

PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Paramount Planning Commission scheduled for **March 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, March 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**

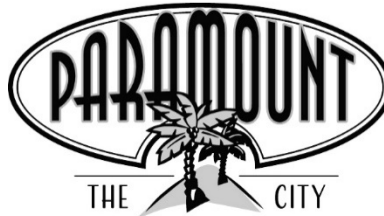
Participants wishing to address the Planning Commission by teleconference should call City Hall at **(562) 220-2036** by **5:00 p.m. on Wednesday, March 1, 2023** and provide the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item Number; 5) Subject. 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

March 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](#)

February 1, 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. 931](#)

A request by Francisco Madrid/Xclusive Auto to replace a spray booth with a new spray booth at an existing automobile body shop at 7614 Somerset Boulevard in the M-2 (Heavy Manufacturing) zone. This project is a determination of a Class 3 Categorical Exemption pursuant to Article 19, Section 15303 (new construction or conversion of small structures) and a Class 11 Categorical Exemption pursuant to Article 19, Section 15311 (accessory structures) of California Environmental Quality Act (CEQA) Guidelines.

4. [CONDITIONAL USE
PERMIT NO. 932](#)

A request by Joe Bernatowicz/Planet Fitness to operate a gymnasium at 14601 Lakewood Boulevard the C-3 (General Commercial) 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

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

COMMENTS

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

ADJOURNMENT

To a meeting on April 5, 2023 at 6:00 p.m.

MARCH 1, 2023

APPROVAL OF MINUTES

PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF FEBRUARY 1, 2023.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES FEBRUARY 1, 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 Javier Gonzalez
Commissioner David Moody
Vice Chair - VACANT
Chair Gordon Weisenburger

Absent: None

STAFF PRESENT:

John Carver, Planning Director
John King, Assistant Planning Director
Johnnie Rightmer, Building and Safety Manager
Sol Bejarano, Management Analyst
Ivan Reyes, Associate Planner
Andrew Farias, Planning Intern
Valerie Zaragoza, Administrative Assistant
Omar Rodriguez, Office Assistant I

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES

Chair Weisenburger presented the Planning Commission minutes of January 4, 2023 for approval.

It was moved by Commissioner Esparza, seconded by Commissioner Gonzalez, 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: None

ABSTAIN: Commissioner Gonzalez

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 offsite consumption from an existing service station market at 7512 Alondra boulevard in the M-1 (Light Manufacturing) zone.

Planning Director John Carver stated that as the applicant requested postponement, it is recommended that the Planning Commission open and continue the public hearing for Conditional Use Permit No. 923 to the March 1, 2023 Planning Commission meeting.

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

AYES: Commissioners Esparza, Gonzalez and
Moody, Chair Weisenburger

NOES: None

ABSENT: None

ABSTAIN: None

3. CONDITIONAL USE
PERMIT NO. 928
JENNIFER
ELLEDGE/BARBER
LEGACY
PROPERTIES, LLC
7337 SOMERSET
BOULEVARD

Chair Weisenburger presented the item, 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.

Planning Director John Carver presented an overview of the request. Planning Director John Carver explained that the applicant requested 20 automotive-related categories, and staff recommended that two of the services – (1) manual and standard transmission repair and (2) muffler service – be removed due to noise issues.

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

Jennifer Elledge/Barber Legacy Properties, LLC spoke in favor of the request.

Seeing no else 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 Gonzalez, seconded by Commissioner Esparza, to close the public hearing. The motion was passed by the following roll call vote:

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

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to read by title only and adopt Planning Commission Resolution No. PC 23:006, with an amended condition to allow an additional six months to the applicant to complete the requested repairs to the property.

The motion was passed by the following roll call vote:

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

4. CONDITIONAL USE
PERMIT NO. 929
JIMENES FOOT, INC.
6840 DEBIE DRIVE

Chair Weisenburger presented the item, a request by Jimenes Food, Inc. for a warehouse at 6840 DeBie Drive for food dry goods and food packaging materials.

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

Planning Intern Andrew Farias explained that following the distribution of the agenda to the Planning Commission on Friday, January 27, 2023, staff determined that a condition of approval regarding landscaping would need to be added to the staff report and resolution. Planning Intern Andrew Farias added that the staff report and resolution posted on the City website on Friday, January 27, 2023 did not reflect the added condition. Planning Intern Andrew Farias 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 Gonzalez, seconded by Commissioner Esparza, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 23:007, as amended in the revised staff report and resolution to include the following condition:

“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.”

The motion was passed by the following roll call vote:

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

5. CONDITIONAL USE
PERMIT NO. 930
GINO LOMELI/PRATS,
INC. FOR LA CASA
SOL Y MAR
8335 ROSECRANS
AVENUE

Chair Weisenburger presented the item, 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.

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

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

Seeing no one 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 Gonzalez, seconded by Commissioner Esparza, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to read by title only and adopt Planning Commission Resolution No. PC 23:008, approving the request. The motion was passed by the following roll call vote:

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

REPORTS

6. CITY COUNCIL ACTIONS

Planning Director John Carver stated that the City Council at its January 24, 2023 meeting reviewed a resolution and ordinance regarding the General Plan amendment and zone change for the senior assisted independent living facility at 16635-16683 Paramount Boulevard.

7. REPORT

Planning Director John Carver gave a quarterly update on the progress of the World Energy sound wall along Façade Avenue.

8. COMMENTS FROM
CITY ATTORNEY,
COMMISSIONERS
AND STAFF

Planning Director John Carver introduced Office Assistant I Omar Rodriguez and welcomed him to the Planning Department.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:23 p.m. to the next Planning Commission meeting to be held on Wednesday, March 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

MARCH 1, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 923

A. CLOSE THE PUBLIC HEARING

B. REMOVE CONDITIONAL USE PERMIT NO. 923 FROM THE
CALENDAR.

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: March 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. On February 1, 2023, the Planning Commission continued the public hearing in response to the applicant's request for additional time to evaluate options. The applicant has requested that the item be removed from the calendar.

RECOMMENDED ACTION

It is recommended that the Planning Commission close the public hearing and remove Conditional Use Permit No. 923 from the calendar.

MARCH 1, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 931

- 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 23:009, APPROVING A REQUEST BY FRANCISCO MADRID/XCLUSIVE AUTO COLLISION TO REPLACE A SPRAY BOOTH WITH A NEW SPRAY BOOTH AT AN EXISTING AUTOMOBILE BODY SHOP AT 7614 SOMERSET BOULEVARD, IN THE M-2 (HEAVY MANUFACTURING) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

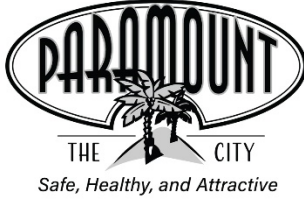
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

| | |
|------------------------|---|
| PROJECT NUMBER: | Conditional Use Permit No. 931 |
| REQUEST: | Replace a spray booth with a new spray booth at an existing automobile body shop |
| APPLICANT: | Francisco Madrid/Xclusive Auto Collision |
| MEETING DATE: | March 1, 2023 |
| LOCATION: | 7614 Somerset Boulevard |
| ZONE: | M-2 (Heavy Manufacturing) |
| GENERAL PLAN: | Central Industrial District |
| PLANNER: | John King |
| RECOMMENDATION: | Approval |



To: Honorable Planning Commission
From: John Carver, Planning Director
By: John King, AICP, Assistant Planning Director
Date: March 1, 2023

**Subject: CONDITIONAL USE PERMIT NO. 931
FRANCISCO MADRID/XCLUSIVE AUTO COLLISION**

BACKGROUND

This application is a request by Francisco Madrid/Xclusive Auto Collision for a conditional use permit (CUP) to replace a spray booth with a new spray booth at an existing automobile body shop at 7614 Somerset Boulevard in the M-2 (Heavy Manufacturing) zone. The 29,920 square foot site is developed with a 6,284 square foot building that was constructed in the early 1950s.

The applicant leases the building from the property owner. The applicant was an employee beginning in 2008 of the previous auto body business at the subject location. In 2022 the applicant formally assumed ownership under XCLSV, Inc. dba Xclusive Auto. The existing spray booth has an active permit (No. G52896) from the South Coast Air Quality Management District (SCAQMD).

In September 2018, the City Council adopted Ordinance No. 1106/Zoning Ordinance Text Amendment No. 8. The updated zoning regulations prohibit new auto body shops in the M-2 zone. As the proposed spray booth replaces the existing spray booth, there is no net expansion. A CUP will ensure compliance with City and SCAQMD regulations.

DISCUSSION

The applicant proposes to install a 654 square foot automotive spray paint booth outside and to the south of an existing 6,824 square foot building. The new spray booth will replace older, obsolete equipment. In addition to the new and fully enclosed paint spray booth equipment, other new equipment would include a new paint mixing area and mechanical area. This equipment would be an enhancement to the existing facility.

The proposed spray booth model has a superior airflow and heating system in comparison to the existing spray booth, and it will provide a more efficient working process. The proposed improvements would not change the capacity or intensity of the facility's operations or result in increased traffic. All of the work would be performed inside the spray booth and screened from public view.

The business hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m. A total of 10 employees staff the business.

The applicant will decommission and remove the existing spray booth from the subject property. In place of the spray booth, the applicant will convert the area into an electric vehicle (EV) charging station that will be accessible to employees, customers, and vendors.

In order to bring the property closer into compliance with City standards, the applicant will complete property improvements. The applicant will be required to powerwash the perimeter block wall, plant vines in the planters along Somerset Boulevard and Minnesota Avenue, repair the asphalt and concrete parking lot areas as needed, reslurry the asphalt areas of the parking lot, and restripe the parking lot.

Photos

Below is a view looking south across Somerset Boulevard to the subject property. The existing spray booth is circled.

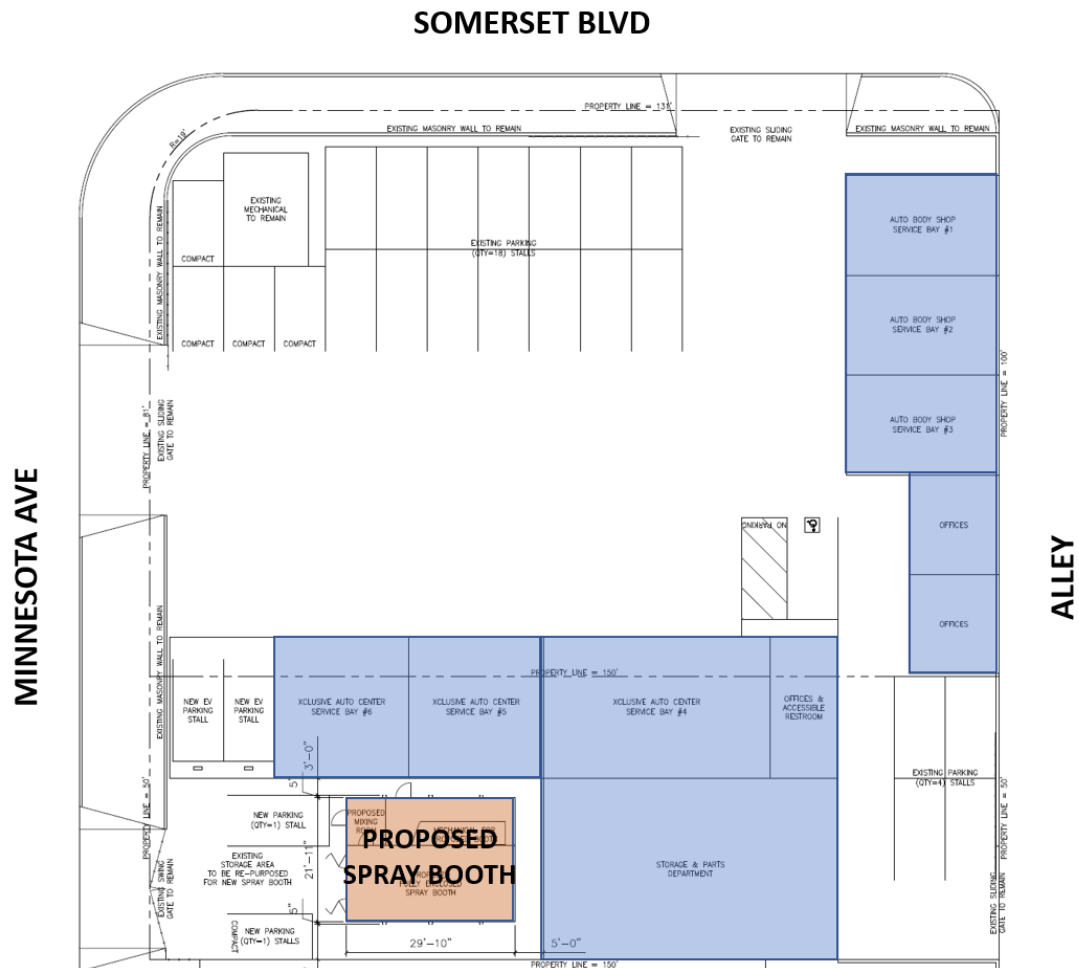


Below is an east view across Minnesota Avenue to the subject property. The area of the proposed spray booth, south of the existing spray booth and set back approximately 35 feet from the west property line, is circled.

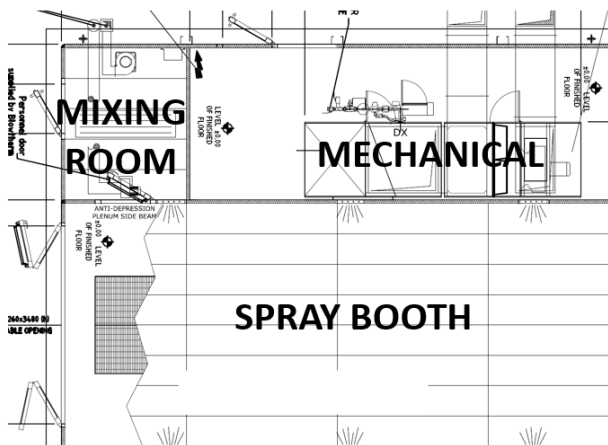


Plans

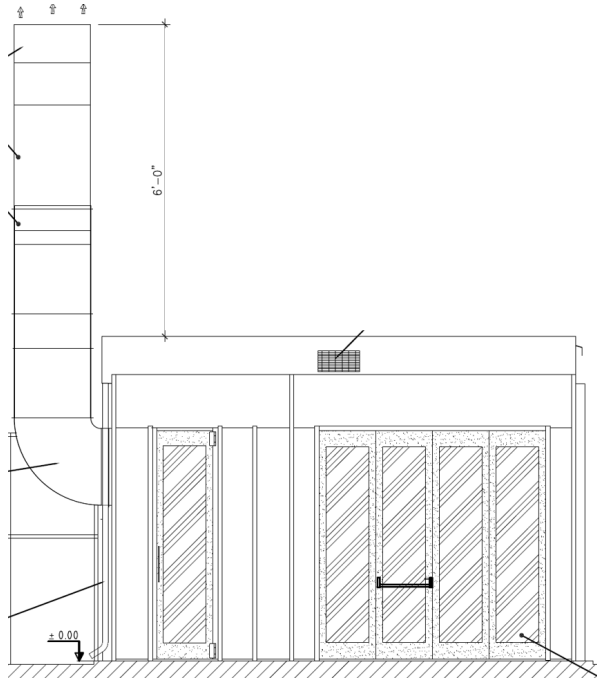
Below is the proposed site plan.



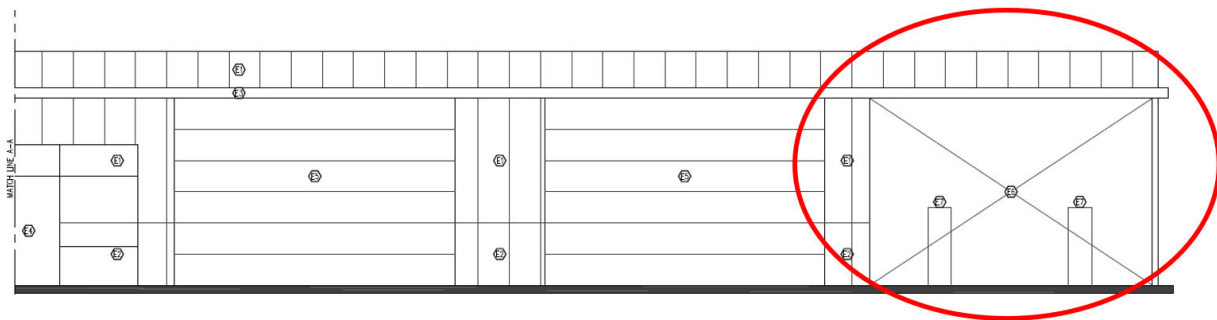
Below is a plan view of the spray booth equipment.



Below is the west elevation, facing Minnesota Avenue, of the proposed spray booth.



Below is the north elevation showing the proposed removal of the existing spray booth. The area will be changed to a two-vehicle electric charging station.



Analysis

The site is adequate for the spray booth being proposed by the applicant. The replacement spray booth will complement the character of the various industrial uses surrounding the subject site. All of the work will be performed indoors and will not be visible from public view. The added EV charging station will contribute to sustainability efforts of the City of Paramount and support the Paramount Climate Action Plan (adopted in 2021). In addition, property improvements will benefit the subject site and the area in general.

Environmental Assessment

A planning and environmental services consultant, Blodgett Baylosis Environmental Planning, conducted an environmental analysis of the proposed project in accordance with the California Environmental Quality Act (CEQA) and CEQA guidelines. The analysis determined that the project is categorically exempt from the provisions of CEQA under Section 15303, Class 3 Categorical Exemption (new construction or conversion of small structures); and Section 15311, Class 11 Categorical Exemption (accessory structures).

A copy of the report summarizing the analysis is included.

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 23:009, approving Conditional Use Permit No. 931, 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, March 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. All conditions of approval of Conditional Use Permit No. 931 shall be printed as general notes on the approved set of building plans.
4. 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.

5. 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.
6. 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.
7. 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.

8. All applicable development fees are due prior to the issuance of building permits.
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 is prohibited in accordance with Section 17.36.090(L) 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. Business hours shall be limited to 8:00 a.m. to 5:00 p.m., Monday through Friday.
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. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
18. 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.
19. The outside trash, recyclables, and organic waste storage areas shall be covered by a decorative cover following separate Planning Department review and approval. No storage shall be permitted above the height of the surrounding walls.
20. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
21. 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.
22. Landscaping along Somerset Boulevard and Minnesota Avenue shall be refurbished and maintained in a thriving condition, free from litter, weeds, and overgrowth in perpetuity.

23. Vines shall be planted in 15-foot intervals in the landscape planters along Somerset Boulevard and Minnesota Avenue following separate Planning Department review and approval of the specific vine type, installation method, and locations. The vines shall be maintained in a thriving condition and trimmed as needed.
24. The approved floor plan shall not be changed without prior approval by the Planning Department.
25. 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.
26. 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.
27. 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).
28. 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).
29. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
30. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter on each day the bar is open for business to the public. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.

31. 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.
32. The perimeter block wall shall be powerwashed on the exterior side at minimum. The block wall shall be maintained in good condition.
33. The asphalt and concrete parking lot areas shall be repaired as needed. The asphalt areas of the parking lot shall be reslurried. The parking lot shall be restriped to meet all requirements of the Americans with Disabilities Act (ADA).
34. All vehicles shall be parked inside the building or within the property and not visible from the street. Vehicle parking and storage is prohibited on Minnesota Avenue, Somerset Boulevard, Illinois Avenue, the rear alley, over public sidewalks, on all other surrounding streets.
35. All work shall be conducted indoors.
36. Any type of vehicle repair and vehicle body work is prohibited on all surrounding public streets, alleys, and public sidewalks.
37. All painting shall be conducted within the spray booth.
38. The existing spray booth shall be decommissioned and removed prior to the use of the proposed spray booth. The South Coast Air Quality Management District shall be notified of the inactive and decommissioned spray booth, and written confirmation of such notification from the South Coast Air Quality Management District shall be provided to the Planning Department.
39. The spray booth shall comply with all applicable South Coast Air Quality Management District regulations, including Rule 109 (Recordkeeping for Volatile Organic Compound Emissions), Rule 1151 (Motor Vehicle and Mobile Equipment Non-Assembly Line Coating Operations), Rule 1171 (Solvent Cleaning Operations), and any conditions of any permit to operate or permit to construct.
40. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
41. The area of the existing spray booth shall be converted into an electric vehicle charging station area and shall accommodate up to two vehicles simultaneously. The charging area shall open and be accessible for use by employees, customers, and vendors during business hours of operation. The charging station shall be a Level 2 charging station type.

42. Tow trucks delivering vehicles to the site shall unload within the property interior. Tow truck storage is prohibited. Tow truck parking, stopping, loading, and unloading are prohibited on public streets, alleys, and over public sidewalks.
43. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
44. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
45. 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 the use of the proposed spray booth.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 23:009**

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. 931, A REQUEST BY FRANCISCO MADRID/XCLUSIVE AUTO COLLISION TO REPLACE A SPRAY BOOTH WITH A NEW SPRAY BOOTH AT AN EXISTING AUTOMOBILE SHOP AT 7608 SOMERSET BOULEVARD IN THE M-2 (HEAVY MANUFACTURING) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Francisco Madrid/Xclusive Auto Collision for a conditional use permit (CUP) to replace a spray booth with a new spray booth at 7608 Somerset Boulevard 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 15303, Class 3 Categorical Exemption – new construction or conversion of small structures; and Section 15311, Class 11 Categorical Exemption – accessory structures.

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

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

- 1. Except as set forth in conditions, development shall take place as shown on the approved site plans and elevations. Any material deviation must be approved by the Planning Department before construction.
- 2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit both acknowledging and accepting all conditions of approval of this Conditional Use Permit application. The affidavit shall be submitted by Friday, March 17, 2023. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the Conditional Use Permit void.
- 3. All conditions of approval of Conditional Use Permit No. 931 shall be printed as general notes on the approved set of building plans.
- 4. 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.

5. It is hereby declared to be the intent that if any provision of this Conditional Use Permit is held or declared to be invalid, the exception shall be void and the privileges granted hereunder shall lapse.
6. 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.
7. 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.

8. All applicable development fees are due prior to the issuance of building permits.
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 is prohibited in accordance with Section 17.36.090(L) 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.
14. Business hours shall be limited to 8:00 a.m. to 5:00 p.m., Monday through Friday.
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. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
18. All outside trash, recyclables, organic waste, and other storage areas shall be enclosed by a solid decorative masonry wall not less than six feet in height, with decorative cover and appropriate solid gate, following separate Planning Department review and approval. Such storage area shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
19. The outside trash, recyclables, and organic waste storage areas shall be covered by a decorative cover following separate Planning Department review and approval. No storage shall be permitted above the height of the surrounding walls.

20. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
21. 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.
22. Landscaping along Illinois Avenue shall be refurbished and maintained in a thriving condition, free from litter, weeds, and overgrowth in perpetuity.
23. Vines shall be planted in 15-foot intervals in the landscape planters along Somerset Boulevard and Minnesota Avenue following separate Planning Department review and approval of the specific vine type, installation method, and locations. The vines shall be maintained in a thriving condition and trimmed as needed.
24. The approved floor plan shall not be changed without prior approval by the Planning Department.
25. 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.
26. 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.
27. 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).
28. 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).
29. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).

30. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter on each day the bar is open for business to the public. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
31. 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.
32. The perimeter block wall shall be powerwashed on the exterior side at minimum. The block wall shall be maintained in good condition.
33. The asphalt and concrete parking lot areas shall be repaired as needed. The asphalt areas of the parking lot shall be reslurried. The parking lot shall be restriped to meet all requirements of the Americans with Disabilities Act (ADA).
34. All vehicles shall be parked inside the building or within the property and not visible from the street. Vehicle parking and storage is prohibited on Minnesota Avenue, Somerset Boulevard, Illinois Avenue, the rear alley, over public sidewalks, on all other surrounding streets.
35. All work shall be conducted indoors.
36. Any type of vehicle repair and vehicle body work is prohibited on all surrounding public streets, alleys, and public sidewalks.
37. All painting shall be conducted within the spray booth.
38. The existing spray booth shall be decommissioned and removed prior to the use of the proposed spray booth. The South Coast Air Quality Management District shall be notified of the inactive and decommissioned spray booth, and written confirmation of such notification from the South Coast Air Quality Management District shall be provided to the Planning Department.

39. The spray booth shall comply with all applicable South Coast Air Quality Management District regulations, including Rule 109 (Recordkeeping for Volatile Organic Compound Emissions), Rule 1151 (Motor Vehicle and Mobile Equipment Non-Assembly Line Coating Operations), Rule 1171 (Solvent Cleaning Operations), and any conditions of any permit to operate or permit to construct.
40. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
41. The area of the existing spray booth shall be converted into an electric vehicle charging station area and shall accommodate up to two vehicles simultaneously. The charging area shall open and be accessible for use by employees, customers, and vendors during business hours of operation. The charging station shall be a Level 2 charging station type.
42. Tow trucks delivering vehicles to the site shall unload within the property interior. Tow truck storage is prohibited. Tow truck parking, stopping, loading, and unloading are prohibited on public streets, alleys, and over public sidewalks.
43. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
44. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
45. 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 use of the proposed spray booth.

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

PASSED, APPROVED, and ADOPTED this 1st day of March 2022.

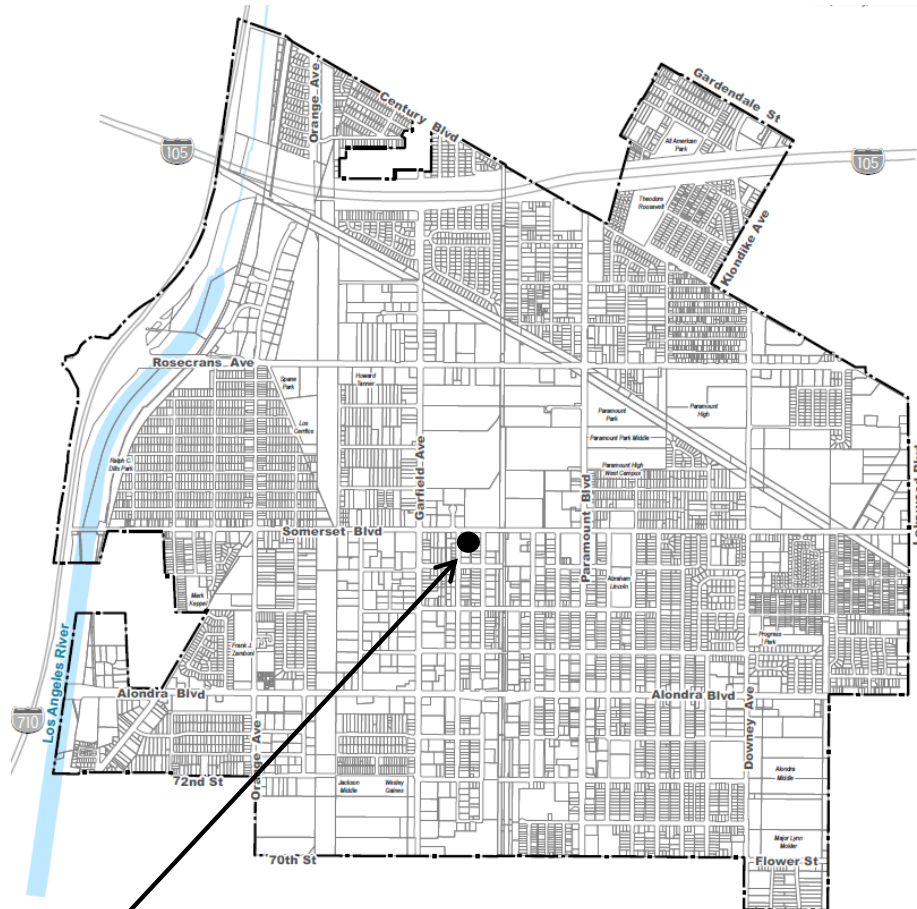
Gordon Weisenburger, Chair

Attest:

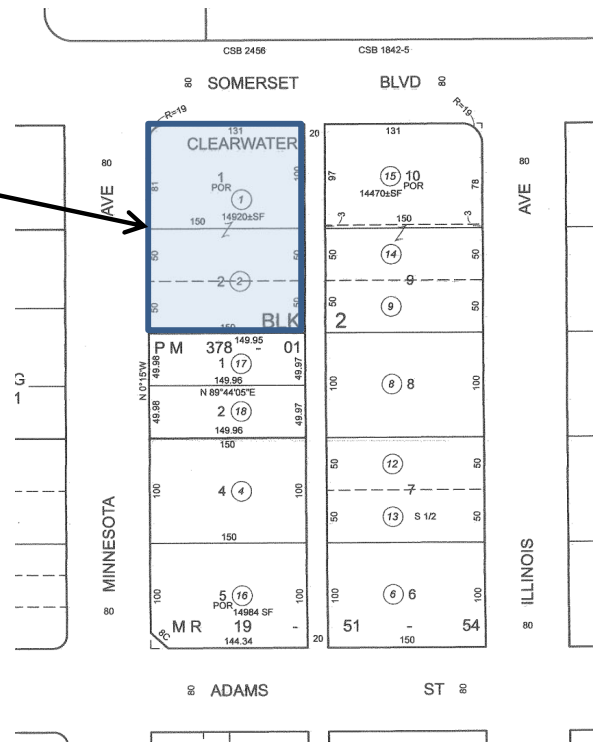
Valerie Zaragoza, Administrative Assistant

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Conditional Use Permit No. 931



Subject
Property



7614 Somerset Blvd.

MARCH 1, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 932

- 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 23:010, APPROVING
A REQUEST BY JOE BERNATOWICZ/PLANET FITNESS TO OPERATE
A GYMNASIUM AT 14601 LAKEWOOD BOULEVARD IN THE C-3
(GENERAL COMMERCIAL) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

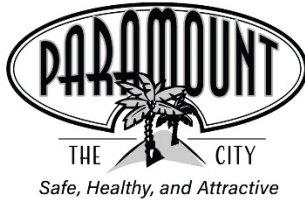
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

| | |
|------------------------|---------------------------------------|
| PROJECT NUMBER: | Conditional Use Permit No. 932 |
| REQUEST: | Operate a gymnasium |
| APPLICANT: | Joe Bernatowicz/Planet Fitness |
| MEETING DATE: | March 1, 2023 |
| LOCATION: | 14601 Lakewood Boulevard |
| ZONE: | C-3 (General Commercial) |
| GENERAL PLAN: | Somerset Ranch Area Plan |
| PLANNER: | Andrew Farias |
| RECOMMENDATION: | Approval |



To: Honorable Planning Commission
From: John Carver, Planning Director
By: Andrew Farias, Planning Intern
Date: March 1, 2023

**Subject: CONDITIONAL USE PERMIT NO. 932
JOE BERNATOWICZ/PLANET FITNESS**

BACKGROUND

This application is a request by Joe Bernatowicz/Planet Fitness to operate a gymnasium at 14601 Lakewood Boulevard in the C-3 (General Commercial) zone. The Paramount Municipal Code allows gymnasiums with a conditional use permit. The proposed gym would occupy a 28,400 square foot commercial suite within a 78,899 square foot building with El Super as the neighboring tenant. The commercial building was constructed in 1993 and is located west of Lakewood Boulevard and south of Rosecrans Avenue. A remodel in 2002 divided the former Albertson's supermarket space into El Super market and corporate office. El Super plans to downsize the office space, which would be repurposed for the gym.

The commercial suite and building are located on a 6.5-acre property. This property is part of a larger 22-acre site with Walmart as the anchor retailer of the commercial shopping center. Other businesses include Carl's Jr., Taco Bell, Yoshinoya, Fashion Q, Style Rev, Sally Beauty Supply, In Style Nail Spa, and La Michoacana.

DESCRIPTION

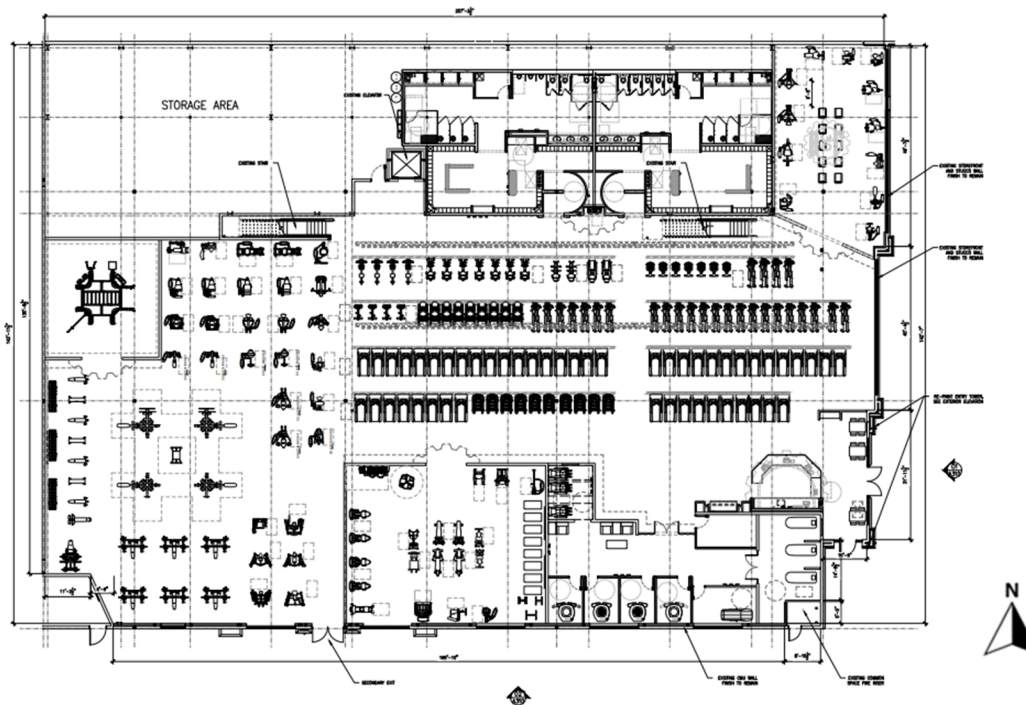
Beginning operations in 1992, Planet Fitness is a gymnasium franchise with over 2,400 locations across all 50 states, the District of Columbia, and Puerto Rico. In total, Planet Fitness has amassed approximately 17 million members. Business operations at the proposed gym in Paramount would be 24 hours a day. There would be four employees working onsite per shift. The proposed gymnasium would be classified as a "big box gym" and would feature a variety of amenities including cardio machines, free weights, single-person-use equipment. Self-serve tanning and massage equipment would be available for customers who pay an additional monthly fee.

All property owners and businesses at the site abide by a parking agreement stipulating the shared use for customers, employees, other visitors throughout the larger shopping center. The available parking spaces satisfy the Municipal Code requirement for all uses at the commercial center.

Below is the proposed site plan.



Below is the floor plan.



Below are site photos from February 15, 2023.



*The front (east) of the suite,
facing Lakewood Boulevard*

The south side entryway to the suite

Analysis

The business would be located in an appropriate commercial zone and is compatible with the surrounding businesses in the commercial center. The location is adequate in size and location for the gym 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. 2: Community Health.

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 23:010, approving Conditional Use Permit No. 932, 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, March 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. All conditions of approval of Conditional Use Permit No. 932 shall be printed as general notes on the approved set of building plans.
4. 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.
5. 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.
6. 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.
7. 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, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

- 8. All contractors shall obtain a business license to work and/or conduct business in the City of Paramount.
- 9. All applicable development fees are due prior to the issuance of building permits.
- 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 is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code.
- 12. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
- 13. Any graffiti in the form of window etching shall be promptly removed.
- 14. 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.
- 15. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
- 16. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Signs shall not conceal architectural features on the exterior of the building. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.

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. 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 written approval by the Planning Department. Plant material shall be maintained in a thriving condition in perpetuity in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.
20. No outside loitering shall be allowed on the premises.
21. Outdoor storage and outdoor work are prohibited.
22. Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments is prohibited on public streets and alleys.
23. The approved floor plan shall not be changed without prior approval by the Planning Department.
24. 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.
25. 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.
26. 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).
27. 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).

28. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
29. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
30. Outdoor speakers or other exterior audible devices are prohibited.
31. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
32. The applicant must abide by the shared parking terms stipulated in the declaration of covenants, conditions, restrictions, and reciprocal easements of the commercial center.
33. 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 restriped and maintained in 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.
34. 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.
35. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
36. The existing stone veneer, overhang awnings, parapet cornice, stucco wall finish, and storefront windows and door shall be touched up, repaired as needed, and maintained in good condition.
37. Protective bollards shall be painted/refurbished as needed and maintained in good condition.

38. Any stop sign or other traffic control sign in disrepair shall be repaired or replaced with an equivalent sign and maintained in good condition.
39. Curbs painted red shall be repainted/refurbished and maintained to a consistent red color.
40. The electrical transformer shall be repainted and maintained a dark green color.
41. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
42. The applicant shall comply with South Coast Air Quality Management District Rule 403 regarding reduction of fugitive dust with best available fugitive dust control measures.
43. Current and future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
44. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
45. 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 23:010**

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. 932, A REQUEST BY JOE BERNATOWICZ/PLANET FITNESS TO OPERATE A GYMNASIUM AT 14601 LAKEWOOD BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Joe Bernatowicz/Planet Fitness to operate a gymnasium at 14601 Lakewood Boulevard in the C-3 (General Commercial) zone; and

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

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

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

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

1. Except as set forth in conditions, development shall take place 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, March 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. All conditions of approval of Conditional Use Permit No. 932 shall be printed as general notes on the approved set of building plans.
4. 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.
5. 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.

6. 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.
7. 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, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

8. All contractors shall obtain a business license to work and/or conduct business in the City of Paramount.
9. All applicable development fees are due prior to the issuance of building permits.
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 is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code.

12. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
13. Any graffiti in the form of window etching shall be promptly removed.
14. 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.
15. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
16. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Signs shall not conceal architectural features on the exterior of the building. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
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. 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 written approval by the Planning Department. Plant material shall be maintained in a thriving condition in perpetuity in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.
20. No outside loitering shall be allowed on the premises.
21. Outdoor storage and outdoor work are prohibited.
22. Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments is prohibited on public streets and alleys.
23. The approved floor plan shall not be changed without prior approval by the Planning Department.
24. 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.

25. 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.
26. 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).
27. 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).
28. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
29. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
30. Outdoor speakers or other exterior audible devices are prohibited.
31. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
32. The applicant must abide by the shared parking terms stipulated in the covenants, conditions, restrictions, and reciprocal easements of the commercial center.
33. 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 restriped and maintained in 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.
34. 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.

35. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted “U” rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
36. The existing stone veneer, overhang awnings, parapet cornice, stucco wall finish, and storefront windows and door shall be touched up, repaired as needed, and maintained in good condition.
37. Protective bollards shall be painted/refurbished as needed and maintained in good condition.
38. Any stop sign or other traffic control sign in disrepair shall be repaired or replaced with an equivalent sign and maintained in good condition.
39. Curbs painted red shall be repainted/refurbished and maintained to a consistent red color.
40. The electrical transformer shall be repainted and maintained a dark green color.
41. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
42. The applicant shall comply with South Coast Air Quality Management District Rule 403 regarding reduction of fugitive dust with best available fugitive dust control measures.
43. Current and future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
44. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
45. 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 March 2023.

Gordon Weisenburger, Chair

Attest:

Valerie Zaragoza, Administrative Assistant

[illegible]

14601 Lakewood Boulevard

MARCH 1, 2023

ORAL REPORT

CITY COUNCIL ACTIONS

MARCH 1, 2023

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF