

PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Paramount Planning Commission scheduled for **May 10, 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, May 10, 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 Number; 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, May 10, 2022 and provide the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item Number; 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 May 10, 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

<u>Public Comments</u>: 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 Alicia Anderson Commissioner Elizabeth Bautista Commissioner Ernie Esparza Chair Gordon Weisenburger

MINUTES

 APPROVAL OF MINUTES April 12, 2022

PUBLIC COMMENTS

NEW BUSINESS

PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT NO. 918

A request by Janette Preciado Garcia/Jayfit, LLC to operate a fitness studio at 7922 Rosecrans Avenue, Suite S in the Clearwater East Specific Plan Area

3. <u>CONDITIONAL USE</u> <u>PERMIT NO. 919</u> A request by Dukers Appliance Co USA LTD to operate a wholesale/distribution business of commercial appliances at 6801 DeBie Drive in the M-2 (Heavy Manufacturing) zone

4. CONDITIONAL USE PERMIT NO. 507

A resolution to revoke Conditional Use Permit No. 507 approved September 12, 2001 to operate an automotive service center which includes auto repair; auto body shop/auto body repair; tires sales and repair; stereo and alarm installation and repair; window tint installation; and vehicle registration services at 7337 Somerset Boulevard in the C-M (Commercial-Manufacturing) zone

REPORTS

5. ORAL REPORT

Accessory Dwelling Unit (ADU) Study Session

6. ORAL REPORT

City Council Actions

COMMENTS

7. COMMENTS

- City Attorney
- Commissioners
- Staff

ADJOURNMENT

To a meeting on June 14, 2022 at 6:00 p.m.

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<u>APPROVAL</u>	OF	IIM	TUV	ES
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APPROVE THE PLANNING COMMISSION MINUTES OF APRIL 12, 2022.

MOTION:	ROLL CALL VOTE:
MOVED BY:	AYES:
SECONDED BY:	NOES:
[] APPROVED	ABSENT:
[] DENIED	ABSTAIN:

PARAMOUNT PLANNING COMMISSION MINUTES APRIL 12, 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

Alex Ayala, Office Assistant I

PUBLIC COMMENTS

There were none.

APPROVAL OF MINUTES

Chair Weisenburger presented the Planning Commission minutes of March 8, 2022 for approval.

It was moved by Commissioner Abrego, seconded by Commissioner Esparza, 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

2. APPROVAL OF MINUTES

Chair Weisenburger presented the Planning Commission minutes of March 14, 2022 for approval.

Planning Commission April 12, 2022; Page 2

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

AYES: Commissioners Bautista and Esparza,

Chair Weisenburger

NOES: None ABSENT: None

ABSTAIN: Commissioner Abrego

ORAL REPORT

A presentation was given by Karen Barnett and Robert Blankership, representing South Coast Trout Unlimited, regarding the Lower Los Angeles River Restoration and Access project.

4. OATH OF OFFICE

Administrative Assistant Valerie Zaragoza administered the Oath of Office to Commissioner Alicia Anderson who was appointed by the City Council on April 5, 2022.

NEW BUSINESS

PUBLIC HEARINGS

5. TENTATIVE PARCEL MAP NO. 83749 TIM SCHAG/ ICELAND, LP 8041 JACKSON STREET Chair Weisenburger presented the item, 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.

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 Abrego, seconded by Commissioner Bautista, to close the public hearing. The motion was passed by the following roll call vote:

Planning Commission April 12, 2022; Page 3

AYES: Commissioners Abrego, Anderson, Bautista

and Esparza, Chair Weisenburger

NOES: None ABSENT: None ABSTAIN: None

It was moved by Commissioner Bautista, seconded by Commissioner Abrego, to read by title only and adopt Planning Commission Resolution No. PC 22:016, approving the request. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Anderson, Bautista

and Esparza, Chair Weisenburger

NOES: None ABSENT: None ABSTAIN: None

6. CONDITIONAL USE PERMIT NO. 917
WEST COAST EQUIPMENT, LLC 7743 MADISON STREET
[ASSESSOR'S PARCEL NUMBER 6240-022-018]

Chair Weisenburger presented the item, 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.

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 Anderson, seconded by Commissioner Abrego, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Anderson, Bautista

and Esparza, Chair Weisenburger

NOES: None ABSENT: None ABSTAIN: None

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

It was moved by Commissioner Abrego, seconded by Commissioner Esparza, to read by title only and adopt Planning Commission Resolution No. PC 22:014, approving the request. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Anderson, Bautista

and Esparza, Chair Weisenburger

NOES: None ABSENT: None ABSTAIN: None

REPORTS

7. CITY COUNCIL ACTIONS

Planning Director John Carver thanked the Commissioners that participated in the meetings held for the World Energy items and stated that the City Council also approved the items at a special meeting on April 11, 2022.

8. COMMENTS FROM CITY ATTORNEY, COMMISSIONERS AND STAFF

Planning Director John Carver introduced Alex Ayala, Office Assistant I and the newest addition to the Planning Department staff.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:40 p.m. to the next Planning Commission meeting to be held on Tuesday, May 10, 2022, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

	Gordon Weisenburger, Chai
ATTEST:	

Valerie Zaragoza, Administrative Assistant

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 918

- 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.

MOTION:	ROLL CALL VOTE:
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 22:017, APPROVING A REQUEST BY JANETTE PRECIADO GARCIA/JAYFIT, LLC TO OPERATE A FITNESS STUDIO AT 7922 ROSECRANS AVENUE, SUITE S IN THE CLEARWATER EAST SPECIFIC PLAN AREA.

ROLL CALL VOTE:
AYES:
NOES:
ABSENT:
ABSTAIN:



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Conditional Use Permit No. 918

REQUEST: Operate a fitness studio

APPLICANT: Janette Preciado Garcia/Jayfit, LLC

MEETING DATE: May 10, 2022

LOCATION: 7922 Rosecrans Avenue, Suite S

ZONE: Clearwater Specific Plan

GENERAL PLAN: Clearwater Specific Plan

PLANNER: Ivan Reyes

RECOMMENDATION: Approval

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To: Honorable Planning Commission

From: John Carver, Planning Director

By: Ivan Reyes, Associate Planner

Date: May 10, 2022

Subject: CONDITIONAL USE PERMIT NO. 918

JANETTE PRECIADO GARCIA/JAYFIT, LLC

BACKGROUND

This application is a request by Janette Preciado Garcia/Jayfit, LLC for a conditional use permit to operate a fitness studio at 7922 Rosecrans Avenue, Suite S in the Clearwater East Specific Plan area. The 2.33-acre site known as the B&S Plaza is developed with a multi-tenant building. The property, constructed in 1990, is located on the southwest corner of Rosecrans Avenue and Paramount Boulevard. The requesting business will lease Unit S, a 1,046 square foot suite previously occupied by Sounds of Music.

DESCRIPTION

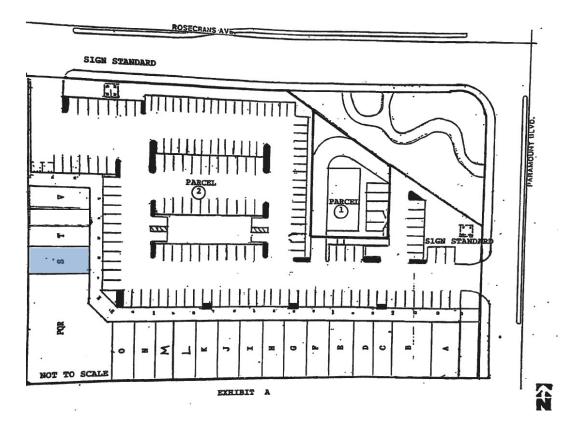
The applicant is requesting to operate a fitness studio. The hours of operation for fitness classes will be limited to 5:30 a.m. to 12:00 p.m. and 5:00 p.m. to 9:00 p.m. all days of the week. To begin, the applicant will not open for business Saturday evenings or anytime on Sundays. An approval would provide flexibility for the business to include additional classes within the allowed timeframe in the future. No equipment or machinery will be used during the fitness classes. No fitness activity will take place during the time between fitness classes. The applicant will be the fitness instructor. The business will have no other employees.

ANALYSIS

The proposed use of a dance fitness studio is consistent with the surrounding commercial uses in B&S Plaza. The proposed suite is adequate in size and location for the use of this proposed business.

SITE PLAN

Below is the proposed site plan. The subject suite is on the west side of the property.



SITE PHOTO

Following is a photo of the suite proposed for this dance fitness studio.



ENVIRONMENTAL ASSESSMENT

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

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity and guidelines; and provide the framework for policy decisionmaking. The Strategic Outcomes were implemented to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcomes No. 1: Safe Community; and No. 2: Community Health.

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 22:017, approving Conditional Use Permit No. 918, subject to the following conditions:

- 1. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning Department before construction.
- 2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, May 27, 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, or suspend such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

- 7. Any future tenant improvements require permits from the Building and Safety Division of the Planning Department.
- 8. The applicant is required to obtain all necessary City of Paramount permits, including electrical, mechanical, and plumbing for any interior and/or exterior modifications made to the structures on the subject site.
- 9. The installation of exterior window security bars, security door, and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
- 10. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti shall be promptly removed or painted over with paint to match the predominant surface paint or stucco color. Live plants that have been vandalized with graffiti shall be trimmed to remove the graffiti. Graffiti in the form of window etching shall be promptly removed.
- 11. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, and over driveways and in parking and circulation areas.

- 12. 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.
- 13. The business and all future tenants shall obtain and maintain a current City of Paramount business license and meet all requirements for the zone.
- 14. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division of the Planning Department.
- 15. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
- 16. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
- 17. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
- 18. The applicant shall repaint/refurbish the exterior of the building as needed following separate Planning Department review and approval of proposed colors.
- 19. Walkways adjacent to the subject suite shall be powerwashed to remove stains and graffiti.
- 20. The hours of operation for fitness classes shall be limited to 5:30 a.m. to 12:00 p.m. and 5:00 p.m. to 9:00 p.m. all days of the week.
- 21. No outside loitering shall be allowed on the premises.
- 22. Outdoor speakers or other exterior audible devices are prohibited.
- 23. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
- 24. Outdoor storage and outdoor workouts are prohibited.
- 25. The approved floor plan shall not be changed without prior approval by the Planning Department.

- 26. 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.
- 27. A sufficient amount of lighting, as determined by the Planning Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning Department for their decorative quality and location, and permits shall be obtained.
- 28. 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).
- 29. 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).
- 30. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code) and make all feasible efforts to minimize noise.
- 31. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
- 32. All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking lot shall be striped to a clear condition in compliance with Americans with Disabilities Act (ADA) requirements. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.
- 33. 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 four parking stalls adjacent to the subject suite shall be completely swept and maintained free of debris and litter on each day the business is open. The walkway adjacent to the subject suite 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.
- 34. Nearby landscaping shall be maintained to the satisfaction of the Planning Department in perpetuity. Landscape changes are subject to Planning Department review and approval. Mature trees shall not be removed without prior approval by the Planning Department. Plant material shall be maintained in a thriving condition in perpetuity in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.
- 35. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
- 36. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
- 37. 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 22:017

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. 918, A REQUEST BY JANETTE PRECIADO GARCIA/JAYFIT, LLC TO OPERATE A FITNESS STUDIO AT 7922 ROSECRANS AVENUE, SUITE S IN THE CLEARWATER EAST SPECIFIC PLAN AREA.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Janette Preciado Garcia/Jayfit, LLC to operate a fitness studio at 7922 Rosecrans Avenue, Suite S in the Clearwater East Specific Plan area.; 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, May 27, 2022. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the Conditional Use Permit void.
- 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:
 - d. That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

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

- 7. Any future tenant improvements require permits from the Building and Safety Division of the Planning Department.
- 8. The applicant is required to obtain all necessary City of Paramount permits, including electrical, mechanical, and plumbing for any interior and/or exterior modifications made to the structures on the subject site.
- 9. The installation of exterior window security bars, security door, and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
- 10. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti shall be promptly removed or painted over with paint to match the predominant surface paint or stucco color. Live plants that have been vandalized with graffiti shall be trimmed to remove the graffiti. Graffiti in the form of window etching shall be promptly removed.

- 11. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, and over driveways and in parking and circulation areas.
- 12. 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.
- 13. The business and all future tenants shall obtain and maintain a current City of Paramount business license and meet all requirements for the zone.
- 14. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division of the Planning Department.
- 15. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
- 16. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
- 17. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
- 18. The applicant shall repaint/refurbish the exterior of the building as needed following separate Planning Department review and approval of proposed colors.
- 19. Walkways adjacent to the subject suite shall be powerwashed to remove stains and graffiti.
- 20. The hours of operation for fitness classes shall be limited to 5:30 a.m. to 12:00 p.m. and 5:00 p.m. to 9:00 p.m. all days of the week.
- 21. No outside loitering shall be allowed on the premises.
- 22. Outdoor speakers or other exterior audible devices are prohibited.
- 23. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
- 24. Outdoor storage and outdoor work are prohibited.
- 25. The approved floor plan shall not be changed without prior approval by the Planning Department.

- 26. 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.
- 27. A sufficient amount of lighting, as determined by the Planning Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning Department for their decorative quality and location, and permits shall be obtained.
- 28. 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).
- 29. 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).
- 30. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code) and make all feasible efforts to minimize.
- 31. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
- 32. All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking lot shall be striped to a clear condition in compliance with Americans with Disabilities Act (ADA) requirements. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.
- 33. 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 four parking stalls adjacent to the subject suite shall be completely swept and maintained free of debris and litter on each day the business is open. The walkway adjacent to the subject suite shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be

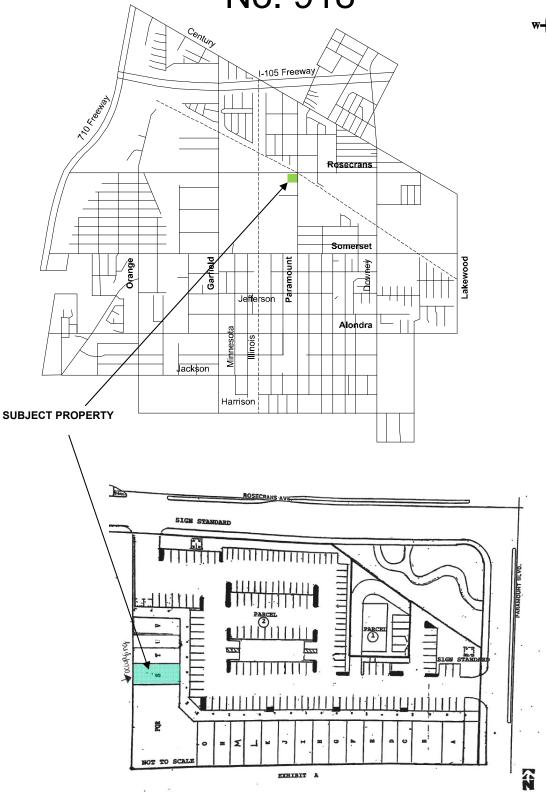
- collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
- 34. Nearby landscaping shall be maintained to the satisfaction of the Planning Department in perpetuity. Landscape changes are subject to Planning Department review and approval. Mature trees shall not be removed without prior approval by the Planning Department. Plant material shall be maintained in a thriving condition in perpetuity in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.
- 35. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
- 36. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
- 37. 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 10th day of May 2022.

	Gordon Weisenburger, Chair
Attest:	
Valerie Zaragoza, Administrative Assis	tant

Conditional Use Permit No. 918







PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 919

- 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.

In the second se	
MOTION:	ROLL CALL VOTE:
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 22:018, APPROVING A REQUEST BY DUKERS APPLIANCE CO USA LTD TO OPERATE A WHOLESALE/DISTRIBUTION BUSINESS OF COMMERCIAL APPLIANCES AT 6801 DEBIE DRIVE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

ROLL CALL VOTE:
AYES:
NOES:
ABSENT:
ABSTAIN:



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Conditional Use Permit No. 919

REQUEST: Operate a wholesale/distribution business of

commercial appliances

APPLICANT: Dukers Appliance Co USA LTD

MEETING DATE: May 10, 2022

LOCATION: 6801 DeBie Drive

ZONE: M-2 (Heavy Manufacturing)

GENERAL PLAN: Heavy Manufacturing

PLANNER: Jessica Guillen

RECOMMENDATION: Approval

H:\ComDev\General\WP\Jessica\reports2022\cup\cup919\cup919cvr.docx



To: Honorable Planning Commission

From: John Carver, Planning Director

By: Jessica Guillen, Planning Intern

Date: May 10, 2022

Subject: CONDITIONAL USE PERMIT NO. 919

DUKERS APPLIANCE CO USA LTD

BACKGROUND

This application is a request by Dukers Appliance Co USA LTD for a conditional use permit to operate a wholesale/distribution business of commercial appliances at 6801 DeBie Drive in the M-2 (Heavy Manufacturing) zone. The applicant proposes to occupy the existing 23,515 square foot building on a 35,462 square foot property at the northwest terminus of DeBie Drive. The applicant leases from the property owners.

DESCRIPTION

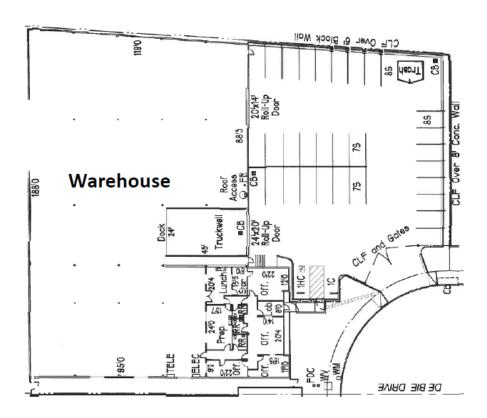
The applicant proposes to operate a wholesale/distribution center for Dukers brand. The business imports its own line of commercial appliances which are then scheduled and dispatched for shipping through online orders. The business uses "less than truckload" freight carriers (which is a flexible option for transporting smaller and less time-critical shipments) and one box truck for distribution of their products. Currently the business averages about four to nine pick-ups/deliveries per day. The business will have 15 employees onsite for office work and operation of lift trucks and forklifts. Business operations are proposed Monday through Friday from 8:30 a.m. to 5:00 p.m. Additionally, there will be no outside storage; all products will be stored inside the building.

ANALYSIS

The proposed use of a wholesale/distribution business is consistent with the surrounding manufacturing uses. The building is adequate in size and location for this proposed business.

SITE PLAN AND FLOOR PLAN

The proposed site plan and floor plan are below.



SITE PHOTO

Below is a site photo from April 22, 2022.



ENVIRONMENTAL ASSESSMENT

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

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 22:018, approving Conditional Use Permit No. 919, subject to the following conditions:

- 1. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning Department before construction.
- 2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, May 27, 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 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. 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 is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code.
- 9. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
- 10. 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.
- 11. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division of the Planning Department.
- 12. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.

- 13. 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.
- 14. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
- 15. Business hours shall be limited to 8:30 a.m. to 5:00 p.m., Monday through Friday.
- 16. The approved floor plan shall not be changed without prior approval by the Planning Department.
- 17. 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).
- 18. 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).
- 19. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
- 20. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
- 21. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
- 22. Trash and recyclables shall be stored in a clean manner within the designated disposal bins. Trash on the ground shall be promptly picked up and disposed in the appropriate trash facilities at all times.
- 23. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter on each day the restaurant is open for business to the public. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of

- debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
- 24. Curbs, walkways, and parking stalls, including standard, compact, and American with Disabilities Act (ADA)-compliant stalls, shall be repainted/restriped as needed.
- 25. All work with the exception of active loading and unloading shall be conducted indoors.
- 26. Outdoor storage and outdoor work are prohibited.
- 27. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
- 28. Trucks are prohibited from overnight storage on the property.
- 29. Trucks or other vehicles delivering products shall park within the subject property.
- 30. Truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 Section 2485 of the California Code of Regulations.
- 31. Signs shall be installed, following separate Planning Department review and approval, stating that truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 Section 2485 of the California Code of Regulations.
- 32. All loading and unloading shall be conducted onsite. Truck parking, idling, standing, loading, unloading, or any combination thereof within City of Paramount public streets is prohibited.
- 33. The applicant is responsible for all trucks to adhere to designated truck routes.
- 34. 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.
- 35. Security cameras shall be installed following review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.

36. 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 22:018

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO CONDITIONAL USE PERMIT NO. 919, A REQUEST BY DUKERS APPLIANCE CO USA LTD TO OPERATE A WHOLESALE/DISTRIBUTION BUSINESS OF COMMERCIAL APPLIANCES AT 6801 DEBIE DRIVE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Dukers Appliance Co USA LTD to operate a wholesale/distribution business of commercial appliances at 6801 DeBie Drive 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, May 27, 2022. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the Conditional Use Permit void.
- 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;
 - d. That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

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

- 7. 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 is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code.
- 9. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
- 10. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, and over driveways and in parking and circulation areas.

- 11. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Department.
- 12. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
- 13. 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.
- 14. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
- 15. Business hours shall be limited to 8:30 a.m. to 5:00 p.m., Monday through Friday.
- 16. The approved floor plan shall not be changed without prior approval by the Planning Department.
- 17. 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).
- 18. 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).
- 19. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
- 20. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
- 21. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
- 22. Trash and recyclables shall be stored in a clean manner within the designated disposal bins. Trash on the ground shall be promptly picked up and disposed in the appropriate trash facilities at all times.

- 23. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter on each day the restaurant is open for business to the public. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
- 24. Curbs, walkways, and parking stalls, including standard, compact, and American with Disabilities Act (ADA)-compliant stalls, shall be repainted/restriped as needed.
- 25. All work with the exception of active loading and unloading shall be conducted indoors.
- 26. Outdoor storage and outdoor work are prohibited.
- 27. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
- 28. Trucks are prohibited from overnight storage on the property.
- 29. Trucks or other vehicles delivering products shall park within the subject property.
- 30. Truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 Section 2485 of the California Code of Regulations.
- 31. Signs shall be installed, following separate Planning Department review and approval, stating that truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 Section 2485 of the California Code of Regulations.
- 32. All loading and unloading shall be conducted onsite. Truck parking, idling, standing, loading, unloading, or any combination thereof within City of Paramount public streets is prohibited.
- 33. The applicant is responsible for all trucks to adhere to designated truck routes.

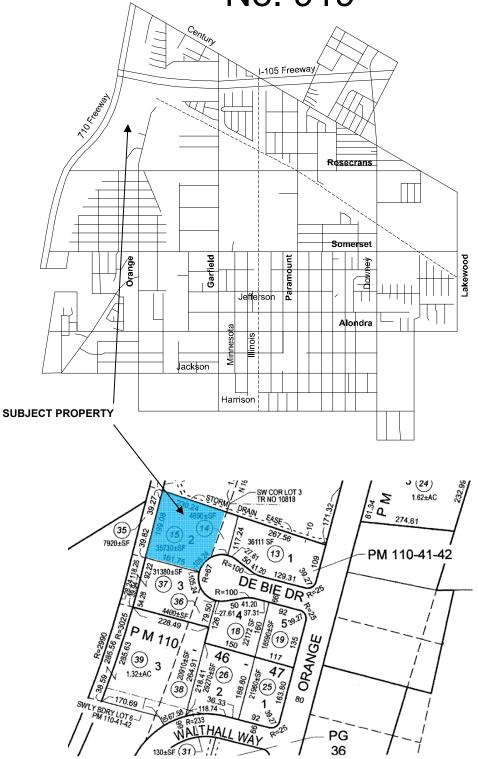
- 34. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved 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.
- 35. Security cameras shall be installed following review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
- 36. 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 10th day of May 2022.

Go	ordon Weisenburger, Chair
Attest:	
Valerie Zaragoza, Administrative Assistant	

Conditional Use Permit No. 919







PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 507 - REVOCATION

- 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.

MOTION:	ROLL CALL VOTE:
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 22:015, APPROVING A REQUEST TO REVOKE CONDITIONAL USE PERMIT NO. 507 APPROVED SEPTEMBER 12, 2001 TO OPERATE AN AUTOMOTIVE SERVICE CENTER WHICH INCLUDES AUTO REPAIR; AUTO BODY SHOP/AUTO BODY REPAIR; TIRES SALES AND REPAIR; STEREO

AND ALARM INSTALLATION AND REPAIR; WINDOW TINT INSTALLATION; AND VEHICLE REGISTRATION SERVICES AT 7337 SOMERSET BOULEVARD IN THE C-M (COMMERCIAL-MANUFACTURING) ZONE.

MOTION:	ROLL CALL VOTE:
MOVED BY:	AYES:
SECONDED BY:	NOES:
[] APPROVED	ABSENT:
[] DENIED	ABSTAIN:



REPORT

To: Honorable Planning Commission

John Carver, Planning Director From:

By: John King, AICP, Assistant Planning

Director

Date: May 10, 2022

RESOLUTION NO. PC 22:015/REVOCATION OF CONDITIONAL USE Subject:

PERMIT NO. 507

REQUEST

This item is a resolution to revoke Conditional Use Permit (CUP) No. 507 approved September 12, 2001 to operate an automotive service center which includes auto repair; auto body shop/auto body repair; tires sales and repair; stereo and alarm installation and repair; window tint installation; and vehicle registration services at 7337 Somerset Boulevard in the C-M (Commercial-Manufacturing) zone.

Section 17.48.070 of the Paramount Municipal Code states that the Planning Commission may revoke a CUP on the grounds that the CUP "...is being, or recently has been, exercised contrary to the terms or conditions of such approval, or in violation of any statute, provision of this Code, ordinance, law or regulation"; or if "the use 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."

BACKGROUND

Approval

As noted in the introductory section above, on September 12, 2001 the Planning Commission approved CUP No. 507, a request by Elamir Bakhit/Somerset Auto Center to operate an automotive service center at the subject location (Agenda Report attached as Exhibit "A"). The property was zoned M-1 (Light Manufacturing) at the date of approval; the property was rezoned to C-M in 2018. Also in 2018, the City Council adopted Ordinance No. 1106, which changed the "automotive body and fender works, and/or automobile painting" use category to a prohibited use in all zones in the City. As auto body uses are no longer permitted in any zone in the City, the existing use is now legal nonconforming.

The 16,200 square foot lot is developed with a 4,416 square foot commercial building with office space, six automotive service bays, and a detached 377 square foot spray booth. The approval included the use of four service bays for an auto repair shop; a body shop; installation of car stereos, alarms, and window tinting; and an automobile registration office. The remaining areas were approved for tire installation and repairs.

The Planning Commission approval included the following conditions to ensure a clean and orderly business operation:

- No outside storage shall be permitted.
- No dismantled vehicles shall be parked on the lot.
- All work shall be conducted in the garage bays.

Change of Ownership

The businesses at the subject property have changed ownership with only minimal lapses in business operations. Business license records indicate a new business owner in 2005 before the current owner assumed operations in 2015. The current business owner, Eric Nunez, operated the business as Somerset Automotive Center.

Violations of the Conditional Use Permit

The current business owner has repeatedly operated the business at 7337 Somerset Boulevard contrary to the approved CUP No. 507 despite repeated interaction with the Code Enforcement Division of the Public Safety Department over the past four years. The owner continues to violate the CUP by parking cars being serviced on an adjacent property and/or in the street median. Although the business owner made an attempt to address the violations by leasing space at 7326 Jefferson Street (where a CUP for automotive restoration was approved in 2015 for a business under separate ownership), the violations have continued at 7337 Somerset Boulevard. Additionally, there is no record of a business license for the current business owner to operate at 7326 Jefferson Street.

The business owner and property owner were provided with notice of this hearing and the reasons for it on April 27, 2022. The property owner met in person with the Planning Director to discuss this matter on May 2, 2022.

On May 21, 2018, Code Enforcement issued a Notice of Violation for the storage of wrecked and inoperable vehicles associated with the Somerset Automotive Center upon the adjacent commercial property in violation of PMC Section 17.44.020(A) and the provisions of the CUP and in public view; loading and unloading vehicles in the center median and the public street; and for the storage of wrecked and inoperable vehicles in off-street parking spaces. The Notice was issued following an initial complaint on December 20, 2017 and follow-up Code Enforcement inspections on May 15, 2018 and May 18, 2018. As can be seen from the Notice attached and incorporated as Exhibit "B", Code Enforcement then worked with the Owner for almost a year to identify numerous

Page 3

ongoing violations and eventually conducted a voluntary conference with the owner as well as numerous inspections before compliance appeared to be achieved.

On September 1, 2020, Code Enforcement issued another Notice of Violation for a similar complaint received on August 27, 2020 and confirmed by a Code Enforcement Officer on August 28, 2020 for parking vehicles to be serviced on the adjacent commercial property. That Notice, which is attached and incorporated as Exhibit "C", indicated that the business owner voluntarily complied by moving those vehicles.

On February 3, 2022, another Notice of Violation was issued for the same problems as in the 2018 and 2020: use of the median to store vehicles as well as parking on the adjacent property. (See Exhibit "D".)

In addition, in the past several months, the property repeatedly has been cited by Paramount Community Service Officers for parking violations, including parking more than 18 inches from the curb (Municipal Code Section 10.12.040) and leaving an unattended vehicle pursuant to Vehicle Code Section 22515(b) which provides that "No person in control of, or in charge of, any vehicle, other than a motor vehicle, shall permit it to stand on any highway without first effectively setting the brakes thereon, or blocking the wheels thereof, to effectively prevent the movement of the vehicle. Copies of all citations are attached as Exhibit "E."

As noted above, Section 17.48.070 of the Paramount Municipal Code (attached as Exhibit "F") states that a CUP can be revoked if:

- 1. The conditional use permit has been exercised contrary to the conditions of approval.
- 2. The use for which the permit was granted is exercised in a manner that is detrimental to the public health, or is a nuisance.

Vehicles associated with the business continuously have been parked on the adjacent commercial property in violation of the Municipal Code and provisions of the CUP as shown by the Notices of Violation and citations.

Despite earlier sporadic compliance, the owner continues to park and store vehicles in the median, in violation of CUP Conditions of Approval No. 25 (No outside storage shall be permitted), No. 26 (No dismantled vehicles shall be parked on the lot), and No. 27 (All work shall be conducted in the garage bays). These violations create a vehicular traffic hazard and endanger pedestrian safety. The owner has been cited repeatedly for parking on the sidewalk, violating the 18 inches from the curb limit, and leaving unattached vehicles.

Given the business owner's repeated failure to comply with the requirements of CUP No. 507 as set out above and in the Exhibits, despite Code Enforcement efforts and his agreement to comply, and the detriment to the public health and safety created by these unlawful actions, it is recommended that the Planning Commission revoke this conditional use permit.

ENVIRONMENTAL ASSESSMENT

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15321, Class 21 Categorical Exemption – action by regulatory agency to revoke entitlement.

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 22:015, revoking Conditional Use Permit No. 507.

EXHIBIT "A"



To: Honorable Planning Commission

From: Joe Perez

By: Luis Torrico

Date: September 12, 2001

Subject: Conditional Use Permit No. 507 - Somerset Auto Center - Elamir Bakhit

Background

This application is a request to allow the operation of an automotive service center for the property located at 7337 Somerset Boulevard in the M-1 (Light Manufacturing) Zone. The site contains 16,200 square feet of lot area and is developed with a commercial building containing 4,416 square feet, consisting of office space, six garage bays, and a 377 square foot spray booth located to the rear of the property. The subject property is the former location of a number of different auto repair businesses. Because the site has been vacant for more than six months, the applicant is required to obtain a Conditional Use Permit.

Project Description

The proposed automotive center will consist of two separate businesses involving various automotive services. One of the businesses will occupy the front office area of the building and will utilize four of the bays for an auto repair shop, a body shop, the installation of car stereos, alarms, window tinting and a DMV registration office. The business will have a total of nine employees on site and will operate from 7 a.m. to 8 p.m., Monday through Sunday.

The second business involves a tire installation and repair operation and will occupy a single bay. This business will operate seven days per week between the hours of 7 a.m. to 8 p.m. and will have a total of two employees.

Improvements

As part of this permit the applicant is required to conduct a number of building and site improvements in order to bring the property into conformity with the City's current architectural and landscaping guidelines.

Building Improvements

- A decorative cornice and banding shall be installed on the south and east elevations.
- The building parapet shall be improved with a tex-coat finish.
- The west elevation shall be painted to complement the proposed improvements.
- The existing store front door shall be replaced with a new commercial type glass door.
- A decorative light fixture shall be installed above the entry door on the south elevation.
- The unfinished exterior siding and vent of the spray booth shall be painted to match the proposed improvements.

Site Improvements

- New landscaping shall be installed within the front setback, and shall include mounded sod, mature trees, shrubs and groundcover.
- The existing planter in the parking area shall be refurbished.
- New tree wells and trees shall be installed within the parking area.
- Stamped and stained concrete shall be installed at the driveway entrance.
- The existing monument sign shall be removed and replaced with a new decorative sign.
- A solid metal backing shall be installed on the existing wrought-iron fence and gates.

Analysis

All repairs and installations for both businesses will be conducted inside the garage bays. No vehicles or materials will be permitted to be stored outside of the building. Access to the site and parking area will be taken from Somerset Boulevard, and 23 parking spaces will be provided on-site, meeting the Code requirement.

Based on the operating restrictions and the required property improvements, the proposed automotive center will not have a negative impact to the surrounding area and is consistent with existing businesses in the area. The site is the location of a previous automotive center and surrounding uses include light industrial businesses. The conditions of this permit and property improvements will help buffer the operation from the public view and will significantly improve the site.

Site Description

The subject property is located at 7337 Somerset Boulevard in the M-1 (Light Manufacturing) Zone and contains 16,200 square feet.

Environmental Assessment

This project is exempt from the requirements of the California Environmental Quality Act as an Article 19, Section 15301 exemption – minor alteration to an existing facility.

Recommended Action

It is recommended that the Planning Commission read by title only, waves further reading, and adopt Resolution No. 01:022 approving Conditional Use Permit No. 507, subject to the following conditions:

- 1. This Conditional Use Permit shall not be effective for any purposes until the owner of the property involved, or his duly authorized representative, has filed at the office of the City Planning Commission his affidavit stating that he is aware of, and accepts all conditions of this exception.
- 2. 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.

- 3. It is further declared and made a condition that 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.
- 4. Planning Commission approval shall be valid for twelve months, to expire on September 12, 2002. Time extensions may be granted at the discretion of the Planning Commission.
- 5. The applicant understands that a Conditional Use Permit, Unclassified 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 exist:
 - 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 44-170, Paramount Municipal Code).

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

- 6. Except as set forth in conditions, development shall take place substantially as shown on the approved site plans and elevations. Any deviations must be approved by the Director of Community and Economic Development before construction.
- 7. Prior to the release of utilities or service connections, final building, electrical, plumbing and/or mechanical approval, the owner or general contractor shall submit a list of all contractors and/or subcontractors performing work on this project or development to the Community and Economic Development Department. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
- 8. A precise landscaping plan shall be submitted showing the size, type and location of all plant material. The plan shall include the location of a permanent underground irrigation system, of adequate design to insure complete coverage of all plant materials. No mature trees shall be removed without the permission of the Community Development Director. The plan shall be subject to the approval of the Director of Community Development, and shall be approved separately from the design approval and from the working drawings. All trees shall be a minimum 36 inch box or greater.

- 9. All applicable development fees are due prior to the issuance of building permits.
- 10. All parking areas shall comply with applicable development requirements as specified in Section 44-130 of the Paramount Municipal Code.
- 11. No exterior structural alteration or building color change, other than those colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Director of Community & Economic Development.
- 12. A decorative cornice and banding shall be installed on the south and east elevation as approved by the Director of Community Development.
- 13. The west elevation shall be painted to complement the proposed improvements.
- 14. The parapet shall be incorporate a tex-coat finish.
- 15. The existing entry door shall be replaced with a new commercial type glass door.
- 16. A new decorative light fixture shall be installed above entry door on the south elevation.
- 17. The unfinished siding and vent of the spray booth shall be painted to match the proposed improvements.
- 18. A solid metal backing shall be installed at the existing wrought-iron fence and gates.
- 19. The existing planter in the parking area shall be removed and a new planter shall be installed in front of the proposed decorative block wall.
- 20. New tree wells shall be installed at every 20 feet behind the proposed decorative block wall along the east property line and shall include mature trees and ground cover as approved by the Director of Community Development.
- 21. New landscaping shall be installed within the front setback to include mounded berming, mature trees, shrubs and groundcover as approved by the Director of Community Development.
- 22. The existing monument sign shall be removed and replaced with a decorative sign as approved by the Director of Community Development.
- 23. A stamped and stained concrete pattern shall be installed at the driveway entrance to the site as approved by the Director of Community Development.
- 24. The following uses shall be permitted:
 - 1. Auto repair shop
 - 2. Body shop
 - 3. Installation of car stereos, alarms and window tint
 - 4. Tire installation and repair
 - 5. DMV registration services

- 25. No outside storage shall be permitted.
- 26. No dismantled vehicles shall be parked on the lot.
- 27. All work shall be conducted in the garage bays.
- 28. Hours of operation for all businesses shall be limited to 7:00 a.m. to 8:00 p.m., Monday through Sunday.

\\Filesrv01\dept\ComDev\General\\WP\FormerEmployees\Luis\reports\CUP\CUP507RPT auto.doc

EXHIBIT "B"

Code Enforcement Case: CE-18-0049

Entered on: 05/15/2018 00:00

Printed on: 05/03/2022 Date Closed: 02/10/2019 11:04 AM

Topic: Commercial Enforcement

Assigned To: Mark Dorsey
y Service Officer

Status: Closed - Complied
Assigned To: Mark Dorsey
Area #: 5536-01-1 C

Cell #:

Initiated by: Community Service Officer Hearing Date:

Hearing Time:

Permit

Permit #: Business name: License #:

Property Location

Occupant Name: Eric Nunez

Address: 7337 Somerset Boulevard, 90723-4036

Phone: 562-408-4686

Due Date: 01/16/19

APN: 6241-026-023

Owner Information

Owner Name: WILLIAM A TRUST BARBER

Address: 10142 PREMIER AVE

WESTMINSTER, CA 92683-5759

Phone: Cell #:

				Actio	
Action	Ву	Date	Time	Hours	
Complaint	Maria Yepez	12/20/2017	3:00 pm		Business storing and parking vehicles on Somerset and surrounding driveways, 2 stolen motorcycles located at business (1 recovered), business license expired 12/01/2017.
Inspection	Mark Dorsey	05/15/2018			I went to the location as follow-up to complaint and made contact with business owner Eric Nunez who operates an auto repair and body shop business. I did not see any tow trucks blocking the stree or parked in the center median waiting to unload and deliver wrecked vehicles to the business. There were several wrecked vehicles seen parked and stored on the driveway of commercial property adjacent to the business. Mr. Nunez told me he had an arrangement with the neighboring business owner allowing him to store overflow vehicle inventory on their property. I told Mr. Nunez his customers wrecked vehicles could not continue to be stored at the neighboring business location without first getting approval from the Planning Department. I also told Mr. Nunez vehicle storage and all use associated with his business needed to be confined to the property where he is operating. Mr. Nunez told me he would contact the Planning Department and would need to rearrange his lot to make accommodations.
Inspection	Angel Arredondo	05/18/2018	11:10 am		While traveling Westbound on 7300 block of Somerset Monica Camacho and I observed wrecked vehicles staged in the center median along with a flatbed tow truck. The driver of the tow truck was advised to remove the truck. An employee came out and moved the remaining two vehicles in our presence. He was informed that the business owner was previously informed that loading and off loading vehicles in the center median was not allowed and that it would lead to citations. I also observed wrecked vehicles parked at 7331-7335 Somerset's front entry. Betty Castro has an ongoing case at 7331-7335 Somerset and will receive copies of the pictures.
Notice of Violation	Mark Dorsey		12:45 pm	0.00	> Signed By:Angel Arredondo,Code Enforcement Division Head, Send to (Owner,Property Location)
Inspection	Mark Dorsey	06/13/2018			I met with business owner Eric Nunez at the location. Vehicles are no longer being stored at the neighboring property. Eric advised he still needed to organize his lot and provide parking for his employees and customers. Eric told me he does have another facility in South Gate which he will be moving vehicles to and will continue to make necessary arrangements to provide for parking.
Inspection	Mark	06/27/2018			The open lot and parking area of business is showing improvement

	Dorsey			with space being made to provide for ongoing customer parking. The west side of parking area still has some wrecked vehicles which need to be moved. I have not seen any loading or unloading of vehicles in the street for past several weeks. Per Code Enforcement Division Head Angel Arredondo continue to monitor.
Phone Call	Waldecker		0.0	I received a call from Adriana requesting that I go out to the property to conduct an inspection and cite vehicles for a commercial truck in the center median for over 30 minutes and vehicles stored in front of the business.
Inspection	Kenny Waldecker	07/19/2018	0.0	Officer Castro and I inspected the property. I observed a black truck parked on the driveway apron and blocking the sidewalk. I issued a parking citation for the vehicle blocking the sidewalk. I did not observe any commercial truck at the location. Officer Castro and I spoke with the business owner Eric. Eric stated that a tow driver dropped the vehicle off with no key so they are going to try and push it into the lot. Officer Castro asked Eric if the vehicles in the neighboring driveway were his business vehicles and Eric admitted that they were. Officer Castro advised Eric that the property owner would be receiving administrative citations for the vehicles being stored there. Eric advised Officer Castro to cite him and that he would move the vehicles and they would never be parked there again.
Notes	Kenny Waldecker	07/19/2018	0.0	I updated the case file and attached the photos and citation.
Inspection	Mark Dorsey	07/25/2018	0.0	Pollow-up inspection of property. I did not see any vehicles being loaded or unloaded in the street and there were no vehicles being stored on the neighboring property. The off-street parking area for customers was seen full of wrecked & inoperable vehicles waiting to repaired. The business owner was not available to speak with and his employees told me they are constantly moving vehicles around to try and free up space.
Inspection	Mark Dorsey	08/01/2018 5:	19 pm 0.0	Follow-up inspection of property. I did not see any vehicles being loaded or unloaded in the street and there were no vehicles being stored on the neighboring property. I did see a tow truck parked in the exterior lot of the business unloading a vehicle. I spoke with the business owner Eric Nunez who said he is constantly moving vehicles around and he did have the parking spots on west side of lot cleared for a few days but the number of vehicles coming in to be repaired daily is affecting keeping parking spots clear. Eric to speak with the Planning Department about alternative storage possibilities.
Inspection	Mark Dorsey	08/08/2018 1:	37 pm 0.0	I was driving by the business location and saw a flat bed tow truck parked on the street in a designated no stopping anytime area. Contact made with tow truck driver who was warned and advised and proceeded to move his vehicle. Inspection of the business exterior lot made which is still not in compliance with providing designated off-street parking.
Inspection	Mark Dorsey	08/15/2018	0.0	O Follow-up inspection of property. There was a tow truck parked on the street in front of location which is a desiganted no stopping anytime area. Upon my arrival at the property the tow truck proceeded to drive away before could make contact with the driver. Contact made with business owner Eric Nunez about business still not providing designated off-street parking or the ability for tow trucks to access the exterior lot to load and unload vehicles. Eric continued to express difficulty making the necessary space to be able and provide for parking due to the volume of vehicles waiting to be repaired. Eric again asked for more time to reorganize the exterior lot and speak to the Planning Department about alternative measures they might be able to make to the property. I let Eric know he could be facing citations being issued if he can not comply with zoning and land use requirements.
Inspection	Mark Dorsey	09/04/2018	0.0	Follow-up inspection of property. I saw a wrecked vehicle stored in the entry driveway of the neighboring property at 7331-35 Somerset Blvd. I also saw a vehicle parked on the sidewalk in front of the business and multiple other vehicles parked on the driveway blocking the sidewalk in front of business. The exterior lot was still completely full of wrecked and inoperable vehicles with access to designated off-street parking not being provided for.
Voluntary Conference	Mark	09/05/2018 9:	16 am 0.0	> Conf Date:09/20/2018, > Conf Time:9:00 am, Send to (Property

	Dorsey			Location)
Inspection	Kenny Waldecker	. 09/14/2018	0.00	I received a call from code enforcement secretary Maria Yepez advising me that John Moreno called in a compliant of tow trucks and vehicles being unloaded on the street and in front of the business. Maria advised me that assistant director Matson asked if I could inspect the property. I inspected the property and observed 2 vehicles parked on the sidewalk out in front of the business. I cited 1 vehicle for parking on the sidewalk and the other vehicle was moved. I spoke with an employee named Jeff who stated that the manager was out to lunch. I advised him to remove the vehicles from the sidewalk. Jeff admitted that there was just a delivery of vehicles and that the vehicle would be removed from the sidewalk. I advised Jeff that Officer Dorsey would be in touch with the business owner regarding the code enforcement case at the business.
Inspection	Mark Dorsey	09/17/2018	0.00	I was driving by the business location and saw multiple wrecked vehicles parked on the street in the center median. The exterior lot was seen to be full of wrecked and inoperable vehicles with no access to designated off-street parking.
Voluntary Conference Meeting	Mark Dorsey	09/20/2018 11:23 am	0.00	Voluntary conference held at the station with business owner Eric Nunez. City staff in attendance were Code Enforcement Head Angel Arredondo, City Planner Marco Cuevas Jr. and myself. The requirements of existing Conditional Use Permit were reviewed with Eric with emphasis regarding the outdoor storage of wrecked / dismantled vehicles and off-street parking. We also discussed the loading and unloading of vehicles in the street as a result of excessive vehicle storage and off-street parking not being provided. Eric told us he recently entered into a lease agreement on a new location in the City of El Monte with occupancy to start on October 1, 2018. Eric said he plans to move part of his business to the new location to aleviate the excess storage of vehicles and be able to clear lot to provide access to off-street parking. Eric asked we give him until October 15, 2018 to complete the transition. The extension of time was granted and Eric was told if property continued to be in violation after October 15th he would be subject to administrative citations being issued. Eric agreed to time extension and conditions.
Red Tag	Mark Dorsey	10/02/2018	0.00	Complaint received by the Paramount Station front desk personnel of multiple vehicles from the auto body business being parked on Garfield Ave. I responded to the area and proceeded to issue 72 hour Red Tag Notices to six vehicles. I contacted the receptionist at the business who confirmed the employees did move several vehicles off site and parked them on the street. I asked the receptionist to have the business owner contact me when he returned.
Inspection	Mark Dorsey	10/15/2018	0.00	Follow-up inspection of business and contact made with business owner. The open lot and parking area of business showing some improvement. Eric told me he has been going back and forth between this location and his new location in El Monte in attempt to remedy parking constraints. I told Eric I would be back on Thursday to check on progress as the parking area on the west side of property needs to be cleared of vehicles waiting to be worked on.
Inspection	Mark Dorsey	10/18/2018		Follow-up inspection of business and contact made with business owner. The open lot and parking area of business seen to be less congested in the front entrance of lot. The off-street parking areas of lot still being used to store wrecked & inoperable vehicles. Eric said he is making improvement and still working on moving vehicles around between this location and his new location in El Monte. I reminded Eric off-street parking needs to be provided for on a regular basis and can not continue to store wrecked and inoperable vehicles waiting to be worked on in off-street parking areas.
Inspection	Mark Dorsey	10/24/2018	0.00	Follow-up inspection of property. The off-street parking areas of exterior lot still being used to store wrecked & inoperable vehicles. I have not seen any loading or unloaded of vehicles in the street by the business or tow trucks for several weeks.
Inspection	Mark Dorsey	11/01/2018	0.00	Follow-up inspection of property. The open lot and parking area of business seen to be less congested in the front entrance of lot. Vehicles were in process of being moved around within the lot. I have not seen any loading or unloaded of vehicles in the street by the business or tow trucks for the past few weeks.

	Dorsey			business continues to be less congested in the front entrance of low There are a few wrecked vehicles stored in parking area which I was told by the lot manager vehicles had just come in and were in process of being checked in to production. The open lot has been showing much improvement over the last 3-4 weeks with business activity and use not hindering traffic, street or public right-of-way, nor have I seen any loading or unloaded of vehicles in the street by the business or tow trucks.
Inspection	Mark Dorsey	12/18/2018	0.00	Follow-up inspection of property. No loading or unloading of vehicles in the street by the business or tow trucks seen. The open lot and parking area of business seen to have wrecked customer vehicles which has been the usual day to day operations.
Inspection	Mark Dorsey	12/27/2018	0.00	Follow-up inspection of property. No loading or unloading of vehicles in the street by the business or tow trucks seen.
Inspection	Mark Dorsey	01/09/2019	0.00	Follow-up inspection of property. No loading or unloading of vehicles in the street by the business or tow trucks seen.
Inspection	Mark Dorsey	02/04/2019	0.00	Follow-up inspection of property. I have been monitoring the location for the past several months with business activity being contained within the property and compliant. I reviewed case with Supervisor Angel Arredondo and determined case okay to close.
			Viola	
	on Type Section 17.44.020(A) Limitatio	ana an land uaa		Due Date Status Closed Date Open
1 Correct Automoview. Ve P.M.C. 3 Correct Center,	tions Required:Storage of wre otive Center, upon adjacent co ehicles must be stored on the Section 17.44.020(A) Limitations Required:Loading and un	cked & inoperable immercial property property of auto re ons on land use nloading of vehicle on Somerset Blvd.	v and in pub epair and bo es associate Loading an	ssociated with auto repair and body shop business, Somerset lic view. Remove vehicles from adjacent property and out of public ody shop business, Somerset Automotive Center Open d with auto repair and body shop business, Somerset Automotive d unloading of vehicles must be conducted on the property of auto
3 Correct Develor	Section 17.44.020(A) Limitations Required:Off-street parkitions Required:Off-street parkipment Department at 562-220 nently available for parking pu	ng spaces being ι 0-2036 for informat	tion on off-s	Open rage of wrecked & inoperable vehicles. Contact the Community treet parking requirement. Parking spaces must be made
	T:		Inspectio	on Notes
Date:	Time: _		_	
Findings:				
			Photog	graphs

Print Code Enforcement Case

0.00 Follow-up inspection of property. The open lot and parking area of

5/3/22, 5:42 PM

Mark

11/15/2018

Inspection



7337 Somerset Eastbound view 1.JPG



7337 Somerset Eastbound view 2.JPG



7337 Somerset Eastbound view 3.JPG



7337 Somerset Westbound view1.JPG



7337 Somerset Westbound view2.JPG



Vehicles stored at 7331-35 Somerset1.JPG



Vehicles stored at 7331-35 Somerset2.JPG



wrecked & inoperative vehicles stored at 7331 Somerset (2).JPG



wrecked & inoperative vehicles stored at 7331 Somerset | wrecked & inoperative vehicles stored at 7331 Somerset (3).JPG



(4).JPG



wrecked & inoperative vehicles stored at 7331 Somerset.JPG



front setback 7331 Somerset



business exterior lot_off-street parking



exterior lot



front set back



exterior lot parking area



exterior lot_parking area



Vehicle blocking sidewalk.



Vehicle blocking sidewalk.



Vehicle blocking sidewalk.



IMG 5473.JPG



Vehicle blocking sidewalk.



street eastbound view



front set back_7331 Somerset Blvd



front set back 7337 Somerset Blvd



business exterior lot



business exterior lot



business exterior lot



street eastbound view



street westbound view



tow truck_no street parking_westbound view



tow truck_no street parking_eastbound view



exterior lot_parking area



exterior lot



exterior lot_parking area



exterior lot



exterior lot_parking area



front set back



exterior lot



exterior lot parking area



exterior lot_parking area



exterior lot_parking area



exterior lot



wrecked & inoperative vehicles stored at 7331 Somerset



front set back_vehicles blocking sidewalk



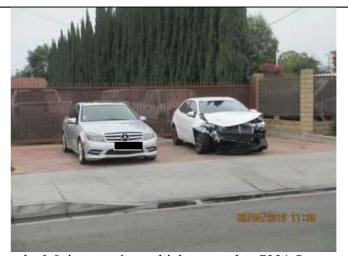
exterior lot parking area



exterior lot parking area_vehicles blocking sidewalk



front set back_vehicles blocking sidewalk





wrecked & inoperative vehicles stored at 7331 Somerset | wrecked & inoperative vehicles stored at 7331 Somerset



vehicles unloaded in center median



vehicles unloaded in center median



tow truck_no street parking



IMG_0285.JPG



IMG 0287.JPG



IMG_5881.JPG



IMG 5882.JPG



IMG 5884.JPG



IMG_5885.JPG



IMG_0334.JPG



IMG 0335.JPG



IMG 0341.JPG



IMG 0342.JPG



exterior lot parking area



exterior lot_parking area



exterior lot_parking area



exterior lot_parking area



exterior lot_parking area



exterior lot parking area



exterior lot parking area



exterior lot_parking area



exterior lot_parking area



exterior lot_parking area



exterior lot_parking area



exterior lot parking area



exterior lot parking area



exterior lot_parking area



vehicles parked at 7331 Somerset Blvd



exterior lot_parking area



exterior lot_parking area



exterior lot parking area



exterior lot parking area

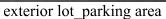


exterior lot_parking area



exterior lot_parking area







exterior lot_parking area

EXHIBIT "C"

Code Enforcement Case: CE-20-0525

Entered on: 08/28/2020 00:00

Printed on: 05/03/2022 Date Closed: 09/23/2020 4:20 PM

Topic: Commercial Enforcement
Due Date: 09/23/20
Initiated by: City Manager

Status: Closed - Complied
Assigned To: Nancy Hamilton
Area #: 5536-01-1 C

Hearing Date: Hearing Time:

	Permi	it	
Permit #:	Business nar	ne:	License #:
	Property Lo	cation	
Occupant Name:	Eric Nunez		
Address:	7337 Somerset Boulevard, 90723-4036		
Phone:	(562) 408-4686	Cell #:	
APN:	6241-026-023		

Owner Information

Owner Name: WILLIAM A BARBER TRUST

Address: 10142 PREMIER AVE

WESTMINSTER, CA 92683-5759

Phone: Cell #:

					Actions
Action	Ву	Date	Time	Hours	Note/Observation
Complaint	Maria Yepez	08/27/2020	3:20 pm	0.00	Somerset Automotive Center, parking vehicles on the neighboring property (to the west). Complaint received by Monique Mandujano.
Inspection	Nancy Hamilton	08/28/2020	2:58 pm		I responded to the location regarding a complaint that the business owner is parking customer's vehicles on the property to the west. Upon my arrival I observed 4 vehicles parked on the apron of the driveway in front of the gate of the property next door, 7331 Somerset Boulevard. Photos were taken.
Notice of Violation	Nancy Hami l ton			0.00	> Signed By:Margarita Matson, Assistant Public Safety Director, Send to (Owner,Property Location)
Phone Call	Nancy Hamilton		10:13 am		I called and spoke to Eric who told me that he had received the NOV and that he had stopped parking vehicles there. He told me that the vehicle that's parked there now was dropped there without his knowledge. He said that he would be calling his tow companies to see if one of them dropped it there. He said that if it was for him that he would take care of it. He indicated that he wishes to comply. I went by the property and there were 2 vehicles parked in the driveway in various states of disrepair. Photos were taken. I have not heard from Eric as yet.
Inspection	Nancy Hami l ton	09/23/2020	4:20 pm	0.00	I went by the property to inspect and observed that the vehicles were removed. This case is closed.

	Violations			
#	Violation Type	Due Date	Status	Closed Date
	P.M.C. Section 17.44.020(A) Limitations on land use		Closed	09/23/2020

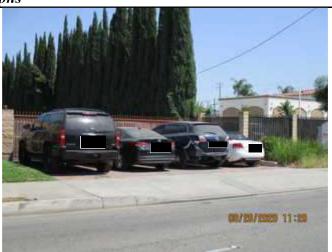
1 Corrections Required:Storage of wrecked & inoperable vehicles associated with auto repair and body shop business, Somerset Automotive Center, upon adjacent commercial property and in public view. Vehicles shall be removed from adjacent property and stored out of public view. Vehicles shall be stored on the property of auto repair and body shop business, Somerset Automotive Center.

		Inspection Notes	
Date:	Time:		
Findings:			
_			_

Photographs



Property view.



Property view.



Property view.



Property view.



Property view.

EXHIBIT "D"

Code Enforcement Case: CE-22-0024 Entered on: 01/31/2022 00:00

Printed on: 05/03/2022

Topic: Commercial Enforcement

Status: Open - City Prosecutor Due Date: 05/04/22 Assigned To: Betty Castro Area #: 5536-01-1 C Initiated by: City Manager

Hearing Date: Hearing Time:

Permit

Permit #: **Business** name: License #:

Property Location

Occupant Name: Eric N. Corp

Address: 7337 Somerset Boulevard, 90723-4036

Cell#:

APN: 6241-026-023

Owner Information

Owner Name: WILLIAM A BARBER Address: 14 AMBERWICKE

DOVE CANYON, CA 92679-3741

Phone: Cell#:

					Actions
Action	Ву	Date	Time	Hours	Note/Observation
Complaint	Maria Yepez	01/31/2022		0.00	Body Shop storing vehicles on set back and neighbors property. Loading/unloading vehicles on Somerset Blvd. Complaint received by SCEO Betty Castro.
Inspection	Betty Castro	02/02/2022		0.00	I went out to the location to take a few pictures to add to the case file.
Notice of Violation	Betty Castro		3:55 pm	0.00	> Signed By:Margarita Matson, Assistant Public Safety Director, Send to (Owner,Property Location)
Notes	Jovan Dillard	02/09/2022		0.00	While out, I noticed a tow truck and vehicle in the median waiting to go into the property. Photo uploaded for your review.
Inspection	Betty Castro	02/23/2022		0.00	I went out to the location and saw vehicles are still being parked on the adjacent property. I also saw a tow truck dropping off/picking up a vehicle on the center median. I will get direction from John Cavanaugh to see if he would like for me to mail out an administrative citation based on the violations that were observed today.
Notes	Betty Castro	03/01/2022		0.00	I met with John Cavanaugh to review this case file. I showed him pictures that I took on the 23rd showing that the business is still using the center median for deliveries/drop offs and the continued use of parking customer vehicles on the adjacent property. I asked John if he would like for me to start admin citing the business owner. John said he does not want me to cite and asked me to keep taking pictures when I see a violation. John said he will prepare this case for the Planning Commission and propose revocation.
Notes	Betty Castro	04/05/2022		0.00	CSO's have been citing at this address for vehicle violations and leaving copies of the citaitons on my desk. I took the copies to John Cavanaugh for his records. He will continue to prepare this case to present the Planning Commission.
Notes	Betty Castro	04/25/2022		0.00	

	Violations			
#	Violation Type	Due Date	Status	Closed Date

P.M.C. Section 17.44.020(A) Limitations on land use

Open

Corrections Required: Wrecked & inoperable vehicles associated with the auto repair and body shop business are being parked on adjacent property (7325 Somerset Blvd). Remove vehicles from adjacent property and out of public view. Vehicles must be on the property of auto repair and body shop business. Contact the Planning Department at 562-220-2036 for further information.

2 P.M.C. Section 17.44.020(A) Limitations on land use Open Corrections Required:Loading and unloading of vehicles on center median and on Somerset Blvd. Loading and unloading of vehicles must be conducted on the property of auto repair and body shop business. Contact the Planning Department at 562-220-2036 for

further information.

P.M.C. Section 17.44.020(A) Limitations on land use

Open

Corrections Required:Off-street parking spaces being used for storage of wrecked & inoperable vehicles. Parking spaces must be made permanently available for parking purposes. Contact the Planning Department at 562-220-2036 for information on off-street parking requirement.

		Inspection Notes	
Date:	Time:		
Findings:			

Photographs



Wrecked vehicles awaiting for repair parked on the adjacent property.



Vehicles parked on sidewalk blocking the walkway.



Wrecked vehicles awaiting for repair parked on the adjacent property.



Tow truck and vehicle in the median waiting to go into the property



Vehicles being delivered/picked up in the center median.



Vehicles being parked on adjacent property.

EXHIBIT "E"

		AMOUNT P 5	50392
		IG VIOLATION	EG MOVB
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	(Z) contest	additional information.	
		STATE OF THE PARTY	49.00
1	20-9	STREET SWEEPING	48.00
2	15.64.010	TIME LIMIT	48.00
3	15.64.120	WHITE ZONE	48.00
4	15.64.020	YELLOW ZONE	48.00
5	15.64.130	ALLEY	53.00
6	29-0.4	RESIDENT PERMIT PARKING	48.00
7	15.64.270	PRIVATE PARKING WITHOUT	48.00
		OWNER'S CONSENT	
8	15.76.120	REPAIRING VEHICLE ON STREET	53.00
9	20 9.1	RV/COMMERCIAL VEHICLE	175.00
		PARKING	
10	15.64.100	UNATTACHED TRAILER	48.00
11	22514	FIRE HYDRANT	63.00
12	15.64.320	BLOCKING DRIVEWAY/CROSSWALK	53.00
13	15.64.290	PARKING IN PARKWAY/SIDEWALK	48.00
14	15.64.260	NO STOPPING ANY TIME/FIED ZONE	48.00
15	20-3.2	PARK USE ONLY	68.00
16	15.64.230	18" LIMIT FROM CURB	43.00
17	15.64.250	DOUBLE PARKING	53.00
18	15.64.271	LAWN//FRONT YARD PARKING	63.00
19	22500.1	FIRE LANE	63.00
20	15.64.340	FOR SALE ON HWY	75.00
21	22507.8 (a)	HANDICAP PARKING	338.00
22	22507.8 (b)	HANDICAP/BLOCK ACCESS	338.00
23	4000(a)	EXPIRED REGISTRATION	53.00*
24	5200	2 LICENSE PLATES REQUIRED	53.00*
25	15.64.280	WRONG SIDE OF STREET	48.00
*\$20	w/Correction-O	btain Proof of Correction from Sheriff	's Department
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6		RV/Commercial Vehicle Parking	175.00
9	10.12.070	RV/Commercial Vehicle Parking Park Use Only	68.00

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			additional information.	
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2		64.010	TIME LIMIT	48.00
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4	-	64.020	YELLOW ZONE	48.00
5		64.130	ALLEY	53.00
6		LEA	RESIDENT PERMIT PARKING	48.00
7		64.270	PRIVATE PARKING WITHOUT	48.00
			OWNER'S CONSENT	
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9	-	9.1	RV/COMMERCIAL VEHICLE	175.00
			PARKING	
10	15.0	64.100	UNATTACHED TRAILER	48.00
11	_	2514	FIRE HYDRANT	63.00
12	15.	64.320	BLOCKING DRIVEWAY/CROSSWALK	53.00
13	15.	64.290	PARKING IN PARKWAY/SIDEWALK	48.00
14	15.	64.260	NO STOPPING ANY TIME/RED ZONE	48.00
15	2	0.0.2	PARK-USE ONLY	68.00
(16	15.	64.230	18" LIMIT FROM CURB	43.00
17	15.	64.250	-DOUBLE PARKING	53.00
18	15.	64.271	LAWN//FRONT YARD PARKING	63.00
19	22	500.1	FIRE LANE	63.00
20	15.	64.340	FOR SALE ON HWY	75.00
21	225	07.8 (a)	HANDICAP PARKING	338.00
22	225	07.8 (b)	HANDICAP/BLOCK ACCESS	338.00
23	40	000(a)	EXPIRED REGISTRATION	53.00*
24		5200	2 LICENSE PLATES REQUIRED	53.00*
25	15.	64.280	WRONG SIDE OF STREET	48.00
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n d	15 10	.12.080	Park Use Only	68.00

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	00.0	STREET SWEEPING	48.00
1	15.64.010	TIME LIMIT	48.00
2	15 64.010	WHITE ZONE	48.00
3 4	15.64.120 15.64.020	YELLOW ZONE	48.00
5	15.64.130	ALLEY	53.00
6	20-6.4	RESIDENT PERMIT PARKING	48.00
7	15.64.270	PRIVATE PARKING WITHOUT	48.00
47		OWNER'S CONSENT	
8	15.76.120	REPAIRING VEHICLE ON STREET	53.00
9	20-0.1	RV/COMMERCIAL VEHICLE	175.00
		PARKING	
10	15.64.100	UNATTACHED TRAILER	48.00
11	22514	FIRE HYDRANT	63.00
12	15.64.320	BLOCKING DRIVEWAY/CROSSWALK	53.00
13	15.64.290	PARKING IN PARKWAY/SIDEWALK	48.00
14	15.64.260	NO STOPPING ANY TIME/RED ZONE	68.00
15	20-5.2	PARK USE ONLY	43.00
16	15.64.230	18" LIMIT FROM CURB DOUBLE PARKING	53.00
17	15.64.250	LAWN//FRONT YARD PARKING	63.00
18	15.64.271	FIRE LANE	63.00
19	22500.1	FOR SALE ON HWY	75.00
20	15.64.340 22507.8 (a		338.00
21	22507.8 (b		338.00
23	4000(a)	EXPIRED REGISTRATION	53.00*
24	5200	2 LICENSE PLATES REQUIRED	53.00*
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1	20-0	STREET SWEEPING	48.00
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4	15.64.020	YELLOW ZONE	53.00
5	15.64.130	ALLEY	48.00
6	20-6.4	PRIVATE PARKING WITHOUT	48.00
7	15.64.270	OWNER'S CONSENT	70.00
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8	15.70.120	RV/COMMERCIAL VEHICLE	175.00
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16	15.64.230	18" LIMIT FROM CURB	43.00
17	15.64.250	DOUBLE PARKING	53.00
18	15.64.271	LAWN//FRONT YARD PARKING	63.00
19	22500.1	FIRE LANE	63.00 75.00
20	15.64.340	FOR SALE ON HWY HANDICAP PARKING	338.00
21	22507.8 (a)	HANDICAP/BLOCK ACCESS	338.00
22	22507.8 (b)	EXPIRED REGISTRATION	53.00*
23	4000(a)	2 LICENSE PLATES REQUIRED	53.00*
24	5200 15.64.280	WRONG SIDE OF STREET	48.00
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7/-	1 10.12.060	Street Sweeping	48.00
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ARROTTAL

EXHIBIT "F"

Paramount, California Municipal Code

Title 17 ZONING

Chapter 17.48 VARIANCES, CONDITIONAL USE PERMITS AND UNCLASSIFIED USE PERMITS GENERALLY

17.48.070 Revocation and modification.

The Planning Commission may, after a public hearing held in the manner prescribed in this chapter governing variances, conditional use permits and unclassified use permits, revoke or modify on any one or more of the following grounds any conditional use permit, unclassified use permit or variance previously issued:

- A. That the approval was obtained by fraud.
- B. That the use for which such approval was granted is not being exercised.
- C. That the use for which such approval was granted has ceased to exist or has been suspended for one year or more.
- D. That the conditional use permit, unclassified use permit 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 this Code, ordinance, law or regulation.
- E. That the use 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. (Prior code § 44-170)

Contact:

City Clerk: 562-220-2225

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CITY OF PARAMOUNT LOS ANGELES COUNTY, CALIFORNIA

PLANNING COMMISSION RESOLUTION NO. PC 22:015

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO THE REVOCATION OF CONDITIONAL USE PERMIT NO. 507 APPROVED SEPTEMBER 12, 2001 TO OPERATE AN AUTOMOTIVE SERVICE CENTER WHICH INCLUDES AUTO REPAIR; AUTO BODY SHOP/AUTO BODY REPAIR; TIRES SALES AND REPAIR; STEREO AND ALARM INSTALLATION AND REPAIR; WINDOW TINT INSTALLATION; AND VEHICLE REGISTRATION SERVICES AT 7337 SOMERSET BOULEVARD IN THE C-M (COMMERCIAL-MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has considered the revocation of Conditional Use Permit No. 507, which previously permitted the operation of a automotive service center which includes auto repair; auto body shop/auto body repair; tires sales and repair; stereo and alarm installation and repair; window tint installation; and vehicle registration services at 7337 Somerset Boulevard in the C-M (Commercial-Manufacturing) zone; and

WHEREAS, the evidence relied on for the finding of this resolution are included in the record of the hearing; 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 15321, Class 21 Categorical Exemption – action by regulatory agency to revoke an entitlement.

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. Despite enforcement and sporadic compliance, the owner repeatedly has operated in violation of required conditions of approval of the CUP as shown by the Notices of Violation and Citations attached and incorporated:
 - CUP Conditions of Approval No. 25 (No outside storage shall be permitted), No. 26 (No dismantled vehicles shall be parked on the lot), and No. 27 (All work shall be conducted in the garage bays)
- 2. The owner has operated in violation of the following provisions of state law and the Municipal Code, as shown by the Notices of Violation and Citations:

Municipal Code Section 10.12.040 – leaving an unattended vehicle parked more than 18" from the curb

Vehicle Code Section 22515(b) which provides that "No person in control of, or in charge of, any vehicle, other than a motor vehicle, shall permit it to stand on any highway without first effectively setting the brakes thereon, or blocking the wheels thereof, to effectively prevent the movement of the vehicle

3. The owner has violated the provisions of the CUP by operating in a manner that is detrimental to the public health, or is a nuisance, as shown by the Notices of Violation and Citations attached and incorporated:

The parking of vehicles on the adjacent property and in the median is a detriment to the public health and a nuisance to the adjacent property and surrounding businesses, as well as creating a traffic hazard and posing a risk to drivers, impeding the normal traffic flow, blocking public sidewalks, and obstructing access to private driveways and property.

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 revokes Conditional Use Permit No. 507 effective immediately upon adoption of this Resolution.

PASSED, APPROVED, and ADOPTED this 10th day of May 2022.

Gordon Weisenburger, Chair	

Attest:	
Valerie Zaragoza, Administrative Assistant	

RESOLUTION NO. PC 22:014

Page 3

Conditional Use Permit No. 507 I-105 Freeway Rosecrans Somerset Harrison SUBJECT PROPERTY 11345 P 20 110 2 110 S 89°36'40'W TRACT (15) | (14) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (15) | (1 24) 92 19 88 POR SGARFIELD 8 TEXACO 201 BLVD≋ **⊗SOMERSET**

Revocation of

7337 Somerset Boulevard

MAY 10, 2022

ORAL REPORT

ACCESSORY DWELLING UNIT (ADU) STUDY SESSION

MAY 10, 2022

ORAL REPORT

CITY COUNCIL ACTIONS

MAY 10, 2022
PLANNING COMMISSION
COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF