

PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Paramount Planning Commission scheduled for **November 2, 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 Wednesday, November 2, 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.

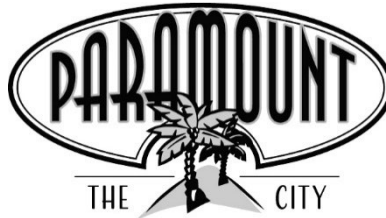
- **Teleconference: (562) 220-2036**

Participants wishing to address the Planning Commission by teleconference should call City Hall at **(562) 220-2036** by **5:00 p.m. on Wednesday, November 2, 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 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
November 2, 2022



Safe, Healthy, and Attractive

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

City of Paramount

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

Public Comments: If you wish to make a statement, please complete a Speaker's Card prior to the commencement of the Public Comments period of the meeting. Speaker's Cards are located at the entrance. Give your completed card to a staff member and when your name is called, please go to the rostrum provided for the public. Persons are limited to a maximum of three (3) minutes unless an extension of time is granted. No action may be taken on items not on the agenda except as provided by law.

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

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

Notes

CALL TO ORDER:	Chair Gordon Weisenburger
PLEDGE OF ALLEGIANCE:	Chair Gordon Weisenburger
ROLL CALL OF MEMBERS:	Commissioner Ernie Esparza Commissioner Javier Gonzalez Commissioner David Moody Vice Chair Alicia Anderson Chair Gordon Weisenburger

MINUTES

1. [APPROVAL OF MINUTES](#)

October 11, 2022

PUBLIC COMMENTS

NEW BUSINESS

PUBLIC HEARINGS

- | | |
|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. <u>CONDITIONAL USE PERMIT NO. 921</u> | A request by Alfredo Lopez/Mr. J's Bar to upgrade from a bar with the sale of beer for onsite consumption to a bar with the sale of beer, wine, and distilled spirits for onsite consumptions at 7824 Alondra Boulevard in the C-3 (General Commercial) zone |
|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

REPORTS

- | | |
|---------------------------------------------------|------------------------------|
| 3. <u>HOLIDAY EVENTS SCHEDULE</u> | Holiday Events Schedule 2022 |
| 4. <u>ORAL REPORT</u> | City Council Actions |

COMMENTS

- | | |
|------------------------------------|---------------------------------------------------------------------------------------------------------|
| 5. <u>COMMENTS</u> | <ul style="list-style-type: none">▪ City Attorney▪ Commissioners▪ Staff |
|------------------------------------|---------------------------------------------------------------------------------------------------------|

ADJOURNMENT

To a meeting on December 7, 2022 at 6:00 p.m.

NOVEMBER 2, 2022

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF OCTOBER 11,
2022.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES OCTOBER 11, 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 Ernie Esparza
Commissioner David Moody
Vice Chair Alicia Anderson
Chair Gordon Weisenburger

Absent: Commissioner Javier Gonzalez

STAFF PRESENT: John Cavanaugh, City Attorney
John Carver, Planning Director
John King, Assistant Planning Director
Johnnie Rightmer, Building and Safety Manager
Sol Bejarano, Management Analyst
Ivan Reyes, Associate Planner
Smyrna Caraveo, Planning Intern
Andrew Farias, Planning Intern
Valerie Zaragoza, Administrative Assistant

It was moved by Vice Chair Anderson, seconded by Commissioner Esparza, to excuse Commissioner Gonzalez from the Planning Commission meeting.

The motion was passed by the following roll call vote:

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

PUBLIC COMMENTS

There were none.

1. **APPROVAL OF MINUTES** Chair Weisenburger presented the Planning Commission minutes of September 13, 2022 for approval.

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

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

OLD BUSINESS

2. ZONING ORDINANCE
TEXT AMENDMENT
(ZOTA) NO. 28

Chair Weisenburger presented the item, a request to amend Zoning Ordinance regulations citywide to replace, add, and amend definitions; and include minor amendments to allowable uses, off-street parking requirements, and other minor revisions for the purpose of maintaining conformity with State law, implementing the Paramount Housing Element, bringing internal consistency within the Zoning Ordinance, and clarifying outdated text.

Planning Director John Carver stated that the report is still being prepared and recommended that the Planning Commission remove Zoning Ordinance Text Amendment No. 28 from the calendar.

It was moved by Chair Weisenburger, seconded by Vice Chair Anderson, to remove Zoning Ordinance Text Amendment No. 28 from the calendar. The motion was passed by the following roll call vote:

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

NEW BUSINESS

PUBLIC HEARINGS

3. CONDITIONAL USE
PERMIT NO. 920
WASEIM BOTROS/
RTI CABINETS, INC.
16212 GUNDRY
AVENUE

Chair Weisenburger presented the item, a request by Waseim Botros/RTI Cabinets, Inc. to operate a cabinetry business specializing in kitchens and closets at 16212 Gundry Avenue in the M-2 (Heavy Manufacturing) zone.

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

Chair Weisenburger opened the public hearing and asked if anyone wished to speak in favor or in opposition of the request. Seeing no one wishing to speak in favor or in opposition of the request, it was moved by Vice Chair Anderson, seconded by Commissioner Esparza, to close the public hearing. The motion was passed by the following roll call vote:

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

There was further discussion between the Planning Commission and staff.

It was moved by Commissioner Esparza, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 22:021, approving the request. The motion was passed by the following roll call vote:

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

4. ZONE CHANGE NO.
241
ADAM LENTZ/
MADISON CAPITAL
GROUP
MANAGEMENT, LLC
15932-15942
MINNESOTA AVENUE

Chair Weisenburger presented the item, a request by Adam Lentz/Madison Capital Group Management, LLC to change the official Zoning Map from M-2 (Heavy Manufacturing) to PD-PS (Planned Development with Performance Standards) at 15932-15942 Minnesota Avenue to allow a 104,630 square foot self-storage facility and adopting the Mitigated Negative Declaration and the Mitigation Monitoring Program.

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 or in opposition of the request.

Adam Lentz, West Coast Partner from Madison Capital Group Management, LLC, spoke in favor of the request.

Seeing no one else wishing to speak in favor or in opposition of the request, it was moved by Vice Chair Anderson, seconded by Commissioner Esparza, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Vice Chair Anderson, seconded by Commissioner Esparza, to adopt a Mitigated Negative Declaration and Mitigation Monitoring Program relative to Zone Change No. 241. The motion was passed by the following roll call vote:

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

It was moved by Vice Chair Anderson, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 22:022, recommending that the City Council change the official Zoning Map from M-2 (Heavy Manufacturing) zone to PD-PS (Planned Development with Performance Standards) zone to allow a 104,630 square foot self-storage facility that will be reviewed separately by the Development Review Board under Development Review Application No. 22:005 with amended details in the reports as follows:

- 1) The predominant height of the proposed building is 55 feet. The decorative corner towers and arches have a peak height of 62 feet.
- 2) Alarms will be installed on each floor and entryway.

The motion was passed by the following roll call vote:

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

5. PLANNING
COMMISSION
MEETING DAY
CHANGE

Chair Weisenburger presented the item, a request to change the day of the Planning Commission meetings to the first Wednesday of each month.

It was moved by Commissioner Esparza, seconded by Commissioner Moody to approve the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: Commissioner Gonzalez

ABSTAIN: None

REPORTS

6. ORAL REPORT

Planning Director John Carver gave a quarterly update of the World Energy sound wall at the World Energy Conversion project.

7. CITY COUNCIL
ACTIONS

Planning Director John Carver stated that the City Council recognized National Community Planning month for October.

8. COMMENTS FROM
CITY ATTORNEY,
COMMISSIONERS
AND STAFF

There were none.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:38 p.m. to the next Planning Commission meeting to be held on Wednesday, November 2, 2022, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Gordon Weisenburger, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

NOVEMBER 2, 2022

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 921

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

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

- E. MOTION IN ORDER:
READ BY TITLE ONLY, WAIVE FURTHER READING AND ADOPT
PLANNING COMMISSION RESOLUTION NO. PC 22:023, APPROVING
A REQUEST BY ALFREDO LOPEZ/MR. J'S BAR TO UPGRADE FROM
A BAR WITH THE SALE OF BEER FOR ONSITE CONSUMPTION TO A
BAR WITH THE SALE OF BEER, WINE, AND DISTILLED SPIRITS FOR
ONSITE CONSUMPTION.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

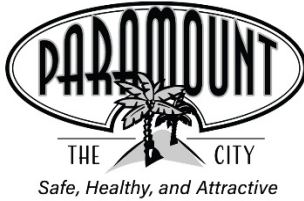
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 921
REQUEST:	Upgrade from a bar with the sale of beer for onsite consumption to a bar with the sale of beer, wine, and distilled spirits for onsite consumption
APPLICANT:	Alfredo Lopez/Mr. J's Bar
MEETING DATE:	November 2, 2022
LOCATION:	7824 Alondra Boulevard
ZONE:	C-3 (General Commercial)
GENERAL PLAN:	Central Business District
PLANNER:	Ivan Reyes
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: Ivan Reyes, Associate Planner
Date: November 2, 2022

**Subject: CONDITIONAL USE PERMIT NO. 921
ALFREDO LOPEZ/MR. J'S BAR**

BACKGROUND

This application is a request by Alfredo Lopez/Mr. J's Bar for a conditional use permit (CUP) to upgrade from a bar with the sale of beer for onsite consumption to a bar with the sale of beer, wine, and distilled spirits for onsite consumption at 7824 Alondra Boulevard in the C-3 (General Commercial) zone. The property is located at the southwest corner of Alondra Boulevard and Colorado Avenue. The 7,500 square foot site is developed with a 1,680 square foot standalone building facing Alondra Boulevard. The applicant purchased the bar in in 2022.

Section 17.24.030 (Uses permitted subject to conditional use permit) of the Paramount Municipal Code states that a CUP is required in the C-3 zone for establishments offering alcoholic beverages for sale for consumption on the premises. Mr. J's Bar has been in operation since the 1930s, decades before the City of Paramount required a CUP for alcoholic beverage sales for onsite consumption. Over time, the establishment underwent numerous ownership changes. California Department of Alcoholic Beverage Control (ABC) records indicate that the previous owner, Leroy Graff, operated Mr. J's Bar with an ABC license beginning in 1988. The license to sell beer for consumption at the bar transferred to the applicant on September 16, 2022.

The purpose of this hearing is to consider the additional sales of full-service liquor, establish new conditions to comply with City regulations, and bring this legal nonconforming business into conformance with zoning regulations.

DESCRIPTION

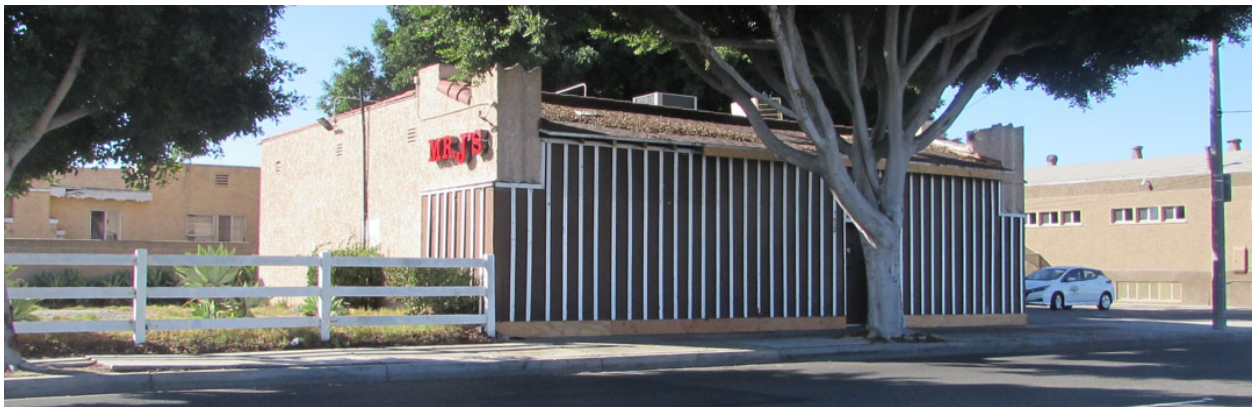
The proposed business hours of operation are Monday through Sunday from 11:00 a.m. to 2:00 a.m. The bar currently has four employees and 33 indoor customer seats. As part of this application, the applicant will be required to stop the sale of alcohol at 1:30 a.m. The subject property provides nine parking spaces, including one American with Disability Act (ADA)-compliant parking space. The bar has maintained billiard tables for years, and they will be limited to the two tables on the premise. As conditioned, off-site sales of alcohol will not be allowed. The bar does not include amplified live music. The applicant

does not propose any new development or other operational modifications that would intensify or otherwise change the development or use.

The applicant is aware that interior improvements that have begun require permits from the Building and Safety Division of the Planning Department and the Los Angeles County Department of Public Health before they can continue.

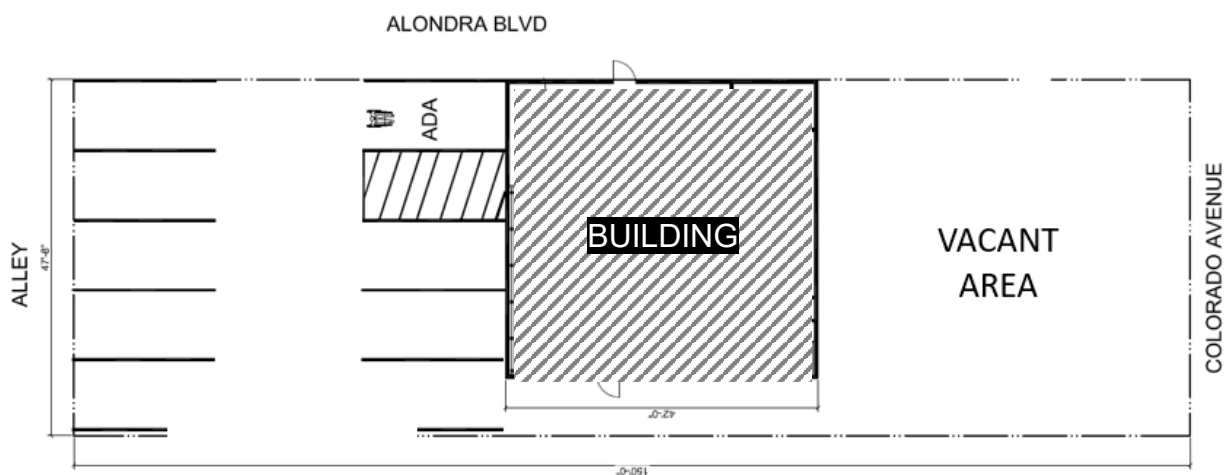
Photo

Below is a photo looking south at the subject building. The vacant area adjacent to the building is bounded by a picket fence and is part of the same property.

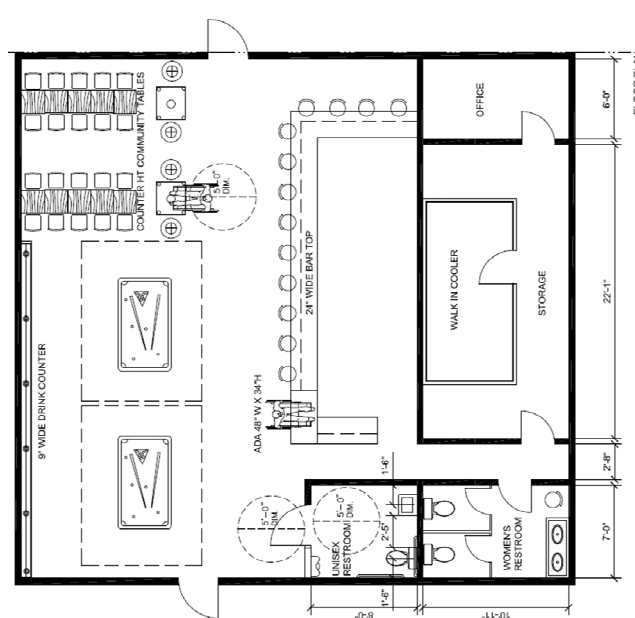


Plans

Below is the existing site plan for the property. The building is shaded.



Below is the existing floor plan.



Analysis

The Los Angeles County Sheriff's Department and Paramount Public Safety Department have reviewed the request to allow the sale of beer, wine, and distilled spirits for onsite consumption and found no concerns. Furthermore, the applicant is required to submit a security plan to the Public Safety Department for approval and is required to ensure that the security system remains operational in the future.

ABC Review

The California Department of Alcoholic Beverage Control (ABC) has general guidelines, based on population, which are used to determine the number of alcohol licenses that should be located within a given census tract. ABC allows up to six licenses for onsite consumption of alcohol in the census tract (5538.02) where the property is located, and there are three active licenses. ABC categorizes alcohol beverage licenses into a number of different "types." The applicant is proposing to upgrade their current "Type-40" license to a "Type-48" license for the sale of beer, wine, and distilled spirits for onsite consumption. Other Paramount establishments in this census tract with active licenses for onsite consumption as approved by ABC are summarized in the chart below.

(Note: Buchones Bar has been closed for business for several years, and is essentially inactive.)

BUSINESS	ADDRESS	TYPE OF LICENSE	DATE APPROVED
Northgate Market	16259 Paramount Blvd	Type 86 – Instructional Tasting License	01/05/2016
Buchones Bar	16683 Paramount Blvd	Type 48 – On-Sale General	07/11/2017
Mr. J's Bar	7824 Alondra Blvd	Type 40 – On-Sale Beer	09/16/2022

If the Planning Commission approves this application, ABC will issue the new license. The census tract will not have a net increase in ABC licenses for onsite consumption of alcohol. As mentioned above, Mr. J's Bar is located in the Central Business District, which is an appropriate location for establishments that sell full alcohol for onsite consumption.

ABC has strict operating criteria for bars that sell beer and wine, effectively minimizing negative impacts. ABC also conducts random monitoring of bars to ensure that the guidelines are being properly observed.

Environmental Assessment

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity and guidelines; and provide the framework for policy decisionmaking. The Strategic Outcomes were implemented to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcomes No. 1: Safe Community and No. 3: Economic Health.

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 22:023, approving Conditional Use Permit No. 921, 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, November 18, 2022. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
6. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a) That the approval was obtained by fraud;
 - b) That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c) That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law or regulation;
 - d) That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

If after such hearing, the Planning Commission finds that any grounds modification, suspension, or revocation exist, the Planning Commission may modify, revoke, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.
7. All applicable development fees are due prior to the issuance of building permits.

8. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
9. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
10. The installation of exterior window security bars, security door, and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
11. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
12. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
13. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
14. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
15. Special events, including but not limited to events produced or administered by independent promoters, shall be reviewed in accordance with Special Event Permit regulations by the Planning Department. The applicant shall submit a Special Event Permit application at least two weeks in advance of a proposed event.
16. All outside trash, recyclables, organic waste, and other storage areas shall be enclosed by a solid decorative masonry wall not less than six feet in height, with decorative cover and appropriate solid gate, following separate Planning Department review and approval. Such storage area shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
17. The hours of alcoholic beverage sales and consumption shall be limited to 11:00 a.m. to 1:30 a.m., Monday through Sunday.
18. The applicant shall obtain all necessary approvals and maintain a license in good standing from the Department of Alcoholic Beverage Control (ABC).

19. The onsite sale of alcoholic beverages in connection with a bar or cocktail lounges, where the sale of food is incidental to the sale of alcoholic beverages shall be restricted to the sale for consumption of alcohol beverages on the subject site only; and the use shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.
20. It shall be unlawful for any person, who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
21. No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted. A professionally fabricated sign indicating as such shall continue to be posted.
22. No alcohol shall be stored on the premises for specific customers.
23. No employee or agent shall be permitted to accept money or any other object of value from a customer for the purpose of sitting or otherwise spending time with customers while on the premises, nor shall the licensee provide, permit, or make available persons who act as escorts, companions, or guests of and for the customers, either with or without compensation.
24. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises.
25. No obstructions shall be attached, fastened, or connected to either the partitions or ceiling to separate the interior space of the licensed premises.
26. No self-service of alcoholic beverages shall be permitted.
27. There shall be no selling of alcoholic beverages for future compensation.
28. The applicant shall not have, upon the subject premises, any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607(a) of the California Business and Professions Code.
29. The applicant and/or any employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the California Business and Professions Code.
30. The person designated to be responsible for the operation of the business shall not perform official police or investigative activities but shall immediately report every violation of law and every unusual occurrence to the Los Angeles County Sheriff's Department.

31. Solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit drinks from customers, as per Section 303 of the California Penal Code.
32. The approved floor plan shall not be changed without prior approval by the Planning Department and the Los Angeles County Sheriff's Department.
33. All employees shall possess at the site a valid driver license or identification card issued by the California Department of Motor Vehicles. All employees shall present such identification upon demand by any regulatory official.
34. Hookah tobacco use is prohibited.
35. Any ongoing live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council.
36. A maximum of two billiard tables shall be maintained on the premises.
37. A single jukebox may be maintained upon the premises; however, the music shall not be audible outside the premises.
38. All alcoholic beverages purchased on the subject site shall be consumed within the business establishment.
39. All stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
40. The Public Safety Department shall review and approve the security camera locations and orientations, including comprehensive camera views of the establishment interior, exterior, and parking lot. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. In the event of an incident and upon request, the business owners shall allow unimpeded inspection of the security camera system to Sheriff's Department and City of Paramount personnel.
41. Seating is limited to 33 indoor customer seats.
42. 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.
43. 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).

44. The maximum number of occupants shall be established by the Fire Marshall according to each specific entertainment use and floor plan. A maximum occupancy placard shall be posted in a conspicuous location on the premises. This occupancy limitation shall not be violated.
45. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
46. 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).
47. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
48. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
49. The person designated to be responsible for the operation of the business shall not perform official police or investigative activities but shall immediately report every violation of law and every unusual occurrence to the Sheriff's Station.
50. The owners, managers, and persons designated to be responsible for the operation of the business shall cooperate fully with all City of Paramount officials, law enforcement personnel, and Code Enforcement Officers, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
51. 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 bar 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.
52. The landscaping in the vacant portion of the lot shall be maintained in clean, trim condition, free from weeds, until the vacant portion of the property is developed.

53. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be inverted "U" racks or another rack type that allow for a bicycle frame and one wheel to be attached. The type, color, and precise location of the 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.
54. The exterior lighting fixtures on the building shall be painted and refurbished as needed and maintained in good condition.
55. All electrical wiring on the exterior of the building must be rerouted through the interior of the building. Electrical chases, covers, pipes, and similar covers are prohibited on the exterior of the building. All applicable electrical permits shall be obtained from the Building and Safety Division.
56. The white picket fence on the southwest corner of Alondra Boulevard and Colorado Avenue shall be repainted/refurbished as needed. Any future replacement fence shall not exceed 42 inches in height, shall be decorative, and shall require Planning Department review of the specific materials and location. Fencing shall be maintained in good condition in perpetuity until the vacant portion of the property is developed.
57. The interior block wall along the south perimeter fence line of the property shall be refurbished and maintained in good condition. Any cracks and color and stucco blemishes shall be eliminated.
58. All parking areas, paths of travel, and driveway shall be restriped, repainted and refurbished from any cracks as needed.
59. Any existing damaged bollards on the parking lot shall be repainted and repaired as needed.
60. The roof shall be cleaned and maintained in good condition, free of dry leaves.
61. Existing missing or damaged fascia board on the north side of the building shall be promptly repaired and plans must be reviewed and approved by the Planning Department.
62. A fence or gate shall be installed on the east side of the building to screen the area to the south of the building. The fence/gate shall be a minimum height of five feet. A fence/gate higher than six feet requires a building permit from the Building and Safety Division. The precise material and location of the fence/gate shall be reviewed and approved by the Planning Department. Chain link material is an unacceptable material.

63. All construction as observed on October 17, 2022, including tenant improvements and exterior fascia and other wood replacement shall stop until permits from all relevant agencies, including the Building and Safety Division, Los Angeles County Department of Public Health, and the California Department of Alcoholic Beverage Control (ABC).
64. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Department.
65. An exterior building façade remodel in compliance with the Central Business District Architectural Guidelines (as required by Section 12.24.050 of the Paramount Municipal Code) shall be proposed for review by the Development Review Board. Upon Development Review Board approval, construction plans for the approved design shall be submitted for Building and Safety Division review. Upon Building and Safety Division approval of the construction plans, the building façade remodel shall be constructed to completion prior to the sale of wine and distilled spirits. The improvements shall be maintained in good condition.
66. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
67. At the completion of the project, final approval from the Planning Division shall be obtained. All conditions of approval shall be met prior to final approval by the Planning Division and prior to any sales of distilled spirits.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 22:023**

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. 921, A REQUEST BY ALFREDO LOPEZ/MR. J'S BAR TO UPGRADE FROM A BAR WITH THE SALE OF BEER FOR ONSITE CONSUMPTION TO A BAR WITH THE SALE OF BEER, WINE, AND DISTILLED SPIRITS FOR ONSITE CONSUMPTION AT 7824 ALONDRA BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Alfredo Lopez/Mr. J's Bar to upgrade from a bar with the sale of beer for onsite consumption to a bar with the sale of beer, wine, and distilled spirits for onsite consumption at 7824 Alondra Boulevard, in the C-3 (General Commercial) zone; and

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

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

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

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

- 1. Except as set forth in conditions, development shall take place 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, November 18, 2022. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the Conditional Use Permit void.
- 3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
- 4. It is hereby declared to be the intent that if any provision of this Conditional Use Permit is held or declared to be invalid, the exception shall be void and the privileges granted hereunder shall lapse.

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

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

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

10. The installation of exterior window security bars, security door, and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
11. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
12. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
13. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
14. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
15. Special events, including but not limited to events produced or administered by independent promoters, shall be reviewed in accordance with Special Event Permit regulations by the Planning Department. The applicant shall submit a Special Event Permit application at least two weeks in advance of a proposed event.
16. All outside trash, recyclables, organic waste, and other storage areas shall be enclosed by a solid decorative masonry wall not less than six feet in height, with decorative cover and appropriate solid gate, following separate Planning Department review and approval. Such storage area shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
17. The hours of alcoholic beverage sales and consumption shall be limited to 11:00 a.m. to 1:30 a.m., Monday through Sunday.
18. The applicant shall obtain all necessary approvals and maintain a license in good standing from the Department of Alcoholic Beverage Control (ABC).
19. The onsite sale of alcoholic beverages in connection with a bar or cocktail lounges, where the sale of food is incidental to the sale of alcoholic beverages shall be restricted to the sale for consumption of alcohol beverages on the subject site only; and the use shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.

20. It shall be unlawful for any person, who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
21. No outside loitering or consumption of alcoholic beverages shall be allowed on the premises. A professionally fabricated sign indicating as such shall continue to be posted.
22. No alcohol shall be stored on the premises for specific customers.
23. No employee or agent shall be permitted to accept money or any other object of value from a customer for the purpose of sitting or otherwise spending time with customers while on the premises, nor shall the licensee provide, permit, or make available persons who act as escorts, companions, or guests of and for the customers, either with or without compensation.
24. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises.
25. No obstructions shall be attached, fastened, or connected to either the partitions or ceiling to separate the interior space of the licensed premises.
26. No self-service of alcoholic beverages shall be permitted.
27. There shall be no selling of alcoholic beverages for future compensation.
28. The applicant shall not have, upon the subject premises, any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607(a) of the California Business and Professions Code.
29. The applicant and/or any employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the California Business and Professions Code.
30. The person designated to be responsible for the operation of the business shall not perform official police or investigative activities but shall immediately report every violation of law and every unusual occurrence to the Los Angeles County Sheriff's Department.
31. Solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit drinks from customers, as per Section 303 of the California Penal Code.
32. The approved floor plan shall not be changed without prior approval by the Planning Department and the Los Angeles County Sheriff's Department.

33. All employees shall possess at the site a valid driver license or identification card issued by the California Department of Motor Vehicles. All employees shall present such identification upon demand by any regulatory official.
34. Hookah tobacco use is prohibited.
35. Any ongoing live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council.
36. A maximum of two billiard tables shall be maintained on the premises.
37. A single jukebox may be maintained upon the premises; however, the music shall not be audible outside the premises.
38. All alcoholic beverages purchased on the subject site shall be consumed within the business establishment.
39. All stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
40. The Public Safety Department shall review and approve the security camera locations and orientations, including comprehensive camera views of the establishment interior, exterior, and parking lot. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. In the event of an incident and upon request, the business owners shall allow unimpeded inspection of the security camera system to Sheriff's Department and City of Paramount personnel.
41. Seating is limited to 33 indoor customer seats.
42. 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.
43. 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).
44. The maximum number of occupants shall be established by the Fire Marshall according to each specific entertainment use and floor plan. A maximum occupancy placard shall be posted in a conspicuous location on the premises. This occupancy limitation shall not be violated.

45. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
46. 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).
47. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
48. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
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SECTION 7. This Resolution shall take effect immediately upon its adoption.

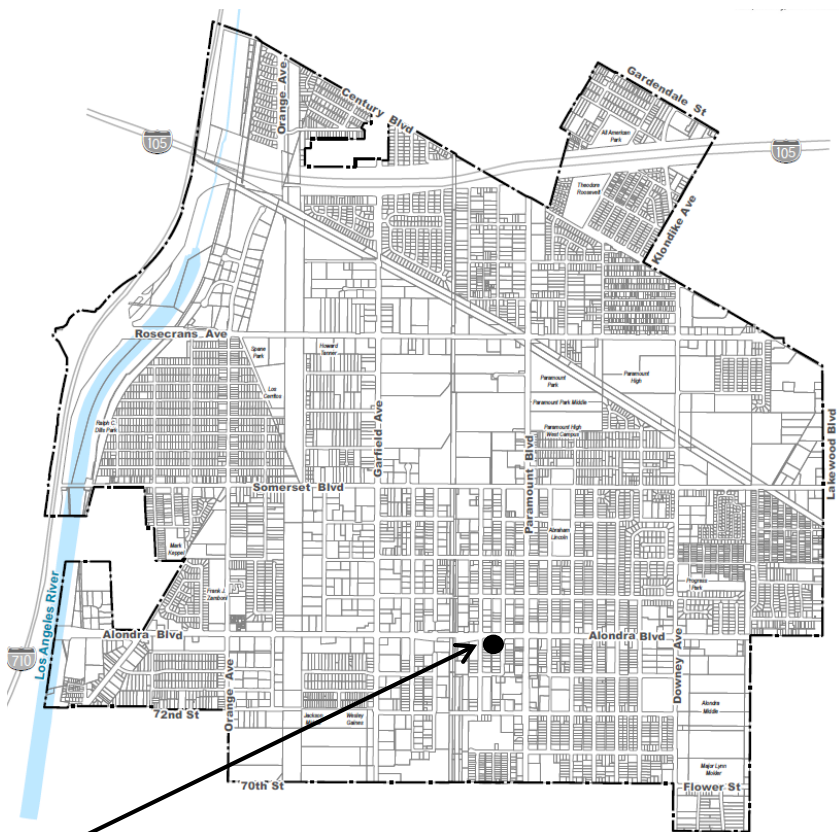
PASSED, APPROVED, and ADOPTED this 2nd day of November 2022.

Gordon Weisenburger, Chair

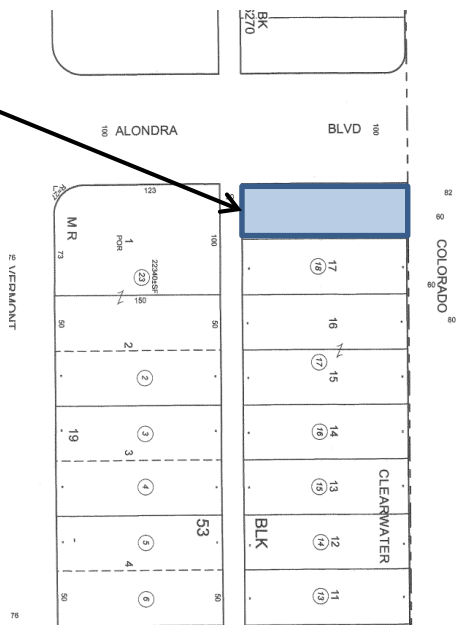
Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 921



Subject
Property



7824 Alondra Blvd.

NOVEMBER 2, 2022

HOLIDAY EVENTS SCHEDULE - 2022

December 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			November 30 Tree Lighting	1 Public Works Commission Mtg.	2	3 Santa Photos
4 Santa Photos	5 Santa Train (Planning Commission Night)	6 Santa Train (Parks and Rec. Commission Night)	7 Santa Train (Public Works Commission Night) Planning Commission Meeting	8 Santa Train (Public Safety Commission Night)	9	10 Breakfast with Santa
11	12	13 City Council Meeting	14 Parks and Rec. Commission Mtg.	15	16	17
18	19	20 City Council Study Session	21	22	23	24
25	26	27 Public Safety Commission Mtg.	28	29	30	31

NOVEMBER 2, 2022

ORAL REPORT

CITY COUNCIL ACTIONS

NOVEMBER 2, 2022

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF