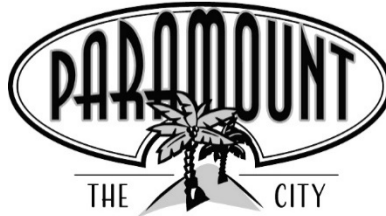


AGENDA

Paramount Planning Commission
September 4, 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 Ernie Esparza
Commissioner Javier Gonzalez
Commissioner David Moody
Vice Chair Linda Timmons
Chair Gordon Weisenburger

REPORTS

- | | |
|--------------------------------|--|
| 1. ORAL REPORT | Measure LR - Ballot Measure to Revise the Current Business License Tax to a Gross Receipts Tax |
|--------------------------------|--|

MINUTES

- | | |
|--|----------------|
| 2. APPROVAL OF MINUTES | August 7, 2024 |
|--|----------------|

PUBLIC COMMENTS

OLD BUSINESS

- | | |
|--|--|
| 3. 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. |
|--|--|

NEW BUSINESS

PUBLIC HEARINGS

- | | |
|---|---|
| 4. CONDITIONAL USE PERMIT NO. 968 | A request by Dayna Epley/7-Eleven, Inc. to repeal Conditional Use Permit No. 516 (sale of beer and wine for offsite consumption with a "Type 20" ABC license) and allow the sale of beer, wine, and distilled spirits for offsite consumption with a "Type 21" ABC license at 7-Eleven Store No. 33319 at 8502 Alondra Boulevard in the C-3 (General Commercial) zone. This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of California Environmental Quality Act (CEQA) Guidelines. |
|---|---|

5. **ZONING ORDINANCE
TEXT AMENDMENT
NO. 33**

A recommendation for the City Council of the City of Paramount to approve an ordinance revising regulations for housing developments to further incorporate objective design standards citywide in residential zones. This project 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 a 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

6. **ORAL REPORT**

City Council Actions

COMMENTS

7. **COMMENTS**

- City Attorney
- Commissioners
- Staff

ADJOURNMENT

To a meeting on October 2, 2024 at 6:00 p.m.

SEPTEMBER 4, 2024

ORAL REPORT

MEASURE LR – BALLOT MEASURE TO REVISE THE CURRENT
BUSINESS LICENSE TAX TO A GROSS RECEIPTS TAX

SEPTEMBER 4, 2024

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF AUGUST 7, 2024.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES AUGUST 7, 2024

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

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

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

Absent: Commissioner Javier Gonzalez

STAFF PRESENT: Elizabeth Martyn, Interim City Attorney
John King, Assistant Planning Director
Rick Baptista, Building and Safety Manager
Ivan Reyes, Associate Planner
Leslie Corrales, Planning Intern
Biana Salgado, Office Assistant II

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

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

NOES: None

ABSENT: Commissioner Gonzalez

ABSTAIN: None

PUBLIC COMMENTS

The following individual addressed the Planning Commission and provided public comments: Leticia Vasquez Wilson, Central Basin Municipal Water District Director.

1. APPROVAL OF MINUTES

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

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

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

2. REORGANIZATION
SELECTION OF
CHAIR AND VICE
CHAIR

Office Assistant II/Minute Clerk Biana Salgado opened the nominations for the office of Planning Commission Chair. Commissioner Ernie Esparza nominated Commissioner Gordon Weisenburger. There being no further nominations, nominations were closed.

The roll call vote for Commissioner Weisenburger to serve as Planning Commission Chair:

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

Commissioner Gordon Weisenburger was declared Planning Commission Chair.

Chair Weisenburger opened the nominations for the office of Planning Commission Vice Chair. Commissioner Esparza nominated Commissioner Linda Timmons. There being no further nominations, nominations were closed.

The roll call vote for Commissioner Timmons to serve as Planning Commission Vice Chair:

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

Commissioner Linda Timmons was declared Planning Commission Vice Chair.

OLD BUSINESS

PUBLIC HEARINGS

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

Chair Weisenburger presented the item, a request by Lidia Alas/Alas Kitchen and Bar to expand existing alcoholic beverage sales for onsite consumption to include distilled spirits at 15516 Paramount Boulevard, Suite B in the C-3 (General Commercial) zone.

Assistant Planning Director John King introduced Assistant Planner Leslie Corrales who presented an overview of the request. Assistant Planner Corrales explained that the Planning Commission had closed the public hearing and removed the item from the Planning Commission calendar on May 1, 2024.

Chair Weisenburger opened the public hearing. Assistant Planning Director John King 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 Esparza, seconded by Commissioner Moody, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Vice Chair Timmons, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 24:005, approving the request. The motion was passed by the following roll call vote:

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

NEW BUSINESS

4. PARAMOUNT
GATEWAY LLC.
15101 PARAMOUNT
BOULEVARD

Chair Weisenburger presented the item, the Paramount Gateway, LLC project to include Zone Change No. 244, Tentative Parcel Map No. 084335, and Conditional Use Permit No. 939.

Assistant Planning Director John King presented an overview of the request and noted that the Development Review Board would review a related application, Development Review Application No. 23:008, later the same evening.

Chair Weisenburger opened the public hearing. Assistant Planning Director John King 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 Esparza, seconded by Vice Chair Timmons, to close the public hearing. The motion was passed by the following roll call vote:

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

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

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

A. ZONE CHANGE
NO. 244

Chair Weisenburger presented the item, recommending that the City Council approve 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.

It was moved by Vice Chair Timmons, seconded by Commissioner Esparza, to read by title only and adopt Planning Commission Resolution No. PC 24:023, approving the request. The motion was passed by the following roll call vote:

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

B. TENTATIVE
PARCEL MAP NO.
084335

Chair Weisenburger presented the item, 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.

Assistant Planning Director John King stated more time is needed for the applicant to obtain Fire Department comments, and staff recommends postponing the item to the next Planning Commission meeting.

It was moved by Commissioner Esparza, seconded by Commissioner Moody, to open the public hearing and continue the item to the September 4, 2024 Planning Commission meeting. The motion was passed by the following roll call vote:

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

C. CONDITIONAL USE
PERMIT NO.939

Chair Weisenburger presented the item, a request by Paramount Gateway, LLC to operate two restaurants, each with a drive-thru and indoor and outdoor seating at 15101 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

It was moved by Commissioner Esparza, seconded by Vice Chair Timmons, to read by title only and adopt Planning Commission Resolution No. PC 24:024. The motion was passed by the following roll call vote:

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

5. CONDITIONAL USE
PERMIT NO. 967
COMMUNITY
MEDICINE, INC. DBA
COMMUNITY DENTAL
CENTER
8540 ALONDRA
BOULEVARD, SUITE
B4/B5

Chair Weisenburger presented the item, a request by Community Medicine, Inc. dba Community Dental Center to operate a nonprofit community dental center at 8540 Alondra Boulevard, Suite B4/B5 in the PD-PS (Planned Development with Performance Standards) zone.

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

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

Chair Weisenburger opened the public hearing. Assistant Planning Director John King 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 Esparza, seconded by Commissioner Moody, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Commissioner Moody, seconded by Commissioner Esparza, to read by title only and adopt Planning Commission Resolution No. PC 24:026, approving the request. The motion was passed by the following roll call vote:

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

Habib Hashmani, CEO of Community Medicine Inc. dba Community Dental, came to the podium and spoke in favor of improving the exterior of the building.

At 6:53 p.m., Commissioner Esparza recused himself, citing conflict of interest with the next item on the Agenda.

6. TENTATIVE PARCEL
MAP NO. 083782
ANTONIO
MONTALVO
7314 CORTLAND
AVENUE

Chair Weisenburger presented the item, 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.

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

There was further discussion between the Planning Commission and the applicant's business partner, Armando Mendez, regarding the item.

Chair Weisenburger opened the public hearing. Assistant Planning Director John King 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 Moody, seconded by Vice Chair Timmons, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Vice Chair Timmons, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 24:022, approving the request. The motion was passed by the following roll call vote:

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

Commissioner Esparza returned to the dais at 7:00 p.m. after the item was heard.

7. ZONING ORDINANCE
TEXT AMENDMENT
NO. 34

Chair Weisenburger presented the item, a request recommending that the City Council approve revised regulations for manufacturing businesses citywide in the M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zones.

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

Chair Weisenburger opened the public hearing. Assistant Planning Director John King 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 Esparza, seconded by Vice Chair Timmons, to close the public hearing. The motion was passed by the following roll call vote:

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

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

It was moved by Commissioner Esparza, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 24:029, recommending that the City Council approve Zoning Ordinance Text Amendment No. 34. The motion was passed by the following roll call vote:

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

8. CITY COUNCIL
ACTIONS

Assistant Planning Director John King stated that at the July City Council meeting, the City Council was given an update on the status of Commercial Design Guidelines and provided feedback. Also, at the last the City Council meeting the City Council adopted a Host Fee Agreement with Athens Services.

9. COMMENTS FROM
CITY ATTORNEY,
COMMISSIONERS
AND STAFF

Commissioner Moody asked for a status update on Tierra Mia Coffee. Assistant Planning Director John King stated that the project is in the final stages.

Assistant Planning Director John King announced a couple of staffing changes:

A standout of over 130 applicants and a graduate of Cal State Long Beach, Leslie Corrales has been promoted from Planning Intern to Assistant Planner.

Working for the City of Paramount since 2006, Rick Baptista, longtime Building and Safety Inspector, has been promoted to Building and Safety Manager.

Having served the City of Paramount since the late 1990s, Administrative Assistant Valerie Zaragoza is retiring. Ms. Zaragoza is the epitome of public service and is one the best in the business. Assistant Planning Director King shared some of Ms. Zaragoza's plans for the near future.

Starting as an intern to working his way up to Planning Director, John Carver is retiring from the City of Paramount after 34 years of service. Assistant Planning Director King noted some of Mr. Carver's retirement plans and activities.

Assistant Planning Director John King will serve as the Interim Planning Director once Planning Director John Carver retires.

Elizabeth Martyn now serves as the Interim City Attorney.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 7:24 p.m. to the next Planning Commission meeting to be held on Wednesday, September 4, 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

SEPTEMBER 4, 2024

PUBLIC HEARING

TENTATIVE PARCEL MAP NO. 084335

- 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 24:025, 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 PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Tentative Parcel Map No. 084335

REQUEST: Create three lots from two lots totaling 3.3 acres

APPLICANT: Paramount Gateway, LLC

MEETING DATE: September 4, 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 King, AICP, Interim Planning Director
By:
Date: September 4, 2024

**Subject: PARAMOUNT GATEWAY, LLC
TENTATIVE PARCEL MAP NO. 084335**

BACKGROUND

This item is a request 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. The project, which also included a zone change, conditional use permit, and development review, is for a commercial redevelopment project at the 3.3-acre former Lindsay Lumber site at the southwest corner of Paramount Boulevard and Somerset Boulevard.

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 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.

On August 7, 2024, the Planning Commission approved Conditional Use Permit No. 939 and recommended that the City Council approve an ordinance for Zone Change No. 244. The CUP allows the operation of two restaurants, each with a drive-thru and indoor and outdoor seating, and a third restaurant with indoor and outdoor seating. Also on August 7, 2024, the Development Review Board approved Development Review Application No. 23:008 regarding the design of the proposed buildings and site.

On September 10, 2024, the City Council will review Ordinance No. 1189/Zone Change No. 244, which will change the allowable uses from lumber yard/hardware store to commercial.

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:

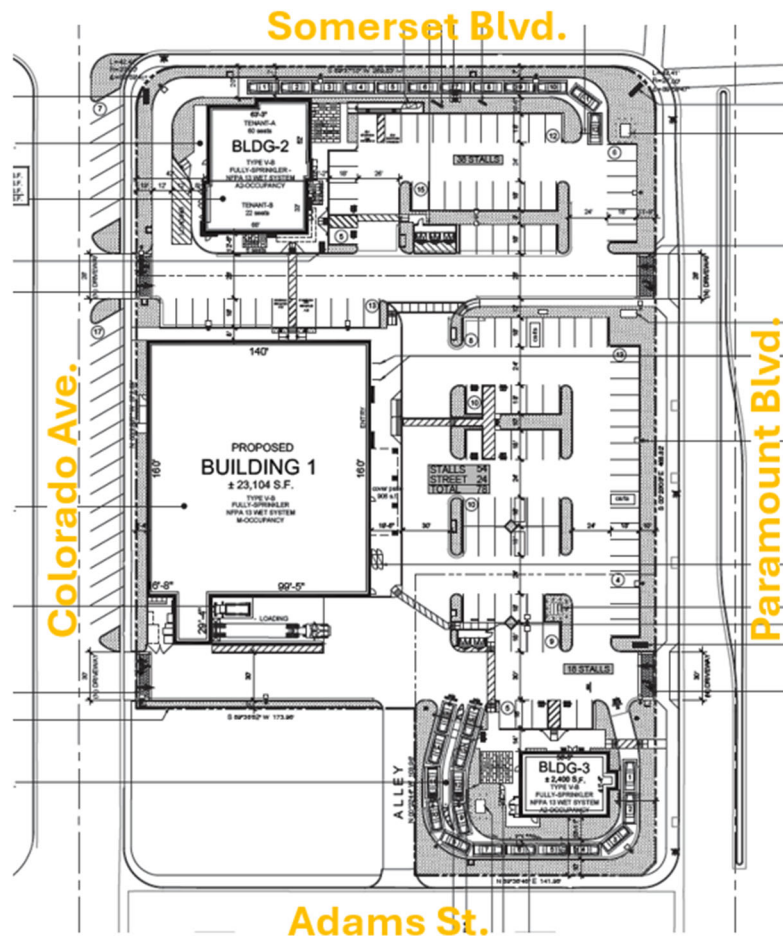


DISCUSSION

Plans

Plans are included for reference. The Development Review Board reviewed the plans in greater detail in August 2024.

The following is the site plan:



The following are proposed building elevations:



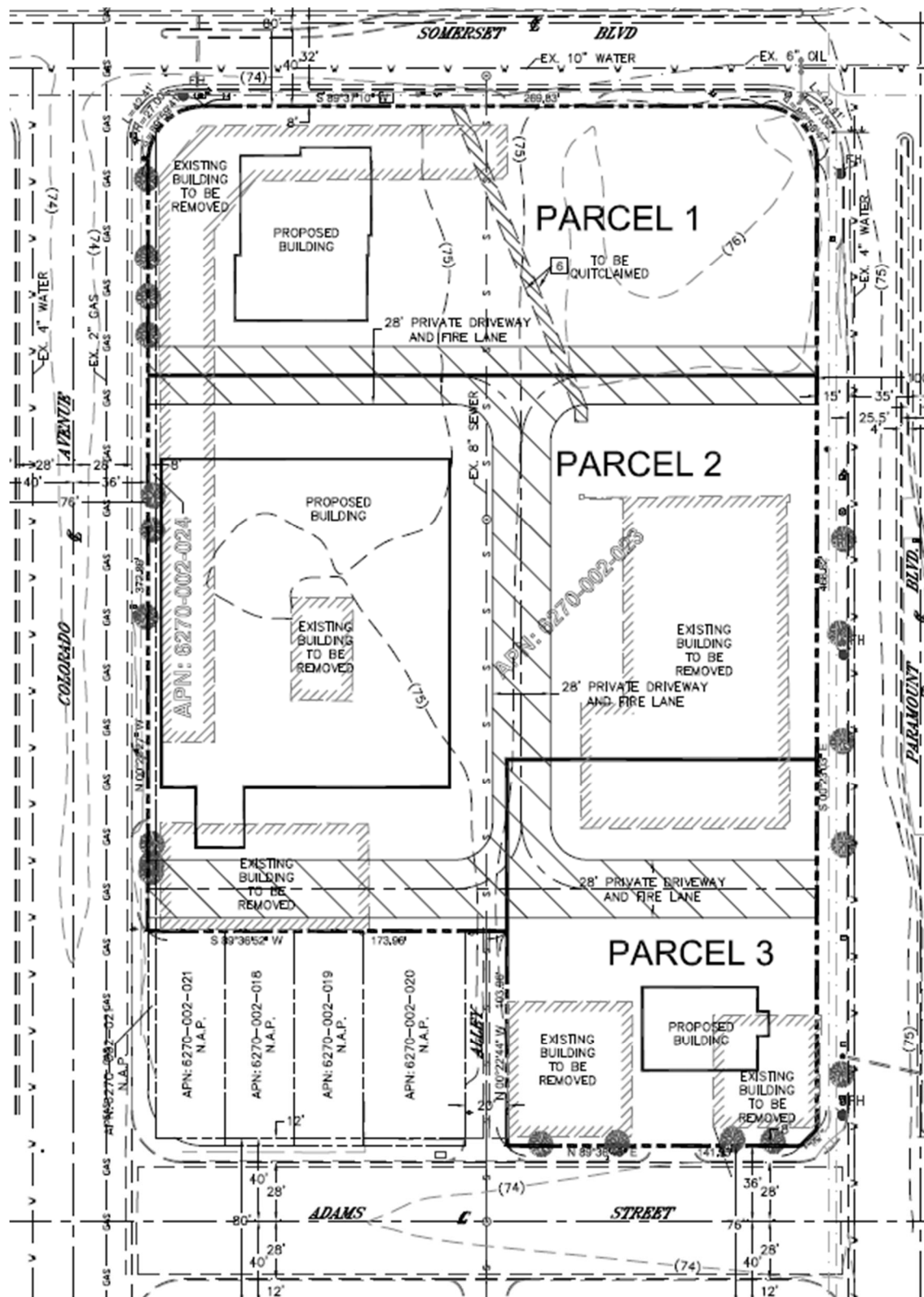
Proposed Tentative Parcel Map

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:



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.

On August 7, 2024, the Planning Commission recommended that the City Council adopt the MND and approve a Mitigation Monitoring and Reporting Program. On September 10, 2024, the City Council will review the MND.

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

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.

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 (hereafter the “development”); 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:

General

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, September 20, 2024. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the tentative parcel map void. The provisions of this Resolution also apply to any future applicant.
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 established 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 final parcel map 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 the tentative parcel map to and notify all utility companies of proposed development.
10. The applicant shall submit a soils engineering report on all building sites in the subdivision before any future development.

11. The applicant shall submit plans and specifications for any water system facilities for approval of the water company (Water Division of the Paramount Public Works Department) serving the land division. Applicant shall provide the required water system improvements as approved by the City to serve the project.
12. 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.
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. Unless otherwise addressed by the conditions of development, 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 requires the City to do so.
16. Applicant shall comply with the required provisions of the Street Improvement Plan for 15101 Paramount Boulevard approved by the City.
17. Applicant shall provide Landscaping and Irrigation Improvements serving the project (including onsite and offsite) as approved by the City.
18. 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.

NPDES

19. The applicant or its agent shall ensure that Best Management Practices (BMPs) will be implemented during construction to prevent storm water runoff.
20. All grading of any future development shall be completed in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations.
21. A State of California NPDES construction permit shall be obtained prior to construction of any future development.
22. Any future development shall comply with all current NPDES permit requirements of Los Angeles County and the State of California.

23. During construction of any future development, tire scrubs shall be utilized at every entry/exit point to the subject property.

Fire

24. 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.
25. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development–Final Map (Parcel).
26. The driveways required for Fire Apparatus Access Roads shall be indicated on the Final Map as "Private Driveway and Fire Lane" with the widths clearly depicted.
27. A Reciprocal Easement Agreement for access purposes, ingress and egress, is required for all lots that share the private driveway as primary access, including emergency providers. A digital copy of the agreement shall be submitted to the Fire Department's Land Development Unit for review and acceptance prior to Final Map clearance. Submittal shall be provided to the City of Paramount and through EPIC-LA (Fire Department) in the project's Final Map plan number.
28. All fire lanes shall be clear of all encroachments and shall be maintained in accordance with Section 503 of County of Los Angeles Fire Code, Title 32, which requires all weather access. All weather access may require paving.
29. All onsite Fire Apparatus Access Roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction in accordance with Fire Code Section 501.4.
30. For buildings where the vertical distance between the access roadway and the highest roof surface exceeds 30 feet from the lowest level of the Fire Apparatus Access Road, provide a minimum unobstructed width of 28 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. At least one required access route meeting this condition shall be located such that the edge of the Fire Apparatus Access Roadway, not including shoulders, that is closest to the building being served, is between 10 feet and 30 feet from the building, as

determined by the fire code official, and shall be positioned parallel to one entire side of the building. The side of the building on which the Fire Apparatus Access Road is positioned shall be approved by the fire code official. (Reference: Fire Code 503.1.1; 503.2.1.2; 503.2.1.2.2 and 503.2.1.2.2.1.)

31. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. (Reference: Fire Code 503.2.2.1.)
32. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds and shall be surfaced to provide all-weather driving capabilities. (Reference: Fire Code 503.2.3.)
33. The Fire Apparatus Access Roads shall be provided with a minimum of a 32-foot centerline turning radius. (Reference: Fire Code 503.2.4.)
34. The applicant shall provide approved signs or other approved notices or markings that include the words "NO PARKING – FIRE LANE" shall be provided for Fire Apparatus Access Roads. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. A no-parking designation shall meet the requirements of California Vehicle Code Section 22500.1 and be approved by the fire code official. (Reference: Fire Code 503.3.)
35. A minimum five-foot-wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. (Reference: Fire Code 504.1.)
36. Security barriers, visual screen barriers, or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 42 inches from the top of the parapet to the roof surface on more than two sides. These sides should face an access roadway or yard sufficient to accommodate ladder operations. (Reference: Fire Code 504.5.) This condition of approval shall be applied without conflicting with the requirement to completely screen rooftop equipment from public view.
37. Approved building address numbers, building numbers, or approved building identification shall be provided and maintained to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a

minimum of four inches high with a minimum stroke width of 0.5 inch. (Reference: Fire Code 505.1.)

38. All fire hydrants shall measure 6"x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. (Reference: Fire Code 501.4.)
39. The required fire flow for the public fire hydrants for this project is 2000 GPM at 20 psi residual pressure for two hours. Two public fire hydrants flowing simultaneously may be used to achieve the required fire flow. (Reference: Fire Code 507.3 and Appendix B.)
40. An approved automatic fire sprinkler system is required for the proposed buildings within this development.
41. Design plans shall be submitted to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

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

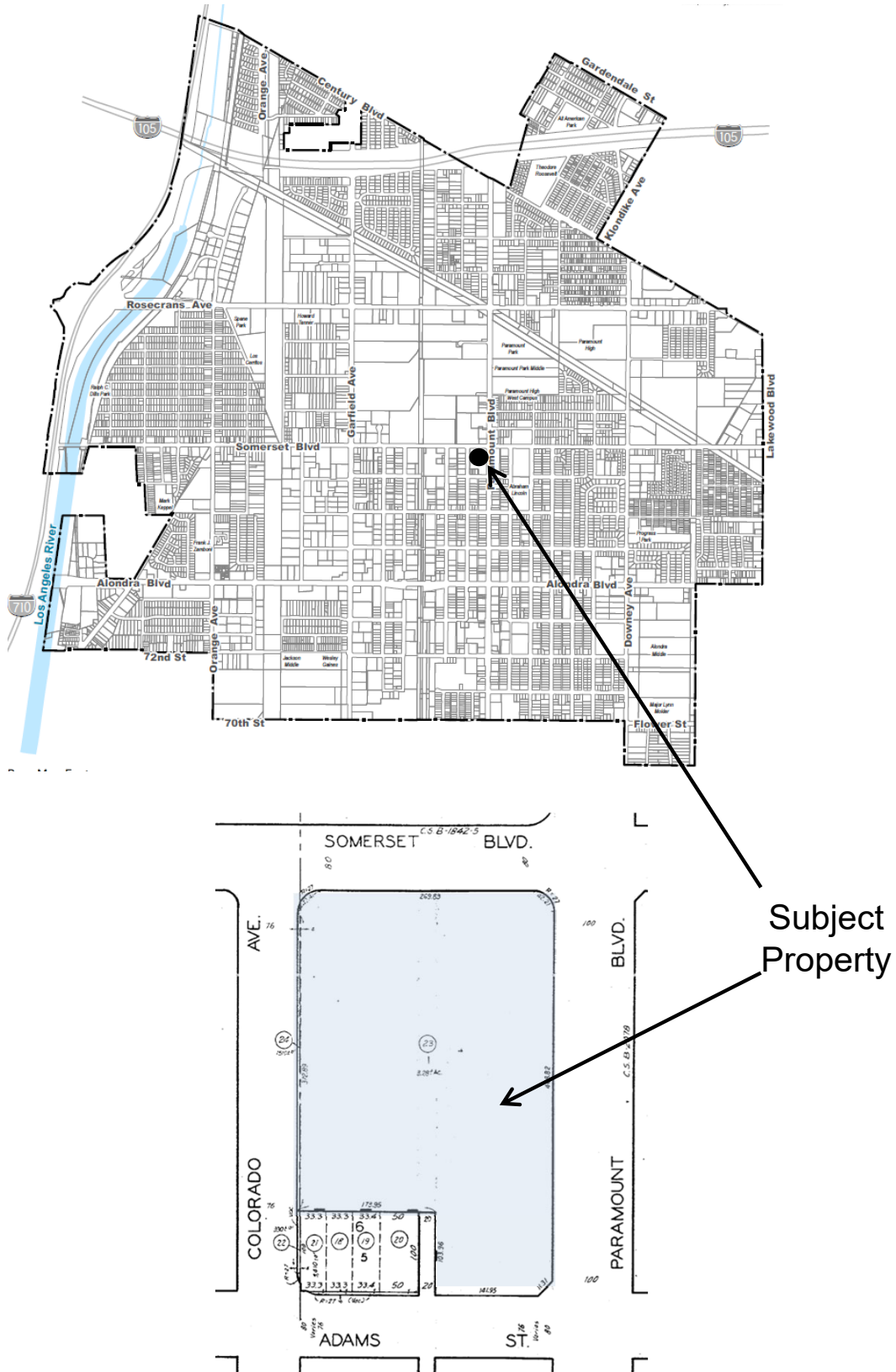
PASSED, APPROVED, and ADOPTED this 4th day of September 2024.

Gordon Weisenburger, Chair

Attest:

Biana Salgado, Administrative Assistant

Tentative Parcel Map No. 084335



15101 Paramount Blvd.

SEPTEMBER 4, 2024

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 968

- 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 24:027, APPROVING
A REQUEST BY DAYNA EPLEY/7-ELEVEN, INC. TO REPEAL
CONDITIONAL USE PERMIT NO. 516 (SALE OF BEER AND WINE FOR
OFFSITE CONSUMPTION WITH A "TYPE 20" ABC LICENSE) AND
ALLOW THE SALE OF BEER, WINE, AND DISTILLED SPIRITS FOR
OFFSITE CONSUMPTION WITH A "TYPE 21" ABC LICENSE AT 7-
ELEVEN STORE NO. 33319 AT 8502 ALONDRA BOULEVARD IN THE

CONTINUED... PLEASE TURN PAGE

C-3 (GENERAL COMMERCIAL) ZONE.

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



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Conditional Use Permit No. 968

REQUEST: Repeal Conditional Use Permit No. 516 (sale of beer and wine for offsite consumption with a “Type 20” ABC license) and allow the sale of beer, wine, and distilled spirits for offsite consumption with a “Type 21” ABC license

APPLICANT: Dayna Epley/7-Eleven, Inc. [7-Eleven Store No. 33319]

MEETING DATE: September 4, 2024

LOCATION: 8502 Alondra Boulevard

ZONE: C-3 (General Commercial)

GENERAL PLAN: Central Business District

PLANNER: Cameron Younger

RECOMMENDATION: Approval



To: Honorable Planning Commission
From: John King, AICP, Interim Planning Director
By: Cameron Younger, Planning Intern
Date: September 4, 2024

**Subject: CONDITIONAL USE PERMIT NO. 968
DAYNA EPLEY/ 7-ELEVEN, INC.**

BACKGROUND

On March 13, 2002, the Paramount Planning Commission approved Conditional Use Permit (CUP) No. 516 for 7-Eleven, Inc. to sell beer and wine for off-site consumption at 7-Eleven Store No. 33319 on 8502 Alondra Boulevard in the C-3 (General Commercial) zone. This new application is a request by Dayna Epley/7-Eleven, Inc. to repeal CUP No. 516 and allow the sale of beer, wine, and distilled spirits for offsite consumption with a "Type 21" California Department of Alcoholic Beverage Control (ABC) license. The total lot size at this address is 31,468 square feet, and the 7-Eleven building floor area is 3,760 square feet. This 7-Eleven location's current liquor license, limited to the sale of beer and wine, was reissued in 2017, and will expire in 2025.

Section 17.24.030 (Uses permitted subject to Conditional Use Permit) of the Paramount Municipal Code states that a CUP is required in the C-3 zone for establishments offering alcoholic beverage for sale for consumption off the premises. Upgrading one license to another requires a CUP.

This 7-Eleven location has been in Paramount since March of 2002 with the subject site developed in 1978.

DISCUSSION

7-Eleven is a local convenience store that offers a variety of goods such as basic groceries and household products. Since 2002, the store has operated with the included sales of beer and wine. Currently, the applicant is proposing to include the sale of distilled spirits to be restricted in a locked display shelf only accessible to store employees. The proposed business hours will remain 24 hours daily, with the alcohol sales occurring from 6 a.m. to 2 a.m. There will be one to three employees per shift and 18 onsite parking spaces.

Upon approval and per the ABC law, the CUP will not allow for onsite drinking.

Analysis

The Los Angeles County Sheriff's Department and Paramount Public Safety Department have reviewed the request to allow the sale of beer, wine, and distilled spirits for offsite consumption. Between 2022-2023, this location has seen a steep 43% decrease in the number of calls to law enforcement as shown in the table below.

INCIDENT	2022	2023
Burglaries	1	0
Robberies	5	1
Grand Thefts	4	0
Petty Thefts	7	3
Business Disturbances	10	3
Silent Alarms	2	0
Homeless Incidents	3	0

ABC Review

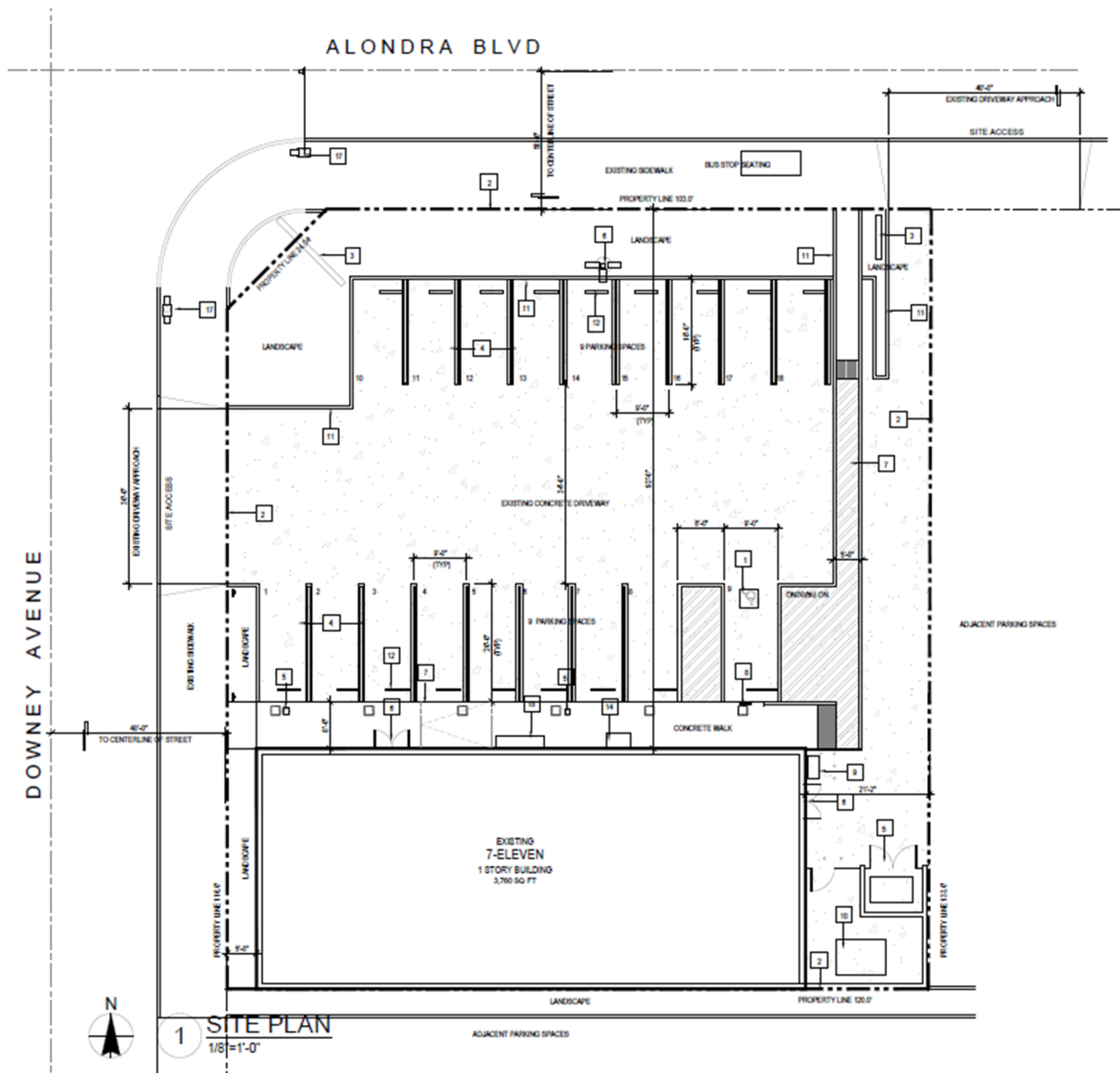
ABC has general guidelines based on population to determine a recommended number of alcohol licenses within a given census tract. Without the need for a determination of public convenience or necessity, ABC allows up to six licenses for onsite consumption of alcohol in the census tract (5549.02) where the property is located. ABC categorizes alcohol beverage licenses into several different "types". The applicant is proposing to apply for a "Type 21" license which authorizes the sale of beer, wine, and distilled spirits for consumption off the premises. In this census tract, there are currently five active licenses that allow the sale of alcohol to be consumed off-site as seen in the table below.

BUSINESS	ADDRESS	TYPE OF LICENSE	DATE APPROVED
Stater Bros.	8640 Alondra Boulevard	Type 20-Retail	10/14/1999
Vallejo Mini Market (AM/PM)	16804 Downey Avenue	Type 20-Retail	05/15/2003
Rons Mini Mart (AM/PM)	15900 Paramount Boulevard	Type 20-Retail	04/15/2005
7-Eleven	8502 Alondra Boulevard	Type 20-Retail	01/09/2017
Champs Liquor	8414 Alondra Boulevard	Type 21-Retail	01/09/2017

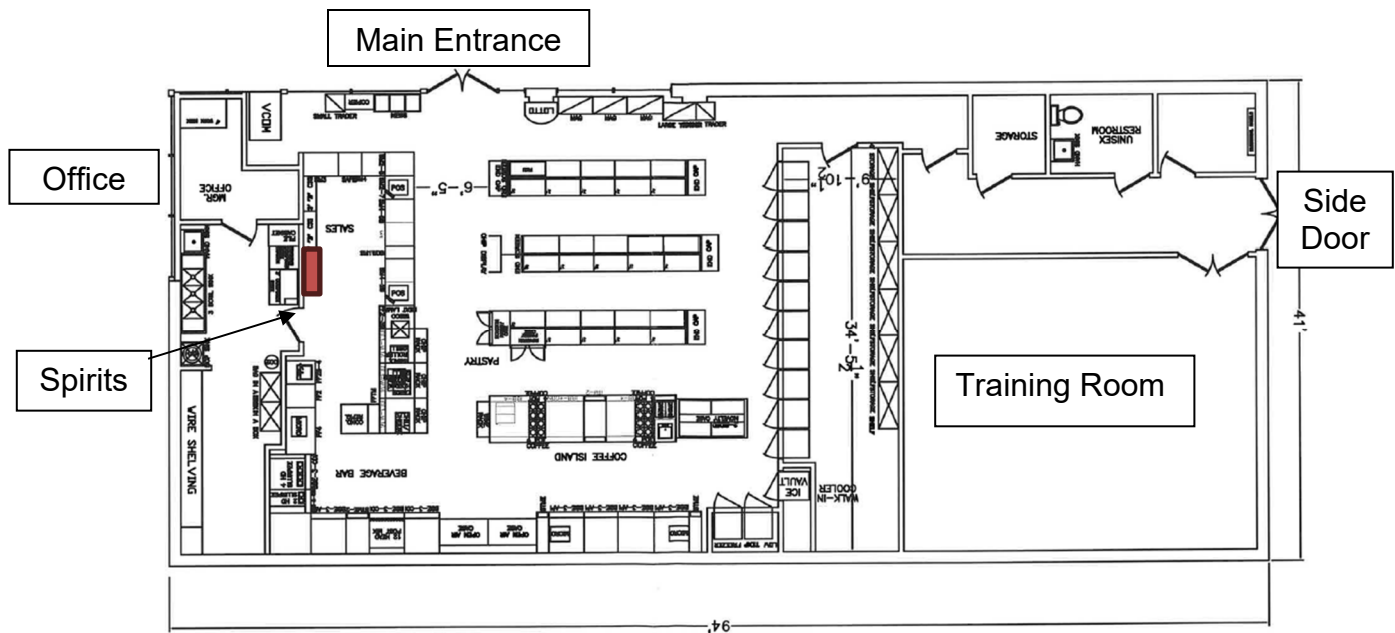
ABC will issue the proposed license upgrade if the City approves the CUP application.

Plans

Below is the site plan for the property.



Below is the floor plan, with the location of the distilled spirits highlighted in red.



Photos

Below are photos the subject building and property.



Environmental Assessment

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 24:027, approving Conditional Use Permit No. 968, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 24:027**

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. 968, A REQUEST FROM DAYNA EPLEY/7-ELEVEN, INC. TO REPEAL CONDITIONAL USE PERMIT (CUP) NO. 516 (SALE OF BEER AND WINE FOR OFFSITE CONSUMPTION WITH A "TYPE 20" ABC LICENSE) AND ALLOW THE SALE OF BEER, WINE, AND DISTILLED SPIRITS FOR OFFSITE CONSUMPTION WITH A "TYPE 21" LICENSE AT 7-ELEVEN STORE NO. 33319 AT 8502 ALONDRA BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Dayna Epley/7-Eleven, Inc. to repeal Conditional Use Permit No. 516 (sale of beer and wine for offsite consumption with a "Type 20" ABC license) and allow the sale of beer, wine, and distilled spirits for offsite consumption with a "Type 21" ABC license at 7-Eleven Store No. 33319 at 8502 Alondra Boulevard in the C-3 (General Commercial) zone.

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, September 20, 2024. Failure to provide the City of Paramount with the requisite affidavit within the stated hereinabove shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.

4. It is hereby declared to be the intent, that if any provision of this 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. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.

9. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
10. The installation of exterior window security bars is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
11. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti shall be promptly removed or painted over with paint to match the predominant surface color.
12. The existing monument signs located on the northeast corner of Downey Avenue and Alondra Boulevard and on the northwest side of the property shall be refurbished to remove any damaged paint or blemishes.
13. The existing roofing on the property shall be cleared of any debris and maintained in clean condition.
14. The existing walkway in front of the property shall be cleared of all damaged paint, graffiti, and blemishes.
15. The trash enclosure shall be kept in clean, unblemished condition, and all trash shall be properly disposed of. Future changes or alterations to the trash enclosure shall be subject to Planning Department approval.
16. No signage advertising a store product shall be displayed on any fixtures outside of the subject site interior.
17. The existing parking signage shall be refurbished and maintained in clean and clear condition.
18. The offsite sale of alcoholic beverages in connection with a retail establishment shall be restricted to the sale for consumption of alcohol beverages off the subject site only. The use shall not sell alcoholic beverages for transport and/or consumption on the subject premises.
19. No alcohol shall be stored on the premises for specific customers.
20. 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.
21. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
22. The hours of alcoholic beverage sales shall be limited from 6:00 a.m. to 2:00 a.m. daily.

23. Distilled spirits shall be kept in a locked and secured area that is not accessible to patrons.
24. Solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit drinks from customers as per Section 303 of the California Penal Code.
25. There shall be no selling of alcoholic beverages for future compensation.
26. The applicant and/or 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.
27. It shall be unlawful for any person who is intoxicated, or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
28. 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 and maintained in clean and clear condition.
29. No obstructions shall be attached, fastened, or connected to either the partitions or ceiling to separate the interior space of the licensed premises.
30. All alcohol purchased on the subject site shall be consumed outside the business establishment.
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. Recordings shall be maintained for 30 days at minimum.
32. All employees shall possess at the site a valid driver's license or identification card issued by the California Department of Motor Vehicles. All employees shall present such identification upon demand by any regulatory official.
33. The person designated to be responsible for the operation of the business shall not perform official police or investigative activities but shall immediately report every violation of law and every unusual occurrence to the Los Angeles County Sheriff's Department.

34. The onsite sale of alcoholic beverages in connection with a retail establishment shall be restricted to the sale for consumption of alcohol beverages off the subject site only; and the use shall not sell alcoholic beverages for consumption inside or on the subject premise.
35. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while on the premises.
36. No self-storage of alcoholic beverage shall be permitted.
37. 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.
38. Special events, including but not limited to events produced or administered by independent promoters, shall be reviewed in accordance with Special Event Permit regulations by the Planning Department. The applicant shall submit a Special Event Permit application at least two weeks in advance of a proposed event.
39. In accordance with Section 17.24.080(d)(2)(b) of the Paramount Municipal Code, the window sign area shall be limited to 33% of each grouping of adjacent pane of glass. All window advertising and signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises.
40. The approved floor plan shall not be changed without prior approval by the Planning Department.
41. 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).
42. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
43. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).

44. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
45. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter at least daily when the business is open to the public. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
46. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
47. The existing landscaping on the subject property shall be cleared of all trash and debris and maintained in sufficient condition.
48. Parking stalls, including standards, compact, and Americans with Disabilities Act (ADA) compliant stalls, shall be repainted/restriped as needed and maintained in sufficient condition.
49. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
50. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
51. Before the sale of distilled spirits may begin, final approval from the Planning Division shall be obtained. All conditions of approval shall be met prior to final approval by the Planning Department.

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

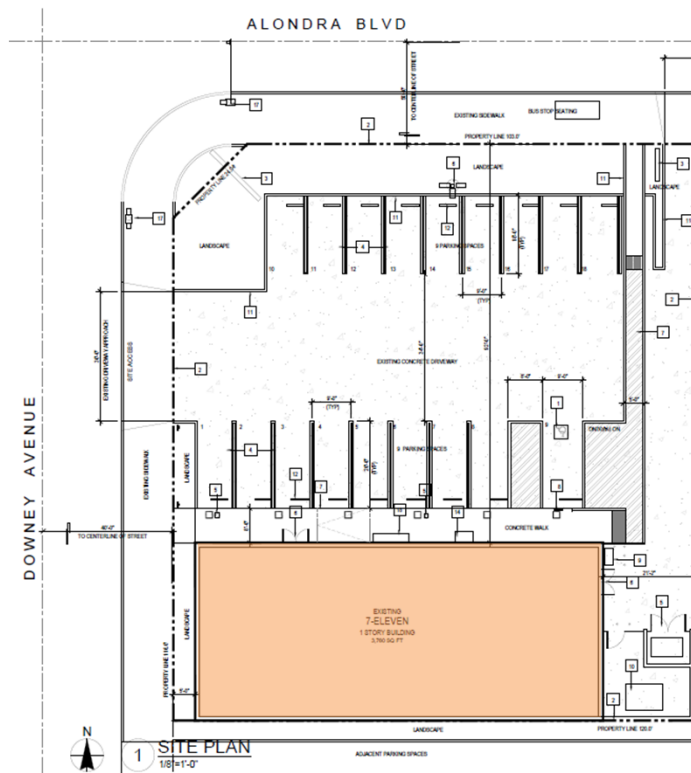
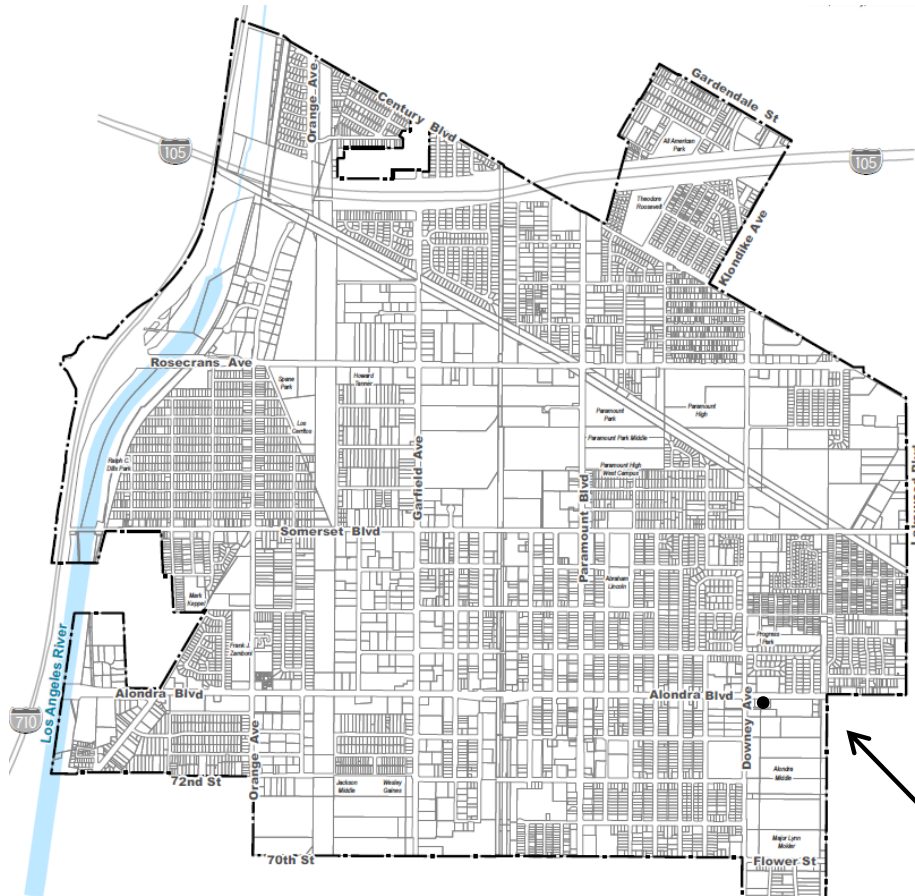
PASSED, APPROVED, and ADOPTED this 4th day of September 2024.

Gordon Weisenburger, Chair

Attest:

Biana Salgado, Administrative Assistant

Conditional Use Permit No. 968



Subject
Property

8502 Alondra Boulevard

SEPTEMBER 4, 2024

PUBLIC HEARING

ZONING ORDINANCE TEXT AMENDMENT NO. 33

A. OPEN THE PUBLIC HEARING.

B. MOTION IN ORDER:

CONTINUE THE PUBLIC HEARING TO OCTOBER 2, 2024.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable Planning Commission
From: John King, AICP, Interim Planning Director
By: Ivan Reyes, Associate Planner
Date: September 4, 2024

**Subject: ZONING ORDINANCE TEXT AMENDMENT NO. 33
REVISING REGULATIONS FOR HOUSING DEVELOPMENTS TO
FURTHER INCORPORATE OBJECTIVE DESIGN STANDARDS
CITYWIDE IN RESIDENTIAL ZONES**

BACKGROUND

This item is a request for the Planning Commission to recommend to the City Council to approve Zoning Ordinance Text Amendment (ZOTA) No. 33, revising regulations for housing developments to further incorporate objective design standards citywide in the R-1 (Single-Family Residential), R-2 (Medium Density Residential), and R-M (Multiple-Family Residential) zones.

As more time is required to finalize the objective design standards, staff recommends continuing the agenda item to the October 2, 2024 Planning Commission meeting.

RECOMMENDED ACTION

It is recommended that the Planning Commission open and continue the public hearing for Zoning Ordinance Text Amendment No. 33 to the October 2, 2024 Planning Commission meeting.

SEPTEMBER 4, 2024

ORAL REPORT

CITY COUNCIL ACTIONS

SEPTEMBER 4, 2024

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF