



PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Paramount Planning Commission scheduled for **April 12, 2022**.

In-person Attendance:

The public may attend the Planning Commission meeting 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. on Tuesday, April 12, 2022**. The e-mail must 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.

- **Teleconference: (562) 220-2036**

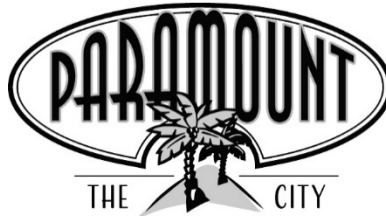
Participants wishing to address the Planning Commission by teleconference should call City Hall at **(562) 220-2036** by **5:00 p.m. on Tuesday, April 12, 2022** and provide the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item No; 5) Subject. Teleconference participants will be logged in, placed in a queue and called back during the Planning Commission meeting on speaker phone to provide their comments.

All public comments are limited to a maximum of three minutes unless an extension is granted. Please be mindful that the meeting will be recorded as any other person is recorded when appearing before the Planning Commission, and all other rules of procedure and decorum will apply when addressing the Planning Commission by teleconference.

AGENDA

Paramount Planning Commission

April 12, 2022



Safe, Healthy, and Attractive

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

City of Paramount

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

Public Comments: 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 rostrum provided for the public. Persons are limited to a maximum of three (3) minutes unless an extension of time is granted. No action may be taken on items not on the agenda except as provided by law.

Americans with Disabilities Act: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (562) 220-2220 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Note: Agenda items are on file in the Planning Department office and are available for public inspection during normal business hours. Materials related to an item on this Agenda submitted after distribution of the agenda packet are also available for public inspection during normal business hours in the Planning Department office. The Planning Department office is located at City Hall, 16400 Colorado Avenue, Paramount.

Notes

CALL TO ORDER:	Chair Gordon Weisenburger
PLEDGE OF ALLEGIANCE:	Chair Gordon Weisenburger
ROLL CALL OF MEMBERS:	Commissioner Jaime Abrego Commissioner Elizabeth Bautista Commissioner Ernie Esparza Vice Chair (VACANT) Chair Gordon Weisenburger

MINUTES

1. [APPROVAL OF MINUTES](#)

March 8, 2022

2. [APPROVAL OF MINUTES](#) March 14, 2022

3. [OATH OF OFFICE](#)

NEW BUSINESS

REPORTS/PRESENTATIONS

4. [ORAL REPORT](#) Lower Los Angeles River Restoration and Access Presentation by South Coast Trout Unlimited

PUBLIC HEARINGS

5. [TENTATIVE PARCEL MAP NO. 83749](#) A request by Tim Schag/Iceland, LP to create two legal lots from one 2.8-acre lot at 8041 Jackson Street in the C-3 (General Commercial) zone
6. [CONDITIONAL USE PERMIT NO. 917](#) A request by West Coast Equipment, LLC to legalize outdoor storage of construction equipment at 7743 Madison Street [Assessor's Parcel Number 6240-022-018] in the M-2 (Heavy Manufacturing) zone

REPORTS

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

COMMENTS

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

ADJOURNMENT

To a meeting on May 10, 2022 at 6:00 p.m.

APRIL 12, 2022

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF MARCH 8, 2022.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES MARCH 8, 2022

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 Chambers, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF COMMISSIONERS

Present: Commissioner Jaime Abrego
Commissioner Elizabeth Bautista
Commissioner Ernie Esparza
Vice Chair (VACANT)
Chair Gordon Weisenburger

Absent: None

STAFF PRESENT: John Cavanaugh, City Attorney
John Carver, Planning Director
John King, Assistant Planning Director
Johnnie Rightmer, Building and Safety Manager
Ivan Reyes, Associate Planner
Jessica Guillen, Planning Intern
Valerie Zaragoza, Administrative Assistant

PUBLIC COMMENTS

There were none.

1. **APPROVAL OF MINUTES** Chair Weisenburger presented the Planning Commission minutes of February 8, 2022 for approval.

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

AYES: Commissioners Abrego, Bautista and Esparza,
Chair Weisenburger

NOES: None

ABSENT: None

ABSTAIN: None

OLD BUSINESS

2. AMENDMENT TO
CONDITIONAL USE
PERMIT NO. 699 -
RESOLUTION NO. PC
21:022
MICHAEL
COFFMAN/7-ELEVEN,
INC.
15105 LAKEWOOD
BOULEVARD

Chair Weisenburger presented the item, a resolution ratifying the approved request by Michael Coffman/7-Eleven, Inc. for an amendment to a conditional use permit for an existing condition of approval that requires beer or malt beverages to be sold in quantities of six or more to be modified to allow the sale of packages of three or more at 15105 Lakewood Boulevard, Unit A in the C-3 (General Commercial) zone.

Planning Director John Carver introduced Planning Intern Jessica Guillen who presented an overview of the request.

At the conclusion of the report, it was moved by Commissioner Abrego, seconded by Commissioner Esparza, to read by title only and adopt Planning Commission Resolution No. PC 21:022, approving the request. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Bautista and Esparza,
Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

PUBLIC HEARINGS

3. ZONING ORDINANCE
TEXT AMENDMENT
(ZOTA) NO. 23

Chair Weisenburger presented the item, a recommendation that the City Council approve Zoning Ordinance Text Amendment No. 23, amending Section 17.04.010 (Definitions); Section 17.16.110E; and Section 17.44.160 of the Paramount Municipal Code to revise regulations for condominium conversions in the R-M (Multiple-Family Residential) zone.

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

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

There being no one wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone who wished to speak in opposition to the request.

Seeing no one wishing to speak in opposition to the request, it was moved by Commissioner Bautista, seconded by Commissioner Abrego, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Bautista and Esparza,
Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

It was moved by Commissioner Abrego, seconded by Commissioner Esparza, to read by title only and adopt Planning Commission Resolution No. PC 22:013, approving the request. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Bautista and Esparza,
Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

NEW BUSINESS

PUBLIC HEARINGS

4. **CONDITIONAL USE
PERMIT NO. 912
PEDRO GUERRERO/
GCC CABINETRY
16253 MINNESOTA
AVENUE**

Chair Weisenburger presented the item, a request by Pedro Guerrero/GCC Cabinetry to operate a cabinetry shop specializing in custom-made cabinets for homes and businesses at 16253 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone.

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

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

There being no one wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone who wished to speak in opposition to the request.

Seeing no one wishing to speak in opposition to the request, it was moved by Commissioner Bautista, seconded by Commissioner Abrego, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Bautista and Esparza,
Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

City Attorney John Cavanaugh made a recommendation to amend condition number 24 to require the businesses owner to remove the trash and debris on the premises prior to the issuance of the conditional use permit.

It was moved by Commissioner Bautista, seconded by Commissioner Abrego, to read by title only and adopt Planning Commission Resolution No. PC 22:007, approving the request with the amended condition of approval. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Bautista and Esparza,
Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

5. CONDITIONAL USE
PERMIT NO. 916
BRIDGET WIRTZ/
STOGGLES, INC.
7825 SOMERSET
BOULEVARD, SUITE
E

Chair Weisenburger presented the item, a request by Bridget Wirtz/Stoggles, Inc. to operate a warehouse and distribution business of personal protective equipment (PPE) safety eyewear products at 7825 Somerset Boulevard, Suite E in the Clearwater East Specific Plan area.

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

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

There being no one wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone who wished to speak in opposition to the request.

Seeing no one wishing to speak in opposition to the request, it was moved by Commissioner Esparza, seconded by Commissioner Abrego, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Bautista and Esparza,
Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

It was moved by Commissioner Abrego, seconded by Commissioner Esparza, to read by title only and adopt Planning Commission Resolution No. PC 22:008, approving the request. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Bautista and Esparza,
Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

REPORTS

- | | |
|---|--|
| 6. CITY COUNCIL ACTIONS | Planning Director John Carver stated that the City Council, at its March 1, 2022 meeting, certified the Housing Element, the update to the Health and Safety Element, and the new Environmental Justice Element of the General Plan that the Planning Commission reviewed at its February 8, 2022 Planning Commission meeting. |
| 7. COMMENTS FROM CITY ATTORNEY, COMMISSIONERS AND STAFF | There were none. |

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:26 p.m. to the next Planning Commission meeting to be held on Tuesday, April 12, 2022, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Gordon Weisenburger, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

APRIL 12, 2022

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF MARCH 14, 2022.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

**PARAMOUNT PLANNING COMMISSION MINUTES
SPECIAL MEETING
MARCH 14, 2022**

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 Chambers, 16400 Colorado Avenue, Paramount, California.

**ROLL CALL OF
COMMISSIONERS**

Present: Commissioner Elizabeth Bautista
Commissioner Ernie Esparza
Vice Chair (VACANT)
Chair Gordon Weisenburger

Absent: Commissioner Jaime Abrego – Due to Recusal

STAFF PRESENT:

John Cavanaugh, City Attorney
John Carver, Planning Director
John King, Assistant Planning Director
Johnnie Rightmer, Building and Safety Manager
Ivan Reyes, Associate Planner
Valerie Zaragoza, Administrative Assistant

It was moved by Chair Weisenburger, seconded by Commissioner Esparza, to excuse Commissioner Abrego from the Planning Commission meeting.

The motion was passed by the following roll call vote:

AYES: Commissioners Bautista and Esparza,
Chair Weisenburger

NOES: None

ABSENT: Commissioner Abrego – Due to Recusal

ABSTAIN: None

PUBLIC COMMENTS

There were none.

**1. APPROVAL OF
MINUTES**

Chair Weisenburger presented the Planning Commission minutes of March 2, 2022 for approval.

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

AYES: Board Members Bautista and Esparza, Chair Weisenburger
NOES: None
ABSENT: Commissioner Abrego – Due to Recusal
ABSTAIN: None

OLD BUSINESS

PUBLIC HEARINGS

2. ALTAIR
PARAMOUNT, LLC.
14700 DOWNEY
AVENUE

a) RESOLUTION NO.
PC 22:012

Chair Weisenburger presented the item, recommending approval to the City Council of amended Conditional Use Permit No. 757 and to certify the Final Subsequent Environmental Impact Report (SEIR), related to the AltAir Paramount, LLC Refinery conversion project at 14700 Downey Avenue in the M-2 (Heavy Manufacturing) zone.

Planning Director John Carver introduced consultants Luis Perez and Greg Chittick from MRS Environmental Inc. who presented the Final Subsequent Environmental Impact Report (SEIR), related to the AltAir Paramount, LLC Refinery conversion project.

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

Richard Castle, Herb Escobedo, Mike Kufchak, Ray Lawson, Omar Arteaga, Nicolas Garcia, William Troy Loveland, Rafael Pimentel, Steven Donahue, Anthony Campos-Valles, Alfredo Banuelos, Jonathan Grijalva, and Samuel Solinsky spoke in favor of the request.

There being no one else present wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone who wished to speak in opposition to the request.

Sonia De Leon, and Jose De Leon spoke in opposition to the request.

At the conclusion of all public comments, it was moved by Commissioner Esparza, seconded by Commissioner Bautista, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Bautista and Esparza, Chair Weisenburger
NOES: None
ABSENT: Commissioner Abrego – Due to Recusal
ABSTAIN: None

There was further discussion between the Planning Commission and staff.

Commissioner Bautista asked additional questions about air quality, noise, and traffic which were answered by Greg Chittick, consultant for MRS Environmental Inc.

Commissioner Bautista made a motion to continue the item for review in one month's time.

The motion failed for lack of a second.

It was moved by Commissioner Esparza, seconded by Chair Weisenburger to read by title only and adopt Planning Commission Resolution No. PC 22:012, approving the request. The motion was passed by the following roll call vote:

AYES: Commissioners Bautista and Esparza, Chair Weisenburger
NOES: None
ABSENT: Commissioner Abrego – Due to Recusal
ABSTAIN: None

b) RESOLUTION NO.
PC 22:011

Chair Weisenburger presented the item, recommending that the City Council approve Zone Variance No. 409, a request by AltAir Paramount, LLC for a variance to exceed the 55-foot height limit to allow the installation of various pieces of equipment related to the AltAir Paramount, LLC refinery conversion project at 14700 Downey Avenue in the M-2 (Heavy Manufacturing) zone.

Planning Director John Carver presented an overview of the request.

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

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

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

AYES: Commissioners Bautista and Esparza, Chair Weisenburger
NOES: None
ABSENT: Commissioner Abrego – Due to Recusal
ABSTAIN: None

It was moved by Commissioner Esparza, seconded by Chair Weisenburger, to read by title only and adopt Planning Commission Resolution No. PC 22:011, with the changes in the errata revisions, approving the request. The motion was passed by the following roll call vote:

AYES: Commissioners Bautista and Esparza, Chair Weisenburger
NOES: None
ABSENT: Commissioner Abrego – Due to Recusal
ABSTAIN: None

3. COMMENTS FROM
CITY ATTORNEY,
COMMISSIONERS
AND STAFF

Commissioner Esparza wished good luck with the project to AltAir LLC and everyone that was present.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 7:14 p.m. to a Planning Commission meeting to be held on Tuesday, April 12, 2022, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Gordon Weisenburger, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

APRIL 12, 2022

OATH OF OFFICE

CERTIFICATES OF APPOINTMENT
TO BE PRESENTED BY THE PLANNING DIRECTOR

APRIL 12, 2022

ORAL REPORT

LOWER LOS ANGELES RIVER RESTORATION AND ACCESS
PRESENTATION BY SOUTH COAST TROUT UNLIMITED

APRIL 12, 2022

PUBLIC HEARING

TENTATIVE PARCEL MAP NO. 83749

- 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 22:016, APPROVING
A REQUEST BY TIM SCHAG/ICELAND, LP TO CREATE TWO LEGAL
LOTS FROM ONE 2.8-ACRE LOT AT 8041 JACKSON STREET IN THE
C-3 (GENERAL COMMERCIAL) 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:	Tentative Parcel Map No. 83749
REQUEST:	To create two legal lots from one 2.8-acre lot
APPLICANT:	Tim Schag/Iceland, LP
MEETING DATE:	April 12, 2022
LOCATION:	8041 Jackson Street
ZONE:	C-3 (General Commercial)
GENERAL PLAN:	Central Business District
PLANNER:	Ivan Reyes
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: Ivan Reyes, Associate Planner
Date: April 12, 2022

**Subject: TENTATIVE PARCEL MAP NO. 83749
8041 JACKSON STREET**

REQUEST

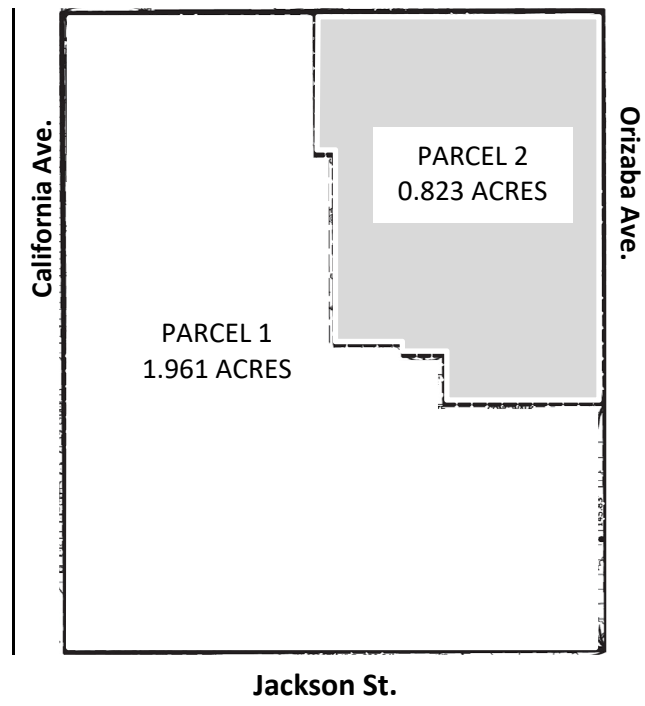
This application is a request by Tim Schag/Iceland, LP to create two legal lots from one 2.8-acre lot at 8041 Jackson Street in the C-3 (General Commercial) zone. The site has been the location of the Paramount ice skating rink since the 1940s. The parcel map is requested for an underdeveloped area portion at the northeast 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.

DESCRIPTION

The applicant is proposing to create two parcels from the existing property. The proposed west parcel ("Parcel 1") contains approximately 85,421 square feet, and it includes the existing ice skating rink building and associated parking lot. The east parcel ("Parcel 2") would contain approximately 35,849 square feet and has been vacant since a miniature golf course closed in the 1980s.

The following is an excerpt of the draft parcel map:



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.

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC 22:016, approving Tentative Parcel Map No. 83749, 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, April 29, 2022. 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 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 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. Documentation of parcel map boundaries, street centerlines, and lot boundaries is required.
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 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.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 22:016**

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. 83749, A REQUEST BY TIM SCHAG/ICELAND, LP TO CREATE TWO LEGAL LOTS FROM ONE 2.8-ACRE LOT AT 8041 JACKSON STREET IN THE C-3 (GENERAL COMMERCIAL) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Tim Schag/Iceland, LP to create two legal lots from one 2.8-acre lot at 8041 Jackson Street in the C-3 (General Commercial) 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, April 29, 2022. 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 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 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. Documentation of parcel map boundaries, street centerlines, and lot boundaries is required.
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. 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.

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

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Paramount this 12th day of April 2022.

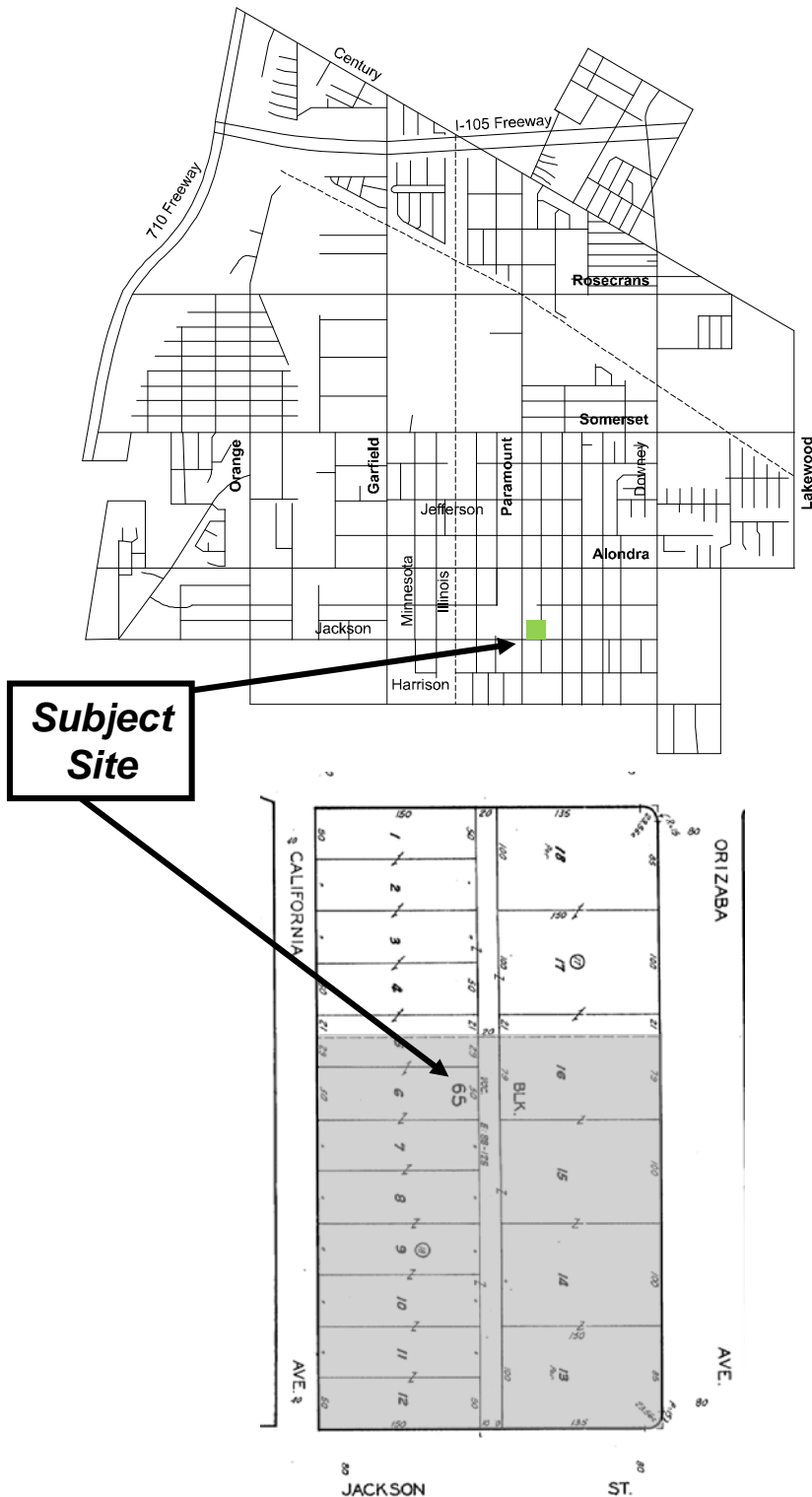
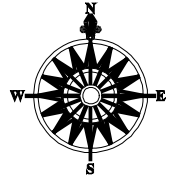
Gordon Weisenburger, Chair

Attest:

Valerie Zaragoza, Administrative Assistant

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Tentative Parcel Map No. 83749



8041 Jackson Street

APRIL 12, 2022

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 917

- 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 22:014, APPROVING
A REQUEST BY WEST COAST EQUIPMENT, LLC TO LEGALIZE
OUTDOOR STORAGE OF CONSTRUCTION EQUIPMENT AT 7743
MADISON STREET [ASSESSOR'S PARCEL NUMBER 6240-022-018] IN
THE M-2 (HEAVY MANUFACTURING) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

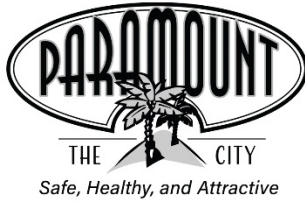
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Conditional Use Permit No. 917

REQUEST: Legalize outdoor storage of construction equipment

APPLICANT: West Coast Equipment, LLC

MEETING DATE: April 12, 2022

LOCATION: 7743 Madison Street [APN 6240-022-018]

ZONE: M-2 (Heavy Manufacturing)

GENERAL PLAN: Central Industrial District

PLANNER: John King

RECOMMENDATION: Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: John King, Assistant Planning Director
Date: April 12, 2022

**Subject: CONDITIONAL USE PERMIT NO. 917
WEST COAST EQUIPMENT, LLC**

REQUEST

This application is a request by West Coast Equipment, LLC for a conditional use permit (CUP) to legalize outdoor storage of construction equipment at 7743 Madison Street [Assessor's Parcel Number 6240-022-018] in the M-2 (Heavy Manufacturing) zone.

BACKGROUND

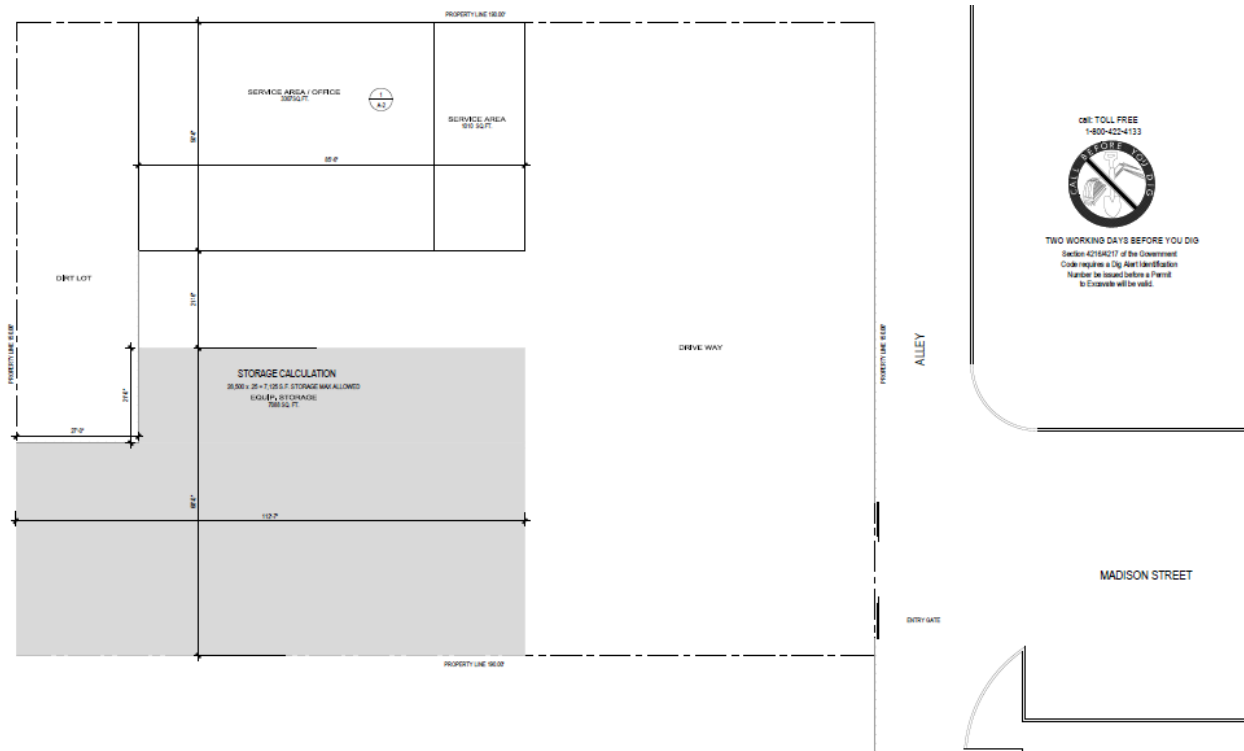
The 26,000 square property is located on the north side of Madison Street, between the Union Pacific Railroad right-of-way and Vermont Avenue. Since 2020, the applicant has been leasing the property for office space and service area inside a 4,317 square foot building and for outdoor equipment storage. The business rents large-scale equipment such as booms and lifts. The Code Enforcement Division of the Public Safety Department issued the initial Notice of Violation on June 1, 2021 to the business owner and property owner.

DESCRIPTION

Section 17.36.040 of the Paramount Municipal Code describes business uses in the M-2 zone that "shall not be permitted unless a conditional use permit authorizing such use is first obtained and continued in full force and effect...." Outside storage is listed as a possible use with a CUP, subject to a number of regulations. In particular, outside storage may be permitted only if it represents not more than 25% of the site, and at no time shall the material being stored or stacked exceed the height of the screen wall. The Code also requires entry gates to be screened with solid, view-obscuring materials.

The applicant has agreed to the above-noted regulations. A chain link fence/gate is located along the east property line, and the applicant has secured proposals to replace the chain link with a decorative metal fence/gate with solid metal.

Below is the proposed site plan. The grey shaded area is the proposed outdoor storage area.



Below is a photo taken April 6, 2022 of a westerly view from Madison Street.



ENVIRONMENTAL ASSESSMENT

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

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 22:014, approving Conditional Use Permit No. 917, 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 29, 2022. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
6. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:

- a) That the approval was obtained by fraud;
- b) That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
- c) That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law or regulation;
- d) That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

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

- 7. 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.
- 8. 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.
- 9. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
- 10. Future tenant improvements shall meet all requirements of the Building and Safety Department.
- 11. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license. The existing business license shall be updated to reflect the expanded restaurant area.
- 12. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation.
- 13. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
- 14. 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.

15. Security cameras shall be installed following City review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
16. 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).
17. 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).
18. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
19. 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. All parking lots shall be completely swept and maintained free of debris and litter at least weekly to prevent accumulation and spread of litter. 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.
20. Parking stalls, including standard, compact, and American with Disabilities Act (ADA)-compliant stalls, shall be repainted/restriped as needed by June 13, 2022 and maintained in good condition.
21. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
22. 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. The applicant shall purchase the bicycle rack by May 2, 2022. The applicant shall install the rack by May 23, 2022.

23. The business shall comply with all requirements of Section 17.36.040(29) of the Paramount Municipal Code. Open storage of materials, products, and equipment shall be conducted and maintained in a neat and orderly manner, and all outside storage areas shall be fully paved. Open storage or outdoor uses shall be concealed from view from nearby streets and adjoining property by buildings or solid masonry walls not less than six feet in height. Outside storage shall be no more than 25% of the site and is restricted to the area identified on the approved site plan. At no time shall the material being stored or stacked exceed the height of the screen wall. No storage shall be permitted in the required off-street parking area.
24. The chain link fence/gate along the east side property line shall be removed and replaced with a decorative metal fence/gate with solid metal backing by June 13, 2022. The gate/fence shall be powder-coated black and maintained in good condition for perpetuity.
25. The applicant is responsible for obtaining a building permit if the fence/gate exceeds six feet in height. The applicant is responsible for obtaining an electrical permit if an electric motor is included with the fence/gate. The applicant is responsible for obtaining final inspection for all permits.
26. 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 22:014**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO CONDITIONAL USE PERMIT NO. 917, A REQUEST BY WEST COAST EQUIPMENT, LLC FOR A CONDITIONAL USE PERMIT TO LEGALIZE OUTDOOR STORAGE OF CONSTRUCTION EQUIPMENT AT 7743 MADISON STREET [ASSESSOR'S PARCEL NUMBER 6240-022-018] IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from West Coast Equipment, LLC for a conditional use permit to legalize outdoor storage of construction equipment at 7743 Madison Street [Assessor's Parcel Number 6240-022-018] in the M-2 (Heavy Manufacturing) zone; and

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

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

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

SECTION 1. The above recitations are true and correct.

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

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

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

1. The requested use at the location proposed will not:
 - a. Adversely affect the health, peace, safety or welfare of persons residing or working in the surrounding area;
 - b. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; nor

- c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this chapter, or as is otherwise required in order to integrate such use with the uses in the surrounding area; and
3. That the proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - b. By other public or private service facilities as are required.

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

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

1. Except as set forth in conditions, development shall take place 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 both acknowledging and accepting all conditions of approval of this Conditional Use Permit application. The affidavit shall be submitted by Friday, April 9, 2022. Failure to provide the City with the requisite affidavit within the time 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 Conditional Use Permit is held or declared to be invalid, the exception shall be void 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;
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If after such hearing, the Planning Commission finds that any grounds modification, suspension, or revocation exist, the Planning Commission may modify, revoke, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

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10. Future tenant improvements shall meet all requirements of the Building and Safety Department.
11. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license. The existing business license shall be updated to reflect the expanded restaurant area.

12. 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.
13. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
14. 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.
15. Security cameras shall be installed following City review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
16. 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).
17. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
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26. 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 12th day of April 2022.

Gordon Weisenburger, Chair

Attest:

Valerie Zaragoza, Administrative Assistant



APRIL 12, 2022

ORAL REPORT

CITY COUNCIL ACTIONS

APRIL 12, 2022

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF