributor to community noise levels. Local government has little direct control over transportation noise; rather, state and federal agencies assume the responsibility over vehicle noise emission levels. Methods to reduce the impacts of noise on sensitive land uses may include vehicle trip reduction, noise barriers, and setbacks.

Table 5-3 (Noise and Land Use Compatibility Guidelines) of the General Plan Health and Safety Element shows acceptable noise levels for various land uses. Acceptable exterior noise levels for commercial development range from 65 to 75 dBA CNEL. These noise levels do not include construction-related noise levels, as construction activities generate temporary noise. General Plan standards are supplemented by Municipal Code Chapter 9.12 (Noise), which regulates noise throughout the City.

The subject property is currently developed and generating noise from operation of existing industrial and commercial uses and traffic. The main noise source in the area is vehicular traffic on Paramount Boulevard, Colorado Avenue and Somerset Boulevard. The surrounding area mainly consists of commercial development, with residential development occurring at the southwest corner of the Project, and south of Adams Street. The nearest sensitive receptors are the single-family residences immediately south of Project site at the northeast corner of Colorado Avenue and Adams Street.

Construction Noise Impacts

Noise generating construction activities would include demolition, site preparation, excavation, grading, and the construction and finishing of the proposed buildings. Noise levels surrounding the Project site could be elevated for short periods of time during the demolition, site preparation, and grading periods, as heavy equipment moves through the site. These noise levels would be

limited to the less sensitive daytime hours, would move across the site rather than being stationary, and would cease once building construction began. Construction activities, which use less heavy equipment, would also produce noise, but at lower levels than the heavy equipment used in demolition and grading. Construction activities will comply with the City's Municipal Code Chapter 9.12, which exempts construction noise from 7am to 8pm. Adherence to these restrictions will ensure that construction-related impacts are compatible with the Municipal Code and less than significant.

Operational Noise

At buildout, principal Project-related noise sources will include vehicular traffic accessing the site, rooftop air conditioning units, drive-thru speakerphones, trash enclosure activity, parking lot vehicle movements, and landscaping equipment. However, the Project will be required to comply with the noise level limits of Municipal Code Chapter 9.12, which allows a daily maximum of 82 decibels and a night maximum of 77 decibels for commercial zones. The Project is not expected to permanently increase ambient noise levels such that they exceed the City's standard of 75 dBA CNEL for commercial uses.

While Exhibit 5-2 (Noise Exposure-Noise Sensitive Land Uses) of the General Plan Health and Safety Element shows there are no noise sensitive land uses adjacent to the site, there are four single-family residences located immediately south and adjoining the site. A concrete wall is proposed on the south side of the Project site, adjacent to these homes, which will attenuate noise from the Project's loading area at the Sprouts market. On the east side of the homes, the Starbucks drive-thru will result in cars idling across the alley from the eastern-most home, which has limited window openings on its eastern side. Further, the ordering station is located on the south side of the building, 40 to 50 feet to the east. The distance from the ordering station will assure that its noise levels, which will be periodic, will be reduced. These site design features will reduce noise levels to the four homes located south and east of the Project site to less than significant levels.

- b) **Less Than Significant Impact.** Groundborne vibration would produce groundborne noise, which is a rumbling sound. During construction of the proposed Project, groundborne vibration and/or groundborne noise would be generated, which could be felt by adjacent land uses. Demolition and construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures, and soil type.

It is expected that groundborne vibration from project construction activities would cause only intermittent, localized intrusion due to heavy construction equipment and trucks. The Municipal Code exempts construction activities from short-term, short-duration noise standards when they are conducted during permitted time frames. The City will require that construction activity comply with Chapter 9.12 of the Municipal Code, which limits construction activity to hours discussed in response a), above. These requirements will reduce impacts to less sensitive daytime hours and assure that short-term groundborne impacts will be less than significant. The Project does not propose industrial or manufacturing uses that would have operational sources of groundborne vibrations. Impacts will be less than significant.

- c) **No Impact.** The Project site is located 4.35 miles west of the Compton/Woodley Airport and 4.7 miles north of the Long Beach Airport. The Project planning area is well outside of existing and modeled future airport noise contours. Therefore, no impacts would occur.

Mitigation Measures: None required.

XIV. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

- a) **Less Than Significant Impact.** The site is currently developed with industrial and commercial uses that will be demolished as part of the Project. The Project will result in the redevelopment of the site to include commercial and restaurant uses that would be served by existing roadways and utility infrastructure. The Project does not propose new homes that would directly induce population growth. The types of jobs that would be made available by the Project could be filled by people already living in the Project area and surrounding communities. As a result, the impacts are less than significant.
- b) **No Impact.** No housing currently exists within the project boundary and the proposed Project will not displace existing housing or require the construction of replacement housing elsewhere.

Mitigation Measures: None required.

XV. PUBLIC SERVICES				
Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?				X
Other public facilities?				X

Sources: City of Paramount Public Safety Department, website. Accessed August 2023.

<https://www.paramountcity.com/residents/public-safety>.

Fire Protection:

Less Than Significant Impact. The Los Angeles County Fire Department (LACFD) provides fire protection service for the City of Paramount. The nearest fire station, Station 31, is located 0.4 miles west at 7521 East Somerset Boulevard, and has two fire engines and one paramedic squad. Project development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks, emergency access, and fire flow. The proposed Project would only place a marginal increased demand on fire services since the project will be constructed with strict adherence to all pertinent building and fire codes, and is already served by the Department because of existing uses. In addition, the Project will not affect response times or department capacity. Therefore, Project impacts will be less than significant.

Police Protection:

Less Than Significant Impact. The Los Angeles County Sheriff's Department provides law enforcement services throughout the City. Currently, the City is staffed with 30 Sheriff's personnel including patrol deputies, a detective team, a special assignment team, and supervisors. In addition, the City contracts with the County of Los Angeles for a dedicated probation officer and a dedicated district attorney.

The City is served by the Lakewood Station at 5130 Clark Avenue in Lakewood and by a substation located near the intersection of Paramount and Somerset Boulevards, immediately north of the Project site. Emergency response times are approximately three minutes throughout the City. The site's existing uses are currently served by the Department, and the Project will only marginally increase demand. To ensure the proposed project elements adhere to the City's security requirements, the Los Angeles County Sheriff's Department will review the site plan and other plans for the proposed Project to ensure that the development adheres to Department requirements. Therefore, the potential impacts will be less than significant.

Schools:

Less Than Significant Impact. The City is served by the Paramount Unified School District (PUSD), which serves kindergarten through twelfth grades and consists of nine elementary schools, two intermediate schools, one high school, a continuation school, and an adult education school. The Project consists of commercial development and will not directly increase the student population. Nevertheless, the Project applicant would be required to pay any pertinent development fees to the local school districts. As a result, the proposed project's impacts on school facilities are considered to be less than significant.

Parks/ Other Public Facilities:

No Impact. The Project does not include residential uses that would increase the need for parks and recreational facilities. As such, the Project would not create the need for new parks and recreational facilities. Therefore, no impacts related to parks and recreational facilities would occur as a result of the Project.

Mitigation Measures: None required.

XVI. RECREATION				
Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Sources: City of Paramount Community Services Department website, accessed August 2023.
<https://www.paramountcity.com/government/departments/recreation>.

- a, b) No Impact.** The City of Paramount Community Services Department operates ten parks and offers a variety of recreational activities such as sports, senior programs, classes, and events. It is expected that the proposed Project will be staffed by existing and future residents occurring as a result of annual growth. The Project does not propose residential uses, which would directly increase the city's population and demand for recreational resources. The proposed Project is not expected to require the construction or expansion of recreational facilities, nor will it result in a noticeable increase of use, if any. No adverse impacts to recreational facilities are expected.

Mitigation Measures: None required.

XVII. TRANSPORTATION				
Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?				X

Sources: Local Transportation Assessment, 15101 Paramount Project, prepared by Linscott, Law & Greenspan, Engineers, September 13, 2023; 15101 Paramount Boulevard Project – Vehicle Miles Traveled Assessment Memorandum, prepared by Linscott, Law & Greenspan, Engineers, July 11, 2023; 15101 Paramount Boulevard Project – Supplemental Transportation Assessment, prepared by Linscott, Law & Greenspan, Engineers, March 6, 2024.

- a) Less than Significant Impact.** The City maintains, in its General Plan, standards and requirements for acceptable Levels of Service (LOS) for City roadways of LOS D. In order to determine whether the Project would generate traffic which would cause any of the studied intersections to exceed these General Plan standards, a Local Transportation Assessment was prepared for the Project, and is provided in Appendix C, and a supplemental Transportation Assessment was prepared to address site plan modifications, and is provided in Appendix E. The Assessments analyzed the Project site plan, and assumed that access would occur at two right-in-right-out drives on Colorado Avenue, two right-in-right-out drives on Paramount Boulevard, and one alley on Adams Street.

The Assessments calculated the trips generated by the existing uses on the site, and determined that these total 387 trips per day (ADT). The Assessment then considered the gross trip generation of the Project (5,882 ADT), and deducted the existing trips, for a resulting net trip generation of 5,495 ADT, of which 468 ADT will occur during the morning peak hour, and 425 ADT will occur during the evening peak hour. The Assessment considered the Project's impacts on four Project area intersections:

- Colorado Avenue/Somerset Boulevard (unsignalized)
- Paramount Boulevard/Somerset Boulevard (signalized)
- Paramount Boulevard/Jefferson Street (signalized)
- Paramount Boulevard/Project driveway (future, unsignalized)

The analysis found that under existing (2023) conditions, all 3 existing intersections operate at LOS D or better, which meets the City's General Plan standard. The analysis further found that in Year 2025, and including ambient growth and cumulative projects, with or without the Project, the intersection of Colorado/Somerset would operate an unacceptable LOS during the peak hour. The Assessment found that at the approach to the intersection, northbound Colorado, if restriped for

one shared left turn/through lane and a dedicated right turn lane (which can be incorporated into the existing half-width of Colorado), as well as the implementation of Transportation Demand Management measures, such as employee alternative transportation information, including transit. These measures will be incorporated into the Project's conditions of approval to maintain consistency with City General Plan standards and requirements.

Transit, Bike and Pedestrian Access

There are existing sidewalks on all four sides of the proposed Project on Paramount Boulevard, Colorado Avenue, Somerset Boulevard, and Adams Street which will be maintained under the proposed Project. Pedestrian access will also be provided within the Project via ADA-compliant walkways that will connect the interior of the Project to City sidewalks.

There are no bike lanes existing or planned immediately adjacent to the proposed Project, but existing and planned bike lanes occur within less than a mile of the Project, on Jefferson Street, east and west of Paramount Boulevard¹⁴. These facilities will be available for Project customers during operation of the Project.

Both the Los Angeles Metropolitan Transportation Authority and Long Beach Transit provide bus service adjacent to the Project site. Two Los Angeles routes (#127 and #265) provide service, and two Long Beach routes (#21 and #23) are available immediately adjacent to the site.

The Project is located in the center of the City's commercial core, and will be accessible by pedestrians, bicyclists and transit riders on existing facilities. No change to alternative transportation will result from the Project, and no impact to these facilities will occur.

- b) Less than Significant Impact.** SB 743 requires amendments to the CEQA Guidelines (pre-2019) to provide an alternative to LOS for evaluating transportation impacts. CEQA Guidelines were amended to require all lead agencies to adopt vehicle miles traveled (VMT) as a replacement for automobile delay-based level of service (LOS) for identifying transportation impacts. This statewide mandate went into effect July 1, 2020.

The CEQA Guidelines have since been updated to allow for lead agency discretion in establishing methodologies and thresholds consistent with the intent of the legislation. The City utilizes the methodology set forth in the Los Angeles County Public Works Transportation Impact Guidelines (dated July 23, 2020) for VMT assessments. The County guidelines offer the following four (4) types of screening criteria which may be applied to screen proposed projects out of detailed VMT analysis

- Non-Retail Project Trip Generation Screening Criteria
- Retail Project Site Plan Screening Criteria
- Proximity to Transit Screening Criteria
- Residential Land Use Screening Criteria

A Project-specific VMT analysis was prepared by Linscott, Law & Greenspan Engineers in July 2023 (Appendix D). Based on a detailed review of the County's VMT screening criteria, the VMT assessment determined that the Project satisfies the retail project site plan criteria. Section 3.1.2.2 of the County Guidelines states:

¹⁴ Bellflower-Paramount Active Transportation Plan. June 2019.

“A project that contains a local serving retail use is assumed to have less than significant VMT impacts for the retail portion of the project. If the answer to the following question is no, a less than significant determination can be made for the portion of the project that contains retail uses: Does the project contain retail uses that exceed 50,000 square feet of gross floor area?”

The Project proposes a combined retail square footage of 30,904 S.F., which is below the 50,000 S.F. threshold. Therefore, the project meets the condition to presume less than significant transportation impacts stated in CEQA Guidelines Section 15064.3 and therefore screens out of further VMT analysis.

- c) **Less than Significant Impact.** The subject property is located in an urban area and accessed via existing streets and intersections. The mix of vehicles associated with the Project is expected to generally include construction vehicles, passenger vehicles, and delivery trucks, which is compatible with vehicles currently in the area; no conflicts are anticipated.

Queuing Analysis

The Project includes two drive-thru restaurants (Panera Bread and Starbucks) which will generate demand for queuing within the Project site. Statistically, Starbucks generates a higher demand for queuing. In order to determine whether these two facilities had sufficient stacking at their drive-thru aisles to assure that there would be no significant impacts to interior or exterior traffic flow, the Local Transportation Assessment considered each drive-thru's stacking space. To accomplish this analysis, the existing conditions at four Starbucks facilities were analyzed during their peak service periods, representing the highest queuing demand.

For the four existing Starbucks facilities, stacking counts were undertaken during their morning peak service period. The analysis found that the maximum number of vehicles in the queue was 12, and the 95th percentile was 11 vehicles. The Project proposes stacking for 16 vehicles, which exceeds both the 95th percentile and maximum queue lengths observed at existing facilities in the region. It can therefore be expected that the Starbucks drive-thru, and the Panera drive-thru will have a less than significant impact on drive aisles and streets in the Project area.

The proposed Project is not expected to substantially increase any type of transportation hazard and impacts are expected to be less than significant.

- b) **No Impact.** Currently, the Project site can be accessed via Paramount Boulevard, Somerset Boulevard, Colorado Avenue and Adams Street. Regional access to the site will be provided via the freeways (91, 105, 710 freeways), major arterials, secondary arterials and a variety of local roads. Prior to construction, both the Fire Department and Police Department (Los Angeles County Sheriff's Department) will review the site plan to ensure safety measures are addressed, including emergency access and geometric design. Therefore, the proposed Project will not result in inadequate emergency access or increase hazards due to a geometric design feature. There will be no impact.

Mitigation Measures: None required.

XVIII. TRIBAL CULTURAL RESOURCES				
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X		
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

a. i), ii) Less than Significant Impact. Assembly Bill 52 (AB 52) requires a lead agency to consult with tribes in the Project area during the CEQA process to allow tribes to be involved in the project development process and to address their concerns about potential impacts to tribal cultural resources. The consultation process requires the lead agency to provide written notification about a proposed project, as defined by CEQA, to tribes within the project's geographic area. If a tribe chooses to engage in consultation, it must respond to the lead agency within 30 days of receipt of the formal notification, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation. Consultation concludes when the parties agree to measures to mitigate or avoid a significant effect (if a significant effect exists) on the tribal cultural resources, or when a party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached (Public Resources Code section 21080.3.2 (b)(1) and (2)).

The city has initiated the tribal consultation process in conformance with AB 52 requirements. It has distributed consultation letters to the tribes who have requested consultation under AB 52. Each representative was contacted in writing regarding the proposed Project. The Gabrieleño-Kizh Nation and Gabrielino Tongva Indians of California requested consultation with the city, who requested Native American monitoring. Preliminary mitigation measures are outlined in Mitigation Measures TCR-1 through TCR- 3, below. Adherence to these Mitigation Measures will ensure potential impacts to tribal cultural resources will be less than significant.

Mitigation Measures:

The following Mitigation Measures are proposed for consultation with the Gabrieleño-Kizh Nation and Gabrielino Tongva Indians of California:

TCR-1 Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

- A. The project applicant/lead agency shall retain a Native American Monitor(s) from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation and Gabrielino Tongva Indians of California. The monitor(s) shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
- B. A copy of the executed monitoring agreement(s) shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
- C. The monitor(s) will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe(s). Monitor logs will identify and describe any discovered tribal cultural resources (TCRs), including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe(s).
- D. On-site tribal monitoring shall conclude upon completion of the following (1) written confirmation to the Tribes from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Tribes to the project applicant/lead agency that no future, planned construction activity and/or development/construction impact tribal TCRs.

TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)

- A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Tribal monitor and/or Tribal archaeologist.
- B. If there is a discovery, the Tribes will report within five (5) business days as to whether the discovery constitutes a TCR.
- C. Should a TCR be present, the Tribes and the City will consult regarding the culturally appropriate steps to take.

- D. The Tribe(s) will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.
- E. Any removed sacred or ceremonial items will be temporarily stored on-site at an agreed-on location that is secure and accessed only by a limited number of on-site supervisors, specified Tribal Monitors, and the qualified Project archaeologist.
- F. In the event significant sacred or ceremonial items are identified and will not be considered a TCR, the City will discuss with consulting Tribes the proper treatment, whether it be a reburied and/or a repatriated.

TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.

- A. If human remains and/or associated funerary items are identified, the Project archaeologist will notify the Los Angeles County Coroner. The Los Angeles Coroner will have 24 hours to notify the NAHC if the remains are determined to be Native American. The NAHC will then designate an MLD (Most Likely Descendant)
- B. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
- C. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed. The discovery shall be protected and treated in a culturally appropriate manner according to the recommendations of the MLD.
- D. Human remains and grave/burial goods shall be treated alike per California Public Resources Code Section 5097.98(d)(1) and (2).
- E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.
- G. No drawings may be made unless all parties agree that it is acceptable.
- H. No destructive or non-destructive analysis beyond sexing and ageing will be conducted on the human remains or associated funerary objects.

TCR-A Prior to the issuance of a grading permit for the site, the applicant shall provide a fully executed monitoring agreement(s) to the City.

Responsible parties: Project applicant, Planning Division, City Engineer.

TCR-B Within 30 days of the completion of ground disturbing activities on the Project site, a report of findings shall be filed with the City. The report will summarize the methods and results of the monitoring program, including an itemized inventory and a detailed analysis of recovered artifacts, upon completion of the field and laboratory work. The report should include an interpretation of the cultural activities represented by the artifacts and a discussion of the significance of all archaeological finds.

Responsible parties: Project applicant, Tribal monitor, Planning Division, City Engineer.

XIX. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Sources: Paramount 2020 Urban Water Management Plan; City of Los Angeles Bureau of Sanitation; CalRecycle.

a - c) Less Than Significant Impact.

Water

The City will provide domestic water for the Project. As discussed under Hydrology and Water Quality, the total net water demand for the project site would be 6.62 acre-feet per year. The City has three primary water sources including groundwater, imported water (surface), and recycled water.

The proposed Project is consistent with the land use designation assigned to it in the General Plan, on which, in part, the City based its future water demand analysis when contributing to the 2020 UWMP. According to the UWMP, the City consumed 5,427 acre-feet of water in 2020 with a projected demand of 5,955 AFY in 2025.¹⁵ The estimated increase from the proposed Project represents 0.1% of the projected 2025 demand. This increase in water usage is well within the City's projected water availability estimates. No new wells or additional water infrastructure are proposed. The project will connect to existing water lines beneath Colorado Avenue. Therefore, project impacts associated with domestic water demand are expected to be less than significant.

¹⁵ Table 4.1.7 Demands for Potable and Raw Water – Projected, City of Paramount 2020 Urban Water Management Plan.

The project will be required to comply with the City’s water-efficiency requirements of Municipal Code Chapter 17.96 (Water-Efficient Landscape Provisions) and Section 13.09.100 Model Water Efficient Landscaping Requirements. Buildings will be equipped with water-efficient fixtures in compliance with Municipal Code requirements to reduce water consumption. Implementation of these and other applicable requirements will assure that water-related impacts remain at less than significant levels.

Wastewater

The City of Paramount is located within the service area of the Sanitation District 2 of Los Angeles County. Local sewer lines are maintained by the City of Paramount, while the District owns, operates, and maintains the large trunk sewers of the regional wastewater conveyance system. The wastewater generated within the project area is conveyed to the Joint Water Pollution Control Plant (JWPCP) in the City of Carson.¹⁶ The JWPCP currently treats approximately 260 million gallons of wastewater per day (mgd), with a total capacity of 400 mgd.¹⁷

As shown in Table 9, the Project would result in a net increase of 707.05 gallons of wastewater per day when compared to existing uses. The total increase in wastewater generation per day of 707.05 gallons would be 0.05 percent of the unused daily treatment capacity (140 mgd) of the JWPCP. Therefore, there would be adequate treatment capacity for the project and impacts to capacity would be less than significant.

Table 9
Estimated Wastewater at the Project Buildout

Land Use	Size	Wastewater Generation Rate	Total gpd
Existing Uses			
Industrial/Commercial	40,315 S.F.	50 gpd/1,000 S.F.	2,015.75
Proposed Uses			
Market	23,256 S.F.	50 gpd/1,000 S.F.	1,162.80
Fast Food Restaurant	52 Seats	30 gpd/ seat	1,560.00
Project Total			2,722.80
Net Site Total: Increase			707.05

Source: City of Los Angeles Bureau of Sanitation. Sewer Generation Rates Factors, April 6, 2012.

Stormwater

As discussed in response to Section X(c)(iii) (Hydrology and Water Quality), Project impacts related to storm drainage facilities would be less than significant.

Other Utilities

The proposed Project will require construction of onsite electric power, natural gas, and telecommunications infrastructure to connect to the existing infrastructure located around the Project site. The Project would not result in the construction of new electric power, natural gas, or telecommunications facilities offsite that could cause significant environmental effects.

¹⁶ L.A. County Sanitation Districts, Facilities map, accessed August 2023.

¹⁷ L.A. County Sanitation Districts, Joint Water Pollution Control Plant information page, accessed August 2023.
<https://www.lacsd.org/services/wastewater-sewage/facilities/joint-water-pollution-control-plant/wastewater-treatment-process-at-jwpcp>

- d, e) **Less Than Significant Impact.** Construction and operations-related solid waste from the Project will be collected and disposed by Athens Services, a regional commercial vendor that serves the City by hauling solid waste to trans.F.er and recycling centers and landfills. Solid waste generated by the project is subject to certain State requirements for waste diversion and separation. California assembly bills AB 341, AB 1826, and AB 876 require solid waste facilities to separate recyclables and organic waste, such as food waste, compostable paper, and landscape waste, so that they will be diverted from landfills and directed to recycling or composting facilities. This is to meet the State requirement to divert 50 percent of solid waste away from landfills.

Waste generated from the Project could potentially be directed to the Southeast Resource Recovery Facility (SERRF) for incineration in Long Beach, the Sunshine Canyon landfill in Sylmar, or possibly the Olinda Alpha landfill in Brea. According to CalRecycle¹⁸ the SERRF has a daily permitted capacity of 2,240 tons. Sunshine Canyon has the capacity of 12,100 tons a day and is projected to remain operational until 2037. Olinda Alpha landfill is permitted to receive 8,000 tons per day and is projected to remain operational until 2036.

Table 10
Estimated Solid Waste Disposal at the Project Buildout

Land Use	CIWMB Disposal Rates	Size	Solid Waste Disposal (pounds per day)	Solid Waste Disposal (tons per year)
Existing Uses				
General Retail	2.5 lbs./1000 S.F./day	40,315 S.F.	100.78	18.39
Proposed Uses				
General Retail and Restaurants	2.5 lbs./1000 S.F./day	30,904 S.F.	77.26	14.10
Project Total				14.10
Net Site Total: Reduction				-4.29

*Estimated Solid Waste Generation Rates by CalRecycle,
<https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>, Accessed August 2023.

The project will generate 14.10 tons of solid waste per year, which is 4.29 tons less than previous uses, not accounting for the required 50% waste diversion. Because the Project would have a net reduction in solid waste, regional landfills can continue accommodating waste generated at the site.

Athens Services is responsible for maintaining standards that assure that all waste is handled in a manner that meets local, state and federal standards. These requirements will assure that impacts associated with solid waste disposal remain less than significant.

Mitigation Measures: None required.

¹⁸ CalRecycle, SWIS Facility/Site Activity Details. <https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>. Accessed August 2023.

XX. WILDFIRE If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Source: State Responsibility Area Viewer, CAL Fire. Accessed August 2023. <https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=468717e399fa4238ad86861638765ce1>

a-d) **No Impact.** Checklist Questions XX(a) through XX(d) do not apply to the Project, because the Project Site is not located near or within a state responsibility area or lands classified as very high fire severity zones. No impacts related to this issue would occur as a result of the Project.

Mitigation Measures: None required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b) Does the Project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects)?			X	
c) Does the Project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

a) Less Than Significant with Mitigation Incorporated:

Biological Resources: The Project site is not located within a conservation area and does not contain any wildlife corridors or biological linkage areas. The proposed Project will not significantly reduce fish or wildlife habitat or otherwise adversely impact a fish or wildlife species. The construction of the Project has the potential to impact nesting birds, but adherence to standard City protocols will reduce those impacts to less than significant levels.

Cultural Resources: No cultural resources are known to exist within or adjacent to the project site. Since the project will require minor grading, there is little potential for unknown resources to be uncovered. Impacts will be less than significant.

The City consulted with the Gabrieleño Band of Mission Indians – Kizh Nation who requested Mitigation Measures (TCR-1 through TCR-3) for Tribal Monitoring, which has been included in this Initial Study.

Overall, there will be no significant environmental impacts which cannot be mitigated. Project related impacts, including cumulative impacts, are considered less than significant.

- b) **Less Than Significant Impact.** A significant impact could occur if the proposed Project, in conjunction with related projects, would result in impacts that would be less than significant when viewed separately, but would be significant when viewed together. Here, however, the impacts of the proposed Project are individually limited and not cumulatively considerable. The proposed Project is consistent with the development envisioned for the Central Business District Area Plan of the City in the City's General Plan. All environmental impacts that could occur as a result of the proposed Project would be less than significant with the implementation of mitigation measures included herein, and when viewed in conjunction with other closely related past, present or reasonably foreseeable future projects, would not be significant.

- c) **Less Than Significant Impact.** The proposed Project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, with the implementation of the City's Municipal Code, other standard requirements and requirements of law, and the mitigation measures included in this document.

4. Conclusions

4.1 Findings

The Initial Study determined that the proposed Project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed Project will not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.
- The proposed Project will not have impacts that are individually limited, but cumulatively considerable.
- The proposed Project will not have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Paramount can make the following additional findings:

- A mitigation monitoring and reporting program will be required; and,
- An accountable enforcement agency or monitoring agency will be required.

Mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels.

4.2 Mitigation Measures

GEO-1 Development of the Project shall adhere to the recommendations set forth in the Project-specific Geotechnical Investigation (see Appendix B of this document).

TCR-1 Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

- A. The project applicant/lead agency shall retain a Native American Monitor(s) from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation and Gabrielino Tongva Indians of California. The monitor(s) shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
- B. A copy of the executed monitoring agreement(s) shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

- C. The monitor(s) will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe(s). Monitor logs will identify and describe any discovered tribal cultural resources (TCRs), including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe(s).
- D. On-site tribal monitoring shall conclude upon completion of the following (1) written confirmation to the Tribes from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Tribes to the project applicant/lead agency that no future, planned construction activity and/or development/construction impact tribal TCRs.

TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)

- A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Tribal monitor and/or Tribal archaeologist.
- B. If there is a discovery, the Tribes will report within five (5) business days as to whether the discovery constitutes a TCR.
- C. Should a TCR be present, the Tribes and the City will consult regarding the culturally appropriate steps to take.
- D. The Tribe(s) will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe’s sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.
- E. Any removed sacred or ceremonial items will be temporarily stored on-site at an agreed-on location that is secure and accessed only by a limited number of on-site supervisors, specified Tribal Monitors, and the qualified Project archaeologist.
- F. In the event significant sacred or ceremonial items are identified and will not be considered a TCR, the City will discuss with consulting Tribes the proper treatment, whether it be a reburied and/or a repatriated.

TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.

- A. If human remains and/or associated funerary items are identified, the Project archaeologist will notify the Los Angeles County Coroner. The Los Angeles Coroner will have 24 hours to notify the NAHC if the remains are determined to be Native American. The NAHC will then designate an MLD (Most Likely Descendant)
- B. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects,

called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.

- C. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed. The discovery shall be protected and treated in a culturally appropriate manner according to the recommendations of the MLD.
- D. Human remains and grave/burial goods shall be treated alike per California Public Resources Code Section 5097.98(d)(1) and (2).
- E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.
- G. No drawings may be made unless all parties agree that it is acceptable.
- H. No destructive or non-destructive analysis beyond sexing and ageing will be conducted on the human remains or associated funerary objects.

4.2 Mitigation Monitoring

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified below.

CITY OF PARAMOUNT MONITORING PROGRAM FOR CEQA COMPLIANCE

DATE:	June 14, 2024	ASSESSORS PARCEL NO.:	6270-002-023 and -024
PROJECT TITLE/ CASE NO.:	15101 Paramount Boulevard Redevelopment Project CUP No. 939; ZC No. 244; DRA No. 23:008; TPM No. 84335	PROJECT LOCATION: 15101 Paramount Boulevard	
APPLICANT:	Paramount Gateway, LLC		
APPROVAL DATE:	In progress		

THE FOLLOWING REPRESENTS THE CITY’S MITIGATION MONITORING PROGRAM IN CONNECTION WITH THE MITIGATED NEGATIVE DECLARATION FOR THE ABOVE CASE NUMBER

SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
GEO-1 Development of the Project shall adhere to the recommendations set forth in the Project-specific Geotechnical Investigation	Project engineer, Project geotechnical consultant, Project applicant.	Prior to issuance of grading permits	The City shall review and approve grading and building plans prior to the issuance of ground disturbing permits to ensure plans adhere to the recommendations set forth in the Project Geotechnical Investigation Report.		
TCR-1 Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities A. The project applicant/lead agency shall retain a Native American Monitor(s) from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation and Gabrielino Tongva Indians of California. The monitor(s) shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground disturbing activity” shall	Project applicant, Planning Division, City Engineer.	Prior to issuance of grading permits	The applicant shall provide a fully executed monitoring agreement to the City. Within 30 days of the completion of ground disturbing activities on the Project site, a report of findings shall be filed with the City. The report will		

<p>include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</p> <p>B. A copy of the executed monitoring agreement(s) shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.</p> <p>C. The monitor(s) will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe(s). Monitor logs will identify and describe any discovered tribal cultural resources (TCRs), including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe(s).</p> <p>D. On-site tribal monitoring shall conclude upon completion of the following (1) written confirmation to the Tribes from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Tribes to the project applicant/lead agency that no future, planned construction activity and/or development/construction impact tribal TCRs.</p>			<p>summarize the methods and results of the monitoring program, including an itemized inventory and a detailed analysis of recovered artifacts, upon completion of the field and laboratory work. The report should include an interpretation of the cultural activities represented by the artifacts and a discussion of the significance of all archaeological finds.</p>		
<p>TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)</p> <p>A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Tribal monitor and/or Tribal archaeologist.</p> <p>B. If there is a discovery, the Tribes will report within five (5) business days as to whether the discovery constitutes a TCR.</p>	<p>Tribal monitor, Project applicant, Project contractor</p>	<p>Upon discovery of any TCRs</p>	<p>All construction activities shall be stopped until the Tribe deems it appropriate to resume.</p>		

<p>C. Should a TCR be present, the Tribes and the City will consult regarding the culturally appropriate steps to take.</p> <p>D. The Tribe(s) will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.</p> <p>E. Any removed sacred or ceremonial items will be temporarily stored on-site at an agreed-on location that is secure and accessed only by a limited number of on-site supervisors, specified Tribal Monitors, and the qualified Project archaeologist.</p> <p>F. In the event significant sacred or ceremonial items are identified and will not be considered a TCR, the City will discuss with consulting Tribes the proper treatment, whether it be a reburied and/or a repatriated.</p>					
<p>TCR-3: Unanticipated Discovery of Human Remains and associated Funerary or Ceremonial Objects.</p> <p>A. If human remains and/or associated funerary items are identified, the Project archaeologist will notify the Los Angeles County Coroner. The Los Angeles Coroner will have 24 hours to notify the NAHC if the remains are determined to be Native American. The NAHC will then designate an MLD (Most Likely Descendant)</p> <p>B. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.</p> <p>C. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed. The discovery shall be protected and treated in a culturally appropriate manner according to the recommendations of the MLD.</p> <p>D. Human remains and grave/burial goods shall be treated alike per California Public Resources Code Section 5097.98(d)(1) and (2).</p>	<p>Tribal monitor, Project applicant, Project contractor</p>	<p>Upon discovery of human remains.</p>	<p>See Public Resource Code 5097.9 and Health and Safety Code Section 7050.5</p>		

E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.					
F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.					
G. No drawings may be made unless all parties agree that it is acceptable.					
H. No destructive or non-destructive analysis beyond sexing and ageing will be conducted on the human remains or associated funerary objects.					

Appendix A
Air Quality CalEEMod Outputs
(Available at City for review)

Appendix B
Geotechnical Investigation Report
(Available at City for review)

Appendix C
Traffic Report
(Available at City for review)

Appendix D
VMT Analysis
(Available at City for review)

Appendix E
Supplemental Transportation Assessment
(Available at City for review)

AUGUST 7, 2024

PUBLIC HEARING

ZONE CHANGE NO. 244

A. MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 24:023, RECOMMENDING THAT THE CITY COUNCIL APPROVE A REQUEST BY PARAMOUNT GATEWAY, LLC TO CHANGE THE OFFICIAL ZONING MAP FROM PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/LUMBER YARD AND HARDWARE STORE TO PD-PS/COMMERCIAL TO ALLOW A SUPERMARKET AND THREE RESTAURANTS AT 15101 PARAMOUNT BOULEVARD.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 24:023**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVE ZONE CHANGE NO. 244, A REQUEST BY PARAMOUNT GATEWAY, LLC TO REPLACE ORDINANCE NO. 560/ZONE CHANGE NO. 92 TO CHANGE THE OFFICIAL ZONING MAP FROM PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/LUMBER YARD AND HARDWARE STORE TO PD-PS/COMMERCIAL TO ALLOW A SUPERMARKET AND THREE RESTAURANTS AT 15101 PARAMOUNT BOULEVARD IN THE CITY OF PARAMOUNT

WHEREAS, the Planning Commission of the City of Paramount has received an application from Paramount Gateway, LLC to replace Ordinance No. 560/Zone Change No. 92 to allow a supermarket and three restaurants at 15101 Paramount 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, on August 7, 2024, the Planning Commission conducted a duly noticed public hearing on the application, during which it recommended that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this project pursuant to the provisions of the California Environmental Quality Act (CEQA).

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Paramount this 7th day of August 2024.

Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVING ZONE CHANGE NO. 244, A REQUEST BY PARAMOUNT GATEWAY, LLC TO REPLACE ORDINANCE NO. 560/ZONE CHANGE NO. 92 TO CHANGE THE OFFICIAL ZONING MAP FROM PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/LUMBER YARD AND HARDWARE STORE TO PD-PS/COMMERCIAL TO ALLOW A SUPERMARKET AND THREE RESTAURANTS AT 15101 PARAMOUNT BOULEVARD IN THE CITY OF PARAMOUNT

THE CITY COUNCIL OF THE CITY OF PARAMOUNT DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Purpose and Findings. The City Council finds and declares as follows:

WHEREAS, California Constitution Article XI, Section 7, enables the City of Paramount ("the City") to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce zoning regulations, including the location and boundaries of the various zones shown and delineated on the Official Zoning Map of the City, is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, the City desires to ensure that development occurs in a prudently effective manner, consistent with the goals and objectives of the General Plan as updated and adopted by the City Council on August 7, 2007 and reasonable land use planning principles; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 7, 2024 at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 24:023, recommending that the City Council adopt this Ordinance; and

WHEREAS, the City Council held a duly noticed public hearing on this Ordinance on _____, 2024, at which time it considered all evidence presented, both written and oral.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PARAMOUNT DOES ORDAIN AS FOLLOWS:

SECTION 2. Ordinance No. 560/Zone Change No. 92 is hereby replaced as follows with:

Said zone change is subject to the following conditions:

Purpose:

The broad intent of the uses in this PD-PS (Planned Development with Performance Standards) zone is to include select restaurant and supermarket uses to meet community needs at a central location in the City of Paramount. It is a further objective, by establishing limitations upon building height and floor space, to maintain a reasonable intensity of land use, amount of traffic and general environment which will make it possible for the City to more efficiently and economically design, install and maintain all physical public service facilities in terms of size and capacity, to adequately and permanently meet the needs resulting from a defined intensity of land use.

Permitted uses:

The following uses only are permitted in this PD-PS zone:

1. Automated teller machines (ATMs) accessible from the interior or exterior of a specialty food store or supermarket.
2. Specialty food store.
3. Supermarket.

Uses permitted subject to conditional use permit:

The following uses may be permitted; provided that in each instance a conditional use permit is first obtained and continued in full force and effect as provided in Section 17.48.020 of the Paramount Municipal Code.

1. Alcoholic beverage sales for consumption off-premises.
2. Any establishment offering alcoholic beverages for sale for consumption on the premises.
3. Drive-thru establishments of any kind.
4. Exterior display of merchandise of any kind other than as a special event sale or grand opening.
5. Freestanding automated teller machines (ATMs).
6. Restaurants (walk-in), bakeries with customer seating, coffee shops, quick serve food uses, fast casual food uses, take-out food service, or other such retail food establishments.
7. Retail kiosks (permanent and temporary).

Prohibited uses:

Land uses that are not listed in the “permitted uses” or “Uses permitted subject to conditional use permit” sections above are not allowed. The following prohibited uses are listed for further reference and specificity.

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

1. Automotive repair or service of any kind whatsoever.
2. Bars or cocktail lounges.
3. Billiard parlors.
4. Bingo parlors.
5. Fraternal or social organizations.
6. Game arcades.
7. Housing. Any type of residence or caretaker unit is prohibited unless allowed by State law.
8. Laundries.
9. Places of worship.
10. Recreational vehicles. The outdoor parking or outdoor storage of any recreational vehicle shall not be allowed. Such recreational vehicles shall include, but are not limited to motorhomes, boats, travel trailers, and transport trailers.
11. Tire shops, sales or service.
12. Vocational schools.
13. Vehicle storage. Truck and/or van storage is prohibited at all times. All other vehicle storage is prohibited overnight.
14. Welding shops.

Performance standards:

Every use permitted in this PD-PS zone shall be subject to the following conditions and limitations:

1. Electrical. Any electrical disturbances adversely affecting the operation of any equipment other than that of the creator of such disturbance is prohibited.
2. Electric vehicle (EV) charging stations. EV charging stations shall be maintained in good condition and working order. Malfunctioning or vandalized EV charging stations shall be promptly repaired or replaced as needed.
3. Exterior lighting. All exterior lighting shall be directed away from residences.
4. Exterior storage. With the exception of the exterior display of merchandise associated with an approved conditional use permit (CUP), Special Event Permit, or Grand Opening Permit, no exterior storage of vehicles, materials, supplies, equipment, or machinery shall be permitted whether open or in tanks, bins, or other container devices.
5. Glare or heat. Any direct or reflected glare or heat which is perceptible at any point outside of any building is prohibited.
6. Hazardous materials. Hazardous materials are prohibited.
7. Loading and unloading. Hours of loading and unloading shall be prohibited between the hours of 6:00 p.m. and 7:00 a.m.
8. Modifications. Alterations or modifications to the exterior of the building, fences, railings, walls, or other improvements constructed on the property, or changes to the grade or drainage pattern of the property, are prohibited without the prior consent of the Planning Director.
9. Noise or vibrations. Any building equipment, such as air conditioning devices, must comply with the Paramount Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code). Any noise or vibrations other than that related to temporary construction work which is discernable without instruments at any lot line of the site is prohibited.
10. Odor. The emission of odorous gases or matter in quantities such as to be perceptible at any lot line of the site is prohibited.
11. Radioactive materials. The use or handling of radioactive materials is prohibited.
12. Satellite dish. The installation of a satellite dish shall be on the rooftop or otherwise concealed from public view.

13. Solar energy systems. Solar energy systems and associated battery storage systems shall be maintained in good working order on all buildings.
14. Storage enclosed. All property being stored at the storage facility must be kept entirely within enclosed buildings.
15. Storage restrictions. The storage or accumulation of trash, manure, and other offensive or noxious materials in a self-storage unit or any other location is specifically prohibited.
16. Uses indoors. All uses except parking shall be conducted within an entirely enclosed building.
17. Trash/recyclables. Trash, recyclables, organic waste, or other waste shall be disposed of in the designated trash enclosures. The businesses shall comply with organic waste disposal requirements of Chapter 13.09 and refuse, garbage, and weeds requirements of Chapter 13.20 of the Paramount Municipal Code.
18. Vehicle repair. The maintenance, repair, or dismantling of any vehicle within the PD-PS (Planned Development with Performance Standards) zone is prohibited.

Development standards:

1. Design. All new buildings, building additions, or substantial exterior remodels constructed in this PD-PS zone shall conform to the adopted architectural guidelines of the Central Business District.
2. Development Review. All conditions of Development Review Application No. 23:008 are applicable unless superseded by relevant changes to the Paramount Municipal Code or successive development review applications approved by the Development Review Board.
3. Driveways. The complete width and a minimum 10-foot depth of the driveways along Paramount Boulevard and Somerset Boulevard shall feature stamped and stained concrete or pavers.
4. Exterior security doors, gates, and window coverings. The installation of exterior security doors, gates, and window coverings, including, but not limited to, bars, grilles, grates, and overhead roll down doors, or any exterior mounted covering of any type, shall be prohibited.
5. Fences, etc. No fence or hedge exceeding 42 inches in height shall be erected or permitted in the front setback area on any lot. No chain link fences are permitted on any location within the property.

6. Landscaping/irrigation. Landscaping and irrigation shall comply with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code. All landscaped areas shall include a minimum six-inch curb along the perimeter.
7. Setbacks. Setbacks shall be as indicated on the submitted site plan as considered by the Development Review Board (Development Review Application No. 23:008 or related future approval) and made by reference a part of this zone change
8. Parking. Parking shall be provided as indicated on the submitted site plan as considered by the Development Review Board (Development Review Application No. 23:008 or related future approval) and made by reference a part of this zone change. Size, location, design, and maintenance of parking spaces and the parking facility as a whole shall be in accordance with Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 (General Provisions, Conditions, and Exceptions) regarding this title of the Paramount Municipal Code.
9. Security wire. No barbed wire, concertina wire, razor wire, or cut glass shall be used as a fence or part of a fence, wall or hedge along any property line or within any required side, rear, or front yard.
10. Signs. All signage on the exterior of the building shall comply with the sign standards established for the Central Business District. All signage shall be individual channel letters, and sign cans are prohibited.
11. Special Event Sales and Grand Openings. Special Event Sales and Grand Openings shall be as per Paramount Municipal Code regulations.
12. Tarps. The use of tarps is prohibited in front setbacks, side setbacks, rear yard areas, over driveways, and in parking and circulation areas.

Operation and Easement Agreement.

An Operation and Easement Agreement shall be fully executed following City Attorney review for approval consideration and prior to the issuance of a certificate of occupancy.

Compliance with Chapter 17.72 (PD-PS, Planned Development with Performance Standards Zone) of the Paramount Municipal Code.

This zone change case shall comply with all conditions set forth in Chapter 17.72 (PD-PS, Planned Development with Performance Standards Zone) of the Paramount Municipal Code zone, Section 17.72.010 to 17.72.210, inclusive.

SECTION 3. California Environmental Quality Act (CEQA). The City Council adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this project, pursuant to the provisions of the California Environmental Quality Act (CEQA).

SECTION 4. Severability. If any section, subsection, sentence, clause, or phrase in this ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council hereby declares it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

SECTION 5. Effective Date. This Ordinance shall take effect thirty days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published as required by law, together with the names and members of the City Council voting for and against the Ordinance.

PASSED, APPROVED, and ADOPTED by the City Council of the City of Paramount this __ day of ____ 2024.

Annette C. Delgadillo, Mayor

Attest:

Heidi Luce, City Clerk

AUGUST 7, 2024

PUBLIC HEARING

TENTATIVE TRACT MAP NO. 084335

B. MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT
PLANNING COMMISSION RESOLUTION NO. PC 24:025, A
REQUEST BY PARAMOUNT GATEWAY, LLC TO CREATE THREE
LOTS FROM TWO LOTS TOTALING 3.3 ACRES AT 15101
PARAMOUNT BOULEVARD IN THE PD-PS (PLANNED
DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

☐ APPROVED

☐ DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 24:025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO TENTATIVE PARCEL MAP NO. 084335, A REQUEST BY PARAMOUNT GATEWAY, LLC TO CREATE THREE LOTS FROM TWO LOTS TOTALING 3.3 ACRES AT 15101 PARAMOUNT 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 Paramount Gateway, LLC to create three lots from two lots totaling 3.3 acres at 15101 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) zone; and

WHEREAS, Ordinance No. 238, the Subdivision Ordinance of the City of Paramount, as implemented in Title 16 of the Municipal Code, requires the Planning Commission to announce its findings and decisions in subdivisions and other divisions of land; and

WHEREAS, on August 7, 2024, the Planning Commission conducted a duly noticed public hearing on the application, during which it recommended that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this project pursuant to the provisions of the California Environmental Quality Act (CEQA).

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

SECTION 1. The above recitations are true and correct.

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

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

SECTION 4. 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 5. The Planning Commission finds that the evidence presented does justify the granting of this application, and the Planning Commission hereby approves the applied for tentative parcel map, subject to the following conditions:

1. This tentative parcel map 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 subdivision application. The affidavit shall be submitted by Friday, August 23, 2024. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the tentative parcel map void.
2. A final parcel map shall be prepared by or under the direction of a registered Civil Engineer or licensed land surveyor. The map shall be filed with the City of Paramount and recorded pursuant to the Paramount Municipal Code and the Subdivision Map Act of the State of California.
3. Prior to submitting the final parcel map to the City Engineer for approval by the City Council, pursuant to Section 66442 of the California Government Code, the applicant must obtain clearances from all departments, divisions, and utility companies which have set conditions of approval on this subdivision.
4. A preliminary title report/parcel map guarantee is needed showing all fee interest holders, all interest holders whose interest could ripen into a fee, all trust deeds, together with the name of the trustees and all easements holders. The account for the title report should remain open until the final map is filed with the county recorder.
5. Easements shall not be granted or recorded within rights of way proposed to be deeded or dedicated for public streets until after the parcel is recorded, unless such easements are subordinated to the road easement by certification on the title sheet of the final map.
6. Documentation of parcel map boundaries, street centerlines, and lot boundaries is required.
7. The applicant shall comply with City Engineer requirements regarding street and drainage improvements and easements needed for street drainage or slopes.
8. All applicable fees shall be paid to the City of Paramount. Fees shall be determined on the basis of the prevailing fee schedule at the time of permit issuance.
9. The applicant shall submit tentative parcel map to and notify all utility companies of proposed development.
10. The applicant or future applicant shall submit a soils engineering report on all building sites in the subdivision before any future development.
11. A preliminary soil report is required before grading plan approval of any future development.

12. The applicant shall submit plans and specifications for the water system facilities for approval of the water company (Water Division of the Paramount Public Works Department) serving the land division.
13. All applicable water capital improvements and sewer reconstruction fees shall be paid prior to submitting the final map to the City Engineer for approval by the City Council.
14. Each building of this subdivision shall be served by a separate building sewer.
15. Details shown on the tentative parcel map which are inconsistent with requirements of ordinances, general conditions of approval, or City Engineer's policies must be specifically approved by the City Engineer.
16. Any broken or damaged sidewalk panels shall be repaired by the applicant or by the City if an agreement between the applicant and the City al.
17. The plans are subject to Los Angeles County Fire Department approval. All conditions of the Fire Prevention Land Development Unit of the Los Angeles County Fire Department shall be incorporated into the project.
18. The contractor of any future development shall ensure that Best Management Practices (BMPs) will be implemented during construction to prevent storm water runoff.
19. All grading of any future development shall be completed in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations.
20. A State of California NPDES construction permit shall be obtained prior to construction of any future development.
21. Any future development shall comply with all current NPDES permit requirements of Los Angeles County and the State of California.
22. During construction of any future development, tires scrubs shall be utilized at every entry/exit point to the subject property.
23. An electronic copy (PDF format) of the final map with all signatures shall be submitted to the Planning Department prior to issuance of the Certificate of Occupancy.

SECTION 6. This Resolution shall take effect immediately upon its adoption.

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

Chair

Attest:

Valerie Zaragoza, Administrative Assistant

AUGUST 7, 2024

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 939

C. MOTION IN ORDER:

READ BY TITLE ONLY, WAIVER FURTHER READING, AND ADOPT
PLANNING COMMISSION RESOLUTION NO. PC 24:024, A
REQUEST BY PARAMOUNT GATEWAY, LLC TO OPERATE TWO
RESTAURANTS, EACH WITH A DRIVE-THRU AND INDOOR AND
OUTDOOR SEATING, AND A THIRD RESTAURANT WITH INDOOR
AND OUTDOOR SEATING AT 15101 PARAMOUNT BOULEVARD IN
THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE
STANDARDS) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 24:024**

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. 939, A REQUEST BY PARAMOUNT GATEWAY, LLC TO OPERATE TWO RESTAURANTS, EACH WITH A DRIVE-THRU AND INDOOR AND OUTDOOR SEATING, AND A THIRD RESTAURANT WITH INDOOR AND OUTDOOR SEATING AT 15101 PARAMOUNT 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 Paramount Gateway, LLC to operate two restaurants, each with a drive-thru and indoor and outdoor seating, and a third restaurant with indoor and outdoor seating at 15101 Paramount 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, on August 7, 2024, the Planning Commission conducted a duly noticed public hearing on the application, during which it recommended that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this project pursuant to the provisions of the California Environmental Quality Act (CEQA).

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

SECTION 1. The above recitations are true and correct.

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

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

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

1. The requested use at the location proposed will not:
 - a. Adversely affect the health, peace, safety, or welfare of persons residing or working in the surrounding area;
 - b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; nor
 - c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this chapter, or as is otherwise required in order to integrate such use with the uses in the surrounding area; and
3. That the proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and
 - b. By other public or private service facilities as are required.

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

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

1. Except as set forth in conditions, development shall take place 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 both acknowledging and accepting all conditions of approval of this Conditional Use Permit application. The affidavit shall be submitted by Friday, August 23, 2024. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the Conditional Use Permit void.
3. All Conditional Use Permit No. 939 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. Time extension may be granted at the discretion of the Planning Commission.
5. It is hereby declared to be the intent that if any provision of this Conditional Use Permit is held or declared to be invalid, the exception shall be void and the privileges granted hereunder shall lapse.
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 of the Paramount Municipal Code).

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

8. The applicant is required to obtain all necessary City of Paramount permits, including electrical, mechanical, and plumbing for any interior and/or exterior modifications made to the structures on the subject site.

9. Prior to the release of utilities or service connections, final building, electrical, plumbing, and/or mechanical approval, the owner or general contractor shall submit a list of all contractors and/or subcontractors performing work on this project or development to the Planning Department. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
10. A precise lighting plan shall be submitted showing the location and types of all exterior lighting. The plan shall be subject to the approval of the Planning Department. Approval criteria will emphasize both the functional as well as the decorative nature of the proposed lighting. The parking lot and other common areas shall be illuminated to a demonstrated degree equal to or exceeding one point five candles per foot. The plan and fixture design shall be approved separately from the design approval and from the working drawings.
11. All applicable development fees are due prior to the issuance of building permits.
12. A utility plan shall be approved by the Planning Division before a permit is issued. All mechanical equipment and appurtenances of any type, whether located on rooftop, ground level, or anywhere on the building structure or site shall be completely enclosed or screened so as not to be visible from any public street and/or adjacent property. Such enclosure of facilities or screening shall be of compatible design related to the building structure for which such facilities are intended to serve.
13. 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.
14. The location of all electrical panels and meters shall be approved by the City prior to installation. Electrical panels and meters are prohibited in the front setback. Electrical panels and meters shall be screened with landscaping as approved by the Planning Department. Electrical cabinets shall be painted to match the predominant color of the adjacent building.
15. The applicant shall consult the Public Works Department regarding such required offsite improvements as streetlights, sidewalks, street trees, parkway improvements and curb and gutters. Plans shall illustrate all required public improvements.
16. All damaged curb, gutter, or sidewalk sections in front of the subject site shall be removed and replaced to the satisfaction of the Director of Public Works/City Engineer. Prior to commencing such repair work, the approval of the Director of Public Works/City Engineer must be obtained to include

obtaining proper permits or written approval. All unused driveway aprons shall be closed and replaced with curb, gutter and sidewalk, per specifications from the Public Works Department.

17. The applicant shall comply with South Coast Air Quality Management District Rule 403 regarding reduction of fugitive dust with best available fugitive dust control measures.
18. 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.
19. 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.
20. The installation of exterior security doors, gates and window coverings, including but not limited to bars, grills, gates, and overhead roll-down doors, or any exterior mounted covering of any type, is prohibited.
21. All parking areas shall comply with size, location, design, and maintenance requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 (General Provisions, Conditions and Exceptions) of the Paramount Municipal Code. The parking lot shall be striped to a clear condition in compliance with Americans with Disabilities Act (ADA) requirements. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.
22. The applicant shall comply with Chapter 8.20 (Urban Storm Water Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter daily. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
23. The property shall be landscaped within the yard areas indicated on the approved site plan, and the existing landscaping shall be refurbished or replaced as needed with associated irrigation. 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, including an even distribution of 36-inch-box and 24-inch-box shade/canopy trees. The new trees shall be selected and

approved for demonstrated qualities to mitigate particulate matter. 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 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.

24. Bicycle racks and bicycle storage lockers shall be provided and maintained in good condition in perpetuity. Bicycle racks shall be installed at each of the three buildings. The racks shall be inverted "U" racks or another rack type that allow for a bicycle frame and one wheel to be attached. The type, color, and precise location of the racks and storage lockers shall be reviewed and approved by the Planning Department prior to purchase or installation of the racks and storage lockers. The precise locations shall be within the clear range of a security camera.
25. At least two Level 2 and two Level 3 publicly accessible electric vehicle (EV) chargers that comply with Americans with Disabilities Act (ADA) requirements shall be provided and maintained in working order in perpetuity. An additional two EV stalls shall be designed for future EV readiness.
26. Trash and recyclables shall be stored in a clean manner within the designated disposal bins within trash enclosures. Trash on the ground shall be promptly picked up and disposed in the appropriate trash facilities at all times. The trash enclosure gates shall remain closed at all times. The trash enclosure shall be maintained in good, unblemished condition at all times.
27. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti shall be promptly removed painted over with paint to match the predominant surface paint or stucco color. Live plants that have been vandalized with graffiti shall be trimmed to remove the graffiti. Graffiti in the form of window etching shall be promptly removed.
28. No outside loitering shall be allowed on the premises.
29. The business and all future tenants shall maintain a current City of Paramount business license and meet all requirements for the zone.

30. Exterior menu board speaker decibel level shall not exceed street background noise normally occurring at the site. Exterior menu boards with digital displays shall include a dimmer function. Illumination shall not disturb surrounding businesses or patrons.
31. Regular live entertainment, including but not limited to karaoke, musicians, and disc jockeys, requires separate review and approval by the City Council.
32. Customer seating for the two-suite building at the north portion of the site is limited to 60 seats in the interior of the north suite of the building and 20 seats within the outdoor patio for the north suite of the building; and is limited to 22 seats in the interior of the south suite of the building and six seats within the outdoor patio for the south suite of the building.
33. Customer seating for the building at the south portion of the site is limited to 28 indoor customer seats and 12 outdoor seats.
34. Outdoor storage and outdoor work are prohibited.
35. Delivery vehicles to the site shall unload within the property interior. Truck parking, stopping, loading, and unloading are prohibited on public streets and alleys.
36. Construction shall take place 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Construction is prohibited on Sundays and national holidays.
37. The hours of operation for the restaurant on the south portion of the site shall be limited to 4:30 a.m. to 12:00 a.m. (midnight) on all seven days of the week.
38. The hours of operation for the two restaurants sharing the building on the north portion of the site shall be limited to 6:00 a.m. to 10:00 p.m. on all seven days of the week.
39. The approved floor plan of any of the three subject suites/buildings shall not be changed without prior approval by the Planning Department.
40. A security camera plan shall be submitted for Planning Department and Public Safety Department review and approval consideration prior to purchase or installation of the security camera system. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.

41. Activities at the business location shall not impact or cause safety hazards on local traffic or public rights-of-way, including streets, alleys, or sidewalks. The applicant shall ensure that the drive-thru vehicle queue does not extend into public rights-of-way.
42. Signage shall be installed and maintained in clean condition to state that "Trespassing – loitering forbidden by law." The applicant shall comply with sign requirements of Paramount Municipal Code Sections 30-24 and 30-26.
43. Signs, banners, and feather flags require separate review and approval by the Planning Department in accordance with Central Business District Sign Design Standards (Chapter 17.76 of the Paramount Municipal Code) prior to fabrication and installation.
44. Special events and grand opening events shall be reviewed in accordance with Special Event Permit regulations for Planning Department approval consideration.
45. Window sign area shall be limited to forty percent of the square footage of each grouping of adjacent windows, including a glass door, within an outer framed pane of glass.
46. Protective bollards shall be integrated into the outdoor patio designed and maintained in perpetuity at the direction of the Planning Department.
47. The applicant shall provide a minimum of five decorative trash receptacles to be fixed to the ground surface throughout each of the two resulting restaurant properties on the exterior of the building following separate Planning Department review and approval of the specific trash receptacle types and locations. The contents of all of the trash receptacles shall be regularly and properly disposed of without any incident of overflow from the trash receptacles.
48. Perimeter walls shall be cleaned, repainted, and maintained as needed from any oil stains, graffiti, and markings
49. 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 (including the Fire Prevention Land Development Unit), (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).

50. 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).
51. Drive-thru lane traffic shall not interfere with vehicles moving on to the property. Painted lettering and/or other signage shall be provided near the drive through lane approach stating, "Do Not Block Traffic." In the event the slowing of the drive-through lane ordering leads to congestion that could affect the driveways from public streets, the drive-thru lane shall be closed until such time traffic can freely move onto the site from the public street. Business management shall make provisions so that delayed orders at a pick-up window be moved elsewhere onsite so other window pickups can proceed in a timely fashion.
52. Following Planning Department review and approval the applicant shall install and maintain a sign with visibility to the general public on the building interior or exterior explaining environmental sustainability elements of project design and/or operations. The sign shall be updated every five years at minimum.
53. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
54. Any future tenant improvements require permits from the Building and Safety Division of the Planning Department.
55. Approval of the subject application is contingent upon City Council approval Zone Change No. 244 and Development Review Board approval of Development Review Application No. 23:008.
56. The application is subject to all regulations and conditions of Zone Change No. 244, Tentative Parcel Map No. 084335, and Development Review Application No. 23:008.
57. This application is subject to all conditions and mitigation measures contained in the Mitigated Negative Declaration.
58. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
59. 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 7th day of August 2024.

Chair

Attest:

Valerie Zaragoza, Administrative Assistant

AUGUST 7, 2024

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 967

- 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 24:026, A REQUEST
BY COMMUNITY MEDICINE, INC. DBA COMMUNITY DENTAL
CENTER TO OPERATE A NONPROFIT DENTAL CLINIC AT 8540
ALONDRA BOULEVARD, SUITE B4/B5 IN THE PD-PS (PLANNED
DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

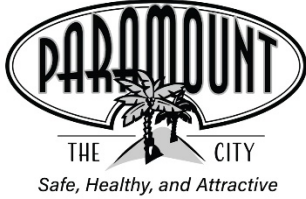
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 967
REQUEST:	Operate a nonprofit dental clinic
APPLICANT:	Community Medicine, Inc. dba Community Dental Center
MEETING DATE:	August 7, 2024
LOCATION:	8540 Alondra Boulevard, Suite B4/B5
ZONE:	PD-PS (Planned Development with Performance Standards)
GENERAL PLAN:	Central Business District
PLANNER:	Leslie Anahy Corrales
RECOMMENDATION:	Approval



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

**Subject: CONDITIONAL USE PERMIT NO. 967
COMMUNITY MEDICINE, INC. DBA COMMUNITY DENTAL CENTER**

BACKGROUND

This application is a request by Community Medicine, Inc. dba Community Dental Center for a conditional use permit (CUP) to operate a nonprofit dental clinic at 8540 Alondra Boulevard, Suite B4/B5 in the PD-PS (Planned Development with Performance Standards) zone.

The applicant proposes to occupy a 2,556 square foot double suite in a 7,551 square foot building on a 30,186 square foot property on the south side of Alondra Boulevard. The property is part of the Paramount Park Plaza, and the anchor business at this shopping center is Stater Bros. The applicant leases both suites, previously occupied by Omni Video, from the property owner.

DISCUSSION

Community Dental Center is a nonprofit dental center that would provide accessible oral health services to individuals in need. All work would be conducted onsite within the existing building. The proposed business hours of operation are Monday through Saturday from 9:00 a.m. to 6:00 p.m. There would be a total of 10 employees.

Daily procedures to provide dental standard care would include dental exams, computed tomography (CT) scans, teeth cleanings, cavity fillings, tooth extractions, and tooth replacements. No oral surgeries would be performed.

A total of 325 parking spaces are available at Paramount Park Plaza. The dental office would accommodate the parking needs adequately and is compatible with the parking space demand of the surrounding businesses.

Construction plans and permits are required to convert the previous video store use to a dental clinic.

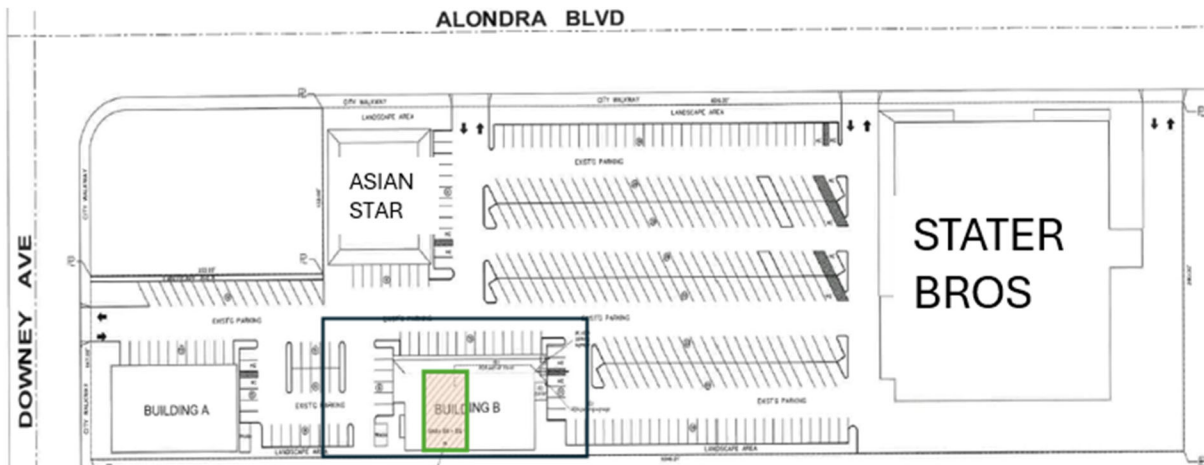
Photos

Below are photos depicting the front of the Paramount Park Plaza north entrance and the suite.

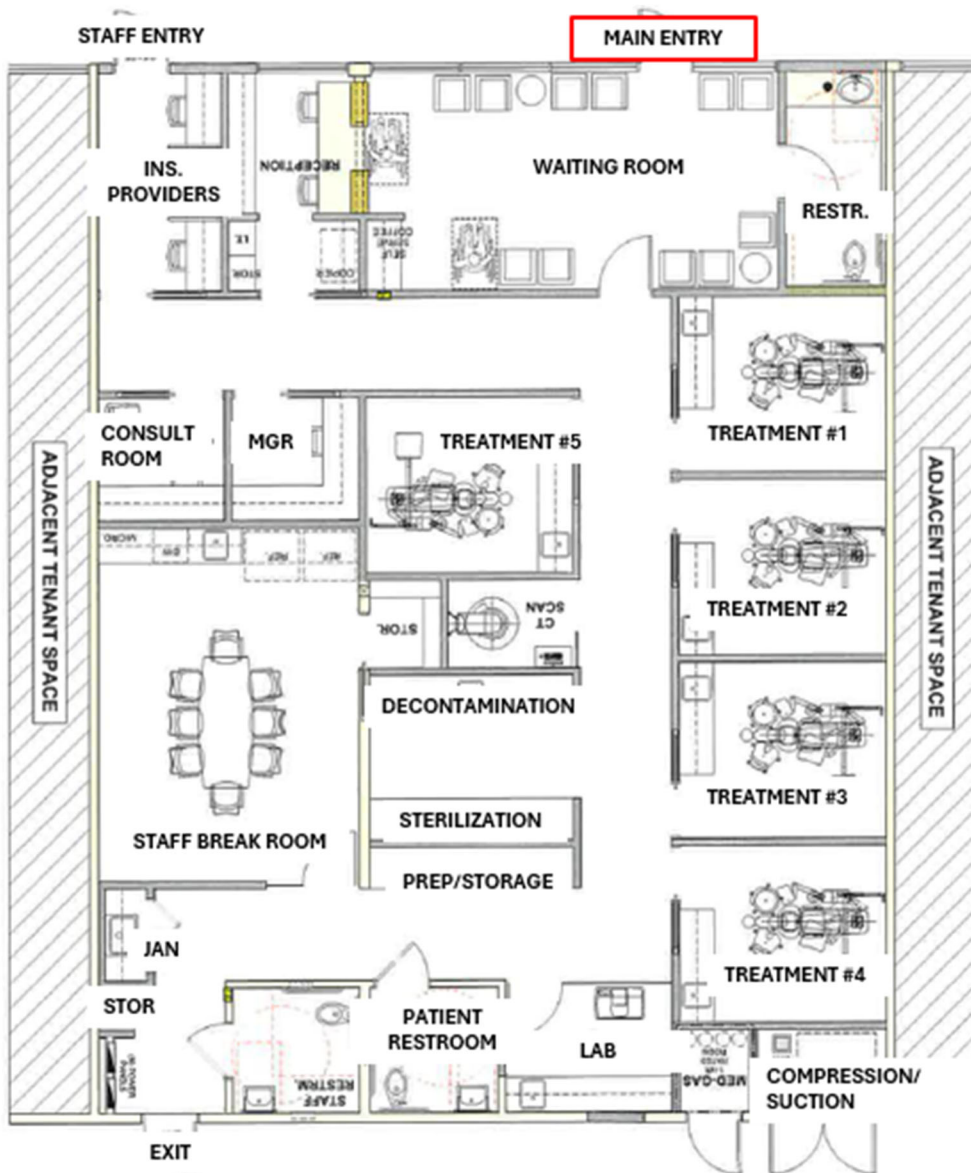


Plans

Below is the existing site plan for the project site. The suite is highlighted in orange.



Below is the proposed floor plan.



Analysis

A dental office is a business with minimal impact on surrounding businesses. The proposed location in a commercial shopping center is substantially distant from residences and is suitable for the requested use.

Environmental Assessment

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The Strategic Outcomes were implemented to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic 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 24:026, approving Conditional Use Permit No. 967, 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, August 23, 2024. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. All Conditional Use Permit No. 967 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 window security bars is prohibited in accordance with Section 17.44.630(C) of the Paramount Municipal Code. Any damages to the building exterior from the removal shall be immediately repaired.
11. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
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, and over driveways and in parking and circulation areas.

13. 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.
14. Any future tenant improvements shall meet all requirements of the Building and Safety Division.
15. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
16. 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.
17. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
18. Business hours shall be limited to 9:00 a.m. to 6:00 p.m., Monday through Saturday.
19. The approved floor plan shall not be changed without prior approval by the Planning Department.
20. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
21. Permanent signs are subject to Section 17.36.030 of the Paramount Municipal Code. Approved signs shall be maintained in good condition.
22. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
23. 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.
24. Existing trash enclosure and gate shall be refurbished and maintained to eliminate graffiti and faded and chipped paint.

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. Parking stalls, including American with Disabilities Act (ADA)-compliant stalls associated with the applicant's business and parking stalls immediately adjacent to the subject suite, shall be repainted/restriped to new condition and maintained accordingly.
27. All storage and work with the exception of active loading and unloading shall be conducted indoors.
28. All exposed wiring shall be properly enclosed, secured, and fixed for safety and compliance.
29. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
30. The front walkway shall be pressure washed to maintain presentation standards and be free of any debris and stains.
31. The exterior light fixtures 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, graffiti, and markings.
33. Trucks or other vehicles delivering products shall park within the subject property.
34. 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.
35. 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.

36. 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.
37. 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).
38. 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 the Dental Board of California, the Los Angeles County Fire Department, California Department of Resources Recycling and Recovery (CalRecycle), and the Building and Safety Division of the City of Paramount.
39. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
40. The business shall comply with organic waste disposal requirements of Chapter 13.09 and refuse, garbage, and weeds requirements of Chapter 13.20 of the Paramount Municipal Code.
41. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
42. 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 24:026**

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. 967, A REQUEST BY COMMUNITY MEDICINE, INC. DBA COMMUNITY DENTAL CENTER FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE A NONPROFIT DENTAL CLINIC AT 8540 ALONDRA BOULEVARD, SUITE B4/B5 IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Community Medicine, Inc. dba Community Dental Center for a conditional use permit (CUP) to operate a nonprofit dental clinic at 8540 Alondra Boulevard, Suite B4/B5 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), Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of CEQA guidelines.

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, August 23, 2024. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
- 3. All Conditional Use Permit No. 967 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 window security bar is prohibited in accordance with Section 17.44.360(C) of the Paramount Municipal Code. Any damages to the building exterior from the removal shall be immediately repaired.
11. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
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, and over driveways and in parking and circulation areas.
13. 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.
14. Any future tenant improvements shall meet all requirements of the Building and Safety Division.
15. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
16. 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.
17. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
18. Business hours shall be limited to 9:00 a.m. to 6:00 p.m., Monday through Saturday.
19. The approved floor plan shall not be changed without prior approval by the Planning Department.
20. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
21. Permanent signs are subject to Section 17.36.030 of the Paramount Municipal Code. Approved signs shall be maintained in good condition.
22. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.

23. 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.
24. Existing trash enclosure and gate shall be refurbished and maintained to eliminate graffiti and faded and chipped paint.
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. Parking stalls, including American with Disabilities Act (ADA)-compliant stalls and parking stalls immediately adjacent to the subject suite, shall be repainted/restriped to new condition and maintained accordingly.
27. All storage and work with the exception of active loading and unloading shall be conducted indoors.
28. All exposed wiring shall be properly enclosed, secured, and fixed for safety and compliance.
29. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
30. The front walkway shall be pressure washed to maintain presentation standards and be free of any debris and stains
31. The exterior light fixtures 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, graffiti, and markings.
33. Trucks or other vehicles delivering products shall park within the subject property.
34. 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.

35. 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.
36. 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.
37. 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).
38. 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 the Dental Board of California, the Los Angeles County Fire Department, California Department of Resources Recycling and Recovery (CalRecycle), and the Building and Safety Division of the City of Paramount.
39. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
40. The business shall comply with organic waste disposal requirements of Chapter 13.09 and refuse, garbage, and weeds requirements of the Paramount Municipal Code.
41. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
42. 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.

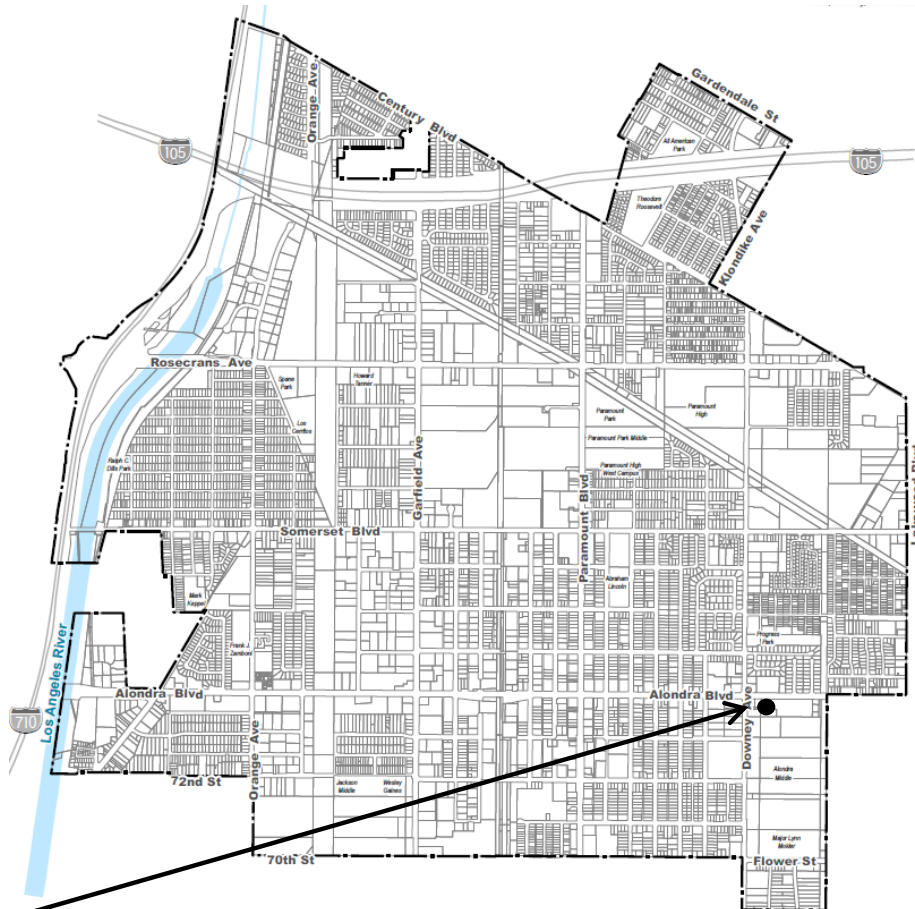
PASSED, APPROVED, and ADOPTED this 7th day of August 2024.

Chair

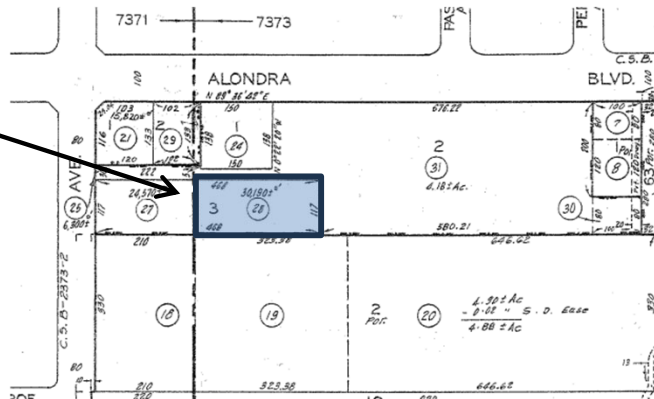
Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 967



Subject
Property



8540 Alondra Boulevard, Suite B4/B5

AUGUST 7, 2024

PUBLIC HEARING

TENTATIVE PARCEL MAP NO. 083782

- 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 24:022, APPROVING
A REQUEST BY ANTONIO MONTALVO TO CREATE TWO 7,087.5
SQUARE FOOT LOTS FROM ONE 14,175 SQUARE FOOT LOT AT
7314 CORTLAND AVENUE IN THE R-1 (SINGLE-FAMILY
RESIDENTIAL) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

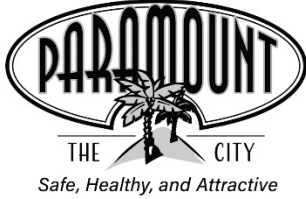
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Tentative Parcel Map No. 083782
REQUEST:	Create two 7,087.5 square foot lots from one 14,175 square foot lot
APPLICANT:	Antonio Montalvo
MEETING DATE:	August 7, 2024
LOCATION:	7314 Cortland Avenue
ZONE:	R-1 (Single-Family Residential)
GENERAL PLAN:	Single-Family Residential
PLANNER:	Ivan Reyes
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: Ivan Reyes, Associate Planner
Date: August 7, 2024

**Subject: TENTATIVE PARCEL MAP NO. 083782
7314 CORTLAND AVENUE**

BACKGROUND

This application is a request by Antonio Montalvo to create two 7,087.5 square foot lots from one 14,175 square foot lot at 7314 Cortland Avenue in the R-1 (Single-Family Residential) zone. The site is the location of a single-family home, attached garage, a detached accessory dwelling unit (ADU), and a detached garage. The parcel map is requested for an underdeveloped area portion at the west side of the property (proposed "Parcel 2") to allow future sale and development.

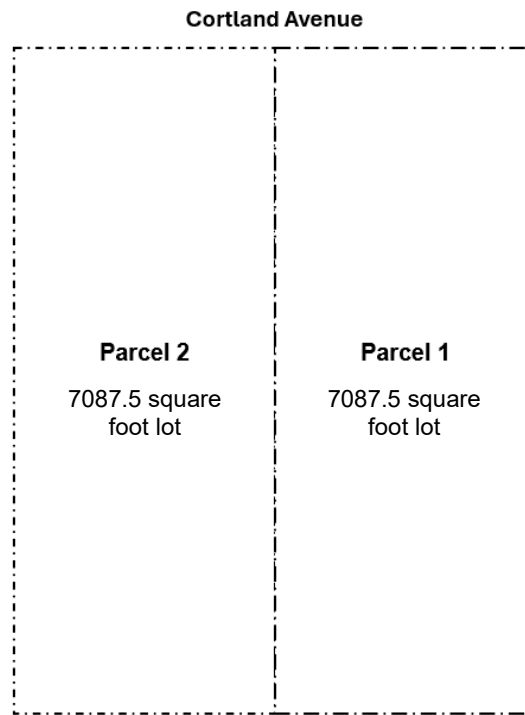
Subdivision maps are processed in two phases in accordance with the California Subdivision Map Act and Title 16 (Subdivisions and Other Divisions of Land) of the Paramount Municipal Code. The first phase is the Tentative Map process, which requires a public hearing before the Planning Commission. When approved, the application continues to the second phase, in which the applicant prepares a Final Map for City Council review and approval at the direction of the City Engineer.

In 2023, the Planning Department approved Administrative Action No. 2233. This approval allowed the applicant to demolish 550 square feet of an existing 1,196 square foot single-family home and construct a 735 square foot addition to that home for a net building area of 1,381 square feet. The project also included construction of a 510 square foot attached two-car garage and construction of a detached 1,000 square foot two-bedroom (ADU) to the rear of the single-family home. All of these structures are on the east side of the property.

DISCUSSION

The applicant is proposing to create two parcels from the existing property. The proposed east parcel ("Parcel 1") would contain 7,085.5 square feet, and it includes the single-family home and detached ADU. The west parcel ("Parcel 2") would similarly contain 7,085.5 square feet. This half of the property is developed with an existing 449 square foot two-car garage that belonged to the previous single-family home that has since been rebuilt exclusively on the east half of the property.

The following is an excerpt of the draft parcel map:

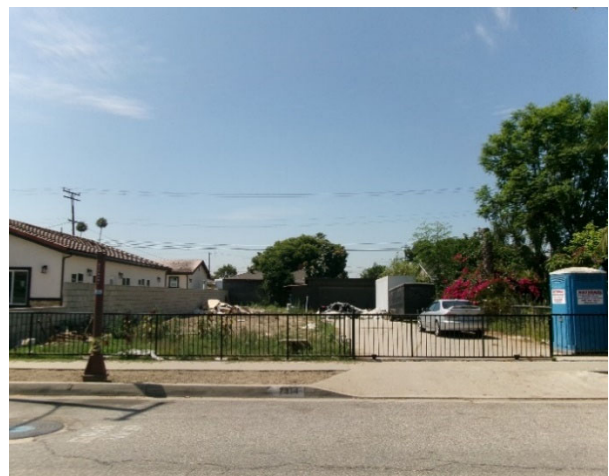


Site Photos

Below are site photos from July 22, 2024. The first photo depicts the view of the front of the existing lot facing the location of Parcel 1 (east half of the property), which is developed with a house, attached garage, and an ADU. The second photo depicts the view of Parcel 2 (west half of the property), which is developed with a two-car garage.



Front of the existing home facing the location of Parcel 1



Front of the vacant lot facing the location of Parcel 2

Environmental Assessment

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15315, Class 15 Categorical Exemption – the division of property into four or fewer parcels.

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC 24:022, approving Tentative Parcel Map No. 083782, subject to the following conditions:

1. This tentative parcel map 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 subdivision application. The affidavit shall be submitted by Friday, August 23, 2024. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the tentative parcel map void.
2. A final parcel map shall be prepared by or under the direction of a registered Civil Engineer or licensed land surveyor. The map shall be filed with the City of Paramount and recorded pursuant to the Paramount Municipal Code and the Subdivision Map Act of the State of California.
3. Prior to submitting the final parcel map to the City Engineer for approval by the City Council, pursuant to Section 66442 of the California Government Code, the applicant must obtain clearances from all departments, divisions, and utility companies which have set conditions of approval on this subdivision.
4. A preliminary title report/parcel map guarantee is needed showing all fee interest holders, all interest holders whose interest could ripen into a fee, all trust deeds, together with the name of the trustees and all easement holders. The account for the title report should remain open until the final map is filed with the county recorder.

5. Easements shall not be granted or recorded within rights of way proposed to be deeded or dedicated for public streets until after the parcel is recorded, unless such easements are subordinated to the road easement by certification on the title sheet of the final map.
6. Documentation of parcel map boundaries, street centerlines, and lot boundaries is required.
7. The applicant shall comply with City Engineer requirements regarding street and drainage improvements and easements needed for street drainage or slopes.
8. All applicable fees shall be paid to the City of Paramount. Fees shall be determined on the basis of the prevailing fee schedule at the time of permit issuance.
9. The applicant shall submit tentative parcel map to and notify all utility companies of proposed development.
10. The applicant or future applicant shall submit a soils engineering report on all building sites in the subdivision before any future development.
11. A preliminary soil report is required before grading plan approval of any future development.
12. The applicant shall submit plans and specifications for the water system facilities for approval of the water company serving the land division.
13. Each building of this subdivision shall be served by a separate building sewer.
14. Details shown on the tentative parcel map which are inconsistent with requirements of ordinances, general conditions of approval, or City Engineer's policies must be specifically approved by the City Engineer.
15. Any broken or damaged sidewalk panels shall be repaired by the applicant.
16. The plans are subject to Los Angeles County Fire Department approval. All conditions of the Fire Prevention Land Development Unit of the Los Angeles County Fire Department shall be incorporated into the project.
17. The contractor of any future development shall ensure that Best Management Practices (BMPs) will be implemented during construction to prevent storm water runoff.
18. All grading of future development shall be completed in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations.

19. A State of California NPDES construction permit shall be obtained prior to construction of any future development.
20. Any future development shall comply with all current NPDES permit requirements of Los Angeles County and the State of California.
21. During construction of any future development, tires scrubs shall be utilized at every entry/exit point to the subject property.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 24:022**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO TENTATIVE PARCEL MAP NO. 083782, A REQUEST BY ANTONIO MONTALVO TO CREATE TWO 7,087.5 SQUARE FOOT LOTS FROM ONE 14,175 SQUARE FOOT LOT AT 7314 CORTLAND AVENUE IN THE R-1 (SINGLE-FAMILY RESIDENTIAL) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Antonio Montalvo to create two 7,087.5 square foot lots from one 14,175 square foot lot at 7314 Cortland Avenue in the R-1 (Single-Family Residential) zone; and

WHEREAS, Ordinance No. 238, the Subdivision Ordinance of the City of Paramount, as implemented in Title 16 of the Municipal Code, requires the Planning Commission to announce its findings and decisions in subdivisions and other divisions of land; and

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15315, Class 15 – the division of property into four or fewer parcels.

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

SECTION 1. The above recitations are true and correct.

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

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

SECTION 4. 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 5. The Planning Commission finds that the evidence presented does justify the granting of this application, and the Planning Commission hereby approves the applied for tentative parcel map, subject to the following conditions:

1. This tentative parcel map 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 subdivision application. The affidavit shall be submitted by Friday, August 23, 2024. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the tentative parcel map void.
2. A final parcel map shall be prepared by or under the direction of a registered Civil Engineer or licensed land surveyor. The map shall be filed with the City of Paramount and recorded pursuant to the Paramount Municipal Code and the Subdivision Map Act of the State of California.
3. Prior to submitting the final parcel map to the City Engineer for approval by the City Council, pursuant to Section 66442 of the California Government Code, the applicant must obtain clearances from all departments, divisions, and utility companies which have set conditions of approval on this subdivision.
4. A preliminary title report/parcel map guarantee is needed showing all fee interest holders, all interest holders whose interest could ripen into a fee, all trust deeds, together with the name of the trustees and all easement holders. The account for the title report should remain open until the final map is filed with the county recorder.
5. Easements shall not be granted or recorded within rights of way proposed to be deeded or dedicated for public streets until after the parcel is recorded, unless such easements are subordinated to the road easement by certification on the title sheet of the final map.
6. Documentation of parcel map boundaries, street centerlines, and lot boundaries is required.
7. The applicant shall comply with City Engineer requirements regarding street and drainage improvements and easements needed for street drainage or slopes.
8. All applicable fees shall be paid to the City of Paramount. Fees shall be determined on the basis of the prevailing fee schedule at the time of permit issuance.
9. The applicant shall submit tentative parcel map to and notify all utility companies of proposed development.
10. The applicant or future applicant shall submit a soils engineering report on all building sites in the subdivision before any future development.
11. A preliminary soil report is required before grading plan approval of any future development.

12. The applicant shall submit plans and specifications for the water system facilities for approval of the water company serving the land division.
13. Each building of this subdivision shall be served by a separate building sewer.
14. Details shown on the tentative parcel map which are inconsistent with requirements of ordinances, general conditions of approval, or City Engineer's policies must be specifically approved by the City Engineer.
15. Any broken or damaged sidewalk panels shall be repaired by the applicant.
16. The plans are subject to Los Angeles County Fire Department approval. All conditions of the Fire Prevention Land Development Unit of the Los Angeles County Fire Department shall be incorporated into the project.
17. The contractor of any future development shall ensure that Best Management Practices (BMPs) will be implemented during construction to prevent storm water runoff.
18. All grading of any future development shall be completed in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations.
19. A State of California NPDES construction permit shall be obtained prior to construction of any future development.
20. Any future development shall comply with all current NPDES permit requirements of Los Angeles County and the State of California.
21. During construction of any future development, tires scrubs shall be utilized at every entry/exit point to the subject property.

SECTION 6. This Resolution shall take effect immediately upon its adoption.

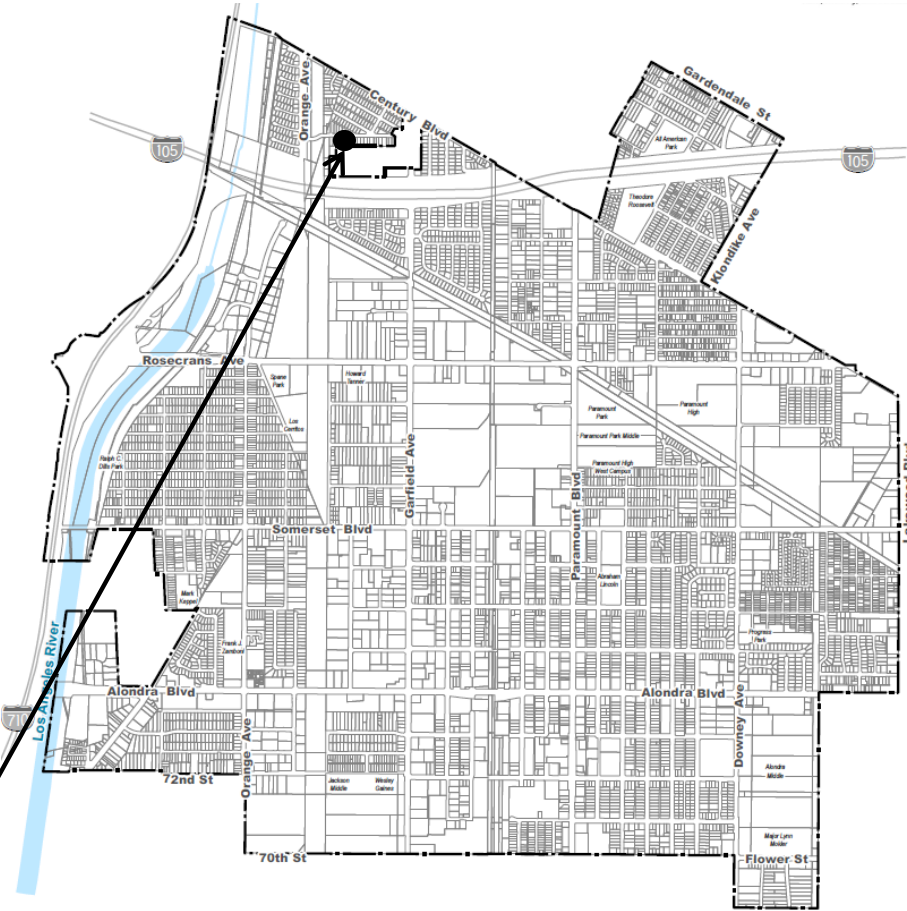
PASSED, APPROVED and ADOPTED this 7th day of August 2024.

Chair

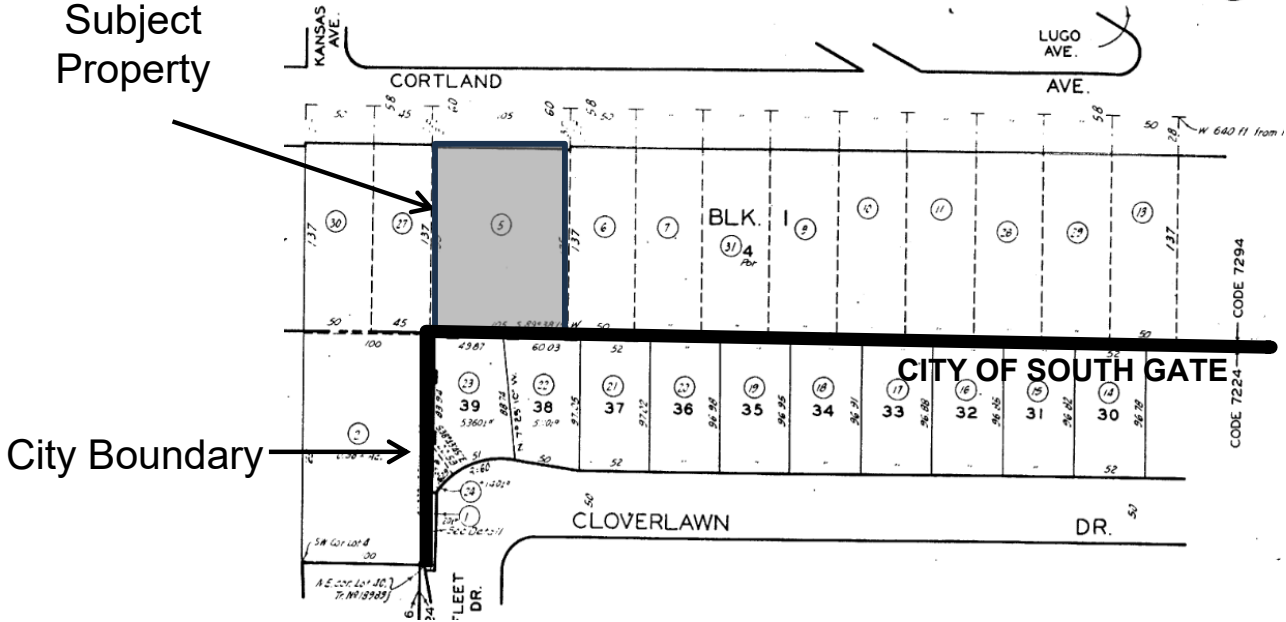
Attest:

Valerie Zaragoza, Administrative Assistant

Tentative Parcel Map No. 083782



Subject Property



City Boundary

7314 Cortland Avenue

AUGUST 7, 2024

PUBLIC HEARING

ZONING ORDINANCE TEXT AMENDMENT NO. 34

- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
 - (1) THOSE IN FAVOR
 - (2) THOSE OPPOSED
- 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 24:029,
RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING
ORDINANCE TEXT AMENDMENT NO. 34, REVISING REGULATIONS
FOR MANUFACTURING BUSINESSES CITYWIDE IN THE M-1
(LIGHT MANUFACTURING) AND M-2 (HEAVY MANUFACTURING)
ZONES.

MOTION:

MOVED BY: _____

SECONDED BY: _____

☐ APPROVED

☐ DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Zoning Ordinance Text Amendment No. 34
REQUEST:	Recommend that the City Council approve an ordinance revising regulations for manufacturing businesses
APPLICANT:	City of Paramount
MEETING DATE:	August 7, 2024
LOCATION:	Citywide
ZONE:	M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing)
GENERAL PLAN:	Citywide
PLANNER:	Ivan Reyes
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: Ivan Reyes, Associate Planner
Date: August 7, 2024

**Subject: ZONING ORDINANCE TEXT AMENDMENT NO. 34
REVISING REGULATIONS FOR MANUFACTURING BUSINESSES**

BACKGROUND

This item is a request for the Planning Commission to recommend to the City Council to approve Zoning Ordinance Text Amendment (ZOTA) No. 34, revising regulations for manufacturing businesses citywide in the M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zones.

On September 4, 2018, the City Council adopted Ordinance No. 1106/ZOTA No. 8, revising the City's manufacturing zoning regulations and uses. Although the City Council had previously adopted incremental amendments to the industrial sections of the Zoning Ordinance through the years, industrial zoning regulations were comprehensively updated in 2018 to promote environmental sustainability, enhance public safety, and ensure the health and well-being of residents.

The manufacturing regulations adopted in 2018 include a requirement for metal-related business with South Coast Air Quality Management District (SCAQMD) permits to meet with the public on an annual basis. Public tours of the business operation must be reasonably accommodated for the purpose of informing the public of business operations and practices. A comprehensive information session at an off-site location is acceptable provided direct facility access impedes public safety or compromises proprietary processes, as determined by the business owner in consultation with the Planning Director. Since 2022, the City has hosted public informational sessions with the participating metal-manufacturing business as part of their requirement to attend. The attendance from residents was averaging two per event.

DISCUSSION

The existing metal manufacturing performance standards under the provisions of Chapter 17.32.050 (M-1 zone) and 17.36.050 (M-2 zone) of the Paramount Municipal Code involves regulations for any metal manufacturing business operation that requires a permit to operate from SCAQMD. Furthermore, the Municipal Code currently mandates specific standards for housekeeping practices, exterior signage regulations, and compliance with all other applicable regulatory agencies. A public tour of the metal

manufacturing business operations with SCAQMD permits is required once every calendar year to increase transparency, promote healthy discussion, and alert the community to possible changes in the operations.

Summary of Proposed Revisions

The proposed Zoning Ordinance Text Amendment would revise the metal manufacturing performance standards and the metal-related manufacturing and/or processing uses in the M-1 (17.32) and M-2 (17.36) chapters of the Paramount Municipal Code. Some of the provisions of the proposed ordinance include the following:

- Onsite posting requirements for a public notice board provided by the metal manufacturing business onsite during the period following the approval of a project and the completion of all project construction activities, including site improvements.
- Establishing digital media presentation standards, in lieu of a public tour.
- Revising the dates of public tours to occur on a two-year basis from the date of the previous publicly held session.

The City Attorney has reviewed and approved the proposed changes reflected in this Ordinance.

Environmental Assessment

This ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15305, minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density and Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

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. 6: Efficient, Effective, and Fiscally Responsible Government.

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC 24:029, recommending that the City Council approve Zoning Ordinance Text Amendment No. 34.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 24:029**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDING OF FACT, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 34, AMENDING SECTION 17.32.050(A), SECTION 17.32.050(F), SECTION 17.36.050(A), AND SECTION 36.50(F) OF THE PARAMOUNT MUNICIPAL CODE, REVISING REGULATIONS FOR MANUFACTURING BUSINESSES CITYWIDE IN THE M-1 (LIGHT MANUFACTURING) AND M-2 (HEAVY MANUFACTURING) ZONES IN THE CITY OF PARAMOUNT

WHEREAS, the Planning Commission of the City of Paramount setting forth its finding of fact, and recommending that the City Council approve Zoning Ordinance Text Amendment No. 34, amending Section 17.32.050(A), Section 17.32.050(F), Section 17.36.050(A), and Section 36.50(F) of the Paramount Municipal Code, revising regulations for manufacturing businesses citywide in the M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zones in the City of Paramount; and

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

WHEREAS, the Planning Commission of the City of Paramount finds that this zoning ordinance text amendment is exempt from CEQA pursuant to CEQA Guidelines Section 15305, minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density and Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

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

SECTION 1. The above recitations are true and correct.

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

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

SECTION 4. The Planning Commission hereby finds that the Zoning Ordinance Text Amendment is consistent with desirable land use trends.

SECTION 5. The Planning Commission determines that upon applying the principles and practices of land use planning, the amendment to the Code should be made to encourage activity that will produce a desirable pattern of growth, encourage the most appropriate use of land, enhance the value of property, and promote the health, safety, and general welfare of the public in the best interests of the City.

SECTION 6. The Planning Commission hereby recommends that the City Council approve Zoning Ordinance Text Amendment No. 34, amending Section 17.32.050(A), Section 17.32.050(F), Section 17.36.050(A), and Section 17.36.50(F) of the Paramount Municipal Code, revising regulations for manufacturing businesses citywide in the M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zones in the City of Paramount.

SECTION 7. That pursuant to Resolution No. 82:043 of the City Council, the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

SECTION 8. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Paramount this 7th day of August 2024.

Chair

Attest:

Valerie Zaragoza, Administrative Assistant

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 34, AMENDING SECTION 17.32.050(A), SECTION 17.32.050(F), SECTION 17.36.050(A) AND SECTION 17.36.050(F) OF THE PARAMOUNT MUNICIPAL CODE, REVISING REGULATIONS FOR MANUFACTURING BUSINESSES CITYWIDE IN THE M-1 (LIGHT MANUFACTURING) AND M-2 (HEAVY MANUFACTURING) ZONES IN THE CITY OF PARAMOUNT

THE CITY COUNCIL OF THE CITY OF PARAMOUNT DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Purpose and Findings. The City Council finds and declares as follows:

- A. California Constitution Article XI, Section 7, enables the City of Paramount ("the City") to enact local planning and land use regulations; and
- B. The authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and
- C. The authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and
- D. The City desires to ensure that development occurs in a prudently effective manner, consistent with the goals and objectives of the General Plan as updated and adopted by the City Council on August 7, 2007 and reasonable land use planning principles; and
- E. The City desires to require applicants who apply for a development review application to provide mailing labels for addresses of both property owners and tenants within 500 feet of a project site for the public hearing notice as a matter of increased government transparency; and
- F. The Planning Commission held a duly noticed public hearing on August 7, 2024 at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 24:029, recommending that the City Council adopt this Ordinance; and

- G. The City Council held a duly noticed public hearing on this Ordinance on _____, at which time it considered all evidence presented, both written and oral.

SECTION 2. The Recitals set forth hereinabove are true and correct and incorporated herein by reference as if fully set forth herein.

SECTION 3. Section 17.32.050(A) of the Paramount Municipal Code is hereby amended in full to read as follows:

- A. For new construction projects and material alterations to existing facilities, a public notice board shall be provided by the metal manufacturing business onsite during the period following the approval of the project and the completion of all project construction activities, including site improvements. The sign must be designed to City standards in order to meet onsite posting requirements. The background material of the notice board shall be one half-inch medium density overlay (MDO) material and must maintain minimum dimensions of four feet in height and six feet in length, shall be installed on wood posts in a location visible to the general public from the public right-of-way, and shall detail the nature of the project, including relevant site plan and elevations or renderings.

SECTION 4. Section 17.32.050(F) of the Paramount Municipal Code is hereby amended in full to read as follows:

- F. For the purpose of transparency, a metal manufacturing business operation shall inform the public of business operations and practices by one of the two options:

Option 1. Within no more than two years after the adoption date of Ordinance No._____, produce a video of professional quality of at least five minutes in length in a digital format that can be commonly shared, posted, and distributed. The business shall demonstrably include an introduction, company overview, and manufacturing process that explains equipment and materials, quality assurance, and environmental sustainability involvement within the video. The video shall include clear email and phone contact information that will allow the public to submit questions or comments to business management, and the business shall promptly transmit to the Planning Department a copy or detailed summary of all communication between the public and the business generated by the video. The business shall produce an updated video every six years at minimum.

Option 2. Within no more than two years after the adoption date of Ordinance No._____, or any subsequent public tour, conduct an onsite public tour of the business facilities within the month of October to coincide with National Manufacturing Day. This public tour shall occur at least once every two years from the date of the previous public tour.

SECTION 5. Section 17.36.050(A) of the Paramount Municipal Code is hereby amended in full to read as follows:

- A. For new construction projects and material alterations to existing facilities, a public notice board shall be provided by the metal manufacturing business onsite during the period following the approval of the project and the completion of all project construction activities, including site improvements. The sign must be designed to City standards in order to meet onsite posting requirements. The background material of the notice board shall be one half inch medium density overlay (MDO) material and must maintain minimum dimensions of four feet in height and six feet in length, shall be installed on wood posts in a location visible to the general public from the public right-of-way, and shall detail the nature of the project, including relevant site plan and elevations or renderings.

SECTION 6. Section 17.36.050(F) of the Paramount Municipal Code is hereby amended in full to read as follows:

- F. For the purpose of transparency, a metal manufacturing business operation shall inform the public of business operations and practices by one of the two options:

Option 1. Within no more than two years after the adoption date of Ordinance No._____, produce a video of professional quality of at least five minutes in length in a digital format that can be commonly shared, posted, and distributed. The business shall demonstrably include an introduction, company overview, and manufacturing process that explains equipment and materials, quality assurance, and environmental sustainability involvement within the video. The video shall include clear email and phone contact information that will allow the public to submit questions or comments to business management, and the business shall promptly transmit to the Planning Department a copy or detailed summary of all communication between the public and the business generated by the video. The business shall produce an updated video every six years at minimum.

Option 2. Within no more than two years after the adoption date of Ordinance No._____, or any subsequent public tour, conduct an onsite public tour of the business facilities within the month of October to coincide with National Manufacturing Day. This public tour shall occur at least once every two years from the date of the previous public tour.

SECTION 7. California Environmental Quality Act (CEQA). This ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15305, minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density and Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

SECTION 8. Severability. If any section, subsection, sentence, clause, or phrase in this ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council

hereby declares it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

SECTION 9. Effective Date. This Ordinance shall take effect thirty days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published once in the Paramount Journal within 15 days after its adoption together with the names and members of the City Council voting for and against the Ordinance.

PASSED, APPROVED and ADOPTED by the City Council of the City of Paramount this __ day of _____ 2024.

Annette C. Delgadillo, Mayor

ATTEST

Heidi Luce, City Clerk

AUGUST 7, 2024

ORAL REPORT

CITY COUNCIL ACTIONS

AUGUST 7, 2024

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF