



PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Paramount Planning Commission scheduled for **February 1, 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, February 1, 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.

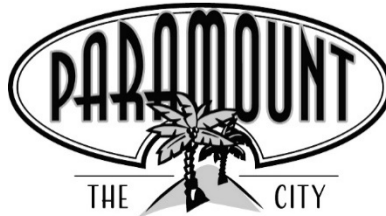
- **Teleconference: (562) 220-2036**

Participants wishing to address the Planning Commission by teleconference should call City Hall at **(562) 220-2036** by **5:00 p.m. on Wednesday, February 1, 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
February 1, 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 - VACANT Chair Gordon Weisenburger

MINUTES

1. [APPROVAL OF
MINUTES](#)

January 4, 2023

PUBLIC COMMENTS

OLD BUSINESS

PUBLIC HEARINGS

2. [CONTINUED
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. This project is a determination of a Class 1 Categorical Exemption pursuant to Article 19, Section 15301 (existing facilities) of California Environmental Quality Act (CEQA) Guidelines.

NEW BUSINESS

PUBLIC HEARINGS

3. [CONDITIONAL USE
PERMIT NO. 928](#)

A request by Jennifer Elledge/Barber Legacy Properties, LLC to allow limited automobile repair at 7337 Somerset Boulevard in the C-M (Commercial-Manufacturing) zone. This project is 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. 929](#)

A request by Jimenes Food, Inc. for a warehouse at 6840 DeBie Drive for food dry goods and food packaging materials. This project is a determination of a Class 1 Categorical Exemption pursuant to Article 19, Section 15301 (existing facilities) of California Environmental Quality Act (CEQA) Guidelines.

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- | | |
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| 5. <u>CONDITIONAL USE PERMIT NO. 930</u> | A request by Gino Lomeli/Prats, Inc. for La Casa Sol Y Mar to operate a restaurant with interior and outdoor customer seating at 8335 Rosecrans Avenue in the PD-PS (Planned Development with Performance Standards) zone. This project is a determination of a Class 1 Categorical Exemption pursuant to Article 19, Section 15301 (existing facilities) of California Environmental Quality Act (CEQA) Guidelines. |
|--|--|

REPORTS

- | | |
|---------------------------------------|--|
| 6. <u>ORAL REPORT</u> | City Council Actions |
| 7. <u>ORAL REPORT</u> | Quarterly Update – World Energy Sound Wall along Façade Avenue |

COMMENTS

- | | |
|------------------------------------|---|
| 8. <u>COMMENTS</u> | <ul style="list-style-type: none">▪ City Attorney▪ Commissioners▪ Staff |
|------------------------------------|---|

ADJOURNMENT

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

FEBRUARY 1, 2023

APPROVAL OF MINUTES

PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF JANUARY 4, 2023.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES JANUARY 4, 2023

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

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

ROLL CALL OF COMMISSIONERS

Present: Commissioner Ernie Esparza
Commissioner David Moody
Vice Chair - VACANT
Chair Gordon Weisenburger

Absent: Commissioner Javier Gonzalez

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

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

The motion was passed by the following roll call vote:

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

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES Chair Weisenburger presented the Planning Commission minutes of December 7, 2022 for approval.

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

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

NEW BUSINESS

PUBLIC HEARINGS

2. CONDITIONAL USE
PERMIT NO. 923
JD FUEL, INC. DBA
ANTHEM GAS AND
MARKET
7512 ALONDRA
BOULEVARD

Chair Weisenburger presented the item, 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.

Assistant Planning Director John King stated that as more times is required to review the proposal, 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.

It was moved by Commissioner Esparza, seconded by Commissioner Moody, to open and continue the public hearing for Conditional Use Permit No. 923 to the February 1, 2023 Planning Commission meeting. The motion was passed by the following roll call vote:

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

3. CONDITIONAL USE
PERMIT NO. 924
MARISCOS EL
PERIHUETE NO. 2,
INC. DBA EL PERI
SUSHI
16604 PARAMOUNT
BOULEVARD

Chair Weisenburger presented the item, 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.

Assistant Planning Director John King 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 30, 2022, staff determined that a condition of approval regarding business hours of operation included in the staff report and resolution required clarification. Associate Planner Reyes added that staff report and resolution posted on the City website on Friday, December 30, 2022 included the same condition of approval requiring clarification. Associate Planner Reyes explained that a revised staff report and resolution with the referenced condition of approval were 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.

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 and Moody,
Chair Weisenburger
NOES: None
ABSENT: Commissioner Gonzalez
ABSTAIN: None

It was moved by Commissioner Esparza, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 23:002, as amended in the revised staff report and resolution to include the following condition:

“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.”

The motion was passed by the following roll call vote:

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

4. CONDITIONAL USE
PERMIT NO. 925
ALVARO CORONA/
CORONA
CONSTRUCTION CO.
FOR SC FUELS
6825 ROSECRANS
AVENUE

Chair Weisenburger presented the item, 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.

Assistant Planning Director John King introduced Planning Intern Smyrna Caraveo who presented an overview of the request.

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

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.

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 and Moody,
Chair Weisenburger
NOES: None
ABSENT: Commissioner Gonzalez
ABSTAIN: None

It was moved by Commissioner Esparza, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 23:002, approving the request. The motion was passed by the following roll call vote:

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

5. CONDITIONAL USE
PERMIT NO. 926
ROB HARVEY/FTW
ROBOTICS, LLC
7016 MOTZ STREET

Chair Weisenburger presented the item, 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.

Assistant Planning Director John King introduced Planning Intern Andrew Farias who presented an overview of the request.

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

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.

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 and Moody,
Chair Weisenburger

NOES: None

ABSENT: Commissioner Gonzalez

ABSTAIN: None

It was moved by Commissioner Esparza, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 23:004, approving the request. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza and Moody,
Chair Weisenburger

NOES: None

ABSENT: Commissioner Gonzalez

ABSTAIN: None

6. CONDITIONAL USE
PERMIT NO. 927
CALIFORNIA
INTERNATIONAL
TRADE, LLC DBA THE
AMERICAN WEST
15155 GARFIELD
AVENUE

Chair Weisenburger presented the item, 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 Manufactur8ing) zone.

Assistant Planning Director John King introduced Planning Intern Andrew Farias who presented an overview of the request.

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

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.

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 and Moody,
Chair Weisenburger
NOES: None
ABSENT: Commissioner Gonzalez
ABSTAIN: None

It was moved by Commissioner Esparza, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 23:005, approving the request. The motion was passed by the following roll call vote:

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

REPORTS

7. CITY COUNCIL ACTIONS

Assistant Planning Director John King stated that the City Council at its December 13, 2022 meeting reviewed and adopted an additional interim urgency ordinance approving Zoning Ordinance Text Amendment No. 29, extending for an additional one year the interim urgency ordinance adopted December 14, 2021 and extended January 18, 2022 by the City Council, revising Title 17 of the Paramount Municipal Code to implement provisions of Senate Bill 9 regarding urban lot splits and two-unit residential developments on properties in the R-1 (Single-Family Residential) zone.

Assistant Planning Director John King also stated that Commissioner Alicia Anderson is no longer serving on the Planning Commission since she has been elected for a position on the Paramount Unified School District Board, and he wished her well.

8. COMMENTS FROM CITY ATTORNEY, COMMISSIONERS AND STAFF
- There were none.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:30 p.m. to the next Planning Commission meeting to be held on Wednesday, February 1, 2023, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Gordon Weisenburger, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

FEBRUARY 1, 2023

CONTINUED PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 923

A. MOTION IN ORDER:

B. CONTINUE THE PUBLIC HEARING TO MARCH 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: February 1, 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 offsite consumption from an existing service station market at 7512 Alondra Boulevard in the M-1 (Light Manufacturing) zone. On January 4, 2023, the Planning Commission opened and continued the public hearing for more staff time to review the proposal. The applicant is now requesting additional time to evaluate options, and it is recommended that the Planning Commission continue the item.

RECOMMENDED ACTION

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

FEBRUARY 1, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 928

- 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 23:006, APPROVING
A REQUEST BY JENNIFER ELLEDGE/BARBER LEGACY
PROPERTIES, LLC TO ALLOW LIMITED AUTOMOBILE REPAIR AT
7337 SOMERSET BOULEVARD IN THE C-M (COMMERCIAL-
MANUFACTURING) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

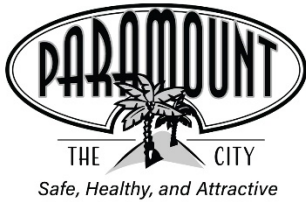
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Conditional Use Permit No. 928

REQUEST: Limited automobile repair

APPLICANT: Jennifer Elledge/Barber Legacy Properties, LLC

MEETING DATE: February 1, 2023

LOCATION: 7337 Somerset Boulevard

ZONE: C-M (Commercial-Manufacturing)

GENERAL PLAN: Commercial

PLANNER: John Carver

RECOMMENDATION: Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By:
Date: February 1, 2023

**Subject: CONDITIONAL USE PERMIT NO. 928
JENNIFER ELLEDGE/BARBER LEGACY PROPERTIES, LLC**

BACKGROUND

This item is a request by Jennifer Elledge/Barber Legacy Properties, LLC for a Conditional Use Permit (CUP) to allow limited automobile repair at 7337 Somerset Boulevard in the C-M (Commercial-Manufacturing) zone. The 16,200 square foot lot is developed with a 4,416 square foot commercial building with office space, six automotive service bays, and a detached 377 square foot spray booth. The applicant is the property owner.

On March 10, 2022, the Planning Commission adopted Resolution No. PC 22:015, revoking CUP No. 507. The revoked CUP had been active since the Planning Commission approval on September 12, 2001 to operate an automotive service center with auto repair; auto body shop/auto body repair; tires sales and repair; stereo and alarm installation and repair; window tint installation; and vehicle registration services at the subject location. The Planning Commission approved the revocation in accordance with Section 17.48.070 of the Paramount Municipal Code.

A copy of the staff report for the March 2022 revocation of CUP No. 507 is attached.

The property owner and business owner appealed the Planning Commission revocation decision to the City Council. However, following negotiations with the City Prosecutor, the business owner agreed to vacate the premises, and the appeal to the City Council was withdrawn. The business owner vacated the premises in late 2022.

DESCRIPTION

The applicant is presently marketing the property to potential tenants. Since auto body work has been a prohibited use citywide since 2018 and the land use classification was downzoned from M-1 (Light Manufacturing) to C-M several years ago, the possible automobile-based uses is limited to only business types with minimal neighborhood impacts.

Given the six garage bays, the applicant is requesting up to three tenants (three separate businesses) to conduct business under the following automotive-related categories:

- Air conditioning and heating repair
- Car alarm installation and repair
- Electrical service
- Auto parts and supply – retail and wholesale
- Auto stereo installation and repair
- General automotive repair, excluding auto body repair
- Smog check or testing
- Smog repair station
- Quick oil change
- Upholstery installation and repair
- Wheel alignment
- Fuel injection repair and service
- Carburetor repair and installation
- Auto glass installation and tinting
- Brake inspection, installation, and repair
- Electric car service
- Manual and automatic transmission repair
- Tire and wheel sales and installation
- Car wrapping
- Muffler service

While the applicant has requested that manual and standard transmission repair, and muffler service be permitted uses, due to noise issues we recommend that these two services be removed as permitted uses.

The proposed businesses will staff operations with a total of 15 onsite employees. The applicant proposes hours of operation that would be limited to 8:00 a.m. to 8:00 p.m., all seven days of the week.

The property owner has confirmed that the spray booth, which is located at the rear of the property, will be deactivated and repurposed for storage uses.

The applicant states in the CUP application that property improvements will include refurbished landscaping in the front setback, repairs to the wall, new exterior paint, and repaving of the parking lot asphalt.

Recommended conditions of approval include refurbishing the colored stamped concrete at the driveway entrance, repainting the metal perimeter fencing, restriping the parking lot for Americans with Disabilities Act (ADA) compliance, refurbishing/repainting the exterior of the building and bay doors as needed, repairing/refurbishing the trash enclosure, and removing or relocating all exposed electrical wires.

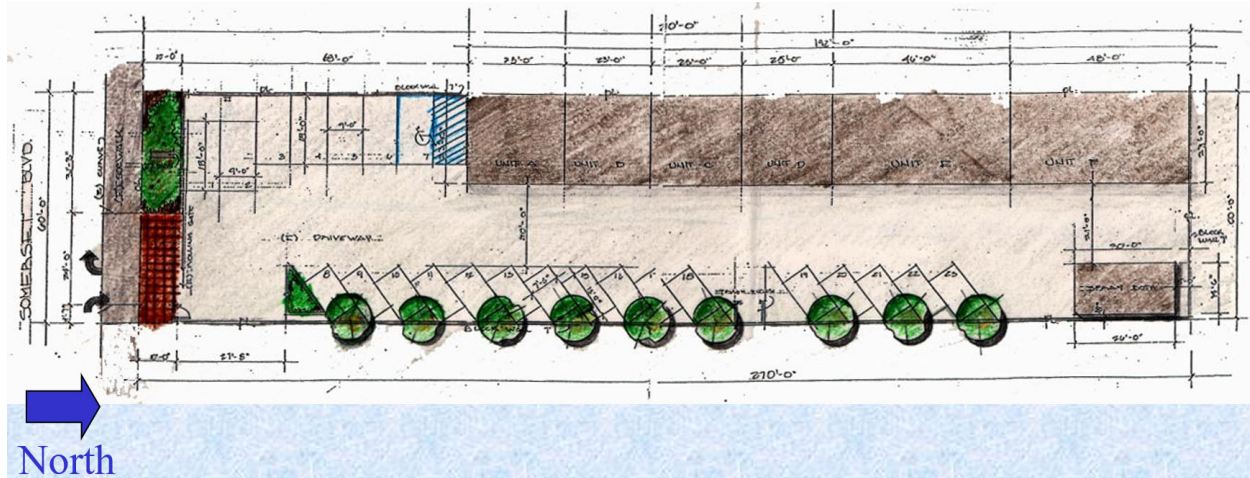
Photos

The following are photos from January 25, 2023 of the subject site:



Plan

The following is the site 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 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 23:006, approving Conditional Use Permit No. 928, 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, February 17, 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 for any future proposed construction.

8. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
9. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
10. The installation of exterior security doors, gates and window coverings, including, but not limited to, bars, grilles, grates, and overhead roll-down doors, or any exterior-mounted covering of any type, is prohibited in accordance with Section 17.24.050(J) of the Paramount Municipal Code.
11. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
12. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
13. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
14. The business hours of operation shall be limited to 8:00 a.m. to 8:00 p.m., Monday through Sunday.
15. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
16. Special events, 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.
17. The trash enclosure shall be repaired/refurbished. The trash enclosure, shall be modified as needed to accommodate trash, recyclables, and organic waste. All exterior bins and barrels shall be enclosed by a solid decorative masonry wall not less than six feet in height, with decorative cover, decorative side protection to keep trespassers out, and appropriate solid gate, following separate Planning Department review and approval. No storage shall be permitted above the height of the surrounding enclosure walls.
18. The approved floor plan shall not be changed without prior approval by the Planning Department.

19. 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.
20. 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.
21. The applicant and all associated businesses 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).
22. In the ongoing business operations, the applicant and all associated businesses 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).
23. In the ongoing business operations, the applicant and all associated businesses shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
24. All businesses shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
25. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
26. The applicant and all associated businesses 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 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.

27. 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.
28. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
29. Trucks are prohibited from overnight storage on the property.
30. 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.
31. The block wall along the perimeter shall be refurbished and repaired as needed.
32. The parking lot shall be repaved, and parking lot stalls shall be restriped. The parking lot striping shall comply with Americans with Disabilities Act (ADA) requirements.
33. The colored stamped concrete at the driveway entrance shall be refurbished.
34. The metal perimeter fencing shall be repainted following separate Planning Department review and approval of the paint color.
35. The exterior of the building and bay doors shall be refurbished/repainted as needed.
36. All exposed electrical wires shall be removed or concealed.
37. The spray booth shall be deactivated and repurposed for storage uses for tenant business use only. The spray booth shall never be used for painting.
38. Auto body and auto paint uses are prohibited.
39. The following uses are permitted:
 - a. Air conditioning and heating repair
 - b. Car alarm installation and repair
 - c. Electrical service
 - d. Auto parts and supply – retail and wholesale
 - e. Auto stereo installation and repair

- f. General automotive repair, excluding auto body repair
 - g. Smog check or testing
 - h. Smog repair station
 - i. Quick oil change
 - j. Upholstery installation and repair
 - k. Wheel alignment
 - l. Fuel injection repair and service
 - m. Carburetor repair and installation
 - n. Auto glass installation and tinting
 - o. Brake inspection, installation, and repair
 - p. Electric car service
 - q. Tire and wheel sales and installation
 - r. Car wrapping
40. Deliveries and customer vehicles shall not disrupt the normal flow of traffic on Somerset Boulevard.
41. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
42. 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 onsite business operations.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 23:007**

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. 929, A REQUEST BY JIMENES FOOD, INC. FOR A WAREHOUSE FOR FOOD DRY GOODS AND FOOD PACKAGING MATERIALS AT 6840 DEBIE DRIVE IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Jimenes Food, Inc. for a warehouse for food dry goods and food packaging materials at 6840 DeBie Drive in the M-2 (Heavy Manufacturing) zone; and

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

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

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

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

1. Except as set forth in conditions, development shall take place 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, February 17, 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. 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. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
13. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
14. The chain link fence at the west side of the property shall be replaced with a decorative fence or wall in compliance with Section 17.36.090(F) of the Paramount Municipal Code. The fence or wall design and precise location shall be reviewed and approved by the Planning Division before installation.
15. The chain link gate at the front of the property shall be replaced with an iron gate in compliance with Section 17.36.090(F) of the Paramount Municipal Code. The fence or wall design and precise location shall be reviewed and approved by the Planning Division before installation.
16. The electrical transformer box at the front of the property facing DeBie Drive shall be repainted/refurbished in a forest green color.
17. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
18. 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.
19. Business hours shall be limited to 6:00 a.m. to 5:00 p.m., Monday through Friday.
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. Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments 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. Overnight storage of trucks on the property is limited to two cargo vans and two 20-foot delivery trucks which can only be stored in the south parking lot area to the rear of the solid, view-obscuring gate and wall.

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 Division.
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 1st day of February 2023.

Gordon Weisenburger, Chair

Attest:

Valerie Zaragoza, Administrative Assistant

7337 Somerset Blvd.

FEBRUARY 1, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 929

- 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 23:007, APPROVING
A REQUEST BY JIMENES FOOD, INC. FOR A WAREHOUSE FOR
FOOD DRY GOODS AND FOOD PACKAGING MATERIALS AT 6840
DEBIE DRIVE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

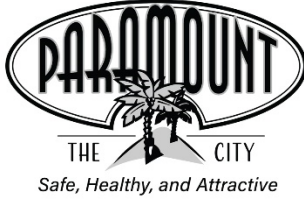
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 929
REQUEST:	Operate a warehouse for food dry goods and food packaging materials
APPLICANT:	Jimenes Food, Inc.
MEETING DATE:	February 1, 2023
LOCATION:	6840 DeBie Drive
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: February 1, 2023

**Subject: CONDITIONAL USE PERMIT NO. 929
JIMENES FOOD, INC.**

BACKGROUND

This application is a request by Jimenes Food, Inc. for a warehouse for food dry goods and food packaging materials at 6840 DeBie Drive in the M-2 (Heavy Manufacturing) zone. The proposed warehouse is a 11,276 square foot building on a 22,356 square foot lot in the Orange Industrial Park. The warehouse, constructed in 1979, is located west of Orange Avenue between DeBie Drive and Walthall Way.

The proposed warehouse for food dry goods and food packaging materials would support the company's food manufacturing operations at 7046 Jackson Street. Jimenes Food has operated from 7046 Jackson Street since 2002, and increased business has necessitated this secondary storage location.

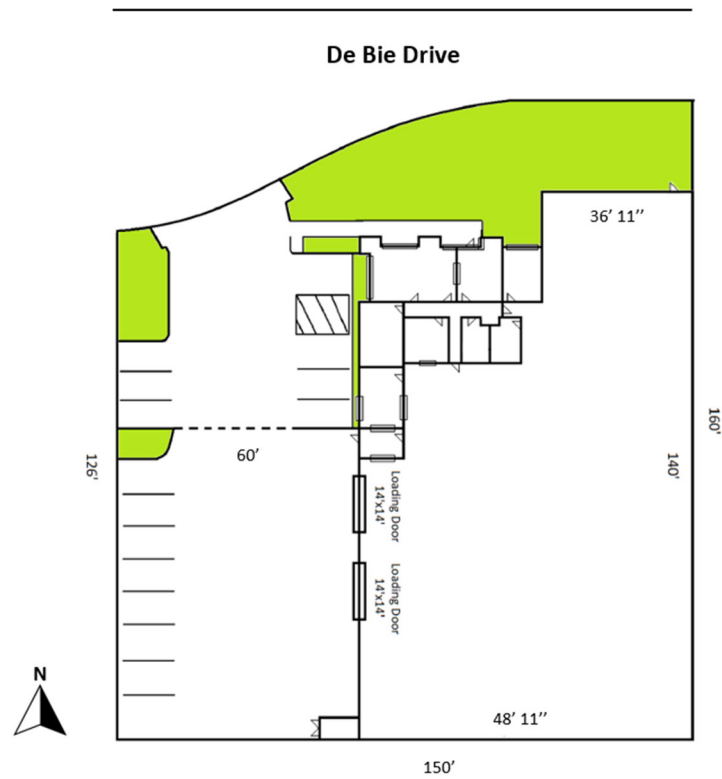
DESCRIPTION

Jimenes Food manufactures Mexican food products and would use the proposed storage warehouse to support their food manufacturing operations. Business operations at the proposed warehouse would be Monday through Friday from 6:00 a.m. to 5:00 p.m. There would be five employees working onsite.

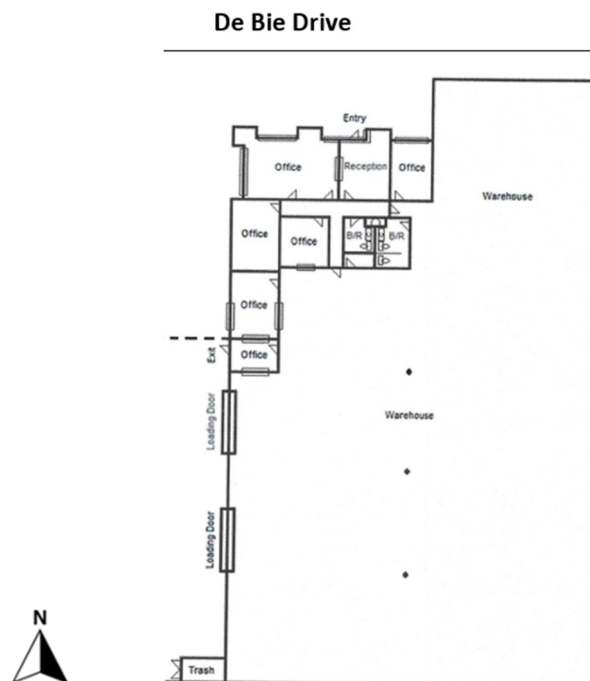
Jimenes Food owns two cargo vans and two 20-foot delivery trucks that would be used to transport food dry goods and packaging materials to the food manufacturing facility at 7046 Jackson Street. The applicant proposes to only store two cargo vans and two 20-foot delivery trucks on the subject property, and only in the south area behind a solid, view-obscuring gate. Doing so will improve parking needs at the 7046 Jackson Street location.

The company has approximately eight suppliers that will deliver food dry goods and packaging materials to the proposed warehouse facility. Inbound deliveries from suppliers would occur approximately five times per week, or once per day. Outbound deliveries to the food processing site at 7046 Jackson Street would occur approximately once per week.

Below is the site plan.



Below is the floor plan.



Below are site photos from January 11, 2023.



The front of the warehouse facing DeBie Drive



Loading areas at the west side of the warehouse, facing parking lot

Analysis

The business is located in an appropriate manufacturing zone and is compatible with the surrounding businesses in the Orange Industrial Park. The location is adequate in size and location for the warehouse operations, and sufficient parking will be provided.

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 23:007, approving Conditional Use Permit No. 929, 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, February 17, 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. 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. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
13. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
14. The chain link fence at the west side of the property shall be replaced with a decorative fence or wall in compliance with Section 17.36.090(F) of the Paramount Municipal Code. The fence or wall design and precise location shall be reviewed and approved by the Planning Division before installation.
15. The chain link gate at the front of the property shall be replaced with an iron gate in compliance with Section 17.36.090(F) of the Paramount Municipal Code. The fence or wall design and precise location shall be reviewed and approved by the Planning Division before installation.
16. The electrical transformer box at the front of the property facing DeBie Drive shall be repainted/refurbished in a forest green color.
17. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.

18. 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.
19. Business hours shall be limited to 6:00 a.m. to 5:00 p.m., Monday through Friday.
20. Additional landscaping shall be planted in the landscape planters. A minimum of 65% of the landscaping shall be covered by plant density to be in compliance with Section 17.36.090(J)(4) of the Paramount Municipal Code. Landscaping changes, including specific plant types, locations, and sizes, shall be subject to Planning Division review and approval.
21. 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.
22. No outside loitering shall be allowed on the premises.
23. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
24. Outdoor storage and outdoor work are prohibited.
25. Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments is prohibited on public streets and alleys.
26. 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.
27. The approved floor plan shall not be changed without prior approval by the Planning Department.
28. 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.

29. 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.
30. 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).
31. 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).
32. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
33. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
34. Overnight storage of trucks on the property is limited to two cargo vans and two 20-foot delivery trucks which can only be stored in the south parking lot area to the rear of the solid, view-obscuring gate and wall.
35. 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.
36. 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.

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 23:007**

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. 929, A REQUEST BY JIMENES FOOD, INC. FOR A WAREHOUSE FOR FOOD DRY GOODS AND FOOD PACKAGING MATERIALS AT 6840 DEBIE DRIVE IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Jimenes Food, Inc. for a warehouse for food dry goods and food packaging materials at 6840 DeBie Drive in the M-2 (Heavy Manufacturing) zone; and

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

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

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

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

1. Except as set forth in conditions, development shall take place 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, February 17, 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. 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. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
13. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
14. The chain link fence at the west side of the property shall be replaced with a decorative fence or wall in compliance with Section 17.36.090(F) of the Paramount Municipal Code. The fence or wall design and precise location shall be reviewed and approved by the Planning Division before installation.
15. The chain link gate at the front of the property shall be replaced with an iron gate in compliance with Section 17.36.090(F) of the Paramount Municipal Code. The fence or wall design and precise location shall be reviewed and approved by the Planning Division before installation.
16. The electrical transformer box at the front of the property facing DeBie Drive shall be repainted/refurbished in a forest green color.
17. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
18. 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.
19. Business hours shall be limited to 6:00 a.m. to 5:00 p.m., Monday through Friday.
20. Additional landscaping shall be planted in the landscape planters. A minimum of 65% of the landscaping shall be covered by plant density to be in compliance with Section 17.36.090(J)(4) of the Paramount Municipal Code. Landscaping changes, including specific plant types, locations, and sizes, shall be subject to Planning Division review and approval.

21. 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.
22. No outside loitering shall be allowed on the premises.
23. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
24. Outdoor storage and outdoor work are prohibited.
25. Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments is prohibited on public streets and alleys.
26. 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.
27. The approved floor plan shall not be changed without prior approval by the Planning Department.
28. 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.
29. 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.
30. 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).

31. 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).
32. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
33. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
34. Overnight storage of trucks on the property is limited to two cargo vans and two 20-foot delivery trucks which can only be stored in the south parking lot area to the rear of the solid, view-obscuring gate and wall.
35. 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.
36. 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.
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 Division.
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 1st day of February 2023.

Gordon Weisenburger, Chair

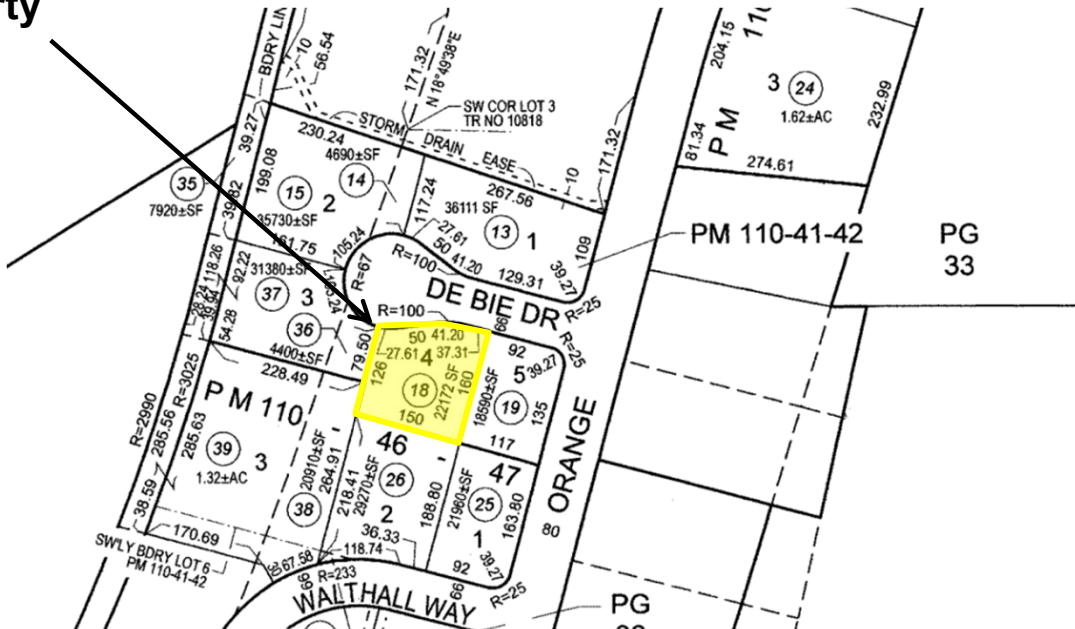
Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 929



**Subject
Property**



6840 DeBie Drive

FEBRUARY 1, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 930

- 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 23:008, APPROVING
A REQUEST BY GINO LOMELI/PRATS, INC. FOR LA CASA SOL Y
MAR TO OPERATE A RESTAURANT WITH INTERIOR AND OUTDOOR
CUSTOMER SEATING AT 8335 ROSECRANS AVENUE IN THE PD-PS
(PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)
ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

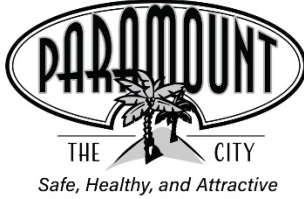
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 930
REQUEST:	Operate a restaurant with interior and outdoor customer seating
APPLICANT:	Gino Lomeli/Prats, Inc. for La Casa Sol Y Mar
MEETING DATE:	February 1, 2023
LOCATION:	8335 Rosecrans Avenue
ZONE:	PD-PS (Planned Development with Performance Standards)
GENERAL PLAN:	Commercial
PLANNER:	Ivan Reyes
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: Ivan Reyes, Associate Planner
Date: February 1, 2023

**Subject: CONDITIONAL USE PERMIT NO. 930
GINO LOMELI/PRATS, INC. FOR LA CASA SOL Y MAR**

BACKGROUND

This application is a request by Gino Lomeli/Prats, Inc. for La Casa Sol Y Mar for a conditional use permit (CUP) to operate a restaurant with interior and outdoor customer seating at 8335 Rosecrans Boulevard in the PD-PS (Planned Development with Performance Standards) zone. The property is located on the north side of Rosecrans Avenue. The 15,860 square foot site is developed with a standalone 2,673 square foot restaurant.

In June 2017, the Planning Commission approved CUP No. 840 to allow the operation of a restaurant at the subject location. Furthermore, the restaurant serves beer and wine as approved by the Planning Commission under CUP No. 845 in June 2012. California Department of Alcoholic Beverage Control (ABC) records indicate that the previous owner maintained an active license for the sale of beer and wine (Type 41) since August 2022. The license transfer to the current owner has been pending since November 2022. The purpose of this hearing is to consider the outdoor seating and establish new conditions to comply with City regulations.

The Development Review Board will review Development Review Application No. 23:002, a request to construct a 793 square foot outdoor dining patio area, at its meeting later this evening.

DESCRIPTION

The owner of La Casa Sol Y Mar intends to begin operation in February 2023. The business hours of operation are Monday through Sunday from 8:00 a.m. to 10:00 p.m. There are a total of fourteen employees. The applicant does not propose amplified live music.

As part of the CUP review, staff conducted a parking analysis based on the parking requirements of one parking space per each three customer seats that the restaurant provides. The La Casa Sol Y Mar restaurant currently accommodates 77 total customer seats which require 26 parking spaces. The proposed expansion for the outdoor dining

area will reconfigure the parking spaces on the premises. La Casa Sol Y Mar will provide 44 outdoor customer seats.

However, staff determined that the restaurant will not have a net increase in customer seating since 44 of the indoor seats will be relocated to the outdoor dining area. The total number of parking spaces will remain the same, including two Americans with Disabilities Act (ADA)-compliant parking.

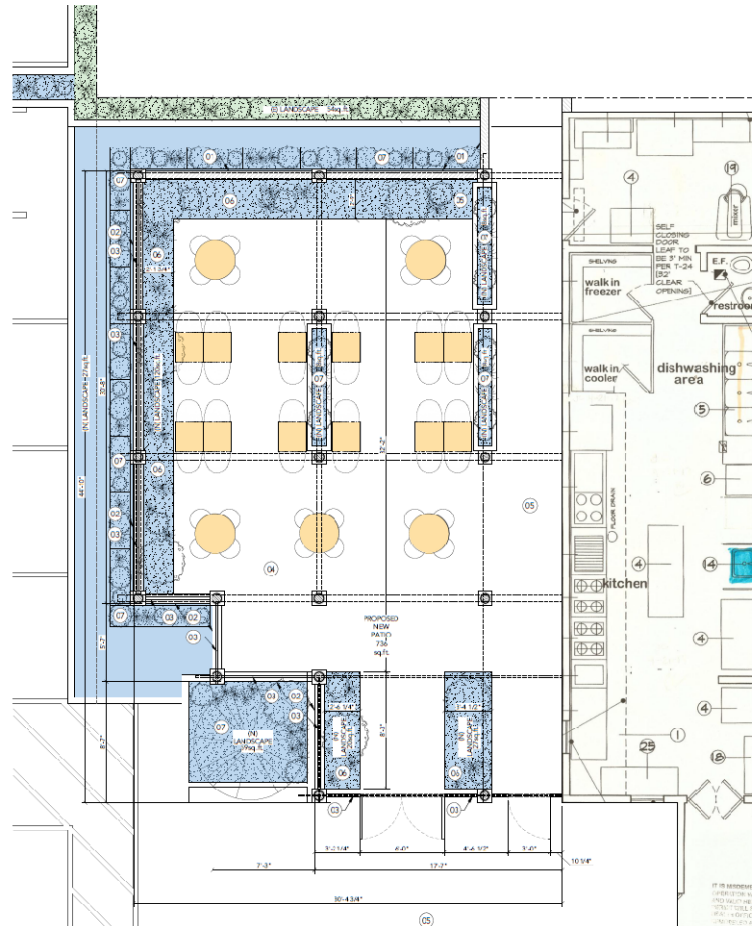
Plans

Below is the proposed site plan for the property.



Rosecrans Avenue

Below is the proposed floor plan for the outdoor seating.



Photo

Below is a photo looking east at the subject building.



Analysis

The proposed restaurant and patio are located in an appropriate zone and is compatible with the surrounding businesses in the plaza. The location is adequate in size and location for the proposed business, and sufficient parking will be provided. The outdoor patio will be designed to minimize noise on the north side.

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, February 17, 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. 845.
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 shall be limited to 8:00 a.m. to 10:00 p.m., Monday through Sunday.
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. The trash enclosure shall be modified as needed to accommodate trash, recyclables, and organic waste. All exterior bins and barrels shall be enclosed by a solid decorative masonry wall not less than six feet in height, with decorative cover, decorative side protection to keep trespassers out, 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 beyond the outdoor patio area 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 employee or agent shall be permitted to accept money or any other object of value from a customer for the purpose of sitting or otherwise spending time with customers while on the premises, nor shall the licensee provide, permit, or make available persons who act as escorts, companions, or guests of and for the customers, either with or without compensation.
24. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while on the premises.
25. No obstructions shall be attached, fastened, or connected to either the partitions or ceiling to separate the interior space of the licensed premises.
26. No self-service of alcoholic beverages shall be permitted.
27. There shall be no selling of alcoholic beverages for future compensation.
28. The applicant shall not have, upon the subject premises, any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607(a) of the California Business and Professions Code.
29. The applicant and/or any employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the California Business and Professions Code.
30. The person designated to be responsible for the operation of the business shall not perform official police or investigative activities but shall immediately report every violation of law and every unusual occurrence to the Los Angeles County Sheriff's Department.
31. Solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit drinks from customers, as per Section 303 of the California Penal Code.

32. The approved floor plan shall not be changed without prior approval by the Planning Department and the Los Angeles County Sheriff's Department.
33. All employees shall possess at the site a valid driver license or identification card issued by the California Department of Motor Vehicles. All employees shall present such identification upon demand by any regulatory official.
34. Hookah tobacco use is prohibited.
35. Any ongoing live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council.
36. A single jukebox may be maintained upon the premises; however, the music shall not be audible outside the premises.
37. All alcoholic beverages purchased on the subject site shall be consumed within the business establishment.
38. All stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
39. 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.
40. 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.
41. 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.
42. 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).

43. 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).
44. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
45. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
46. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
47. 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.
48. 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.
49. The exterior lighting fixtures on the building shall be painted and refurbished as needed and maintained in good condition.
50. 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.
51. The applicant must obtain 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).

52. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
53. As part of the approval, the property owner agrees to provide the City of Paramount with a 20-year extension of the 1,500 square foot easement for the purpose of a pocket park at the north of the site.
54. The applicant shall provide documentation to the Planning Department confirming the California Department of Alcohol Beverage Control authorization for the sale of beer and wine for onsite consumption within the new outdoor patio area.
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.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 23:008**

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. 930, A REQUEST BY GINO LOMELI/PRATS, INC. FOR LA CASA SOL Y MAR TO OPERATE A RESTAURANT WITH INTERIOR AND OUTDOOR CUSTOMER SEATING AT 8335 ROSECRANS AVENUE IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Gino Lomeli/Prats, Inc. for La Casa Sol Y Mar for a conditional use permit (CUP) to operate a restaurant with interior and outdoor customer seating at 8335 Rosecrans Avenue in the PD-PS (Planned Development with Performance Standards) zone; and

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

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

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

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

- 1. Except as set forth in conditions, development shall take place as shown on the approved site plans and elevations. Any material deviation must be approved by the Planning Department before construction.
- 2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, February 17, 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. 845.
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 shall be limited to 8:00 a.m. to 10:00 p.m., Monday through Sunday.
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. The trash enclosure shall be modified as needed to accommodate trash, recyclables, and organic waste. All exterior bins and barrels shall be enclosed by a solid decorative masonry wall not less than six feet in height, with decorative cover, decorative side protection to keep trespassers out, 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 beyond the outdoor patio area 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 employee or agent shall be permitted to accept money or any other object of value from a customer for the purpose of sitting or otherwise spending time with customers while on the premises, nor shall the licensee provide, permit, or make available persons who act as escorts, companions, or guests of and for the customers, either with or without compensation.
24. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while on the premises.
25. No obstructions shall be attached, fastened, or connected to either the partitions or ceiling to separate the interior space of the licensed premises.
26. No self-service of alcoholic beverages shall be permitted.
27. There shall be no selling of alcoholic beverages for future compensation.
28. The applicant shall not have, upon the subject premises, any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607(a) of the California Business and Professions Code.
29. The applicant and/or any employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the California Business and Professions Code.
30. The person designated to be responsible for the operation of the business shall not perform official police or investigative activities but shall immediately report every violation of law and every unusual occurrence to the Los Angeles County Sheriff's Department.
31. Solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit drinks from customers, as per Section 303 of the California Penal Code.
32. The approved floor plan shall not be changed without prior approval by the Planning Department and the Los Angeles County Sheriff's Department.
33. All employees shall possess at the site a valid driver license or identification card issued by the California Department of Motor Vehicles. All employees shall present such identification upon demand by any regulatory official.
34. Hookah tobacco use is prohibited.

35. Any ongoing live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council.
36. A single jukebox may be maintained upon the premises; however, the music shall not be audible outside the premises.
37. All alcoholic beverages purchased on the subject site shall be consumed within the business establishment.
38. All stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
39. 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.
40. 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.
41. 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.
42. 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).
43. 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)
44. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).

45. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
46. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
47. 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.
48. 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.
49. The exterior lighting fixtures on the building shall be painted and refurbished as needed and maintained in good condition.
50. 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.
51. The applicant must obtain 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).
52. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
53. As part of the approval, the property owner agrees to provide the City of Paramount with a 20-year extension of the 1,500 square foot easement for the purpose of a pocket park at the north of the site.

54. The applicant shall provide documentation to the Planning Department confirming the California Department of Alcohol Beverage Control authorization for the sale of beer and wine for onsite consumption within the new outdoor patio area.
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 7. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED this 1st day of February 2023.

Gordon Weisenburger, Chair

Attest:

Valerie Zaragoza, Administrative Assistant

8335 Rosecrans Ave.

FEBRUARY 1, 2023

ORAL REPORT

CITY COUNCIL ACTIONS

FEBRUARY 1, 2023

REPORT

QUARTERLY UPDATE – WORLD ENERGY SOUND WALL



To: Honorable Planning Commission

From: John Carver, Planning Director

By:

Date: February 1, 2023

Subject: ORAL REPORT – QUARTERLY UPDATE: WORLD ENERGY SOUND WALL ALONG FAÇADE AVENUE

This item is an oral report from Andy Nierenberg of Overland, Pacific & Cutler (OPC).

On April 11, 2022, the City Council approved Resolution No. 22:021, which is an amendment to Conditional Use Permit (CUP) No. 757 for the Renewable Fuels Conversion Project at the Paramount Refinery at 14700 Downey Avenue in the M-2 (Heavy Manufacturing) zone. The applicant was AltAir Paramount, LLC. In 2018, World Energy purchased AltAir and the refinery, and AltAir became a wholly owned subsidiary of World Energy.

The City Council approval of the amended CUP included conditions of approval. Condition No. 7 requires the applicant to contract with a consultant to develop a report regarding efforts to construct a sound wall. The sound wall would be located on or adjacent to the eastern edge of the rear yards of the homes on the east side of Façade Avenue, north of Rosecrans Avenue. Condition No. 7 also requires the applicant to submit a quarterly progress report detailing best efforts to construct the wall.

AltAir/World Energy has contracted with OPC to meet the requirements of Condition No. 7 of Resolution No. 22:021/Amendment to CUP No. 757. The 2022 Fourth Quarter Status Update is attached.



2022 Fourth Quarter Status Update

Current status:

- 1) OPC has reviewed the available maps/plans of the project area from World Energy and publicly available information on the WSAB project from Metro.
- 2) Metro is preparing the Final Environmental Impact Report (EIS/R) with the anticipated Metro Board EIR certification by March 2024 and Federal Transit Administration Record of Decision by 2024. OPC remains in contact with Metro regarding the status of this process.
- 3) OPC is conducting analysis of the viability of a sound wall with our findings to be assembled in a prefeasibility study (PFS).
- 4) OPC remains engaged in ongoing discussions with these Right of Way stakeholders (Metro, Union Pacific Railroad and the Joint Ports of Long Beach and Los Angeles), and expects to continue through the second quarter of next year. No contact has been made with the public, specifically the adjoining property owners, to maintain the integrity of the WSAB Draft EIR process.

Next steps:

- 1) OPC is awaiting more information on the WSAB EIS/R updated design that will be available once Metro submits updated freight design in Feb 2023. OPC continues to engage with Metro and Union Pacific Railroad regarding progress on the WSAB.
- 2) World Energy will continue facilitating communication with OPC supporting the gathering of necessary data.
- 3) Upon completion of our research and analysis, OPC will submit a Draft PFS to World Energy, who will submit the final PFS to the City. OPC will be available at a Planning Commission meeting to answer questions on the findings.

Respectfully Submitted
OPC

FEBRUARY 1, 2023

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF