



PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Paramount Planning Commission scheduled for **January 4, 2023**.

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, January 4, 2023**. 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.

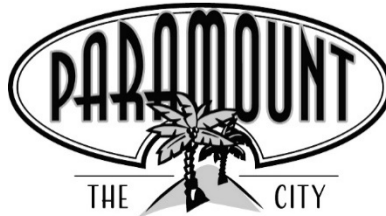
- **Teleconference: (562) 220-2036**

Participants wishing to address the Planning Commission by teleconference should call City Hall at **(562) 220-2036** by **5:00 p.m. on Wednesday, January 4, 2023** 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
January 4, 2023



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](#)

December 7, 2022

PUBLIC COMMENTS

NEW BUSINESS

PUBLIC HEARINGS

2. [CONDITIONAL USE
PERMIT NO. 923](#) A request by JD Fuel, Inc. dba Anthem Gas and Market for sales of beer and wine for off-site consumption from an existing service station market at 7512 Alondra Boulevard in the M-1 (Light Manufacturing) zone and affirming a determination of a Class 1 Categorical Exemption pursuant to Article 19, Section 15301 (existing facilities) of California Environmental Quality Act (CEQA) Guidelines.
3. [CONDITIONAL USE
PERMIT NO. 924](#) A request by Mariscos El Perihuate No. 2, Inc. dba El Peri Sushi for the sales of beer, wine, and distilled spirits for onsite consumption at a 3,637 square foot restaurant at 16604 Paramount Boulevard in the C-3 (General Commercial) zone and affirming a determination of a Class 1 Categorical Exemption pursuant to Article 19, Section 15301 (existing facilities) of California Environmental Quality Act (CEQA) Guidelines.
4. [CONDITIONAL USE
PERMIT NO. 925](#) A request by Alvaro Corona/Corona Construction Co. for SC Fuels to construct and operate a loading rack fuel dispensing system to an existing underground storage tank at 6825 Rosecrans Avenue in the M-2 (Heavy Manufacturing) zone and affirming a determination of a Class 3 Categorical Exemption pursuant to Article 19, Section 15303 (new construction or conversion of small structures) and Class 11

Categorical Exemption pursuant to Article 19, Section 15311 (accessory structures) of California Environmental Quality Act (CEQA) Guidelines.

5. [CONDITIONAL USE
PERMIT NO. 926](#)

A request by Rob Harvey/FTW Robotics, LLC to operate a drone education technology company with live online workshops and the distribution of drone hardware at 7016 Motz Street in the M-2 (Heavy Manufacturing) zone and affirming a determination of a Class 1 Categorical Exemption pursuant to Article 19, Section 15301 (existing facilities) of California Environmental Quality Act (CEQA) Guidelines.

6. [CONDITIONAL USE
PERMIT NO. 927](#)

A request by California International Trade, LLC dba The American West to legalize a western apparel wholesale business at 15155 Garfield Avenue in the M-2 (Heavy Manufacturing) zone and affirming a determination of a Class 1 Categorical Exemption pursuant to Article 19, Section 15301 (existing facilities) of California Environmental Quality Act (CEQA) Guidelines.

REPORTS

7. [ORAL REPORT](#)

City Council Actions

COMMENTS

8. [COMMENTS](#)

- City Attorney
- Commissioners
- Staff

ADJOURNMENT

To a meeting on February 1, 2023 at 6:00 p.m.

JANUARY 4, 2023

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF DECEMBER 7,
2022.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES DECEMBER 7, 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 Javier Gonzalez
Commissioner David Moody
Vice Chair Alicia Anderson
Chair Gordon Weisenburger

Absent: None

STAFF PRESENT: John Carver, Planning Director
John King, Assistant Planning Director
Sol Bejarano, Management Analyst
Ivan Reyes, Associate Planner
Valerie Zaragoza, Administrative Assistant

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES Chair Weisenburger presented the Planning Commission minutes of November 2, 2022 for approval.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

NEW BUSINESS

PUBLIC HEARINGS

2. GENERAL PLAN
AMENDMENT NO. 22-
1
MICHAEL ZENON/ZT
ARCHITECTURE +
LAND
DEVELOPMENT FOR
UNITED METHODIST
CHURCH
16635 PARAMOUNT
BOULEVARD

Chair Weisenburger presented the item, approving a recommendation that the City Council approve a request by Michael Zenon/ZT Architecture + Land Development for United Methodist Church to change the General Plan Land Use Designation from Central Business District to Mixed-Use Commercial and Senior Assisted/Independent Living Facility at 16635 Paramount Boulevard in the C-3 (General Commercial) zone. In compliance with the California Quality Act (CEQA), a Mitigated Negative Declaration will be considered.

- ZONE CHANGE NO.
239
MICHAEL ZENON/ZT
ARCHITECTURE +
LAND
DEVELOPMENT FOR
UNITED METHODIST
CHURCH
16635-16683
PARAMOUNT
BOULEVARD

Approving a recommendation that the City Council approve a request by Michal Zenon/ZT Architecture + Land Development for United Methodist Church to (1) change the official Zoning Map from C-3 (General Commercial) to PD-PS (Planned Development with Performance Standards)/Mixed-Use Commercial and Senior Assisted/Independent Living Facility at 16635 Paramount Boulevard for a project at 16635-16683 Paramount Boulevard and (2) repeal Zone Change No. 230 for the PD-PS zone at 16675-16683 Paramount Boulevard and incorporating this land into Zone Change No. 239. In compliance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration will be considered.

Planning Director John Carver presented an overview of the request.

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

Michael Zenon, applicant and architect with Architecture + Land Development, spoke in favor of the request.

Director Carver read an email received from Mike McKown, Historian for the Paramount Historical Society, which stated the need to document with photos the exterior and interior of the building before the building is demolished.

Director Carver stated that we would be working with the current owners of the building and the Paramount Historical Society to allow access to the interior and exterior of the building to take the requested photos.

Seeing no one else wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone present wishing to speak in opposition to the request. There being no one present wishing to speak in opposition to the request, it was moved by Commissioner Esparza, seconded by Commissioner Moody, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Vice Chair Anderson, seconded by Commissioner Gonzalez, to recommend that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Program relative to General Plan Amendment No. 22-1 and Zone Change No. 239. The motion was passed by the following roll call vote:

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to adopt Resolution No. PC 22:025 recommending that the City Council change the General Plan Land Use Designation from Central Business District to Mixed-Use Commercial and Senior Assisted/Independent Living Facility at 16635 Paramount Boulevard. The motion was passed by the following roll call vote:

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

It was moved by Commissioner Esparza, seconded by Commissioner Gonzalez, to adopt Resolution No. PC 22:026 recommending that the City Council adopt an ordinance (1) changing the official Zoning Map from C-3 (General Commercial) to PD-PS (Planned Development with Performance Standards)/Mixed-Use Commercial and Senior Assisted/Independent Living Facility at 16635 Paramount Boulevard and (2) repeal Zone Change No. 230 for the PD-PS zone at 16675-16683 Paramount Boulevard and incorporating this land into Zone Change No. 239. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

3. CONDITIONAL USE
PERMIT NO. 922
FRANCISCO
MADRID/XCLUSIVE
WRAPS
15115 ILLINOIS
AVENUE

Chair Weisenburger presented the item, a request by Francisco Madrid/Xclusive Wraps to legalize the installation of custom vehicle wraps at 15115 Illinois Avenue in the M-2 (Heavy Manufacturing) zone.

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

Associate Planner Ivan Reyes explained that following the distribution of the agenda to the Planning Commission on Friday, December 2, 2022, staff determined that conditions of approval regarding vehicle parking and storage and specific work performed was not included in the staff report and resolution. Associate Planner Reyes added that the conditions were similarly not included in the staff report and resolution posted on the City website on Friday, December 2, 2022. Associate Planner Reyes explained that a revised staff report and resolution with the referenced conditions of approval has been placed on the dais and posted on the City website.

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

Seeing no present wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone present wishing to speak in opposition to the request.

Ray Mendoza spoke in opposition to the request.

Francisco Madrid, owner of Xclusive Wraps, offered rebuttal to the comments of Mr. Mendoza and spoke in favor of the request.

There was further discussion between the Planning Commission and staff.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to read by title only and adopt Planning Commission Resolution No. PC 22:024, as amended in the revised staff report and resolution to include the following conditions:

“Vehicle parking and storage is prohibited on Illinois Avenue, Minnesota Avenue, the rear alley, and all other surrounding streets. Vehicle repairs are prohibited on the property and all surrounding public streets and alleys. Any vehicle body work is prohibited on the property and all surrounding public streets and alleys. Only graphic design, printing and custom vehicle wraps are permitted. No other vehicle-related work is permitted. Tow trucks delivering vehicles to the site shall unload within the property interior. Tow truck storage is prohibited. Tow truck parking, stopping, loading, and unloading are prohibited on public streets and alleys.”

The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

REPORTS

- | | |
|--|--|
| 4. CITY COUNCIL
ACTIONS | Planning Director John Carver stated that there were no items pertaining to the Planning Commission. |
| 5. 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 6:52 p.m. to the next Planning Commission meeting to be held on Wednesday, January 4, 2023, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Gordon Weisenburger, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

JANUARY 4, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 923

- A. MOTION IN ORDER:
- B. OPEN THE PUBLIC HEARING
- C. CONTINUE THE PUBLIC HEARING TO FEBRUARY 1, 2023.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable Planning Commission
From: John Carver, Planning Director
By: John King, Assistant Planning Director
Date: January 4, 2023

**Subject: CONDITIONAL USE PERMIT NO. 923
JD FUEL, INC. DBA ANTHEM GAS AND MARKET**

This application is a request by JD Fuel, Inc. dba Anthem Gas and Market for a conditional use permit (CUP) for sales of beer and wine for onsite consumption from an existing service station market at 7512 Alondra Boulevard in the M-1 (Light Manufacturing) zone. More time is required to review the proposal, and it is recommended that the Planning Commission continue the item.

RECOMMENDED ACTION

It is recommended that the Planning Commission open and continue the public hearing for Conditional Use Permit No. 923 to the February 1, 2023 Planning Commission meeting.

JANUARY 4, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 924

- 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 23:002, APPROVING
A REQUEST BY MARISCOS EL PERIHUETE NO. 2/EL PERI SUSHI
FOR THE SALES OF BEER, WINE, AND DISTILLED SPIRITS FOR
ONSITE CONSUMPTION AT A 3,687 SQUARE FOOT RESTAURANT
AT 16604 PARAMOUNT BOULEVARD IN THE C-3 (GENERAL
COMMERCIAL) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

REVISED 1/4/23



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 924
REQUEST:	Sales of beer, wine, and distilled spirits for onsite consumption at a 3,687 square foot restaurant
APPLICANT:	Mariscos El Perihuete No. 2/El Peri Sushi
MEETING DATE:	January 4, 2023
LOCATION:	16604 Paramount Blvd.
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: January 4, 2023

**Subject: CONDITIONAL USE PERMIT NO. 924
MARISCOS PERIHUETE NO. 2 DBA EL PERI SUSHI**

BACKGROUND

This application is a request by Mariscos El Perihuate No. 2 dba El Peri Sushi for a conditional use permit (CUP) for the sales of beer, wine, and distilled spirits for onsite consumption at a 3,687 square foot restaurant at 16604 Paramount Boulevard in the C-3 (General Commercial) zone. The property is located at the southeast corner of Paramount Boulevard and Harrison Street. The 38,400 square foot site is developed with a standalone 4,080 square foot Mariscos El Perihuate restaurant and a 5,130 square foot two-suite building occupied by El Peri Sushi and formerly occupied by a laundromat.

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. El Peri-Sushi has been in operation since 2013 as a take-out restaurant serving traditional Mexican seafood and sushi dishes. The establishment is operated by the same owner of Mariscos El Perihute No. 2 restaurant located on the same subject property.

On February 8, 2022, the Planning Commission approved a CUP to expand El Peri Sushi from the original 1,208 square foot restaurant into a 3,687 square foot restaurant with 42 indoor customer seats. The 5,130 square foot building would be remodeled to include a 3,687 square foot restaurant and a 1,443 square foot storage space for the restaurant.

DESCRIPTION

As part of the restaurant expansion, the applicant is proposing to offer a full line of alcoholic beverages, including distilled spirits. The floor plan of the restaurant does have a fixed bar area; however, the applicant proposes to only serve the alcohol in combination with meals. The restaurant does not include amplified music or live entertainment. The business hours of operation are Monday through Sunday from 9:00 a.m. to 11:00 p.m. There are a total of four employees. The approval of the CUP would not allow the service of alcohol outside of the building.

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 a recommended number of alcohol licenses within a given census tract. Without the need for a determination of public convenience or necessity, ABC allows up to six licenses for onsite consumption of alcohol in the census tract (5539.02) where the property is located. There are eight active licenses in Census Tract 5539.02. ABC categorizes alcohol beverage licenses into several different "types." The applicant is proposing to apply for a "Type-47" license for the sale of beer, wine, and distilled spirits for onsite consumption for a bona fide eating place. The seven other Paramount establishments in Census Tract 5539.02 with active licenses for onsite consumption as approved by ABC are summarized in the chart below.

BUSINESS	ADDRESS	TYPE OF LICENSE	DATE APPROVED
Gus's Deli BBQ and Grill	8320 Alondra Blvd	Type 41 – On-Sale Beer and Wine – Eating place	01/04/1984
Elks Lodge Paramount	8108 Alondra Blvd	Type 51 – Club	01/27/1988
Casa Gamino Family Restaurant	8330 Alondra Blvd	Type 47 – On-Sale General eating place;	11/16/1998
Bldv Cocktails	8410 Alondra Blvd	Type 48 – On-Sale General public premises;	09/05/2014
Mariscos El Perihuete No. 2	16600 Paramount Blvd	Type 47 – On-Sale General eating place	08/18/2021
Japanese Castle Sushi & Roll	16222 Paramount Blvd	Type 41 – On-Sale Beer and Wine – Eating place	01/03/2022
Cates Corner	8400 Alondra Blvd	Type 41 – On-Sale Beer and Wine – Eating place	03/08/2022

If the Planning Commission approves this application with a determination that the proposed use would serve a public convenience without having a negative impact on public health and safety, ABC will issue a license. As mentioned above, El Peri-Sushi restaurant is located in the Central Business District, which is an appropriate location for restaurants that sell alcohol for onsite consumption.

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

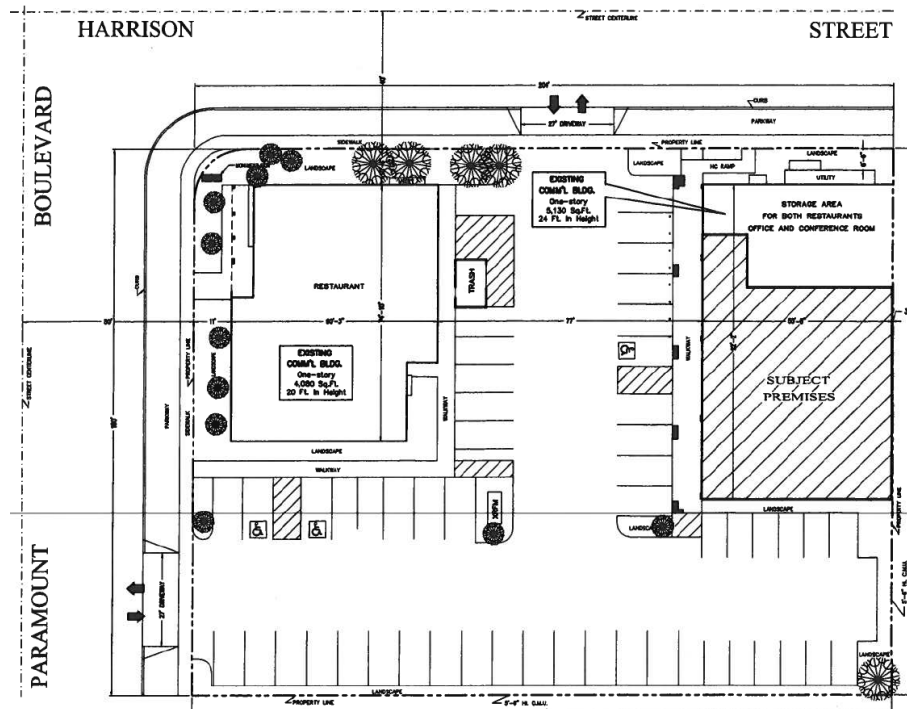
Photo

Below is a photo looking east at the subject building.

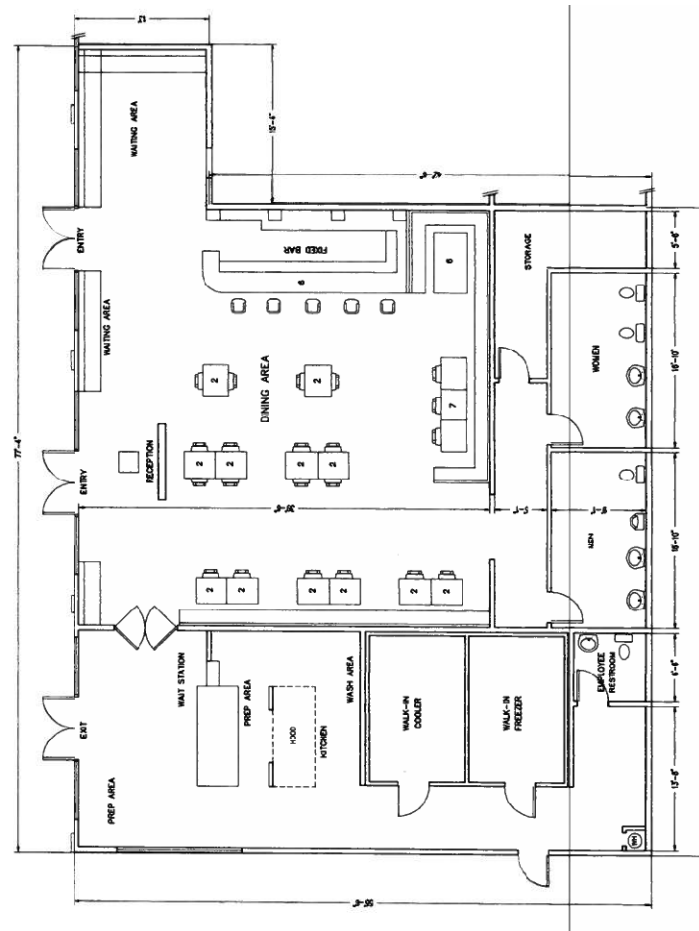


Plans

Below is the existing site plan for the property.



Below is the existing floor plan.



Environmental Assessment

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 23:002, approving Conditional Use Permit No. 924, 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, January 20, 2023. 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. The applicant shall comply with all conditions of approval from Conditional Use Permit No. 914.
9. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
10. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
11. The installation of exterior window security bars, security door, and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
12. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
13. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
14. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
15. The business hours of operation are limited to 9:00 a.m. to 11:00 p.m., Monday through Sunday. The hours of alcoholic beverage sales shall be limited to 9:00 a.m. to 10:30 p.m.
16. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.

17. 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.
18. 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.
19. The approved floor plan shall not be changed without prior approval by the Planning Department.
20. The onsite sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; and the use shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.
21. 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.
22. 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.
23. No alcohol shall be stored on the premises for specific customers.
24. 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.
25. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while on the premises.
26. No obstructions shall be attached, fastened, or connected to either the partitions or ceiling to separate the interior space of the licensed premises.
27. No self-service of alcoholic beverages shall be permitted.
28. There shall be no selling of alcoholic beverages for future compensation.

29. 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.
30. 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.
31. 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.
32. 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.
33. The approved floor plan shall not be changed without prior approval by the Planning Department and the Los Angeles County Sheriff's Department.
34. 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.
35. Hookah tobacco use is prohibited.
36. Any ongoing live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council.
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 and Planning Department shall review and approve the security camera locations and orientations, including comprehensive camera views of the establishment interior, exterior, and parking lot. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. In the event of an incident and upon request, the business owners shall allow unimpeded inspection of the security camera system to Sheriff's Department and City of Paramount personnel.

41. 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.
42. 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.
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. 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).
45. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
46. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
47. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
48. 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.

49. 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.
50. The exterior lighting fixtures on the building shall be painted and refurbished as needed and maintained in good condition.
51. 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.
52. All construction as observed on December 19, 2022, including tenant improvements, shall cease 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), are issued.
53. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Department.
54. The applicant and the City of Paramount agree to the justification for a finding of Public Convenience or Necessity for a Type 47 Alcohol Beverage Control license to allow the sale of beer, wine, and distilled spirits for onsite consumption at El Peri Sushi restaurant.
55. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
56. 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 sale of any type of alcoholic beverage.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 23:002**

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. 924, A REQUEST BY MARISCOS EL PERIHUETE NO. 2 DBA EL PERI SUSHI FOR THE SALES OF BEER, WINE, AND DISTILLED SPIRITS FOR ONSITE CONSUMPTION AT A 3,687 SQUARE FOOT RESTAURANT AT 16604 PARAMOUNT BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Mariscos El Perihuete No. 2 dba El Peri Sushi for a conditional use permit (CUP) for the sales of beer, wine, and distilled spirits for onsite consumption at a 3,687 square foot restaurant at 16604 Paramount 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. The Planning Commission hereby makes a finding of Public Convenience or Necessity for a Type 47 Alcohol Beverage Control license to allow the sale of beer, wine, and distilled spirits for onsite consumption at El Peri Sushi restaurant.

SECTION 6. 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 7. The Planning Commission hereby approves the applied for Conditional Use Permit as to use in the above entitled matter, subject to the following conditions:

- 1. Except as set forth in conditions, development shall take place as shown on the approved site plans and elevations. Any material deviation must be approved by the Planning Department before construction.
- 2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, January 20, 2023. 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. The applicant shall comply with all conditions of approval from Conditional Use Permit No. 914.

9. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
10. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
11. The installation of exterior window security bars, security door, and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
12. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
13. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
14. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
15. The business hours of operation are limited to 9:00 a.m. to 11:00 p.m., Monday through Sunday. The hours of alcoholic beverage sales shall be limited to 9:00 a.m. to 10:30 p.m.
16. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
17. 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.
18. 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.
19. The approved floor plan shall not be changed without prior approval by the Planning Department.

20. The onsite sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; and the use shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.
21. 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.
22. 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.
23. No alcohol shall be stored on the premises for specific customers.
24. 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.
25. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while on the premises.
26. No obstructions shall be attached, fastened, or connected to either the partitions or ceiling to separate the interior space of the licensed premises.
27. No self-service of alcoholic beverages shall be permitted.
28. There shall be no selling of alcoholic beverages for future compensation.
29. 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.
30. 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.
31. 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.

32. 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.
33. The approved floor plan shall not be changed without prior approval by the Planning Department and the Los Angeles County Sheriff's Department.
34. 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.
35. Hookah tobacco use is prohibited.
36. Any ongoing live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council.
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 and Planning Department shall review and approve the security camera locations and orientations, including comprehensive camera views of the establishment interior, exterior, and parking lot. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. In the event of an incident and upon request, the business owners shall allow unimpeded inspection of the security camera system to Sheriff's Department and City of Paramount personnel.
41. 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.
42. 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.

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. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle)
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46. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
47. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
48. 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.
49. 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.
50. The exterior lighting fixtures on the building shall be painted and refurbished as needed and maintained in good condition.
51. 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.

52. All construction as observed on December 19, 2022, including tenant improvements, shall cease 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), are issued.
53. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Department.
54. The applicant and the City of Paramount agree to the justification for a finding of Public Convenience or Necessity for a Type 47 Alcohol Beverage Control license to allow the sale of beer, wine, and distilled spirits for onsite consumption at El Peri Sushi restaurant.
55. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
56. 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 sale of any type of alcoholic beverage.

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

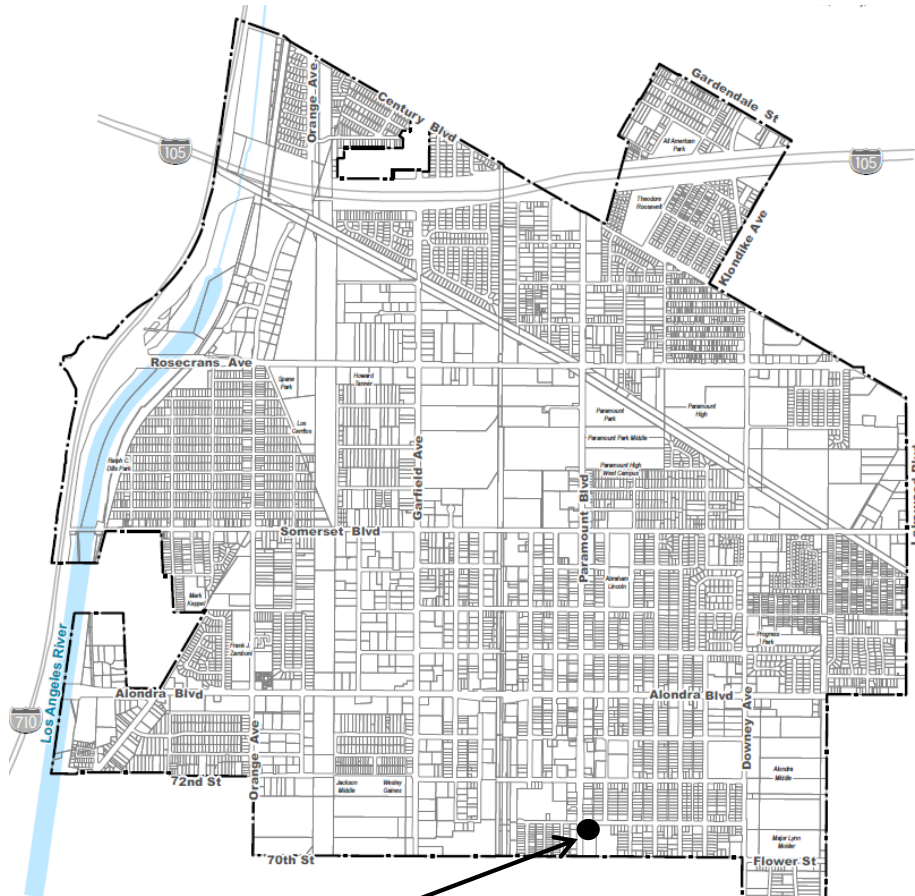
PASSED, APPROVED, and ADOPTED this 4th day of January 2023.

Gordon Weisenburger, Chair

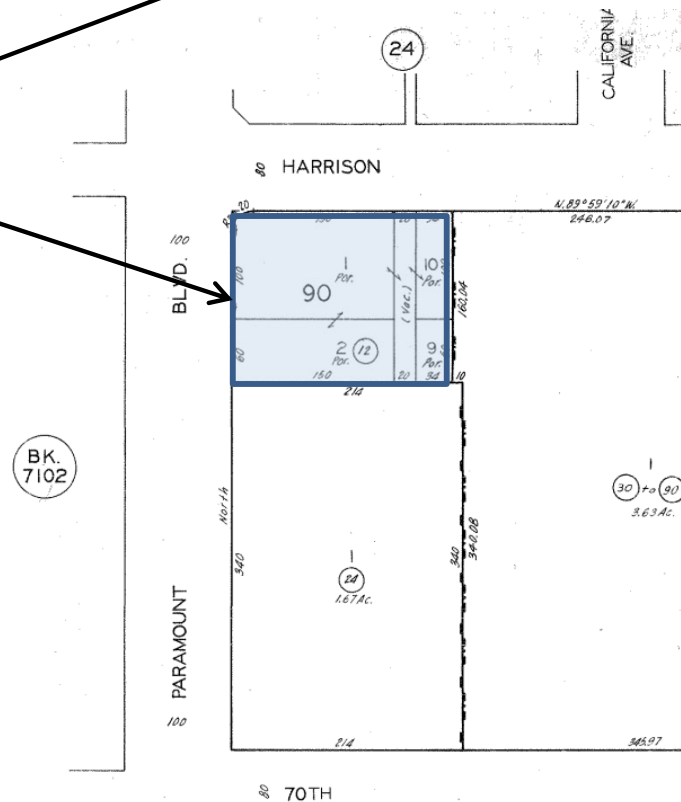
Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 924



Subject
Property



16604 Paramount Blvd.

JANUARY 4, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 925

- 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 23:003, APPROVING
A REQUEST BY ALVARO CORONA/CORONA CONSTRUCTION CO.
FOR SC FUELS TO CONSTRUCT AND OPERATE A LOADING RACK
FUEL DISPENSING SYSTEM TO AN EXISTING UNDERGROUND
STORAGE TANK AT 6825 ROSECRANS AVENUE IN THE M-2 (HEAVY
MANUFACTURING) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

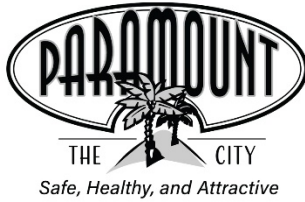
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 925
REQUEST:	To construct and operate a loading rack fuel dispensing system to an existing underground storage tank
APPLICANT:	Alvaro Corona/Corona Construction Co. for SC Fuels
MEETING DATE:	January 4, 2023
LOCATION:	6825 Rosecrans Avenue
ZONE:	M-2 (Heavy Manufacturing)
GENERAL PLAN:	Industrial
PLANNER:	Smyrna Caraveo
RECOMMENDATION:	Approval



To: Honorable Planning Commission

From: John Carver, Planning Director

By: Smyrna Caraveo, Planning Intern

Date: January 4, 2023

**Subject: CONDITIONAL USE PERMIT NO. 925
ALVARO CORONA/CORONA CONSTRUCTION CO. FOR SC FUELS**

BACKGROUND

This application is a request by Alvaro Corona/Corona Construction Co. for SC Fuels to construct and operate a loading rack fuel dispensing system to an existing underground storage tank at 6825 Rosecrans Avenue in the M-2 (Heavy Manufacturing) zone. The proposed project site is located within the existing SC Fuels facility that is located on the north side of Rosecrans Avenue and to the east of the Los Angeles River. A loading rack system is a more efficient truck fueling system that takes substantially less time to fuel a truck in comparison to the traditional fuel pumps. The applicant is the contractor for this SC Fuels project.

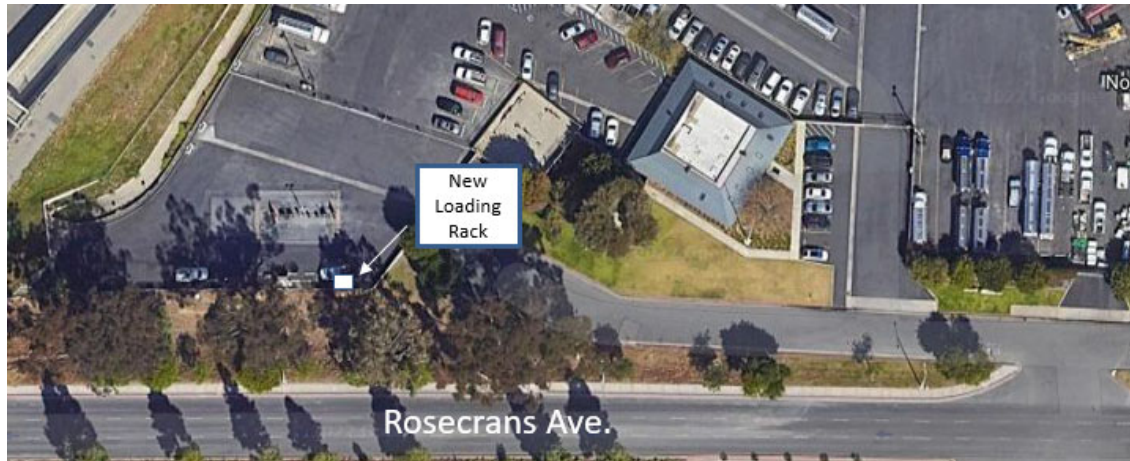
DESCRIPTION

The proposed installation of a fuel dispensing system consists of a fuel loading rack that would be connected to an existing underground storage tank. The loading rack, along with the entire facility, would continue to be secured by a locked chain link gate with slats. The fuel loading rack would only be accessible to SC Fuel drivers.

The fueling system is controlled 24-hours a day, seven days a week using a card reader system. Drivers with an authorized card would then enter a code to gain entry. Once the fuel dispensing has been completed, the gate will then be closed and locked. This new equipment is an enhancement to the existing facility. Overall, the proposed improvements will not change the facility's capacity or intensity or result in increased traffic. There will be no changes to the facility's operation associated with the proposed improvements.

Photos

Below is an aerial photo of the proposed location of the loading rack.

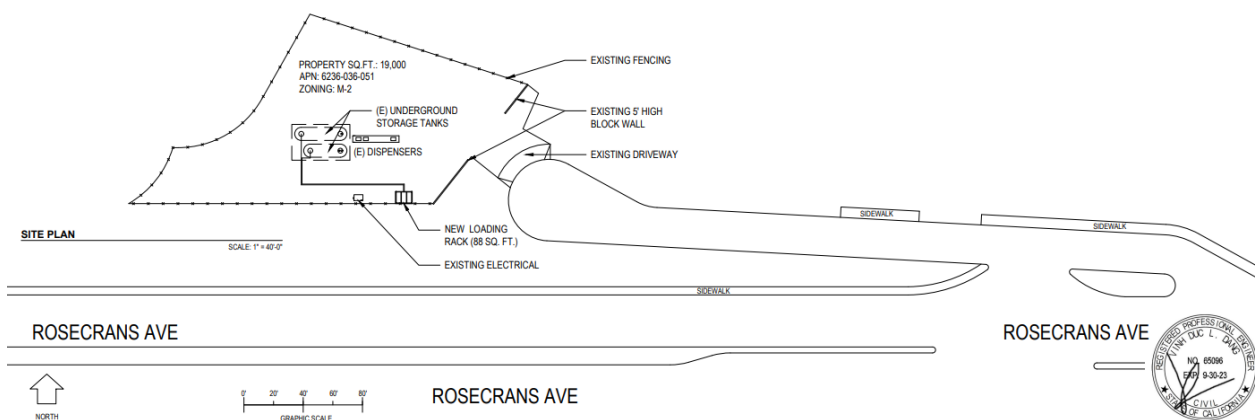


Below is a photo of a ground view of the proposed location of the loading rack. The circled area is the approximate location.

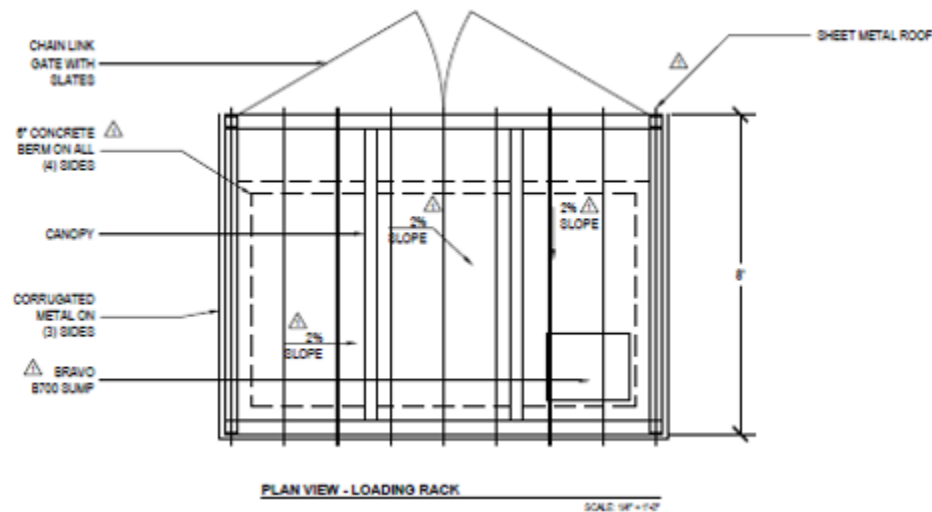


Plans

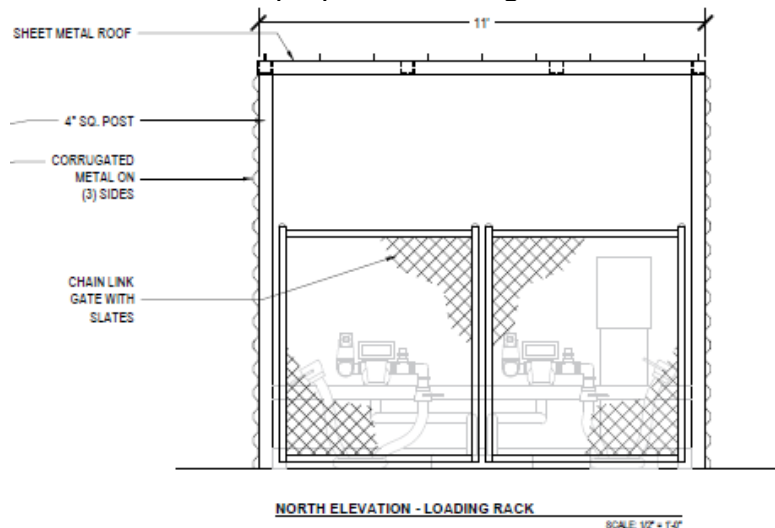
Below is the project site plan.



Below is the overhead view of the proposed loading rack.



Below is the front view of the proposed loading rack.



Environmental Assessment

A planning consultant, Blodgett Baylosis Environmental Planning, completed an environmental assessment that determined the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15303, Class 3 Categorical Exemption – new construction or conversion of small structures and as a Section 15311, Class 11 Categorical Exemption – accessory structures.

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 23:003, approving Conditional Use Permit No. 925, 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, January 20, 2023. 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. Any future tenant improvements require permits from the Building and Safety Division of the Planning Department.
- 10. 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.
- 11. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works, (3) the South Coast Air Quality Management District, (4) the California Department of Resources Recycling and Recovery (CalRecycle), and (5) the Los Angeles County Department of Public Health.
- 12. 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.
- 13. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.

14. 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.
15. 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.
16. 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.
17. 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. No mature trees shall be removed from the yard areas, landscaped areas, and the surrounding property perimeter.
18. No mature trees shall be removed from the yard areas, landscaped areas, and the surrounding property perimeter.
19. 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.
20. 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.
21. Signs and/or banners require separate review and approval by the Planning Department before they are fabricated, purchased, or installed.
22. The applicant shall repair/refurbish permanent signs and temporary signs as needed.
23. No outside loitering shall be allowed on the premises.

24. Outdoor storage is prohibited.
25. The business and all future tenants shall maintain a current City of Paramount business license and meet all requirements for the zone.
26. Delivery vehicles shall unload within the property. Truck parking, stopping, loading, and unloading are prohibited on public streets and alleys.
27. 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.
28. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
29. The approved plans shall not be changed without prior approval by the Planning Department.
30. The chain link fence with slats along the south property line (approximately 135 linear feet) shall be repaired and slats replaced as needed for all slats to match in color, length, and type.
31. A 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.
32. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
33. At the completion of the project, final approval from the Planning Division shall be obtained in writing. 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 23:003**

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. 925, A REQUEST BY ALVARO CORONA/CORONA CONSTRUCTION CO. FOR SC FUELS TO CONSTRUCT AND OPERATE A LOADING RACK FUEL DISPENSING SYSTEM TO AN EXISTING UNDERGROUND STORAGE TANK AT 6825 ROSECRANS AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Alvaro Corona/Construction Co. for a conditional use permit (CUP) to construct and operate a loading rack fuel dispensing system to an existing underground storage tank at 6825 Rosecrans Avenue 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; and a Section 15311, Class 11 Categorical Exemption – accessory structures.

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

1. Except as set forth in conditions, development shall take place as shown on the approved site plans and elevations. Any material deviation must be approved by the Planning Department before construction.
2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, January 20, 2023. 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. Any future tenant improvements require permits from the Building and Safety Division of the Planning Department.
10. 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.
11. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works, (3) the South Coast Air Quality Management District, (4) the California Department of Resources Recycling and Recovery (CalRecycle), and (5) the Los Angeles County Department of Public Health.
12. 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.
13. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
14. 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.
15. 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.
16. 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.
17. 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. No mature trees shall be removed from the yard areas, landscaped areas, and the surrounding property perimeter.
18. No mature trees shall be removed from the yard areas, landscaped areas, and the surrounding property perimeter.

19. Landscaping shall be refurbished and 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.
20. 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.
21. Signs and/or banners require separate review and approval by the Planning Department before they are fabricated, purchased, or installed.
22. The applicant shall repair/refurbish permanent signs and temporary signs as needed.
23. No outside loitering shall be allowed on the premises.
24. Outdoor storage is prohibited.
25. The business and all future tenants shall maintain a current City of Paramount business license and meet all requirements for the zone.
26. Delivery vehicles shall unload within the rear of the property. Truck parking, stopping, loading, and unloading are prohibited on public streets and alleys.
27. 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.
28. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
29. The approved plans shall not be changed without prior approval by the Planning Department.
30. The chain link fence with slats along the south property line (approximately 135 linear feet) shall be repaired and slats replaced as needed for all slats to match in color, length, and type.

31. A 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.
32. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
33. At the completion of the project, final approval from the Planning Division shall be obtained in writing. All conditions of approval shall be met prior to final approval by the Planning Division. All applicable development fees are due prior to the issuance of building permits.

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

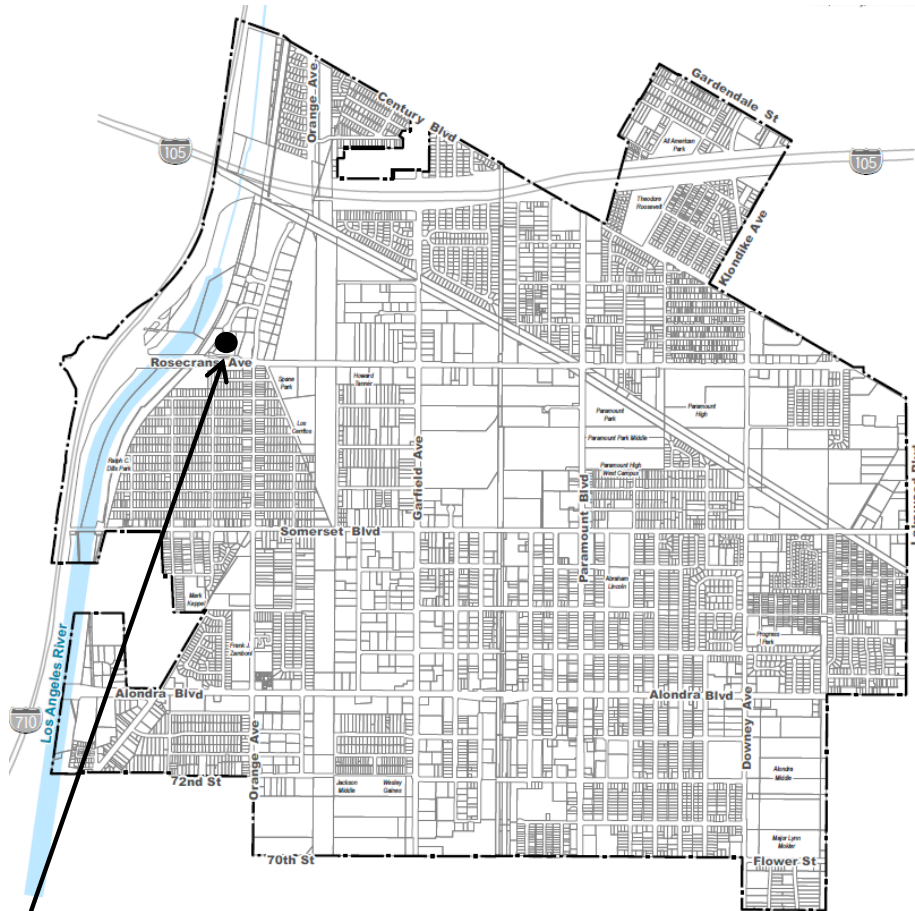
PASSED, APPROVED, and ADOPTED this 4th day of January 2023.

Gordon Weisenburger, Chair

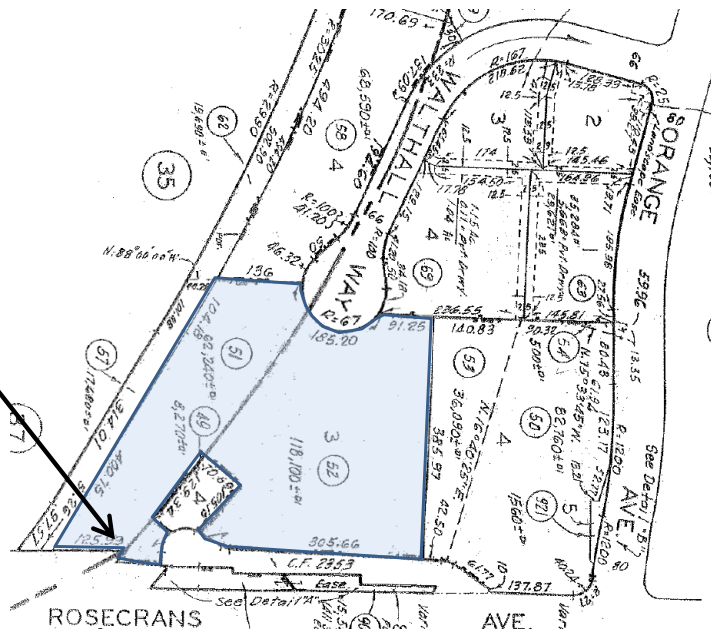
Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 925



Subject
Property



6825 Rosecrans Blvd.

CATEGORICAL EXEMPTION

CONDITIONAL USE PERMIT No.925 SC FUELS LOADING RACK PROJECT 6825 ROSECRANS AVENUE PARAMOUNT, CALIFORNIA 90723



LEAD AGENCY:

**CITY OF PARAMOUNT PLANNING DEPARTMENT
16400 COLORADO BOULEVARD
PARAMOUNT, CALIFORNIA 90723**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 S. HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 92240**

DECEMBER 14, 2022

PARA 103

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1. INTRODUCTION

Alvaro Corona from Corona Construction (on behalf of SC Fuels, Inc.) is requesting the approval of a Conditional Use Permit (CUP 925) that would permit the installation of a new fuel dispensing system consisting of a fuel loading rack that would then be connected to an existing underground storage tank. The loading rack, along with the entire facility, would continue to be secured by a locked gate. The fuel loading rack would only be accessible to SC Fuel transport drivers. The fueling system would be controlled 24-hours a day, seven days a week using a Bennet card reader system. Drivers with an authorized card would have a specified code to gain entry to the fueling facility. Once the fuel dispensing has been completed, the gate will then be closed and locked. This new equipment is an enhancement to the existing facility. Overall, the proposed improvements will not change the facility's capacity or intensity or result in increased traffic. The existing SC Fuels facility and the proposed installation site are located within a Heavy Manufacturing (M-2) zone district.¹

As part of the proposed project's environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, the City of Paramount determined that the proposed project is an "exempt" project. As a result, a Notice of Exemption (NOE) will be filed since the City of Paramount, in its capacity as the Lead Agency, determined that the proposed project is exempt from CEQA. According to the CEQA Guidelines, a CE must contain the following information:

- A brief description of the proposed action or project;
- A finding that the proposed action or project is exempt, including a citation of the State CEQA Guidelines section or statute under which the project is found to be exempt; and,
- A brief statement in support of the finding.²

The proposed installation would also require the approval of a conditional use permit (CUP 925) to permit the proposed installation. This CE provides a description of the proposed project, indicates the applicable sections of CEQA that support the findings for the CEQA exemption, and discusses the Lead Agency's findings that are applicable to the proposed project.

2. PROJECT LOCATION AND DESCRIPTION

The proposed project site is located within the existing SC Fuels facility that is located in the northwestern portion of the City of Paramount. The site address for the proposed installation is 6825 Rosecrans Avenue. The corresponding assessor's parcel number (APN) is 6236-036-051. The proposed project's latitude and longitude is +33.904277N;-118.179043W. The City of Paramount is located in the south-central portion of Los Angeles County, approximately

¹ Paramount, City of. Conditional Use Permit Application. Conditional Use Permit 925. November 17, 2022.

² CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical

16.5 miles southeast of downtown Los Angeles. Paramount is bounded by the cities of South Gate and Downey on the north; the Los Angeles River, the Cities of Lynwood, and Compton and unincorporated areas of Rancho Dominguez on the west; the Cities of Long Beach and Bellflower on the south; and the Cities of Bellflower and Downey on the east. A regional location map is provided in Exhibit 1. A Citywide map is provided in Exhibit 2. A vicinity map is provided in Exhibit 3. An aerial photo is provided in Exhibit 4.

Alvaro Corona from Corona Construction, on behalf of SC Fuels, Inc., is requesting the approval of a conditional use permit (CUP 925) that would permit the installation of a new dispensing system consisting of a fuel loading rack that would then be connected to an existing underground storage tank. The loading rack, along with the entire facility, would continue to be secured by a locked gate. The fuel loading rack would only be accessible to SC Fuel drivers. The fueling system is controlled 24-hours a day, seven days a week using a Bennet card reader system. Drivers with an authorized card would then enter the code to gain entry. Once the fuel dispensing has been completed, the gate will then be closed and locked. This new equipment is an enhancement to the existing facility. Overall, the proposed improvements will not change the facility's capacity or intensity or result in increased traffic.³ The site plan is provided in Exhibit 5.

3. APPLICABLE CEQA EXEMPTION(S)

The City of Paramount has reviewed the proposed project and has determined that the proposed project is categorically exempt and qualifies for both a *Class 3 Exemption* (New Construction or Conversion of Small Structures) and a *Class 11 Exemption* (Accessory Structures).⁴

CLASS 3 EXEMPTIONS (NEW CONSTRUCTION/CONVERSION OF SMALL STRUCTURES)

Class 3 exemptions consist of the construction and the location of limited numbers of new, small facilities or structures; the installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples that are relevant to the proposed project include a structure not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area and buildings in urban areas not exceeding 10,000 square feet in floor area on sites that are zoned for such uses if they do not involve the use of significant amounts of hazardous substances; all necessary public services and facilities are available to serve the use and the surrounding area is not environmentally sensitive; and the use is an accessory (appurtenant) structure to the primary use.

³ Paramount, City of. Conditional Use Permit Application. Conditional Use Permit 925. November 17, 2022.

⁴ CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section

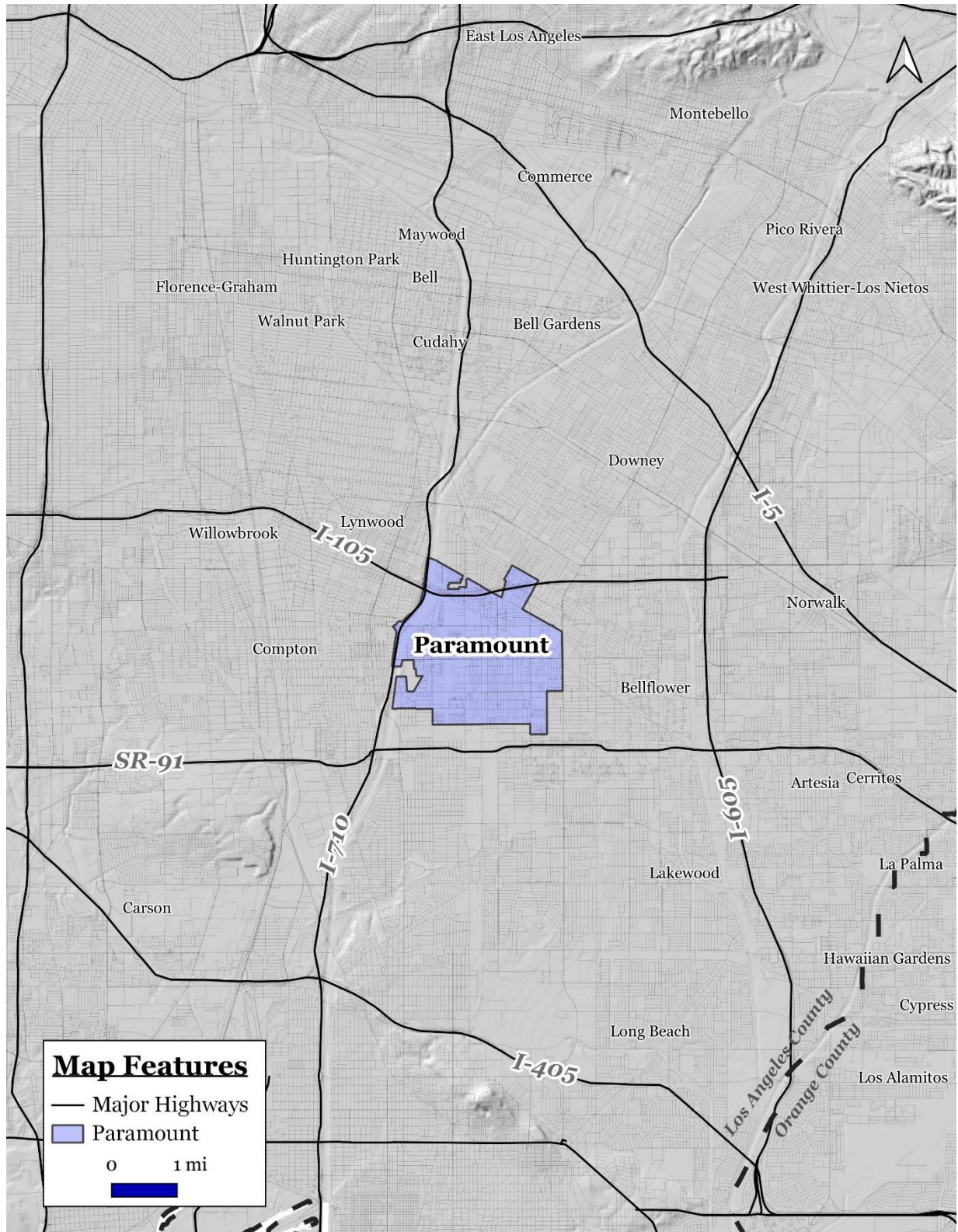


EXHIBIT 1
REGIONAL LOCATION MAP
Source: Quantum GIS

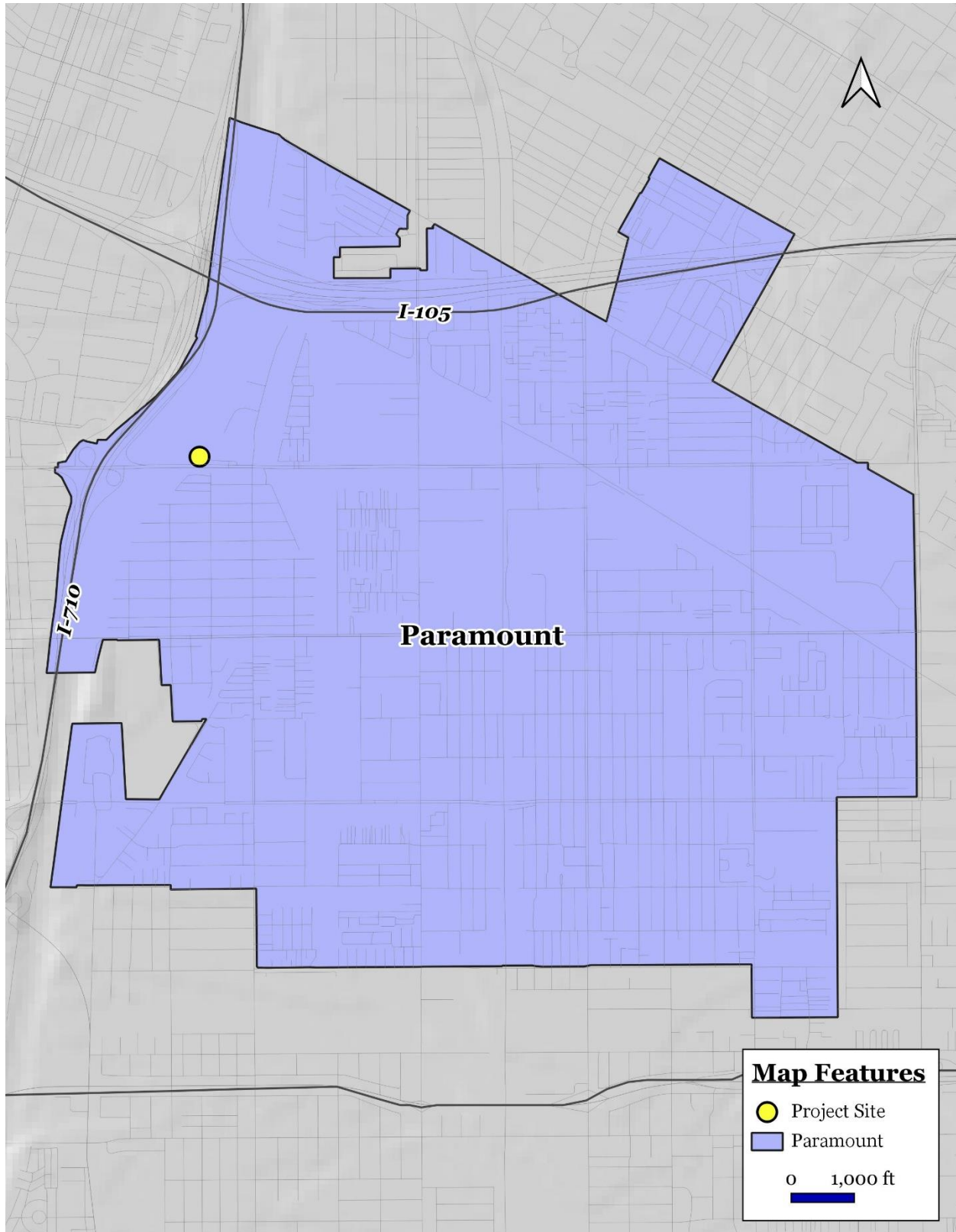


EXHIBIT 2
CITYWIDE LOCATION MAP
Source: Quantum GIS



EXHIBIT 3
VICINITY MAP
Source: Quantum GIS

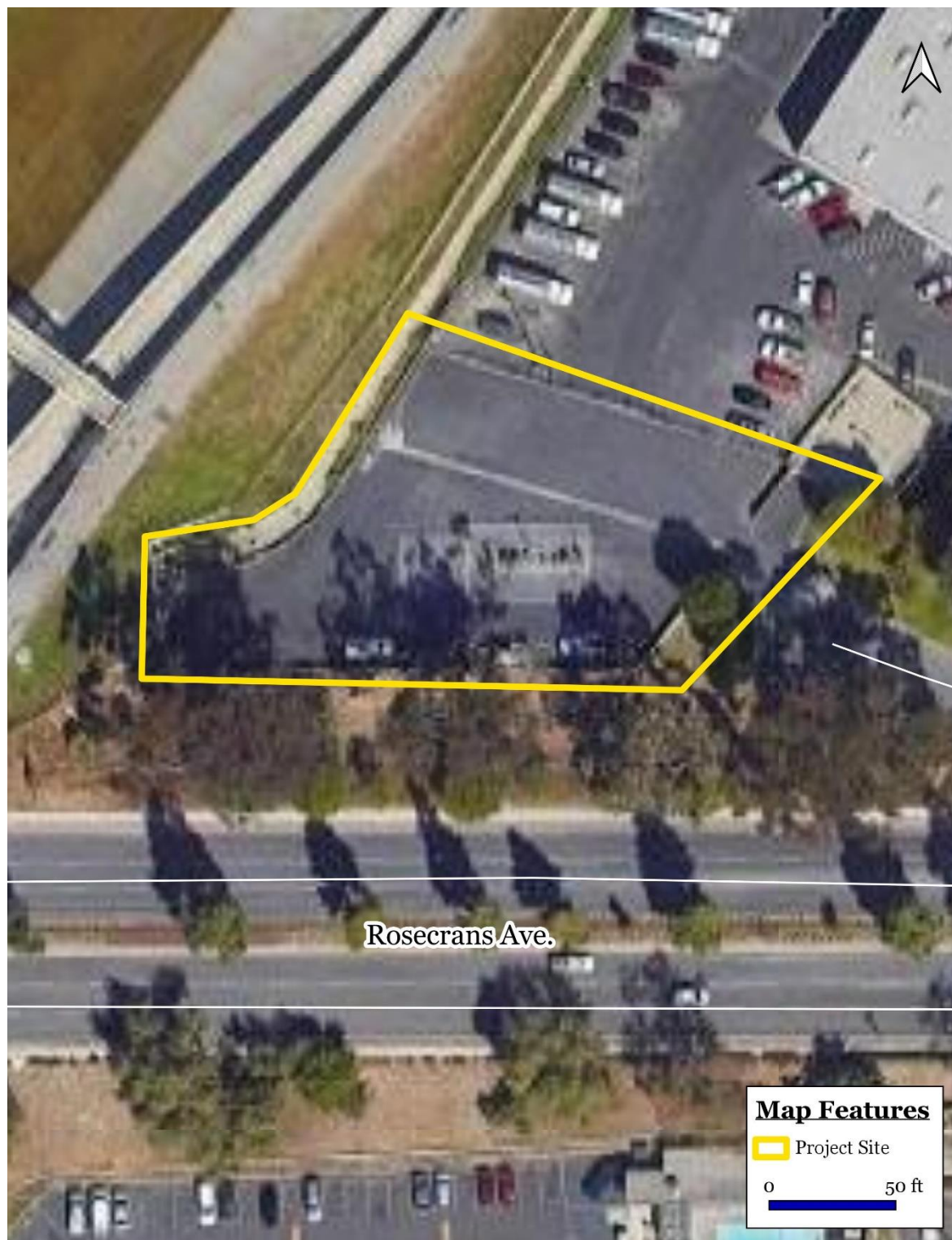


EXHIBIT 4
AERIAL PHOTOGRAPH
Source: Quantum GIS

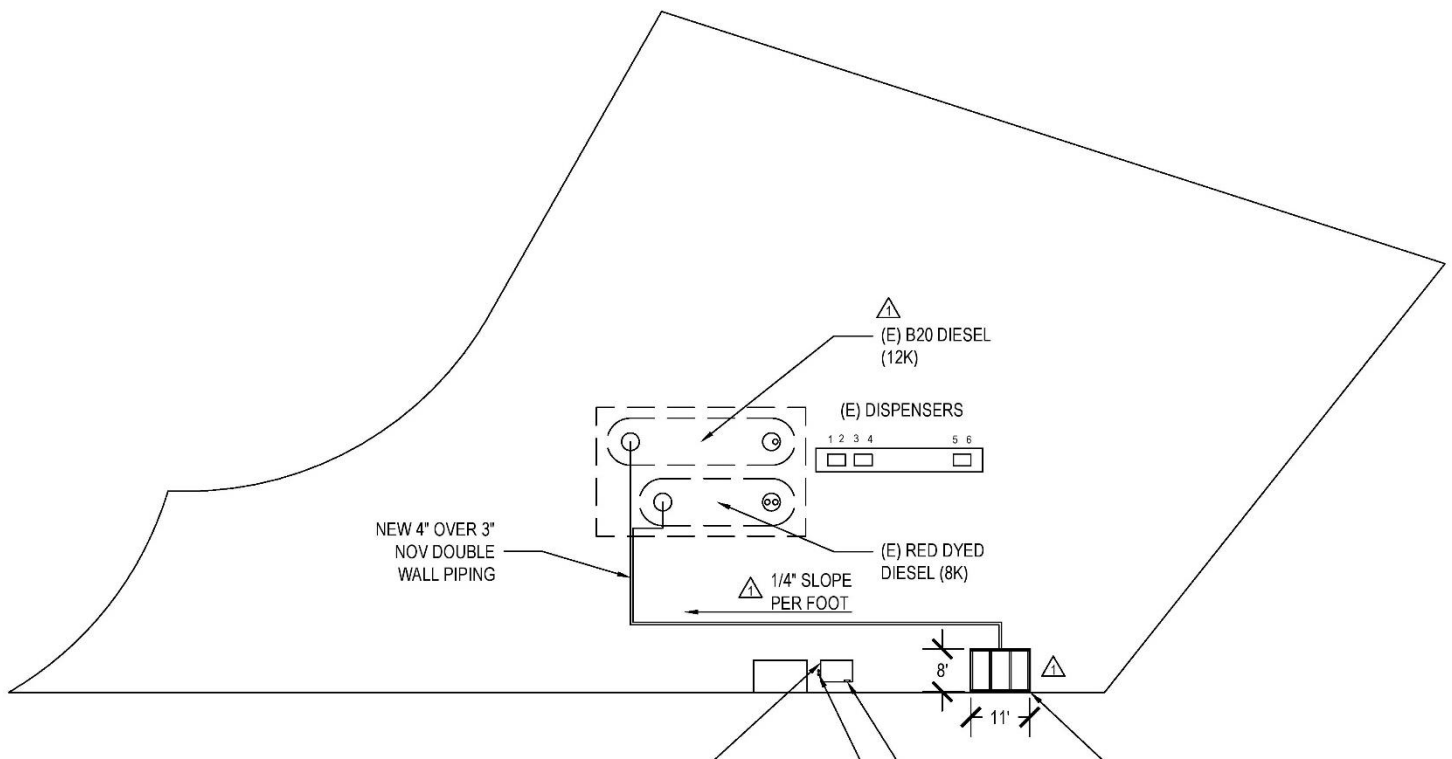


EXHIBIT 5 SITE PLAN

Source: Corona Construction

CLASS 11 EXEMPTIONS (ACCESSORY STRUCTURES)

The Class 11 exemptions consist of the construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. Examples that are relevant to the proposed project include a structure not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area and buildings in urban areas not exceeding 10,000 square feet in floor area on sites that are zoned for such uses if they do not involve the use of significant amounts of hazardous substances; all necessary public services and facilities are available to serve the use and the surrounding area is not environmentally sensitive; and the use is an accessory (appurtenant) structure to the primary use. The Class 11 exemptions consist of the construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. The installation of the new equipment meets this criterion.

4 FINDINGS SUPPORTING THE APPLICABLE CEQA EXEMPTION(S)

The City of Paramount determined following a preliminary evaluation of the proposed project, that the proposed project would not result in any significant effects on the environment. This determination is based on the following:

- No dislocation of on-site or off-site structural improvements will be required to accommodate the proposed above-ground fuel loading rack system.
- The project site does not contain any sensitive environmental resources. The surrounding areas have been disturbed as part of previous development and the existing uses (refer to the discussion provided in Attachment 1).
- The project site is located within an urbanized area of the City of Paramount. No scenic resources or scenic corridors will be affected by the proposed project (refer to the discussion provided in Attachment 1).
- The project site is not located within an area, nor does it include a site that the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection have identified as being affected by hazardous wastes (refer to the discussion provided in Attachment 1).
- The approval of the CUP 925 and the proposed project will not result in any adverse impacts on historic resources (refer to the discussion provided in Attachment 1).
- The approval of the CUP 925 and the proposed project will not require any review by a State trustee or responsible agency.
- The approval of the CUP 925 and the proposed project will be confined to the existing SC Fuels facility and no dislocation of off-site uses will occur.
- The proposed project does not have a possibility of creating any significant environmental effects

(refer to the discussion provided in Attachment 1).

- The proposed project will not result in any impacts on sensitive resources (refer to the discussion provided in Attachment 1).
- The proposed project will not result in any cumulative impacts; have the potential for damaging scenic resources; involve the placement of a project over a site the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection have identified as being affected by hazardous waste; or result in any impacts on historic resources.

The Lead Agency, based on the above findings, “has determined that there is no possibility” that the proposed project will result in significant effects.



December 12, 2022

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Categorical CEQA Exemption Conditional Use Permit #925
SC Fuels Loading Rack Installation Project
6825 Rosecrans Avenue, #4, Paramount, California



ATTACHMENT 1 ENVIRONMENTAL ANALYSIS

Categorical CEQA Exemption Conditional Use Permit #925
SC Fuels Loading Rack Installation Project
6825 Rosecrans Avenue, #4, Paramount, California



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AESTHETIC IMPACTS	Potentially Significant Impact	Less Than Significant Impact with	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect on a scenic vista?				X
B. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?				X
D. Would the project create a new source of substantial light or glare that would adversely affect day or night-time views in the area?				X

ENVIRONMENTAL DETERMINATION

- A.** Alvaro Corona from Corona Construction, on behalf of SC Fuels, Inc., is requesting the approval of a conditional use permit (CUP 925) that would permit the installation of a new dispensing system consisting of a fuel loading rack that would then be connected to an existing underground storage tank. The loading rack, along with the entire facility, would continue to be secured by a locked gate. The fuel loading rack would only be accessible to SC Fuel drivers. The fueling system is controlled 24-hours a day, seven days a week using a Bennet card reader system. Drivers with an authorized card would then enter the code to gain entry. Once the fuel dispensing has been completed, the gate will then be closed and locked. This new equipment is an enhancement to the existing facility. Overall, the proposed improvements will not change the facility's capacity or intensity or result in increased traffic.⁵ There will be no changes to the facility's operation associated with the proposed improvements. No scenic highways or corridors are located in the immediate area. As a result, no impacts are anticipated.
- B.** There are no significant view sheds nor any significant rock or geologic features that would be affected by the proposed above-ground fuel dispensing system installation. No significant grading or excavation would be required to accommodate the proposed fuel loading rack. As a result, no impacts on scenic resources are anticipated.
- C.** The proposed project will not degrade the project site and surrounding areas and no impacts are anticipated to occur.
- D.** The proposed project will result in limited new sources of lighting. The proposed project will not affect any light-sensitive residential properties. As a result, no impacts are anticipated.

SOURCES

California Department of Transportation. *Official Designated Scenic Highways*.

City of Paramount. *Paramount General Plan. Land Use Element*. August 2007 (As amended 2018).

Blodgett Baylosis Environmental Planning. *Site Survey* (the site survey was conducted on December 9, 2022).

⁵ Paramount, City of. Conditional Use Permit Application. Conditional Use Permit 925. November 17, 2022.



AGRICULTURE & FORESTRY RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
C. Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104[g])?				X
D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use or the conversion of forestland to non-forest land use?				X

ENVIRONMENTAL DETERMINATION

- A.** Alvaro Corona from Corona Construction, on behalf of SC Fuels, Inc., is requesting the approval of a conditional use permit (CUP 925) that would permit the installation of a new dispensing system consisting of a fuel loading rack that would then be connected to an existing underground storage tank. The loading rack, along with the entire facility, would continue to be secured by a locked gate. The fuel loading rack would only be accessible to SC Fuel drivers. The fueling system is controlled 24-hours a day, seven days a week using a Bennet card reader system. Drivers with an authorized card would then enter the code to gain entry. Once the fuel dispensing has been completed, the gate will then be closed and locked. This new equipment is an enhancement to the existing facility. Overall, the proposed improvements will not change the facility's capacity or intensity or result in increased traffic.⁶ No agricultural uses are located in the vicinity of the site. According to the California Department of Conservation, the City of Paramount does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As a result, no impacts associated with the conversion of farmland to non-farmland are anticipated.
- B.** No active agricultural activities are located within the project site. The new improvements will be located within the existing SC Fuels site. The City's applicable General Plan and Zoning designations do not contemplate agricultural land uses on-site or in the surrounding area. In addition, the project site is not subject to a Williamson Act Contract. As a result, no impacts on existing or future Williamson Act Contracts will result from the approval of CUP 925.
- C.** The City of Paramount and the project site is located in the midst of a larger urban area and no forest lands are located in the City or within this portion of Los Angeles County. The City's General Plan and Zoning Ordinance do not specifically provide for any forest land preservation. As a result, no impacts on forest lands or timber resources will result from the proposed project's implementation.

⁶ Paramount, City of. Conditional Use Permit Application. Conditional Use Permit 925. November 17, 2022.



ENVIRONMENTAL DETERMINATION (CONTINUED)

- D.** No forest lands are found within the City of Paramount nor does the applicable General Plan and Zoning Land Use Designations provide for any forest land protection. No loss or conversion of existing forest lands will result from the implementation of the proposed project. As a result, no impacts are anticipated with the proposed project's implementation.
- E.** No forest lands, agricultural activities, or farmland uses are located in the City. As a result, the proposed project will not involve the conversion of any existing forest lands to farmland uses and no impacts are anticipated.

SOURCES

Blodgett Baylosis Environmental Planning. *Site Survey* conducted on December 9, 2022.

California, State of. Department of Conservation. *Farmland Mapping and Monitoring Program*. 2018.

State of California. *The California Land Conservation [Williamson] Act, 2010 Status Report*. June 7, 2021.



AIR QUALITY IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				X
B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?				X
D. Would the project expose sensitive receptors to substantial pollutant concentrations?				X
E. Would the project create objectionable odors affecting a substantial number of people?				X

ENVIRONMENTAL DETERMINATION

- A.** Alvaro Corona from Corona Construction, on behalf of SC Fuels, Inc., is requesting the approval of a conditional use permit (CUP 925) that would permit the installation of a new dispensing system consisting of a fuel loading rack that would then be connected to an existing underground storage tank. The loading rack, along with the entire facility, would continue to be secured by a locked gate. The fuel loading rack would only be accessible to SC Fuel drivers. The fueling system is controlled 24-hours a day, seven days a week using a Bennet card reader system. Drivers with an authorized card would then enter the code to gain entry. Once the fuel dispensing has been completed, the gate will then be closed and locked. This new equipment is an enhancement to the existing facility. Overall, the proposed improvements will not change the facility's capacity or intensity or result in increased traffic.⁷ The proposed project is not considered to be regionally significant, according to the SCAQMD. In addition, the proposed project will not affect the City's local population and housing projections. The proposed project would not be in conflict with or result in an obstruction of, an applicable air quality plan, and no impacts are anticipated.
- B.** The "project" involves the installation and legalization of a fuel loading rack. The approval of the CUP 925 will not lead to any construction-related emissions. The proposed project will not generate long-term emissions. The project will not lead to any significant increases in pollutant emissions and no impacts are anticipated.
- C.** The approval of the CUP 925 will not lead to any significant construction-related emissions. Furthermore, the operational emissions will not exceed the SCAQMD thresholds. As a result, no air quality impacts are anticipated.

⁷ Paramount, City of. Conditional Use Permit Application. Conditional Use Permit 925. November 17, 2022.



ENVIRONMENTAL DETERMINATION (CONTINUED)

- D.** Sensitive receptors refer to land uses and/or activities that are especially susceptible to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate. These population groups are generally more sensitive to poor air quality. No such sensitive receptors are located in the area. As a result, no impacts related to exposure of sensitive receptors are anticipated.
- E.** The proposed project involves the installation of an above-ground fueling rack system that will be enclosed. As a result, no odor impacts are anticipated to occur as part of the proposed project's implementation.

SOURCES

South Coast Air Quality Management District, *Final 2016 Air Quality Plan*, Adopted 2017.

South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2015]. Table 11-4.

Blodgett Baylosis Environmental Planning. *Site Survey* (the site survey was conducted on December 9, 2022).

BIOLOGICAL RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect either directly or through habitat modifications, have an impact on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?				X
B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
C. Would the project have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
D. Would the project have a substantial adverse effect in interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X
E. Would the project have a substantial adverse effect in conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?				X
F. Would the project have a substantial adverse effect by conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				X

ENVIRONMENTAL DETERMINATION

- A.** Alvaro Corona from Corona Construction, on behalf of SC Fuels, Inc., is requesting the approval of a conditional use permit (CUP 925) that would permit the installation of a new dispensing system consisting of a fuel loading rack that would then be connected to an existing underground storage tank. The loading rack, along with the entire facility, would continue to be secured by a locked gate. The fuel loading rack would only be accessible to SC Fuel drivers. The fueling system is controlled 24-hours a day, seven days a week using a Bennet card reader system. Drivers with an authorized card would then enter the code to gain entry. Once the fuel dispensing has been completed, the gate will then be closed and locked. This new equipment is an enhancement to the existing facility. Overall, the proposed improvements will not change the facility's capacity or intensity or result in increased traffic. No endangered or sensitive plant species are located in the City. The project site does not contain sensitive species that warrant preservation or represent a unique habitat. The installation area is currently paved over in impervious surfaces. Furthermore, there are no sensitive or unique biological resources located within adjacent areas that depend on or utilize this property. As a result, no impacts on any candidate, sensitive, or special status species will result from the proposed project's implementation.

ENVIRONMENTAL DETERMINATION (CONTINUED)

- B.** The proposed project will not result in any potentially significant adverse environmental effects upon the existing natural communities, resources, or any individual component. The nearest body of water is the Los Angeles River, located approximately 300 feet to the west of the project site. The surrounding area is also presently developed, with no natural communities or habitats on-site or in the surrounding area. As a result, no impacts related to natural communities or conservation plans will result.
- C.** No wetland or riparian areas are found on-site or in the adjacent areas. The Los Angeles River is located approximately 300 feet to the west of the project site and has been channelized for many years. Furthermore, the river does not support any wetland habitat in the vicinity of the proposed project site. Therefore, no impacts on wetlands are expected with the proposed development.
- D.** The project site does not support significant plant or animal species or their habitats. The surrounding development consists of urban uses. Thus, the proposed project will not affect wildlife migration in the area and no impacts will occur.
- E.** The City of Paramount does not have locally designated species, and on-site vegetation is limited to smaller trees and ruderal vegetation. The development site is currently being used for an existing fueling facility. The project's implementation will not result in the removal of any significant varieties of plants or trees. Thus, no impacts on locally designated species are expected as part of the proposed project's implementation.
- F.** As indicated previously, the project site is located within an urbanized setting and no natural habitats are found within the proposed project site or in adjacent areas. The project site is not located within an area governed by a habitat conservation or community conservation plan. As a result, no impacts on local, regional, or state habitat conservation plans will result from the proposed project's implementation.

SOURCES

Blodgett Baylosis Environmental Planning. *Site Survey* (the site survey was conducted on December 9, 2022).

California Department of Fish and Game, *Natural Diversity Database*, 2021.

United State Geological Survey. *Paramount 7½ Minute Quadrangle*. Release Date March 25, 1999.

CULTURAL RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				X
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				X
C. Would the project directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?				X
D. Would the project disturb any human remains, including those interred outside of formal cemeteries?				X

ENVIRONMENTAL DETERMINATION

- A.** Alvaro Corona from Corona Construction, on behalf of SC Fuels, Inc., is requesting the approval of a conditional use permit (CUP 925) that would permit the installation of a new dispensing system consisting of a fuel loading rack that would then be connected to an existing underground storage tank. The loading rack, along with the entire facility, would continue to be secured by a locked gate. The fuel loading rack would only be accessible to SC Fuel drivers. The fueling system is controlled 24-hours a day, seven days a week using a Bennet card reader system. Drivers with an authorized card would then enter the code to gain entry. Once the fuel dispensing has been completed, the gate will then be closed and locked. This new equipment is an enhancement to the existing facility. Overall, the proposed improvements will not change the facility's capacity or intensity or result in increased traffic. The project site is located within a Heavy Manufacturing (M-2) Zone. There are no prehistoric or historic structures or objects within the proposed project site or in the adjacent area. Thus, the proposed improvements will not have an adverse impact on any historic site or other historic structures in the City and no impacts will occur.
- B.** The project site is developed and no archaeological resources were reported. Furthermore, the project site is not known to be historically or culturally significant to any group of residents. No archaeological or historical resources are expected to be found on-site because very limited grading and excavation activities would occur. The project site is presently covered over in impervious surfaces.
- C.** The project site has undergone extensive ground disturbance associated with past development and excavation. The potential for paleontological resources in the area is considered low, as no paleontological resources have been uncovered in the area. Thus, the proposed project will not impact any paleontological resources.
- D.** There are no cemeteries located in the immediate area that would be affected by the proposed project. In addition, the project site does not contain any religious or sacred structure. Thus, no impacts on existing religious facilities in the City will occur with the proposed project.



SOURCES

California State Parks, Office of Historic Preservation. 2021.

California Dept. of Conservation. State Office of Historic Preservation. 2021

McCawley, William. *The First Angelinos, The Gabrielino Indians of Los Angeles*. 1996.

United State Geological Survey. *Paramount 7½ Minute Quadrangle*. Release Date March 25, 1999.

GEOLOGY IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in or expose people to potential impacts involving the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, ground-shaking, liquefaction, or landslides?				X
B. Would the project result in or expose people to potential impacts involving substantial soil erosion or the loss of topsoil?			X	
C. Would the project result in or expose people to potential impacts involving the location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
D. Would the project result in or expose people to potential impacts involving the location on expansive soil, as defined in California Building Code (2010), creating substantial risks to life or property?				X
E. Would the project result in or expose people to potential impacts involving soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

ENVIRONMENTAL DETERMINATION

- A.** Alvaro Corona from Corona Construction, on behalf of SC Fuels, Inc., is requesting the approval of a conditional use permit (CUP 925) that would permit the installation of a new dispensing system consisting of a fuel loading rack that would then be connected to an existing underground storage tank. The loading rack, along with the entire facility, would continue to be secured by a locked gate. The fuel loading rack would only be accessible to SC Fuel drivers. The fueling system is controlled 24-hours a day, seven days a week using a Bennet card reader system. Drivers with an authorized card would then enter the code to gain entry. Once the fuel dispensing has been completed, the gate will then be closed and locked. This new equipment is an enhancement to the existing facility. Overall, the proposed improvements will not change the facility's capacity or intensity or result in increased traffic.⁸ The project site is located within a Heavy Manufacturing (M-2) Zone. There will be no changes to the facility's operation associated with the proposed improvements. Numerous faults are found within the Los Angeles basin. Most are of such length and orientation that they are considered to be of secondary importance to major faults such as the Whittier-Elsinore, Newport-Inglewood, and San Andreas, in terms of generating major earthquakes. The project site is not located within an Alquist-Priolo Special Studies Zone, and a fault rupture hazard is unlikely. As a result, no-fault rupture impacts associated with the implementation of the proposed project are anticipated.
- B.** Recent studies have been completed by the State of California Geological Survey's (CGS) Seismic Hazard Zones Mapping Program. According to maps completed by the CGS, the project site is located within an area subject to potential liquefaction risk. No unstable earth conditions or changes in geologic substructures are anticipated to occur.

⁸ Paramount, City of. Conditional Use Permit Application. Conditional Use Permit 925. November 17, 2022.
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ENVIRONMENTAL DETERMINATION (CONTINUED)

The ground motion impacts on-site are no greater than those expected for the surrounding region. The proposed project site is located within an area that is subject to liquefaction risk; however, since the entire City is located within a liquefaction zone, the impacts on the project will be no greater than for the rest of the City. As a result, the potential impacts are anticipated to be less than significant.

- C. The project site is presently paved over and is part of the existing operations SC Fuels facility. The project will involve the continued coverage of the site with impervious materials. As a result, the proposed project's implementation will not result in any soil erosion or loss of topsoil following the installation of the new above-ground tank, and no new impacts will occur.
- D. Limited topographic changes, excavation, and compaction of the soil will be associated with the installation of the above-ground tank. The site is considered to be geologically stable, inasmuch as landslides or active faults are not present on-site. The site's topography, and that of the surrounding area, is generally level, with no hillside areas. Recent studies have been completed by the State of California Geological Survey's (CGS) Seismic Hazard Zones Mapping Program. According to preliminary maps completed by the CGS, the project site is located within an area subject to potential liquefaction. The potential liquefaction risk on-site is the same as that for the surrounding properties. The design protocols will limit the potential for a significant adverse impact. As a result, no impacts are anticipated.
- E. No septic tanks will be used as part of the proposed project's implementation. As a result, no impacts associated with the use of septic tanks will result from the proposed project.

SOURCES

California Geological Survey. *Preliminary Map of Seismic Hazard Zones*. 2011.

U.S. Geological Survey, *Evaluating Earthquake Hazards in the Los Angeles Region - An Earth Science Perspective*, USGS Professional Paper 1360, 1

United States Department of Agriculture, Soil Conservation Service. *Report and General Soil Map, Los Angeles County, California*. Rev. 1969.

GREENHOUSE GAS EMISSIONS IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
B. Would the project increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?				X

ENVIRONMENTAL DETERMINATION

- A.** Alvaro Corona from Corona Construction, on behalf of SC Fuels, Inc., is requesting the approval of a conditional use permit (CUP 925) that would permit the installation of a new dispensing system consisting of a fuel loading rack that would then be connected to an existing underground storage tank. The loading rack, along with the entire facility, would continue to be secured by a locked gate. The fuel loading rack would only be accessible to SC Fuel drivers. The fueling system is controlled 24-hours a day, seven days a week using a Bennet card reader system. Drivers with an authorized card would then enter the code to gain entry. Once the fuel dispensing has been completed, the gate will then be closed and locked. This new equipment is an enhancement to the existing facility. Overall, the proposed improvements will not change the facility's capacity or intensity or result in increased traffic.⁹ The project site is located within a Heavy Manufacturing (M-2) Zone. The proposed project will not introduce any new chemicals over that currently in use. As a result, no impacts related to additional greenhouse gas emissions from the proposed project's implementation are anticipated.
- B.** The proposed improvements will not result in the generation any additional greenhouse gasses (GHG) emissions. The overall land (floor) area of the existing SC Fuels facility will not change and the facility's permitted processing capacity will not increase. The project does not conflict with the Paramount Climate Action Plan, which the City Council adopted in 2021. The proposed project will not introduce any new chemicals over that currently in use. As a result, no impacts are expected to occur.

SOURCES

California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008.

⁹ Paramount, City of. Conditional Use Permit Application. Conditional Use Permit 925. November 17, 2022.
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HAZARDOUS MATERIALS IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
B. Would the project create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
D. Would the project be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and as a result, would it create a significant hazard to the public or the environment?				X
E. Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
F. Would the project be located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
G. Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?				X
H. Would the project expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X

ENVIRONMENTAL DETERMINATION

- A.** Alvaro Corona from Corona Construction, on behalf of SC Fuels, Inc., is requesting the approval of a conditional use permit (CUP 925) that would permit the installation of a new dispensing system consisting of a fuel loading rack that would then be connected to an existing underground storage tank. The loading rack, along with the entire facility, would continue to be secured by a locked gate. The fuel loading rack would only be accessible to SC Fuel drivers. The fueling system is controlled 24-hours a day, seven days a week using a Bennet card reader system. Drivers with an authorized card would then enter the code to gain entry. Once the fuel dispensing has been completed, the gate will then be closed and locked. This new equipment is an enhancement to the existing facility. Overall, the proposed improvements will not change the facility's capacity or intensity or result in increased traffic.¹⁰ The project site is located within a Heavy Manufacturing (M-2) Zone. The proposed project will not introduce any new chemicals over that currently in use. As a result, no impacts are anticipated.
- B.** The overall land (floor) area of the existing SC Fuels facility will not change. As a result, the impacts related to the release of hazardous materials are anticipated to be less than significant.

¹⁰ Paramount, City of. Conditional Use Permit Application. Conditional Use Permit 925. November 17, 2022.
 CITY OF PARAMOUNT●

ENVIRONMENTAL DETERMINATION (CONTINUED)

- C. The nearest school to the project site is Los Cerritos Elementary School, located approximately 1,400 feet to the southwest. As a result, no hazardous or acutely hazardous materials will be emitted that may affect a school site, and no impacts associated with school sites will occur.
- D. A computerized search of the Environmental Protection Agency's (EPA) regulated sites within the City revealed only one Superfund candidate. The EPA's *Environ facts Database* was also consulted and revealed over 120 locations. However, the project site was not included in either listing. As a result, no soils contamination impacts are associated with the proposed tank installation project.
- E. The project site is not located within two miles of an operational public airport. The nearest airport is located in the City of Compton, approximately 3.5 miles to the southwest. Los Angeles International Airport (LAX) is located approximately 13.8 miles to the northwest. As a result, the proposed project will not present a safety hazard related to aircraft or airport operations at a public use airport to people residing or working in the project area and no impacts are expected to occur.
- F. The project site is not located within two miles of an operational private airport or airstrip. As indicated previously, the nearest public airport is located in the City of Compton, approximately 3.5 miles to the southwest. Los Angeles International Airport (LAX) is located approximately 13.8 miles to the northwest. As a result, the proposed project will not present a safety hazard related to aircraft or airport operations of a private airstrip to people residing or working in the project area and no impacts will occur.
- G. At no time during the installation of the proposed project will any adjacent public roadway be closed to traffic. Thus, no impacts on emergency response or evacuation are expected with the implementation of the proposed project.
- H. No wilderness areas are located in the immediate vicinity. As a result, there is no wildfire risk from off-site locations and no impacts are expected to occur.

SOURCES

California, State of, Department of Toxic Substances Control, *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*, Site accessed June 5, 2021.

United States Environmental Protection Agency. *Environfacts Database, Multisystem Search*. Site accessed June 5, 2021.

Green. *Managing Water-Avoiding Crisis in California*. University of California Press. 2007.

Blodgett Baylosis Environmental Planning. *Site Survey* (the site survey was conducted on December 9, 2022).

HYDROLOGY & WATER QUALITY IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements?				X
B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?				X
D. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site?				X
E. Would the project create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
F. Would the project substantially degrade water quality?				X
G. Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
H. Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows?				X
I. Would the project expose people or structures to a significant risk of flooding because of dam or levee failure?				X
J. Would the project result in inundation by seiche, tsunami, or mudflow?				X

ENVIRONMENTAL DETERMINATION

- A.** Alvaro Corona from Corona Construction, on behalf of SC Fuels, Inc., is requesting the approval of a conditional use permit (CUP 925) that would permit the installation of a new dispensing system consisting of a fuel loading rack that would then be connected to an existing underground storage tank. The loading rack, along with the entire facility, would continue to be secured by a locked gate. The fuel loading rack would only be accessible to SC Fuel drivers. The fueling system is controlled 24-hours a day, seven days a week using a Bennet card reader system. Drivers with an authorized card would then enter the code to gain entry. Once the fuel dispensing has been completed, the gate will then be closed and locked. This new equipment is an enhancement to the existing facility. Overall, the proposed improvements will not change the facility's capacity or intensity or result in increased traffic.¹¹ The project site is located within a Heavy Manufacturing (M-2) Zone.

¹¹ Paramount, City of. Conditional Use Permit Application. Conditional Use Permit 925. November 17, 2022.
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ENVIRONMENTAL DETERMINATION (CONTINUED)

The proposed project will not generate any additional storm water runoff to the storm water system. Pursuant to current stormwater runoff requirements, all storm water on-site must be impounded on-site. The installation site is relatively small in land area and is currently covered over in impervious surfaces. Therefore, the proposed project will not lead to potential water contamination and no impacts are anticipated.

- B.** Groundwater resources in the area consist of inter-layered bedrock and aquifers, which are common in the Central Los Angeles groundwater basin. The project site is within a completely developed and is not located near the shoreline or other water body. Water supply in the City is derived from local groundwater wells and operated by the City and imported water from the Metropolitan Water District (MWD). No net increase in water consumption will occur as part of the facility's operation and the impacts will be less than significant.
- C.** There are no streams or designated wetland or riparian areas within the proposed project site boundaries. The Los Angeles River is located approximately 300 feet to the west of the site and will not be affected by the proposed project. No drainage features are located within adjacent properties. As a result, no impacts on the course of a stream or river will be associated with the proposed project's installation.
- D.** There are no lakes, rivers, or streams located in the project site or in surrounding areas. The site and surrounding area have been developed with impermeable surfaces, and additional runoff from storm water or irrigation is anticipated from the site. As a result, no impacts on the course of a stream or river will be associated with the implementation of the proposed project.
- E.** The proposed project site is currently covered over in impervious surfaces. The proposed installation will continue the impervious character of the site. As a result, no exceedance of the existing storm drain system capacity is expected. As a result, no impacts are anticipated.
- F.** Water to the site will continue to be supplied by the Paramount Water District, with water derived from local wells, as well as the MWD. Water will not be directly drawn from the ground, nor will any excavation be undertaken that will alter the direction or rate of flow of the groundwater. As a result, no impacts are anticipated.
- G.** The Los Angeles River, located approximately 300 feet miles to the west of the proposed project site, is the only designed 100-year flood zone in the vicinity of the project site. However, there will not be any housing construction or relocation of housing as a result of this project. Therefore, no flood-related impacts on housing are expected with the proposed project's implementation.
- H.** The site is not located within a 100-year flood zone as identified by FEMA. Furthermore, due to the nature of the development, the project will not impede or redirect the flows of potential flood water. As a result, no impacts associated with flood flows is expected with the implementation of the proposed project.

ENVIRONMENTAL DETERMINATION (CONTINUED)

- I. The proposed project site is not located within a 100-year flood zone as defined by FEMA flood insurance rate maps. The project site and the majority of the City are located within an area that could be subject to flows due to failure or overflow at the Whittier Narrows Reservoir and Hansen Dams. However, the majority of the City would experience similar conditions in the event of dam failure. As a result, no impacts are anticipated.
- J. The City of Paramount is located approximately 10.3 miles inland from the Pacific Ocean, and thus, the project site would not be exposed to the effects of a tsunami. The Los Angeles River, which is fully channelized, is located 300 feet to the west of the site. There are no other surface water bodies that would result in seiche hazards. As a result, no impacts related to seiche, tsunami, or mudflows are associated with the implementation of the proposed project.

SOURCES

Blodgett Baylosis Environmental Planning. *Site Survey* conducted on December 9, 2022.

United State Geological Survey. *Paramount 7½ Minute Quadrangle*. Release Date March 25, 1999.

Federal Emergency Management Agency. [Intranetix Viewer](#).

City of Paramount. *Final Environmental Impact Report [for the] City of Paramount General Plan Update*. August 2007.



LAND USE & PLANNING IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community, or otherwise result in an incompatible land use?				X
B. Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?				X

ENVIRONMENTAL DETERMINATION

- A. Alvaro Corona from Corona Construction, on behalf of SC Fuels, Inc., is requesting the approval of a conditional use permit (CUP 925) that would permit the installation of a new dispensing system consisting of a fuel loading rack that would then be connected to an existing underground storage tank. The loading rack, along with the entire facility, would continue to be secured by a locked gate. The fuel loading rack would only be accessible to SC Fuel drivers. The fueling system is controlled 24-hours a day, seven days a week using a Bennet card reader system. Drivers with an authorized card would then enter the code to gain entry. Once the fuel dispensing has been completed, the gate will then be closed and locked. This new equipment is an enhancement to the existing facility. Overall, the proposed improvements will not change the facility's capacity or intensity or result in increased traffic.¹² The project site is located within a Heavy Manufacturing (M-2) Zone. The proposed project will not result in a disruption or division of an existing residential neighborhood and as a result, no impacts will occur.
- B. The City of Paramount General Plan defines the applicable environmental plans and policies for the City as they apply to the proposed project site. The site is presently occupied by the existing plant facility. The site is designated as *Industrial* in the City of Paramount General Plan and the corresponding zoning is *Heavy Manufacturing*, M-2. The approval of the proposed project will not be in conflict with any regional land use or environmental plans. The project will be required to conform to all applicable land use regulations and plans and no impacts are anticipated.

SOURCES

Blodgett Baylosis Environmental Planning. *Site Survey* conducted on December 9, 2022.

United State Geological Survey. *Paramount 7½ Minute Quadrangle*. Release Date March 25, 1999.

Paramount, City of. *Paramount General Plan*. As amended 2021.

Paramount, City of. *Zoning Ordinance*. As amended 2021.

¹² Paramount, City of. Conditional Use Permit Application. Conditional Use Permit 925. November 17, 2022.
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MINERAL RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X
B. Would the project result in the loss or availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

ENVIRONMENTAL DETERMINATION

- A.** Alvaro Corona from Corona Construction, on behalf of SC Fuels, Inc., is requesting the approval of a conditional use permit (CUP 925) that would permit the installation of a new dispensing system consisting of a fuel loading rack that would then be connected to an existing underground storage tank. The loading rack, along with the entire facility, would continue to be secured by a locked gate. The fuel loading rack would only be accessible to SC Fuel drivers. The fueling system is controlled 24-hours a day, seven days a week using a Bennet card reader system. Drivers with an authorized card would then enter the code to gain entry. Once the fuel dispensing has been completed, the gate will then be closed and locked. This new equipment is an enhancement to the existing facility. Overall, the proposed improvements will not change the facility's capacity or intensity or result in increased traffic.¹³ The project site is located within a Heavy Manufacturing (M-2) Zone. Natural resources that are utilized by development include air, mineral, water, sand and gravel, timber, energy, and other resources used for construction and operation. The City of Paramount does not contain any significant mineral or timber resources. A review of the East Los Angeles- Bandini Wildcat Maps published by Los Angeles County indicates that there are no wells within the project site. Thus, the project will not result in any impacts on mineral resources in the region.
- B.** There is no mineral, oil, or energy extraction and/or generation activities taking place within the project site or the City. Review of maps prepared by the State Department of Conservation indicates that there are no abandoned and capped wells within the project site. As a result, the new project will not result in any impacts on mineral resources in the region.

SOURCES

Blodgett Baylosis Environmental Planning. *Site Survey* (the site survey was conducted on December 9, 2022).

United State Geological Survey. *Paramount 7½ Minute Quadrangle*. Release Date March 25, 1999.

California, State of. Department of Conservation. *Oil, Gas, and Geothermal – District 1 Maps*. 2021.

¹³ Paramount, City of. Conditional Use Permit Application. Conditional Use Permit 925. November 17, 2022.
 CITY OF PARAMOUNT●



NOISE IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
B. Would the project result in exposure of people to, or generation of, excessive ground-borne noise levels?				X
C. Would the project result in substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?				X
D. Would the project result in substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?				X
E. For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

ENVIRONMENTAL DETERMINATION

- A. Alvaro Corona from Corona Construction, on behalf of SC Fuels, Inc., is requesting the approval of a conditional use permit (CUP 925) that would permit the installation of a new dispensing system consisting of a fuel loading rack that would then be connected to an existing underground storage tank. The loading rack, along with the entire facility, would continue to be secured by a locked gate. The fuel loading rack would only be accessible to SC Fuel drivers. The fueling system is controlled 24-hours a day, seven days a week using a Bennet card reader system. Drivers with an authorized card would then enter the code to gain entry. Once the fuel dispensing has been completed, the gate will then be closed and locked. This new equipment is an enhancement to the existing facility. Overall, the proposed improvements will not change the facility's capacity or intensity or result in increased traffic.¹⁴ The project site is located within a Heavy Manufacturing (M-2) Zone. There will be no changes to the facility's operations associated with the proposed improvements. No additional traffic generation, and attendant traffic-related noise, will result from the proposed project's implementation. As a result, no impacts will result.
- B. No significant construction noise will occur as a result from the approval of the CUP 925. No significant construction activities will occur since the tank is modular and will be transported to the site. In addition, no noise sensitive receptors are located in the vicinity of the project site. As a result, no short-term construction noise impacts will occur.

¹⁴ Paramount, City of. Conditional Use Permit Application. Conditional Use Permit 925. November 17, 2022.



ENVIRONMENTAL DETERMINATION (CONTINUED)

- C. No noise sensitive receptors are located in the vicinity of the project site. As a result, new no stationary noise impacts on sensitive receptors are anticipated.
- D. Noise-sensitive land uses include nursing homes, libraries, schools, hospitals, homes, and other uses that are susceptible to loud noises due to the type of activities that are conducted in these areas (e.g., sleep, rest, concentration, study, relaxation, or listening). The proposed project site is the approval of a conditional use permit (CUP 925) that would permit the installation of an overhead fueling rack. As a result, no noise impacts are anticipated.
- E. The project site is not located within two miles of an operational airport. The Compton-Woodley Airport, a general aviation airport, is located 3.5 miles to the southwest. The nearest major airport is located in Long Beach, approximately 5.5 miles to the southeast. Los Angeles International Airport (LAX) is located approximately 13.3 miles to the northwest. As a result, no impacts are expected with regard to excessive noise levels due to airfields.
- F. The project site is not located within two miles of an operational private airport. The nearest airport is the Compton-Woodley Airport, located approximately 3.5 miles to the southwest. The nearest major airport is located in Long Beach, approximately 5.5 miles to the southeast. Los Angeles International Airport (LAX) is located approximately 13.3 miles to the northwest. Employees and patrons will not be exposed to aircraft noise from operations at any private airport in the area and no impacts will occur.

SOURCES

Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

Blodgett Baylosis Environmental Planning. *Site Survey* on December 9, 2022.

USEPA, Protective Noise Levels. 1971..



POPULATION & HOUSING IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				X
B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

ENVIRONMENTAL DETERMINATION

- A.** Alvaro Corona from Corona Construction, on behalf of SC Fuels, Inc., is requesting the approval of a conditional use permit (CUP 925) that would permit the installation of a new dispensing system consisting of a fuel loading rack that would then be connected to an existing underground storage tank. The loading rack, along with the entire facility, would continue to be secured by a locked gate. The fuel loading rack would only be accessible to SC Fuel drivers. The fueling system is controlled 24-hours a day, seven days a week using a Bennet card reader system. Drivers with an authorized card would then enter the code to gain entry. Once the fuel dispensing has been completed, the gate will then be closed and locked. This new equipment is an enhancement to the existing facility. Overall, the proposed improvements will not change the facility's capacity or intensity or result in increased traffic.¹⁵ The project site is located within a Heavy Manufacturing (M-2) Zone. There will be no changes to the facility's operations associated with the proposed improvements. The permitted processing capacity of the existing plant facility will not increase. No additional employment will be required, and no growth-inducing impacts are anticipated. As a result, no growth-inducing impacts will result from the proposed project's implementation.
- B.** The proposed project will not involve the removal of any existing residences. No housing units are located within the project site. As a result, no housing displacement necessitating the construction of new replacement housing elsewhere in the City will occur with the proposed project's implementation.
- C.** No displacement of housing or persons will occur. No new off-site infrastructure improvements will be installed other than those that will be designed to serve the project site only. As indicated previously, the proposed project will not result in any housing displacement, nor necessitate the construction of replacement housing elsewhere. As a result, no impacts associated with the displacement of persons will occur.

SOURCES

Blodgett Baylosis Environmental Planning. *Site Survey* conducted on December 9, 2022.

¹⁵ Paramount, City of. Conditional Use Permit Application. Conditional Use Permit 925. November 17, 2022.



PUBLIC SERVICES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>fire protection services</i> ?				X
B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>police protection services</i> ?				X
C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>school services</i> ?				X
D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>other governmental services</i> ?				X

ENVIRONMENTAL DETERMINATION

- A.** Alvaro Corona from Corona Construction, on behalf of SC Fuels, Inc., is requesting the approval of a conditional use permit (CUP 925) that would permit the installation of a new dispensing system consisting of a fuel loading rack that would then be connected to an existing underground storage tank. The loading rack, along with the entire facility, would continue to be secured by a locked gate. The fuel loading rack would only be accessible to SC Fuel drivers. The fueling system is controlled 24-hours a day, seven days a week using a Bennet card reader system. Drivers with an authorized card would then enter the code to gain entry. Once the fuel dispensing has been completed, the gate will then be closed and locked. This new equipment is an enhancement to the existing facility. Overall, the proposed improvements will not change the facility's capacity or intensity or result in increased traffic.¹⁶ The project site is located within a Heavy Manufacturing (M-2) Zone. There will be no changes to the facility's operations associated with the proposed improvements. The facility will continue to receive fire protection services from the Los Angeles County Fire Department. The City of Paramount is served by two fire stations. Station 31, located at 7521 East Somerset Boulevard, has two engines and one paramedic squad. Station 57 is located at 5720 Gardendale Street in South Gate and has one engine. Fire Station 31 would be the first response station for the proposed project. The above-ground tank will be subject to review and approval by the Los Angeles County Fire Department to ensure that fire safety and fire prevention measures are incorporated into the project. Compliance with fire code requirements will mitigate potential impacts. Therefore, no impacts are anticipated.

¹⁶ Paramount, City of. Conditional Use Permit Application. Conditional Use Permit 925. November 17, 2022.



ENVIRONMENTAL DETERMINATION (CONTINUED)

- B.** Law enforcement services in Paramount are contracted through the Los Angeles County Sheriff's Department. The City is served by the Lakewood Station at 5130 Clark Avenue in Lakewood, and by a substation near the intersection of Paramount and Somerset Boulevards. Emergency response times are approximately three minutes throughout the City. The proposed improvements will not lead to any uses on activities that would place a demand for law enforcement services. As a result, no impacts are anticipated.
- C.** The proposed project site is located within the Paramount Unified School District (PUSD), which serves kindergarten through twelfth grades, and consists of nine elementary schools, two intermediate schools, one high school, a continuation school, and an adult education school. The site is also within the service boundaries of the Los Angeles County Community College District. The implementation of the proposed project will not involve the introduction of any residential units within the project area. As a result, no direct student generation impacts are anticipated and no impacts on school services will result.
- D.** The overall land or floor area of the existing SC Fuels facility will not change as part of the installation of the above-ground tank. Finally, there will be no changes to the facility's operations associated with the proposed improvements. No new governmental services will be needed, and the proposed project is not expected to have any impact on existing governmental services. As a result, no impacts are anticipated.

SOURCES

Blodgett Baylosis Environmental Planning. *Site Survey* (the site survey was conducted on December 9, 2022).

United States Geological Survey. TerraServer USA. *The National Map – Paramount, California*. July 1, 1979.

County of Los Angeles Fire Department. Hometown Fire Stations. County of Los Angeles Sheriff's Department.

RECREATION IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
B. Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X

ENVIRONMENTAL DETERMINATION

- A.** Alvaro Corona from Corona Construction, on behalf of SC Fuels, Inc., is requesting the approval of a conditional use permit (CUP 925) that would permit the installation of a new dispensing system consisting of a fuel loading rack that would then be connected to an existing underground storage tank. The loading rack, along with the entire facility, would continue to be secured by a locked gate. The fuel loading rack would only be accessible to SC Fuel drivers. The fueling system is controlled 24-hours a day, seven days a week using a Bennet card reader system. Drivers with an authorized card would then enter the code to gain entry. Once the fuel dispensing has been completed, the gate will then be closed and locked. This new equipment is an enhancement to the existing facility. Overall, the proposed improvements will not change the facility's capacity or intensity or result in increased traffic.¹⁷ The project site is located within a Heavy Manufacturing (M-2) Zone. There are no City parks located in close proximity to the proposed project site. The proposed project will not create a direct demand for park facilities based on the proposed use. Thus, no impacts on park facilities are expected.
- B.** The proposed project will not significantly affect existing park facilities in the City. The proposed project site is not located immediately adjacent to any existing park, nor is it utilized for any recreational use. As a result, no impacts upon recreational facilities are anticipated.

SOURCES

Blodgett Baylosis Environmental Planning. *Site Survey* (the site survey was conducted on December 9, 2022).

City of Paramount. *Final Environmental Impact Report [for the] City of Paramount General Plan Update*. August 2007.

¹⁷ Paramount, City of. Conditional Use Permit Application. Conditional Use Permit 925. November 17, 2022.
 CITY OF PARAMOUNT

TRANSPORTATION IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
B. Would the project exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?				X
C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				X
D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
E. Would the project result in inadequate emergency access?				X
F. Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

ENVIRONMENTAL DETERMINATION

- A.** Alvaro Corona from Corona Construction, on behalf of SC Fuels, Inc., is requesting the approval of a conditional use permit (CUP 925) that would permit the installation of a new dispensing system consisting of a fuel loading rack that would then be connected to an existing underground storage tank. The loading rack, along with the entire facility, would continue to be secured by a locked gate. The fuel loading rack would only be accessible to SC Fuel drivers. The fueling system is controlled 24-hours a day, seven days a week using a Bennet card reader system. Drivers with an authorized card would then enter the code to gain entry. Once the fuel dispensing has been completed, the gate will then be closed and locked. This new equipment is an enhancement to the existing facility. Overall, the proposed improvements will not change the facility's capacity or intensity or result in increased traffic.¹⁸ The project site is located within a Heavy Manufacturing (M-2) Zone. There will be no changes to the facility's operations associated with the proposed improvements. There will be no changes to the facility's operations associated with the approval of the CUP. Based on the nature and extent of the proposed facility's service requirements, no additional trip generation will result. Since little or no change in peak hour traffic is anticipated, there are no traffic impacts which would result from the proposed project's implementation.

¹⁸ Paramount, City of. Conditional Use Permit Application. Conditional Use Permit 925. November 17, 2022.
 CITY OF PARAMOUNT •



ENVIRONMENTAL DETERMINATION (CONTINUED)

- B.** The Los Angeles County *Congestion Management Program* (CMP) indicates that a traffic analysis is required at designated CMP intersections if it is anticipated that a proposed project would contribute 50 or more vehicle trips to the intersection during either the morning or afternoon peak hours. The CMP also indicates that a traffic analysis is required for a freeway if it is anticipated that a project would contribute 150 or more vehicle trips to a designated CMP freeway link. The project would not generate any new vehicle trips; a VMT traffic analysis is not required. As a result, no impacts are anticipated to occur.
- C.** The City of Paramount is not located adjacent to a port or harbor facility. The nearest commercial port is located in Long Beach, approximately 9.5 miles to the southwest. The nearest airport is located in the City of Compton, which is located approximately 3.5 miles to the southwest. The proposed project will not involve the installation of any new facilities and/or improvements that would result in impacts to waterborne or air traffic. Thus, no impacts on air or waterborne transportation systems are anticipated with the implementation of the proposed project.
- D.** The proposed project will not adversely impact the existing sidewalks along Rosecrans Avenue. The loading rack, along with the entire facility, would continue to be secured by a locked gate. The fuel loading rack would only be accessible to SC Fuel drivers. The fueling system is controlled 24-hours a day, seven days a week using a Bennet card reader system. Drivers with an authorized card would then enter the code to gain entry. Once the fuel dispensing has been completed, the gate will then be closed and locked. The on-site circulation and the access characteristics will not change as part of the installation of the new roof and other improvements. As a result, no impacts will result.
- E.** Construction activities will be confined on-site and not within the public right of way. No closure of roadways or emergency access routes to the surrounding uses will occur with the installation of the proposed project. As a result, the proposed project will not impact or otherwise impede emergency access.
- F.** The Los Angeles Metropolitan Transit Authority and Long Beach Transit operate fixed route bus service in the City. Additionally, the City operates a dial-a-ride service for senior citizens, the disabled, and ride-sharing commuters. No bus routes or stops will be altered with the implementation of the proposed project. In addition, the proposed project will not result in any significant changes in the on-site employment. As a result, the proposed project would not result in any increase in the potential transit patronage and no impacts are anticipated to occur.

SOURCES

City of Paramount. *Final Environmental Impact Report [for the] City of Paramount General Plan Update*. August 2007.

Blodgett Baylosis Environmental Planning. *Site Survey* (the site survey was conducted on December 9, 2022).

UTILITIES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?				X
C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
E. Would the project result in a determination by the provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
F. Would the project be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
G. Would the project comply with Federal, State, and local statutes and regulations related to solid waste?			X	

ENVIRONMENTAL DETERMINATION

- A. The loading rack, along with the entire facility, would continue to be secured by a locked gate. The fuel loading rack would only be accessible to SC Fuel drivers. The fueling system is controlled 24-hours a day, seven days a week using a Bennet card reader system. Drivers with an authorized card would then enter the code to gain entry. Once the fuel dispensing has been completed, the gate will then be closed and locked. There will be no changes to the facility's operations associated with the proposed improvements. There will be no changes to the facility's operations associated with the approval of the CUP. As a result, no impacts are anticipated.
- B. The proposed project will not generate any effluent. No wastewater impacts will result from the proposed facility's operation. Thus, no new water or wastewater infrastructure will be required to serve the project and no impacts are expected.
- C. Due to the site's relatively small size and the impervious character of the existing surfaces, no impacts are anticipated.
- D. No water consumption is associated with the proposed facility other than the water that may be used for periodic maintenance. As a result, the potential impacts are considered to be less than significant.



ENVIRONMENTAL DETERMINATION (CONTINUED)

- E.** Sewer lines are maintained by the County Department of Public Works, with sewage from the City conveyed through sewer mains into the Joint Water Pollution Control Plant (JWPCP) in the City of Carson. The JWPCP has a design capacity of 385 million gallons per day (mgd) and currently treats 360 mgd. The proposed project will not result in any additional effluent generation. As a result, no impacts are anticipated.
- F.** Solid waste disposal services in the area are provided by Athens Services. Residual wastes are brought to the Paramount Resource Recycling Center or the Puente Hills Landfill for final disposal. There will be no changes to the facility's operations associated with the proposed improvements. The proposed project will not result in any additional solid waste generation. As a result, no impacts will result.
- G.** No increased solid waste generation is associated with the proposed improvements. As a result, the potential impacts are considered to be less than significant.

SOURCES

City of Paramount. *Final Environmental Impact Report [for the] City of Paramount General Plan Update*. August 2007.

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JANUARY 4, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 926

- 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 23:004, APPROVING
A REQUEST BY ROB HARVEY/FTW ROBOTICS, LLC TO OPERATE A
DRONE EDUCATION TECHNOLOGY COMPANY WITH LIVE ONLINE
WORKSHOPS AND THE DISTRIBUTION OF DRONE HARDWARE AT
7016 MOTZ STREET IN THE M-2 (HEAVY MANUFACTURING) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

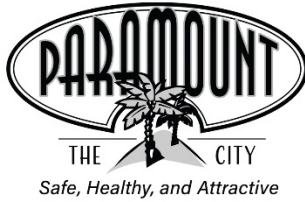
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 926
REQUEST:	To operate a drone education technology company with live online workshops and the distribution of drone hardware
APPLICANT:	Rob Harvey/FTW Robotics, LLC
MEETING DATE:	January 4, 2023
LOCATION:	7016 Motz Street
ZONE:	M-2 (Heavy Manufacturing)
GENERAL PLAN:	Industrial
PLANNER:	Andrew Farias
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: Andrew Farias, Planning Intern
Date: January 4, 2023

**Subject: CONDITIONAL USE PERMIT NO. 926
ROB HARVEY/FTW ROBOTICS, LLC**

BACKGROUND

This application is a request by Rob Harvey/FTW Robotics, LLC for a conditional use permit (CUP) to operate a drone education technology company with live online workshops and the distribution of drone hardware at 7016 Motz Street in the M-2 (Heavy Manufacturing) zone. The proposed site is located within the Paramount Industrial Complex which consists of several multi-tenant buildings. The proposed suite location is 5,000 square feet of leased building footprint. The property, constructed in 1970, is located on the east side of Orange Avenue between Motz Street and Marcelle Street. The applicant would lease from the property owner.

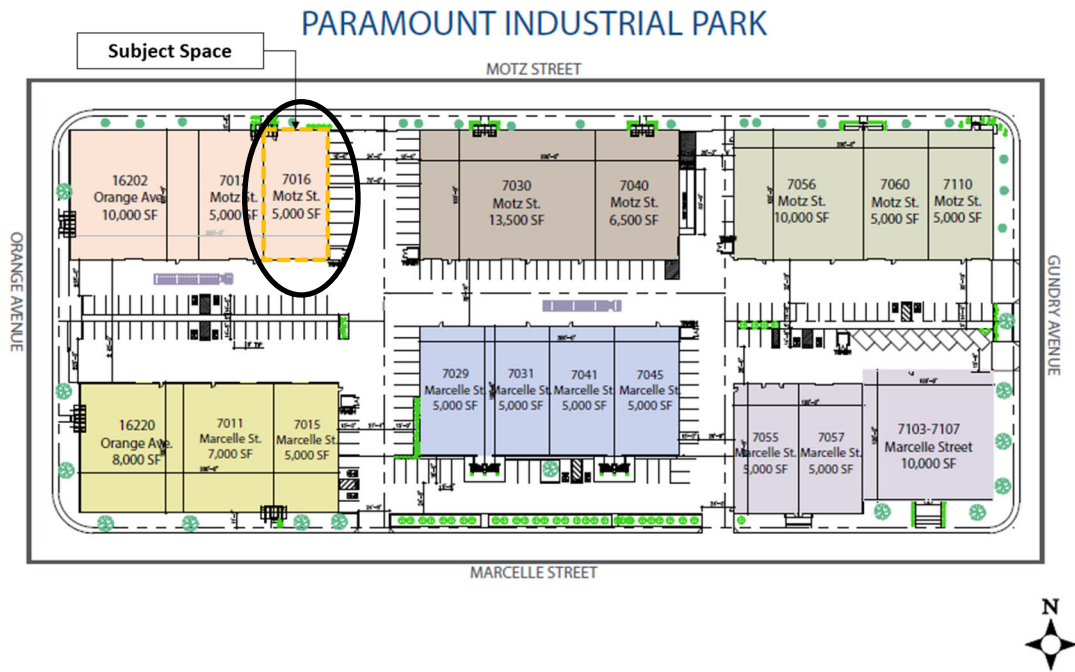
DESCRIPTION

FTW Robotics, LLC is a drone education technology company with live online workshops catering to K-12 educators and students interested in the field of Science, Technology, Engineering and Mathematics (STEM). No classes are held onsite, and no drones will fly outside of the warehouse suite. The business will have eight employees. Business operations are proposed from Monday through Friday from 8:30 a.m. to 6:00 p.m. There are no commercial vehicles associated with the business operations. The delivery and pickup of materials associated with the business operations will be limited to courier services that are generally recognized as providing service to commercial areas such as United Parcel Service (UPS). The number of onsite pickups of outbound shipments generally occur twice a week via UPS. Inbound deliveries of drone hardware occur once every other week on average via UPS.

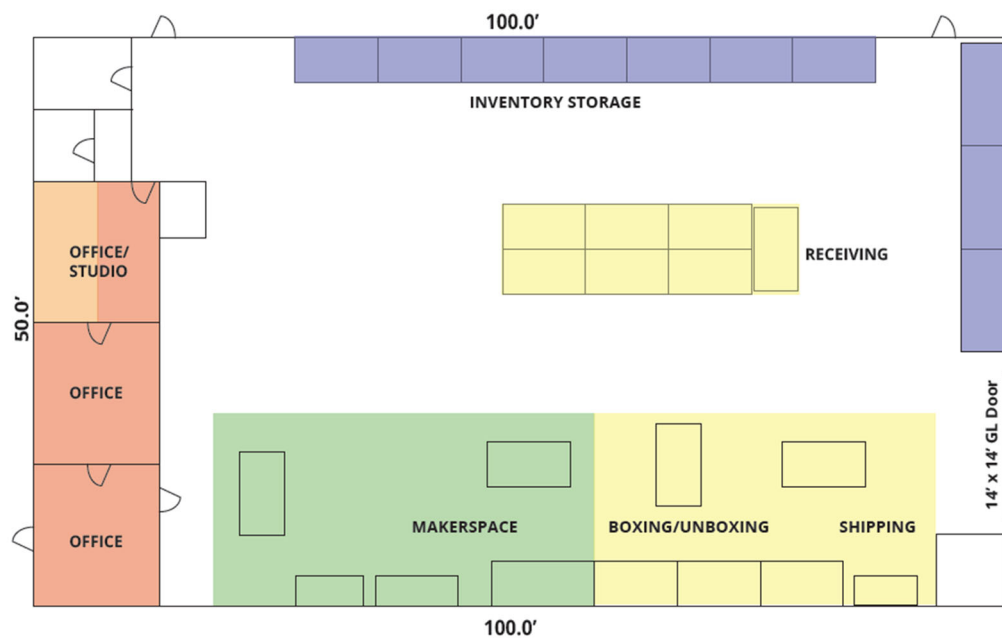
Analysis

The proposed business is located in an appropriate manufacturing zone and is compatible with the surrounding businesses in the industrial complex. The location is adequate in size and location for the proposed business, and sufficient parking will be provided.

Below is the proposed site plan.



Below is the existing floor plan.



Below are site photos from December 16, 2022.



*The front of the subject suite facing
Motz Street*



The rear of the subject suite

Environmental Assessment

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 23:004, approving Conditional Use Permit No. 926, 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, January 20, 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. 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.
9. The installation of exterior window security bars is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code.
10. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
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, over driveways, and in parking and circulation areas.
12. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Department.
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 shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
16. 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.
17. Business hours shall be limited to 8:30 a.m. to 6:00 p.m., Monday through Friday.
18. Drones will not be flown outdoors and all drone activity will be compliant with Federal Aviation Administration (FAA) regulations.
19. All filming activities related to content capture for virtual trainings shall be conducted indoors.
20. All educational courses shall be virtual. No student or educator classes shall be held onsite.
21. No outside loitering shall be allowed on the premises.

22. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
23. Outdoor storage and outdoor work are prohibited.
24. Delivery trucks associated with courier services stopping, loading, and unloading is prohibited on public streets and alleys.
25. 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.
26. The approved floor plan shall not be changed without prior approval by the Planning Department.
27. 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.
28. 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.
29. 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).
30. 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).
31. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
32. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
33. Trucks are prohibited from overnight storage on the property.

34. 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.
35. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter at least weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
36. 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.
37. 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.
38. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
39. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Department.
40. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
41. 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 23:004**

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. 926, A REQUEST BY ROB HARVEY/FTW ROBOTICS, LLC TO OPERATE A DRONE EDUCATION TECHNOLOGY COMPANY WITH LIVE ONLINE WORKSHOPS AND THE DISTRIBUTION OF DRONE HARDWARE AT 7016 MOTZ STREET IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Rob Harvey/FTW Robotics, LLC to operate a drone education technology company with live online workshops and the distribution of drone hardware at 7016 Motz Street 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 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, January 20, 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. 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.
9. The installation of exterior window security bars is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code.
10. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.

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, over driveways, and in parking and circulation areas.
12. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Department.
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 shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
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20. All educational courses shall be virtual. No student or educator classes shall be held onsite.
21. No outside loitering shall be allowed on the premises.
22. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
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24. Delivery trucks associated with courier services stopping, loading, and unloading is prohibited on public streets and alleys.
25. 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.

26. The approved floor plan shall not be changed without prior approval by the Planning Department.
27. 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.
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38. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
39. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Department.
40. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
41. 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 4th day of January 2023.

Gordon Weisenburger, Chair

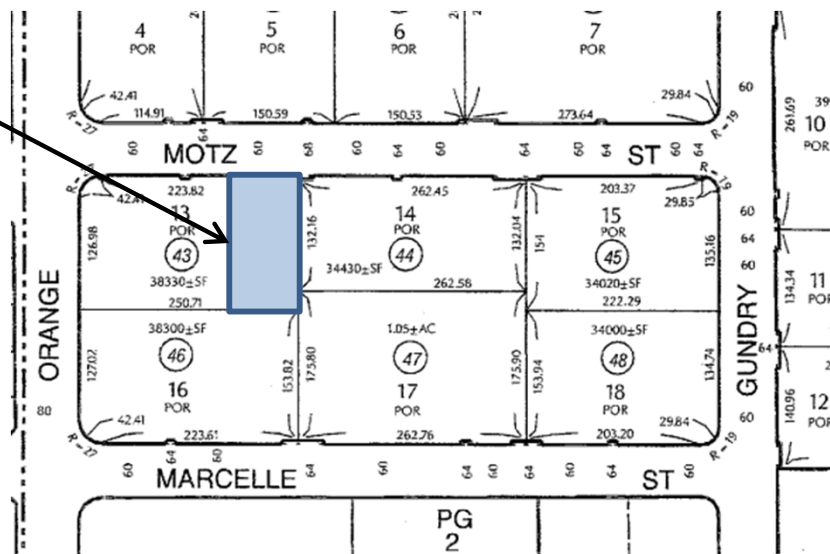
Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 926



**Subject
Property**



7016 Motz Street

JANUARY 4, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 927

- 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 23:005, APPROVING
A REQUEST BY CALIFORNIA INTERNATIONAL TRADE, LLC DBA THE
AMERICAN WEST TO LEGALIZE A WESTERN APPAREL
WHOLESALE BUSINESS AT 15155 GARFIELD AVENUE IN THE M-2
(HEAVY MANUFACTURING) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

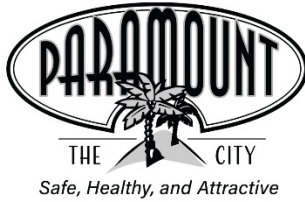
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 927
REQUEST:	Legalize a western apparel wholesale business
APPLICANT:	California International Trade, LLC dba The American West
MEETING DATE:	January 4, 2023
LOCATION:	15155 Garfield Avenue
ZONE:	M-2 (Heavy Manufacturing)
GENERAL PLAN:	Industrial
PLANNER:	Andrew Farias
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: Andrew Farias, Planning Intern
Date: January 4, 2023

**Subject: CONDITIONAL USE PERMIT NO. 927
CALIFORNIA INTERNATIONAL TRADE, LLC DBA THE AMERICAN
WEST**

BACKGROUND

This application is a request by California International Trade, LLC dba The American West for a conditional use permit (CUP) to legalize a western apparel wholesale business at 15155 Garfield Avenue in the M-2 (Heavy Manufacturing) zone. The proposed suite is located within a 20,000 square foot warehouse building with multiple tenants. The proposed warehouse suite contains 3,223 square feet. The property, constructed in 1969, is located west of Garfield Avenue between Somerset Boulevard and Adams Street. The applicant has leased from the property owner at the subject location since July 2022.

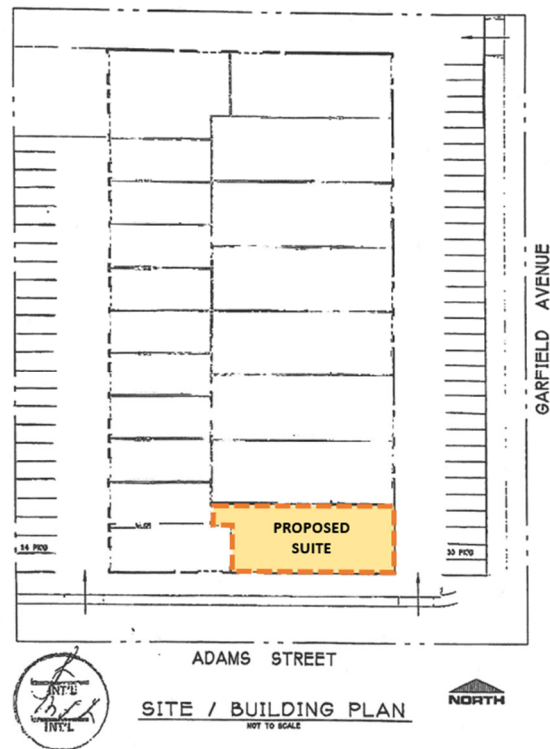
DESCRIPTION

The American West is a western apparel wholesale business. Business operations are Monday through Friday from 9:00 a.m. to 6:00 p.m. There are two employees working at the site. There are no commercial vehicles associated with the business operations. The delivery and pickup of materials associated with the business operations is limited to courier and freight forwarding services that are generally recognized as providing service to commercial areas such as United Parcel Service (UPS). The number of onsite pickups or outbound shipments to clients generally occur four times a week via UPS. Inbound deliveries of wholesale merchandise occur once a month on average.

Analysis

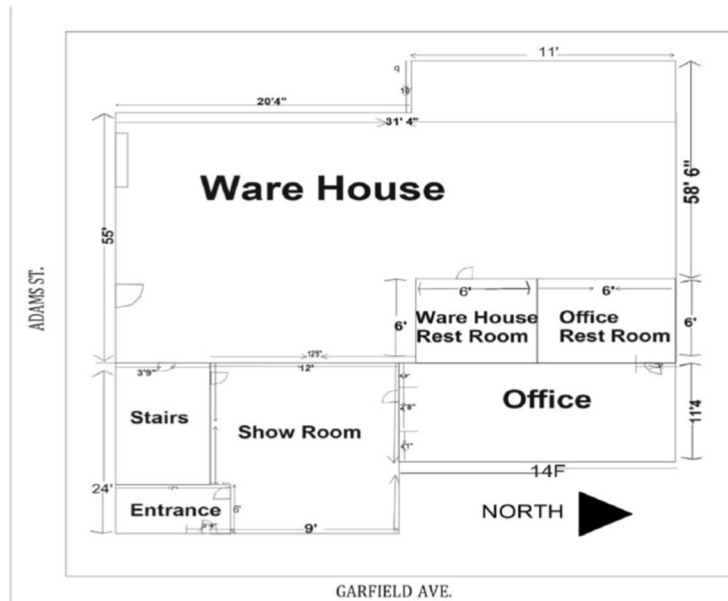
The business is located in an appropriate zone and is compatible with the surrounding businesses in the industrial complex. The location is adequate in size and location for the business, and sufficient parking will be provided.

Below is the site plan.



Below is the floor plan.

First Floor





Below are site photos from July 26, 2022.



The front of the subject unit facing
Garfield Avenue



The side of the subject unit facing
Adams Street

Environmental Assessment

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 23:005, approving Conditional Use Permit No. 927, 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, January 20, 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. 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.
- 9. The installation of exterior window security bars is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code.
- 10. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
- 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. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Department.
- 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. All unpermitted signs shall be removed from the exterior of the building. Any proposed signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation in accordance with Sections 17.36.030 and 17.44.170 of the Paramount Municipal Code.
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. Business hours shall be limited to 9:00 a.m. to 6:00 p.m., Monday through Friday.
19. The applicant shall plant a 36-inch box shade/canopy tree in the landscaped area south of the property facing Adams Street following separate Planning Department review and approval of the specific tree type and location.
20. 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.
21. No outside loitering shall be allowed on the premises.
22. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
23. Outdoor storage and outdoor work are prohibited.
24. Delivery trucks associated with courier services stopping, loading, and unloading is prohibited on public streets and alleys.
25. 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.
26. The approved floor plan shall not be changed without prior approval by the Planning Department.

27. 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.
28. 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.
29. 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).
30. 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).
31. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
32. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
33. Trucks are prohibited from overnight storage on the property.
34. 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.
35. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter at least weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective

measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.

36. 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.
37. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
38. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Department.
39. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
40. 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 23:005**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO CONDITIONAL USE PERMIT NO. 927, A REQUEST BY CALIFORNIA INTERNATIONAL TRADE, LLC DBA THE AMERICAN WEST TO LEGALIZE A WESTERN APPAREL WHOLESALE BUSINESS AT 15155 GARFIELD AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from California International Trade, LLC dba The American West to legalize a western apparel wholesale business at 15155 Garfield Avenue 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 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, January 20, 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. 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.
9. The installation of exterior window security bars is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code.
10. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.

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. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Department.
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. All unpermitted signs shall be removed from the exterior of the building and shall be maintained. Any proposed signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation in accordance with Sections 17.36.030 and 17.44.170 of the Paramount Municipal Code.
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. Business hours shall be limited to 9:00 a.m. to 6:00 p.m., Monday through Friday.
19. The applicant shall plant a 36-inch box shade/canopy tree to be planted in the landscaped area south of the property facing Adams Street following separate Planning Department review and approval of the specific tree type and location.
20. 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.
21. No outside loitering shall be allowed on the premises.
22. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.

23. Outdoor storage and outdoor work are prohibited.
24. Delivery trucks associated with courier services stopping, loading, and unloading is prohibited on public streets and alleys.
25. 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.
26. The approved floor plan shall not be changed without prior approval by the Planning Department.
27. 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.
28. 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.
29. 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).
30. 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).
31. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
32. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
33. Trucks are prohibited from overnight storage on the property.

34. 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.
35. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter at least weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
36. 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.
37. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
38. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Department.
39. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
40. 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.

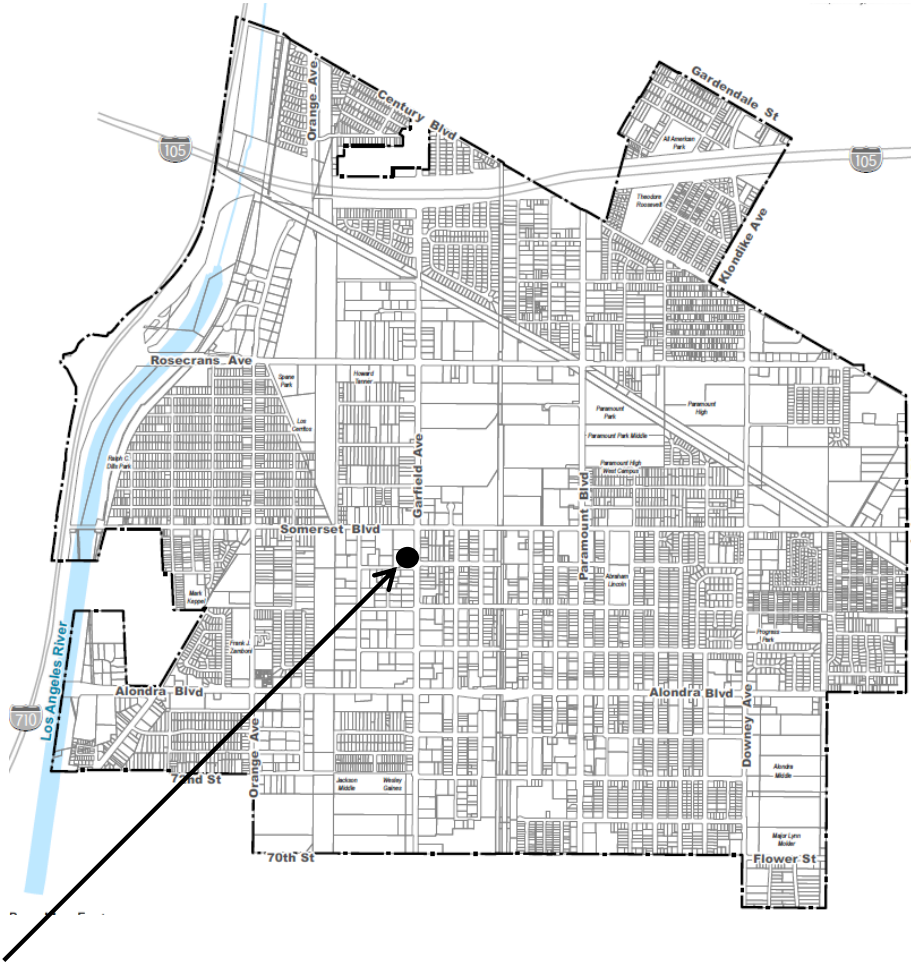
PASSED, APPROVED, and ADOPTED this 4th day of January 2023.

Gordon Weisenburger, Chair

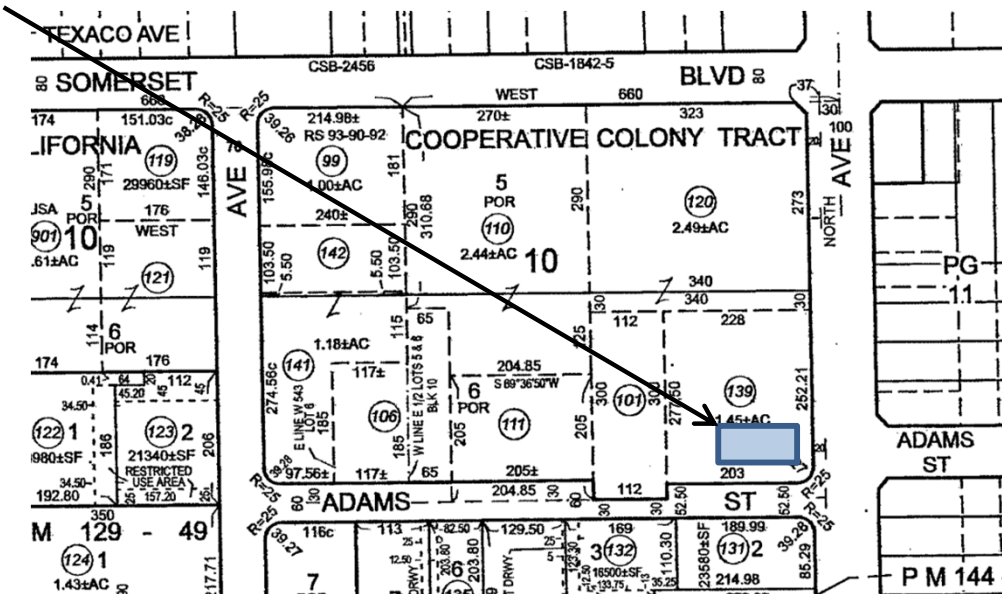
Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 927



**Subject
Property**



15155 Garfield Avenue

JANUARY 4, 2023

ORAL REPORT

CITY COUNCIL ACTIONS

JANUARY 4, 2023

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF