



PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Paramount Planning Commission scheduled for **April 5, 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, April 5, 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**

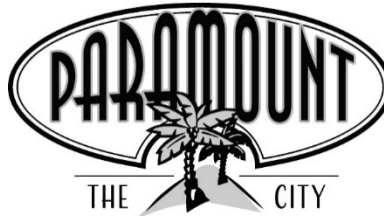
Participants wishing to address the Planning Commission by teleconference should call City Hall at **(562) 220-2036** by **5:00 p.m. on Wednesday, April 5, 2023** and provide the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item Number; 5) Subject.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

April 5, 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 Commissioner Linda Timmons Chair Gordon Weisenburger

INTRODUCTION

APPOINTED COMMISSIONER	Commissioner Appointment by City Council on March 14, 2023
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MINUTES

1. [APPROVAL OF MINUTES](#) March 1, 2023

PUBLIC COMMENTS

NEW BUSINESS

PUBLIC HEARINGS

2. [ZONE CHANGE NO. 243](#) A request for an amendment to Ordinance No. 1072/Zoning Ordinance Text Amendment No. 3 by establishing revised development standards, including special event regulations, in the Town Center East PD-PS (Planned Development with Performance Standards) zone

REPORTS

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

COMMENTS

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

ADJOURNMENT

To a meeting on May 3, 2023 at 6:00 p.m.

APRIL 5, 2023

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF MARCH 1, 2023.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES MARCH 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 Cavanaugh, City Attorney
John Carver, Planning Director
John King, Assistant Planning Director
Johnnie Rightmer, Building and Safety Manager
Sol Bejarano, Management Analyst
Ivan Reyes, Associate Planner
Andrew Farias, Planning Intern
Valerie Zaragoza, Administrative Assistant

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES

Chair Weisenburger presented the Planning Commission minutes of February 1, 2023 for approval.

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

AYES: Commissioners Esparza, Gonzalez and
Moody, Chair Weisenburger

NOES: None

ABSENT: None

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 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 it is recommended that the Planning Commission remove the item from the calendar at the request of the applicant.

It was moved by Commissioner Esparza, seconded by Commissioner Gonzalez, 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 remove Conditional Use Permit No. 923 from the calendar. 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. 931
FRANCISCO MADRID/
XCLUSIVE AUTO
COLLISION
7614 SOMERSET
BOULEVARD

Chair Weisenburger presented the item, a request by Francisco Madrid/Xclusive Auto Collision to replace a spray booth with a new spray booth at an exiting automobile body shop at 7614 Somerset Boulevard in the M-2 (Heavy Manufacturing) zone.

Planning Director John Carver introduced Assistant Planning Director John King who presented an overview of the request.

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

Francisco Madrid, owner of Xclusive Auto Collision, spoke in favor of the request.

Seeing no one 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.

Planning Director John Carver stated that he received a phone call from a resident who spoke in opposition to the request.

There being no one else present wishing to speak in opposition to the request it was moved by Commissioner Esparza, seconded by Commissioner Gonzalez, 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 23:009, 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

4. CONDITIONAL USE
PERMIT NO. 932
JOE BERNATOWICZ/
PLANET FITNESS
14601 LAKEWOOD
BOULEVARD

Chair Weisenburger presented the item, a request by Joe Bernatowicz/Planet Fitness to operate a gymnasium at 14601 Lakewood Boulevard in the C-3 (General Commercial) zone.

Planning Director John Carver 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.

Joe Bernatowicz, Planet Fitness business owner, spoke in favor of the request.

David Radanovich, Director of Store Development for El Super spoke in favor of the request. Planet Fitness would sublease from El Super.

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

It was moved by Commissioner Esparza, seconded by Commissioner Gonzalez, to read by title only and adopt Planning Commission Resolution No. PC 23:010, 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

5. CITY COUNCIL
ACTIONS

There were no items on the City Council Agenda that pertained to the Planning Commission.

6. COMMENTS FROM
CITY ATTORNEY,
COMMISSIONERS
AND STAFF

Planning Director John Carver stated that he would have more information on the Planning Commissioners Academy delivered to their homes for review.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:31 p.m. to the next Planning Commission meeting to be held on Wednesday, April 5, 2023, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Gordon Weisenburger, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

APRIL 5, 2023

PUBLIC HEARING

ZONE CHANGE NO. 243

- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
 - (1) THOSE IN FAVOR
 - (2) THOSE OPPOSED
- 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: _____

- F. MOTION IN ORDER:

RECOMMEND THAT THE PLANNING COMMISSION ADOPT RESOLUTION NO. PC 23:011, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE NO. 243, AMENDING ORDINANCE NO. 1072/ZONING ORDINANCE TEXT AMENDMENT NO. 3 BY ESTABLISHING REVISED DEVELOPMENT STANDARDS, INCLUDING SPECIAL EVENT REGULATIONS, IN THE TOWN CENTER EAST 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: Zone Change No. 243

REQUEST: Recommend that the City Council approve Zone Change No. 243, amending Ordinance No. 1072/Zoning Text Amendment No. 3 by establishing revised development standards, including special event regulations

APPLICANT: City of Paramount

MEETING DATE: April 5, 2023

LOCATION: Town Center East

ZONE: PD-PS (Planned Development with Performance Standards) zone

GENERAL PLAN: Central Business District

PLANNER: Ivan Reyes

RECOMMENDATION: Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: Ivan Reyes, Associate Planner
Date: April 5, 2023

**Subject: ZONE CHANGE NO. 243
AMENDING ORDINANCE NO. 1072/ZONING ORDINANCE TEXT
AMENDMENT NO. 3 ESTABLISHING REVISED DEVELOPMENT
STANDARDS, INCLUDING SPECIAL EVENT REGULATIONS**

BACKGROUND

This item is a request for the Planning Commission to recommend to the City Council to approve Zone Change No. 243, amending Ordinance No. 1072/Zoning Ordinance Text Amendment No. 3 by establishing revised development standards, including special event regulations, in the Town Center East PD-PS (Planned Development with Performance Standards) zone. The draft ordinance is included as Exhibit A.

Town Center East is on the east side of Paramount Boulevard and generally located from 15950-16280 Paramount Boulevard. The PD-PS zone was created in 1986 and revised in 1990. In 2016, the City Council repealed Ordinance No. 771/Zone Change No. 130 in its entirety and replaced them with Ordinance No. 1072/Zone Ordinance Text Amendment No. 3. The approval expanded the Town Center East PD-PS zone to include property at 15950-15954 Paramount Boulevard; and revised the permitted uses, prohibited uses, and uses subject to a conditional use permit. No other sections of the PD-PS zone regulations changed.

DISCUSSION

Generally, special event/grand opening permits were previously permitted for outdoor uses only. Since the COVID-19 pandemic, business owners had to be creative and flexible in order to attract customers. Businesses such as Horchateria Rio Luna held various indoor events such as podcasts, a clothes swap, and art exhibits. Based on the types and frequency of events, establishing revised regulations for special events would streamline the approval process and expand capacity to accommodate the special events in this zone.

The City would not require a special event permit to conduct indoor special events. The draft ordinance has been prepared as such to protect the health, safety, and welfare of residents and promote neighborhood harmony.

Proposed Indoor Special Events Regulations

The Zoning Ordinance would amend Ordinance No.1072/Zoning Ordinance Text Amendment No. 3 by establishing revised development standards, including special event regulations, in the Town Center East PD-PS (Planned Development with Performance Standards) zone. The following are the proposed changes and new regulations within the PD-PS zone text:

Permitted Uses:

Indoor Special Events, as specified in the Development Standards of this ordinance.

Prohibited Uses:

Any pop-up retail use not listed in permitted uses. Such a use may be considered with a Special Event Permit application.

Revised Development and Performance Standards

In addition to the proposed event regulations, the Town Center East will include revised performance standards to be consistent with the C-3 (General Commercial) site regulations:

Development Standards:

1. Setbacks
Building and landscaped setbacks for future development are subject to approval by the Development Review Board.
2. Parking
One parking space is required for each 216 square feet of building area. Up to 50% of the required parking spaces may be designated for compact automobiles, each compact space measuring at least 8 feet in width by 16 feet in length.
3. Exterior Security Doors, Gates, and Window Coverings
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, shall be prohibited.
4. Security wire
No barbed wire, concertina wire, razor wire, or cut glass shall be used as a fence or part of a fence, wall, or hedge along any property line or within any required side, rear, or front yard.

5. Sign Standards

All signing shall comply with Chapter 17.76 (Central Business District Sign Design Standards) of the Paramount Municipal Code. All new signage installed shall be internally illuminated and shall be lighted at least until 9:00 p.m.

6. Special Event and Grand Openings

Special Event and Grand Openings shall be conducted in accordance with Ordinance No. 581 of the City of Paramount. Rentals for private celebratory party uses (e.g. weddings, quinceañeras, etc.) are prohibited.

Exempt Activities. The following special event uses are exempted from the requirements for a Special Event Permit. Uses other than the following shall comply with Section 17.44.170 of the Paramount Municipal Code.

- a. Events that occur within the business building or suite for retail, recording, promotional events, exhibition events.
- b. The indoor event shall be within the same hours of operation as established by the existing business.
- c. Each indoor event shall be limited to three consecutive days and shall occur no more than 60 days per calendar year.
- d. Must comply with all applicable Building Codes and American with Disability Act (ADA) requirements.
- e. Seasonal sales (e.g. Halloween, Christmas, or New Year).
- f. Similar temporary indoor uses that are compatible with the zoning district and surrounding land uses.

7. Landscape/irrigation

Landscaping and irrigation shall comply with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.

8. Development Review Board Approval

Prior to the issuance of a building permit for any building, structure, or substantial exterior remodel in the PD-PS (Planned Development with Performance Standards) zone as specified in Chapter 17.60 (development Review Board), the application for development must be approved by the Development Review Board.

Any future modification to any structure within this zone shall comply with the Central Business District Architectural Guidelines.

The City Attorney has reviewed and approved the proposed changes reflected in this Ordinance.

Environmental Assessment

This ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15305, minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density and Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC 23:011, recommending that the City Council approve Zone Change No. 243, amending Ordinance No.1072/Zoning Ordinance Text Amendment No. 3 by establishing revised development standards, including special event regulations, in the Town Center East PD-PS (Planned Development with Performance Standards) zone.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 23:011**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDING OF FACT, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE NO. 243, AMENDING ORDINANCE NO.1072/ZONING ORDINANCE TEXT AMENDMENT NO. 3 BY ESTABLISHING REVISED DEVELOPMENT STANDARDS, INCLUDING SPECIAL EVENT REGULATIONS, IN THE TOWN CENTER EAST PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE IN THE CITY OF PARAMOUNT

WHEREAS, the Planning Commission of the City of Paramount setting forth its finding of fact, and recommending that the City Council approve Zone Change No. 243, amending Ordinance No.1072/Zoning Ordinance Text Amendment No. 3 by establishing revised development standards, including special event regulations, in the Town Center East PD-PS (Planned Development with Performance Standards) zone, in the City of Paramount; 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, the Planning Commission of the City of Paramount finds that this zoning ordinance text amendment is exempt from CEQA pursuant to CEQA Guidelines Section 15305, minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density and Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

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 hereby finds that Zone Change No. 243 is consistent with desirable land use trends.

SECTION 5. The Planning Commission determines that upon applying the principles and practices of land use planning, the amendment to the Code should be made to encourage activity that will produce a desirable pattern of growth, encourage the most appropriate use of land, enhance the value of property, and promote the health, safety, and general welfare of the public in the best interests of the City.

SECTION 6. The Planning Commission hereby recommends that the City Council approve Zone Change No. 243, amending Ordinance No.1072/Zoning Ordinance Text Amendment No. 3 by establishing revised development standards, including special event regulations, in the Town Center East PD-PS (Planned Development with Performance Standards) zone. in the City of Paramount.

SECTION 7. 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 8. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Paramount this 5th day of April 2023.

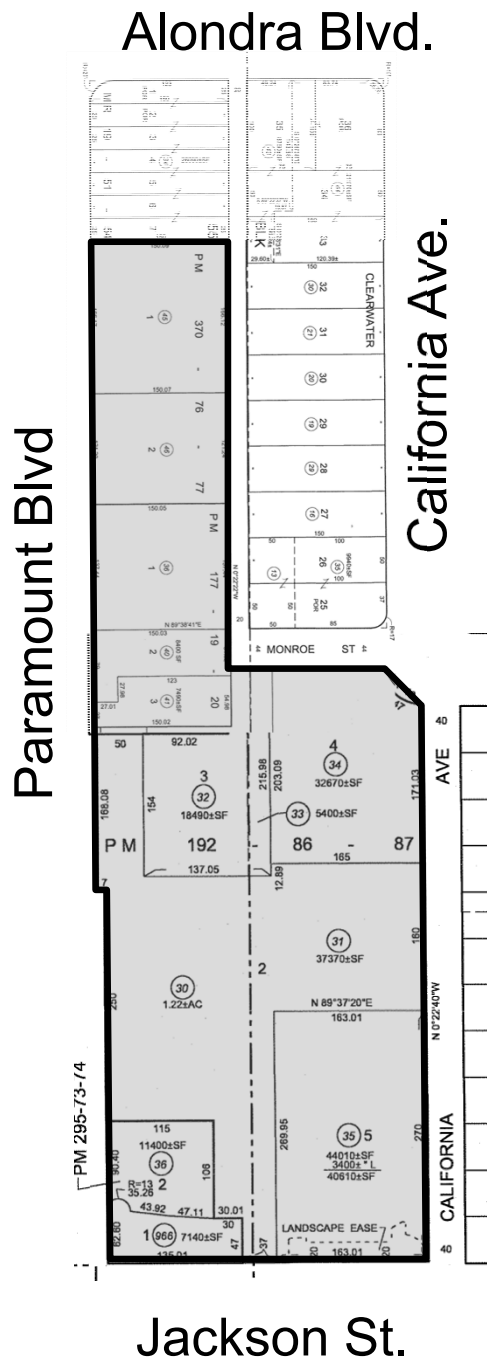
Gordon Weisenburger, Chair


Attest:

Valerie Zaragoza, Administrative Assistant

Resolution No. PC 23:011/Zone Change No. 243

Proposed Zoning



 PD-PS (Planned Development with Performance Standards)

15950 - 16280 Paramount Blvd

EXHIBIT A

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONE CHANGE NO. 243, REPLACING ORDINANCE NO. 1072/ZONING ORDINANCE TEXT AMENDMENT NO. 3; AND ESTABLISHING REVISED DEVELOPMENT STANDARDS, INCLUDING SPECIAL EVENT REGULATIONS IN THE TOWN CENTER EAST PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE IN THE CITY OF PARAMOUNT

WHEREAS, the Zoning Ordinance of the City of Paramount, including the Zoning Map, was adopted by Ordinance No. 18 on February 20, 1962 by the City Council; and

WHEREAS, on May 6, 1986, the City Council approved Ordinance No. 650 for Zone Change No. 130, amending the Zoning Map of the City of Paramount from C-3 (General Commercial), C-M (Commercial-Manufacturing), and M-2 (Heavy Manufacturing); and

WHEREAS, on June 5, 1990 the City Council approved Ordinance No. 71, amending Ordinance No. 650, regarding Zone Change 130, to allow office and professional uses, restaurants, and barber and beauty schools as permitted uses by right and pet stores as conditional uses in the Town Center East PD-PS zone; and

WHEREAS, on July 19, 2016, the City Council adopted Ordinance No. 1072, approving Zoning Ordinance Text Amendment No. 3, revising permitted uses, prohibited uses, and uses subject to a conditional use permit in the Town Center East PD-PS zone; and

WHEREAS, the City Council determines that upon applying the principles and practices of land use planning, adoption of this Ordinance No. ____, approving Zone Change No. 243 should be made to encourage activity that will produce a desirable pattern of growth, encourage the most appropriate use of land, enhance the value of property and promote the health, safety, and general welfare of the public in the best interests of the City ; and

WHEREAS, the City Council finds that the proposed Zone Change No. 243 is consistent with desirable land use trends; and

THE CITY COUNCIL OF THE CITY OF PARAMOUNT DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Purpose and Findings. The City Council finds and declares as follows:

- A. California Constitution Article XI, Section 7, enables the City of Paramount ("the City") to enact local planning and land use regulations; and

- B. The authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and
- C. The authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and
- D. The City desires to ensure that development occurs in a prudently effective manner, consistent with the goals and objectives of the General Plan as updated and adopted by the City Council on August 7, 2007 and reasonable land use planning principles; and
- E. The Planning Commission held a duly noticed public hearing on April 5, 2023 at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 23:011, recommending that the City Council adopt this Ordinance; and
- F. The City Council held a duly noticed public hearing on this Ordinance on _____, at which time it considered all evidence presented, both written and oral.

SECTION 2. The Recitals set forth hereinabove are true and correct and incorporated herein by reference as if fully set forth herein.

SECTION 3. Ordinance No. 1072/Zoning Text Amendment No. 3 is hereby replaced as follows with:

Permitted Uses:

- 1. Animal grooming shops
- 2. Apparel shops
- 3. Appliance stores
- 4. Art galleries
- 5. Art supply stores
- 6. Bakeries
- 7. Banks, credit unions, savings and loan institutions, and financial services (excluding check cashing, payday loans, and auto title loans)
- 8. Barber shops, beauty shops, or nail salons with a minimum distance of 500 feet from any existing barber shop, beauty shop, or nail salon as measured along the public right-of-way from suite entrance to suite entrance
- 9. Bicycles sales and repair shops

10. Book and stationery stores
11. Candy stores and confectioneries
12. Consumer electronics shops, including the sale of mobile phones and accessories
13. Cookware shops
14. Craft shops
15. Collectible stores
16. Dry cleaners
17. Florist shops
18. Furniture stores, excluding furniture rentals
19. Garden supply stores (excluding hydroponics stores)
20. Grocery stores and delicatessen shops
21. Hardware and home improvement stores
22. Indoor Special Events, as specified in the Development Standards of this Ordinance
23. Insurance agencies
24. Jewelry stores
25. Libraries, public
26. Linen shops
27. Locksmiths
28. Mail and shipping services
29. Musical instrument shops
30. Meat markets
31. Office and professional uses (excluding medical, dental, and optometrist uses)
32. Party supply stores
33. Pet supply stores

34. Printing and photocopy establishments
35. Real estate brokers and sales office
36. Shoe stores and shoe repair shops
37. Skateboard shops
38. Sporting goods
39. Studios (dance and fitness, recording, art and music)
40. Tailor Services
41. Toy/hobby retail shops

Prohibited Uses:

1. Adult novelty shop
2. Automotive part/accessory sales
3. Automotive repair or service of any kind whatsoever
4. Bars or cocktail lounges, where no food is served
5. Billiard parlors
6. Bingo parlors
7. Check cashing, payday loans, and auto title loans
8. Coin operated laundries
9. Day care centers (child and adult)
10. Discount grocery stores
11. Food voucher markets
12. Fraternal or social organizations
13. Gold and silver exchanges
14. Hookah lounges, hookah cafes, and hookah sales
15. Internet cafes/cyber cafes

16. Manufacturing uses of any kind
17. Massage establishments
18. Pawn shops
19. Public assemblies including religious assemblies and institutions
20. Retail sales of used merchandise, excluding antique shops
21. Swap meets
22. Tire shops, sales or service
23. Tobacco shops not dedicated to the sale of cigars
24. Vocational schools (excluding culinary schools with storefront visibility)
25. Any pop-up retail use not listed in permitted uses

Uses Subject to a Conditional Use Permit:

The following uses may be permitted, provided that a Conditional Use Permit is first obtained:

1. Alcoholic beverage sales for consumption off-premises
2. Antique shops
3. Any establishment offering alcoholic beverages for sale for consumption on the premises
4. Any exterior placement of public telephones, antennae, satellite antennae or radio, microwave or other such transmission device which is not in a fully enclosed building
5. Automobile parking structures
6. Bars or cocktail lounges with prepared food as a substantial portion of gross sales
7. Bowling alleys
8. Breweries, wineries, and/or distilleries with taproom or brewpub
9. Cigar lounge
10. Cinemas

11. Culinary schools with storefront visibility
12. Discount stores
13. Drive-through establishments of any kind
14. Drug stores/pharmacies
15. Exterior display of merchandise of any kind other than as a special event sale or grand opening
16. Freestanding automated teller machines (ATMs)
17. Game arcades
18. Gymnasiums
19. Karaoke lounge
20. Medical, dental, and optometrist uses
21. Museums
22. Outdoor farmers market
23. Pet stores with the sale of live animals
24. Restaurants (walk-in), bakeries with customer seating, coffee shops, fast food uses, take-out food service or other such retail food establishments
25. Retail kiosks (permanent and temporary)
26. Veterinary offices
27. Wine bars
28. Wine shops devoted exclusively to sales of wine

Performance Standards:

All uses shall be closely monitored to protect the integrity and privacy of the residential neighborhood adjacent to the PD-PS (Planned Development with Performance Standards) zone. To the extent possible, parking and vehicular traffic shall be directed away from the residential areas.

Any uses which creates any of the following adverse effects shall also be prohibited:

1. Any noise or vibrations other than that related to temporary construction work which is discernible without instruments at any lot line of the site.
2. Any electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance.
3. The use or handling of radioactive materials shall not be permitted.
4. Any direct or reflected glass or heat which is perceptible at any point outside of any building.
5. The emission of odorous gases or matter in quantities such as to be perceptible at any lot line of the site.
6. No exterior storage of vehicles, materials, supplies, equipment, or machinery shall be permitted whether open or in tanks, bins, or other container devices.
7. Such retail or service establishments or business enterprises when determined by the Planning Commission to be in conflict with the performance standards as set forth in this section.
8. All exterior lighting shall be low-level and shall be directed away from all residentially-zoned properties.
9. All uses except parking shall be conducted within an entirely enclosed building.
10. Hours of loading and unloading shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.
11. All operations conducted on the premises shall not be objectionable by reason of noise, mud, steam, vibration, hazard, or other causes, and any use the operation of which produces odor, fumes (toxic and nontoxic), gases, airborne solids, or other atmospheric contaminants shall be allowed to locate only when conforming to limitations now or hereafter defined by law and shall have secured a permit to operate from the air pollution control district.

Development Standards:

1. Setbacks
Building and landscaped setbacks for future development are subject to approval by the Development Review Board.
2. Parking
One parking space is required for each 216 square feet of building area. Up to 50% of the required parking spaces may be designated for compact automobiles, each compact space measuring at least 8 feet in width by 16 feet in length.

3. Exterior Security Doors, Gates, and Window Coverings

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, shall be prohibited.

4. Security wire

No barbed wire, concertina wire, razor wire, or cut glass shall be used as a fence or part of a fence, wall, or hedge along any property line or within any required side, rear, or front yard.

5. Sign Standards

All signing shall comply with Chapter 17.76 (Central Business District Sign Design Standards) of the Paramount Municipal Code. All new signage installed shall be internally illuminated and shall be lighted at least until 9:00 p.m.

6. Special Event and Grand Openings

Special Event and Grand Openings shall be conducted in accordance with Ordinance No. 581 of the City of Paramount. Rentals for a private celebratory party uses (e.g. weddings, quinceañeras, etc.) are prohibited.

Exempt Activities. The following special event uses are exempted from the requirements for a Special Event Permit. Uses other than the following shall comply with Section 17.44.170

- a. Events that occur within the business building or suite for retail, recording, promotional events, exhibition events.
- b. The indoor event shall be within the same hours of operation as established by the existing business.
- c. Each indoor event shall be limited to three consecutive days and shall occur no more than 60 days per calendar year.
- d. Must comply with all applicable Building Codes and American with Disability Act (ADA) requirements.
- e. Seasonal sales (e.g. Halloween, Christmas, or New Year).
- f. Similar temporary indoor uses that are compatible with the zoning district and surrounding land uses.

7. Landscape/irrigation

Landscaping and irrigation shall comply with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.

8. Development Review Board Approval

Prior to the issuance of a building permit for any building, structure, or substantial exterior remodel in the PD-PS (Planned Development with Performance Standards) zone, the application for development must be approved by the Development Review Board.

Any future modification to any structure within this zone shall comply with the Central Business District Architectural Guidelines.

SECTION 4. California Environmental Quality Act (CEQA). This ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15305, minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density and Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

SECTION 5. Severability. If any section, subsection, sentence, clause, or phrase in this ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council hereby declares it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

SECTION 6. Effective Date. This Ordinance shall take effect thirty days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published once in the Paramount Journal within 15 days after its adoption together with the names and members of the City Council voting for and against the Ordinance.

PASSED, APPROVED and ADOPTED by the City Council of the City of Paramount this __ day of ____ 2023.

Mayor

ATTEST

Heidi Luce, City Clerk

APRIL 5, 2023

ORAL REPORT

CITY COUNCIL ACTIONS

APRIL 5, 2023

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF