

PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Paramount Planning Commission scheduled for **May 3, 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, May 3, 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**

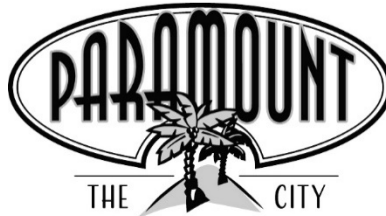
Participants wishing to address the Planning Commission by teleconference should call City Hall at **(562) 220-2036** by **5:00 p.m. on Wednesday, May 3, 2023** and provide the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item Number; 5) Subject.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

May 3, 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

MINUTES

1. [APPROVAL OF MINUTES](#) April 5, 2023

REORGANIZATION

2. [REORGANIZATION](#)

PUBLIC COMMENTS

NEW BUSINESS

PUBLIC HEARINGS

3. [NORTH PARAMOUNT GATEWAY SPECIFIC PLAN PROJECT](#)

A) ENVIRONMENTAL IMPACT REPORT

A resolution recommending that the City Council certify the final environmental impact report (EIR); approve the Mitigation Monitoring and Reporting Program; and adopt a statement of overriding considerations

B) GENERAL PLAN AMENDMENT NO. 22-2

A resolution recommending that the City Council approve a request to replace the Clearwater North and Howe-Orizaba Specific Plans with the North Paramount Gateway Specific Plan and expand the specific plan area to include all Paramount Boulevard properties south of the Century (I-105) freeway, north of Rosecrans Avenue and the Metro/Pacific Electric Railway right-of-way, and within the center of the existing specific plan areas

C) ZONE CHANGE NO. 240

A resolution recommending that the City Council approve a request to change the official Zoning Map of the City of Paramount from Clearwater North and Howe-Orizaba to North Paramount Gateway Specific Plan; and change the zone of the expanded area from C-3 (General Commercial), C-M (Commercial-Manufacturing), and PD-PS (Planned Development with

Performance Standards) to North Paramount Gateway Specific Plan.

- D) ZONING
ORDINANCE TEXT
AMENDMENT
(ZOTA) NO. 25
- Recommending that the City Council approve a request to incorporate the North Paramount Gateway Specific Plan into the Paramount Municipal Code
4. [CONDITIONAL USE PERMIT NO. 933](#)
- A request by Allan J. Cohn/Mustang Country International, Ltd. to operate online with accessory in-person sales of automotive parts and components at 8820 Somerset Boulevard in the M-1 (Light Manufacturing) zone. This project is a Class 1 Categorical Exemption pursuant to Article 19, Section 15301 (existing facilities) of California Environmental Quality Act (CEQA) Guidelines
5. [CONDITIONAL USE PERMIT NO. 934](#)
- A request by Trepanning Specialties, Inc. to operate a machine shop at 16222 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone. This project is a Class 3 Categorical Exemption pursuant to Section 15303 (new construction or conversion of small structures) and Class 11 Categorical Exemption pursuant to Section 15311 (accessory structures) of California Environmental Quality Act (CEQA) Guidelines
6. [CONDITIONAL USE PERMIT NO. 935](#)
- A request by Sejin Choi/Neo Chair, Inc. to legalize and operate a warehouse/distribution center for office and gaming chairs at 16105 Gundry Avenue in the M-2 (Heavy Manufacturing) zone. This project is a Class 1 Categorical Exemption pursuant to Article 19, Section 15301 (existing facilities) of California Environmental Quality Act (CEQA) Guidelines

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7. [ZONING ORDINANCE
TEXT AMENDMENT
NO. 30](#) A request recommending that the City Council approve revised regulations for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) to comply with State law. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) – 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

REPORTS

8. [ORAL REPORT](#) City Council Actions
9. [ORAL REPORT](#) Quarterly Update – World Energy Sound Wall along Façade Avenue

COMMENTS

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

ADJOURNMENT

To a meeting on June 7, 2023 at 6:00 p.m.

MAY 3, 2023

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF APRIL 5, 2023.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES APRIL 5, 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
Commissioner Linda Timmons
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
Smyrna Caraveo, Planning Intern
Valerie Zaragoza, Administrative Assistant

PUBLIC COMMENTS

There were none.

Planning Director John Carver introduced recently appointed Commissioner Linda Timmons who was appointed by the City Council on March 14, 2023 and sworn into her position of Planning Commissioner by Administrative Assistant Valerie Zaragoza on March 27, 2023.

1. APPROVAL OF MINUTES

Chair Weisenburger presented the Planning Commission minutes of March 1, 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, Gonzalez and
Moody, Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: Commissioner Timmons

NEW BUSINESS

PUBLIC HEARINGS

2. ZONE CHANGE NO.
243

Chair Weisenburger presented the item, 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.

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 Timmons, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, Moody
and Timmons, 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 Timmons, seconded by Commissioner Gonzalez, to read by title only and adopt Planning Commission Resolution No. PC 23:011, approving the request. The motion was passed by the following roll call vote:

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

REPORTS

3. CITY COUNCIL ACTIONS There were no items on the City Council Agenda that pertained to the Planning Commission.
4. COMMENTS FROM CITY ATTORNEY, COMMISSIONERS AND STAFF Planning Director John Carver stated that curb painting of addresses should begin within two weeks. He stated that the City has entered into contract with a company hired specifically to paint the numbers on the curb for residents at no charge to the resident.

City Attorney John Cavanaugh informed the Planning Commission that the Community Benefits Agreement with World Energy that was negotiated with the City Manager, World Energy representatives, Planning Director John Carver, and City Attorney John Cavanaugh has been finalized and executed to reflect \$1,000,000 each year for the next five years, with the potential to be extended an extra year and a half.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:15 p.m. to the next Planning Commission meeting to be held on Wednesday, May 3, 2023, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Gordon Weisenburger, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

MAY 3, 2022

REORGANIZATION OF THE PARAMOUNT PLANNING COMMISSION

Minute Clerk:	<p>OPEN NOMINATIONS FOR OFFICE OF PLANNING COMMISSION CHAIR</p> <p>_____ was nominated by _____ (NO SECOND REQUIRED)</p> <p>_____ was nominated by _____ (NO SECOND REQUIRED)</p> <p>ROLL CALL VOTE FOR _____ AS PLANNING COMMISSION CHAIR</p> <p>Commissioner Esparza _____</p> <p>Commissioner Gonzalez _____</p> <p>Commissioner Moody _____</p> <p>Commissioner Timmons _____</p> <p>Commissioner Weisenburger _____</p>
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Chair:	<p>OPEN NOMINATIONS FOR OFFICE OF PLANNING COMMISSION VICE CHAIR</p> <p>_____ was nominated by _____ (NO SECOND REQUIRED)</p> <p>_____ was nominated by _____ (NO SECOND REQUIRED)</p> <p>ROLL CALL VOTE FOR _____ AS PLANNING COMMISSION VICE CHAIR</p> <p>Commissioner Esparza _____</p> <p>Commissioner Gonzalez _____</p> <p>Commissioner Moody _____</p> <p>Commissioner Timmons _____</p> <p>Commissioner Weisenburger _____</p>
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MAY 3, 2023

PUBLIC HEARING

NORTH PARAMOUNT GATEWAY SPECIFIC PLAN PROJECT – GENERAL
PLAN AMENDMENT NO. 22-2; ZONE CHANGE NO. 240; ZONING
ORDINANCE TEXT AMENDMENT NO. 25

- A. MOTION IN ORDER:
- B. OPEN THE PUBLIC HEARING
- C. CONTINUE THE PUBLIC HEARING TO JUNE 7, 2023.

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



To: Honorable Planning Commission
From: John Carver, Planning Director
By: John King, Assistant Planning Director
Date: May 3, 2023

**Subject: NORTH PARAMOUNT GATEWAY SPECIFIC PLAN PROJECT
GENERAL PLAN AMENDMENT NO. 22-2; ZONE CHANGE NO. 240;
ZONING ORDINANCE TEXT AMENDMENT NO. 25**

This item is a request to recommend that the City Council approve the North Paramount Gateway Specific Plan. The specific plan site is approximately 112 acres and generally bounded by the City of South Gate border and Howe Street to the north, the Union Pacific railroad to the west, Rosecrans Avenue and Metro/Pacific Electric railroad right-of-way to the south, and Anderson Street to the east. The proposed project replaces two existing specific plans – the Clearwater North Specific Plan and the Howe/Orizaba Specific Plan – into a single specific plan; slightly expands the planning area to incorporate additional key parcels along Paramount Boulevard; and provides a land use plan to support sustainability efforts, economic vitality, and reducing vehicle miles traveled (VMT) near the planned West Santa Ana Branch (WSAB) light rail transit station at the Paramount Boulevard/Rosecrans Avenue intersection.

As more time is required to complete the required reporting for the project, it is recommended that the Planning Commission continue the item.

RECOMMENDED ACTION

It is recommended that the Planning Commission open and continue the public hearing for the North Paramount Gateway Specific Plan Project (General Plan Amendment No. 22-2; Zone Change No. 240; Zoning Ordinance Text Amendment No. 25) to the June 7, 2023 Planning Commission meeting.

MAY 3, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 933

- 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 23:015, APPROVING A REQUEST BY ALLAN J. COHEN/MUSTANG COUNTRY INTERNATIONAL, LTD. TO OPERATE ONLINE WITH ACCESSORY IN-PERSON SALES OF AUTOMOTIVE PARTS AND COMPONENTS AT 8820 SOMERSET BOULEVARD IN THE M-1 (LIGHT MANUFACTURING) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

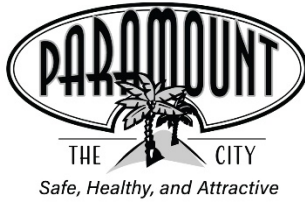
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 933
REQUEST:	Operate online with accessory in-person sales of automotive parts and components
APPLICANT:	Allan J. Cohen/Mustang Country International, Ltd.
MEETING DATE:	May 3, 2023
LOCATION:	8820 Somerset Boulevard
ZONE:	M-1 (Light Manufacturing)
GENERAL PLAN:	Business Park
PLANNER:	Ivan Reyes
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: Ivan Reyes, Associate Planner
Date: May 3, 2023

**Subject: CONDITIONAL USE PERMIT NO. 933
ALLAN J. COHEN/MUSTANG COUNTRY INTERNATIONAL, LTD.**

BACKGROUND

This application is a request by Allan J. Cohen/Mustang Country International, Ltd. for a conditional use permit (CUP) to operate online with accessory in-person sales of automotive parts and components at 8820 Somerset Boulevard in the M-1 (Light Manufacturing) zone. The property is located on the south side of Somerset Boulevard. The 68,389 square foot site is developed with a 7,500 square foot building and a 9,100 square foot building with garage bays.

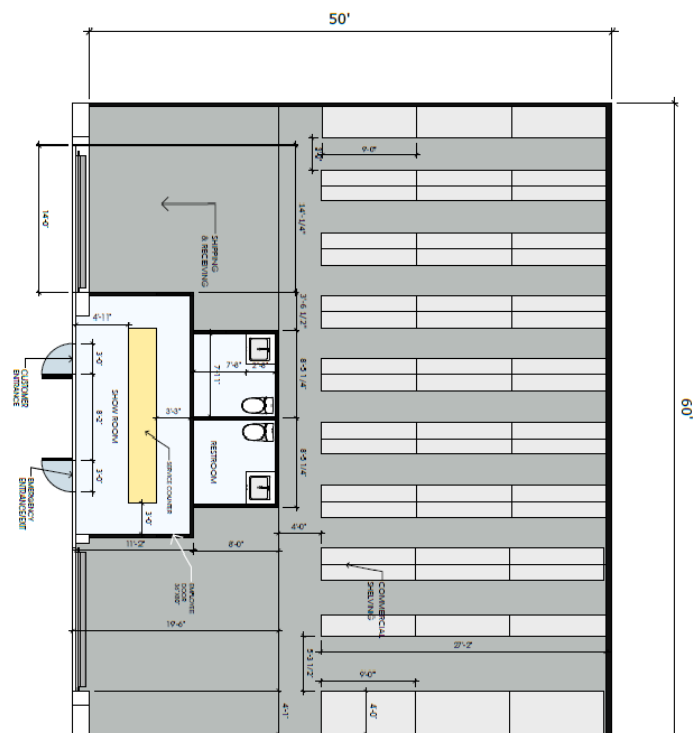
Mustang Country has been in business since the 1970s and was most recently operating at 14833 Lakewood Boulevard. Mustang Country is relocating to 8820 Somerset Boulevard as the 14833 Lakewood Boulevard property was sold to the Alt Air/World Energy refinery.

The purpose of this hearing is to consider the wholesale and retail sales of automotive parts and components, establish new conditions to comply with City regulations, and bring the business into conformance with zoning regulations.

DISCUSSION

Mustang Country caters to hobbyists and professionals with premier automotive parts dedicated to the classic Mustang industry. The business hours of operation are Tuesday through Friday from 10:00 a.m. to 5:00 p.m. and Saturdays from 10:00 a.m. to 4:00 p.m. There will be a total of three employees. The existing 3,140 square foot tenant space is accessed via a 220 square foot showroom area and two roll-up doors. Most of the business is dedicated to wholesale (60%) compared to retail (40%) sales.

No auto body work, dismantling of vehicles, or major engine repairs will be performed at the subject site. Vehicles will not be serviced inside or outside the building and will not be parked or stored in the parking area.



Photo

Below is a photo looking southeast at the subject building.



Analysis

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

Environmental Assessment

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 23:015, approving Conditional Use Permit No. 933, 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, May 19, 2023. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
6. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a) That the approval was obtained by fraud;
 - b) That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c) That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law or regulation;

- d) That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

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

7. All applicable development fees are due prior to the issuance of building permits.
8. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
9. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
10. The installation of exterior window security bars is prohibited in accordance with Section 17.32.090(J) of the Paramount Municipal Code.
11. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
12. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
13. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
14. The business hours of operation shall be limited to 10:00 a.m. to 5:00 p.m., Tuesday through Friday and 10:00 a.m. to 4:00 p.m. on Saturdays.
15. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
16. Special events, including but not limited to events produced or administered by independent promoters, shall be reviewed in accordance with Special Event Permit regulations by the Planning Department. The applicant shall submit a Special Event Permit application at least two weeks in advance of a proposed event.

17. The trash enclosure shall be modified as needed to accommodate trash, recyclables, and organic waste. All exterior bins and barrels shall be enclosed by a solid decorative masonry wall not less than six feet in height, with decorative cover, decorative side protection to keep trespassers out, and appropriate solid gate, following separate Planning Department review and approval. Such storage area shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
18. The approved floor plan shall not be changed without prior approval by the Planning Department.
19. 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.
20. A sufficient amount of lighting, as determined by the Planning Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning Department for their decorative quality and location, and permits shall be obtained.
21. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
22. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
23. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
24. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
25. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.

26. The applicant 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 when the business is open 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.
27. 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.
28. The exterior lighting fixtures on the building shall be painted and refurbished as needed and maintained in good condition.
29. A two-inch layer of brown mulch shall be applied in the landscape area of the monument sign area along Somerset Blvd.
30. Any outdoor storage of automotive parts including tires, parts, and inoperable vehicles is prohibited on the property.
31. Vehicle repairs and installation of parts are prohibited on the property and all surrounding public streets and adjacent properties. Any vehicle body work is prohibited on the property and all surrounding public streets and alleys.
32. A sign contractor shall submit plans by June 5, 2023 to legalize the monument sign at the front of the property. The plans shall be reviewed by the Planning Department and approved upon satisfaction of applicable sign and building code regulations.
33. Vehicle reupholstery is prohibited at all times.
34. The banner sign located on the fence line along Somerset Boulevard shall be removed. Banner signs must be installed on a building wall and shall obtain permits with the Planning Department prior to installation.
35. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.

36. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
37. At the completion of the project, final approval from the Planning Division shall be obtained. All conditions of approval shall be met prior to final approval by the Planning Division.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 23:015**

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. 933, A REQUEST BY ALLAN J. COHEN/MUSTANG COUNTRY INTERNATIONAL, LTD. TO OPERATE ONLINE WITH ACCESSORY IN-PERSON SALES OF AUTOMOTIVE PARTS AND COMPONENTS AT 8820 SOMERSET BOULEVARD IN THE M-1 (LIGHT MANUFACTURING) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Allan J. Cohen/Mustang Country International, Ltd. for a conditional use permit (CUP) to operate online with accessory in-person sales of automotive parts and components at 8820 Somerset Boulevard in the M-1 (Light Manufacturing) zone; and

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

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

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

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

- 1. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning Department before construction.
- 2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, May 19, 2023. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
- 3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
- 4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.

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

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

7. All applicable development fees are due prior to the issuance of building permits.
8. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
9. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
10. The installation of exterior window security bars is prohibited in accordance with Section 17.32.090(J) of the Paramount Municipal Code.

11. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
12. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
13. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
14. The business hours of operation shall be limited to 10:00 a.m. to 5:00 p.m., Tuesday through Friday and 10:00 a.m. to 4:00 p.m. on Saturdays.
15. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
16. Special events, including but not limited to events produced or administered by independent promoters, shall be reviewed in accordance with Special Event Permit regulations by the Planning Department. The applicant shall submit a Special Event Permit application at least two weeks in advance of a proposed event.
17. The trash enclosure shall be modified as needed to accommodate trash, recyclables, and organic waste. All exterior bins and barrels shall be enclosed by a solid decorative masonry wall not less than six feet in height, with decorative cover, decorative side protection to keep trespassers out, and appropriate solid gate, following separate Planning Department review and approval. Such storage area shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
18. The approved floor plan shall not be changed without prior approval by the Planning Department.
19. 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.
20. A sufficient amount of lighting, as determined by the Planning Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning Department for their decorative quality and location, and permits shall be obtained.

21. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
22. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
23. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
24. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
25. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
26. The applicant 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 when the business is open 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.
27. 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.
28. The exterior lighting fixtures on the building shall be painted and refurbished as needed and maintained in good condition.
29. A two-inch layer of brown mulch shall be applied in the landscape area of the monument sign area along Somerset Blvd.

30. Any outdoor storage of automotive parts including tires, parts, and inoperable vehicles is prohibited on the property.
31. Vehicle repairs and installation of parts are prohibited on the property and all surrounding public streets and adjacent properties. Any vehicle body work is prohibited on the property and all surrounding public streets and alleys.
32. A sign contractor shall submit plans by June 5, 2023 to legalize the monument sign at the front of the property. The plans shall be reviewed by the Planning Department and approved upon satisfaction of applicable sign and building code regulations.
33. Vehicle reupholstery is prohibited at all times.
34. The banner sign located on the fence line along Somerset Boulevard shall be removed. Banner signs must be installed on a building wall and shall obtain permits with the Planning Department prior to installation.
35. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
36. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
37. 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.

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

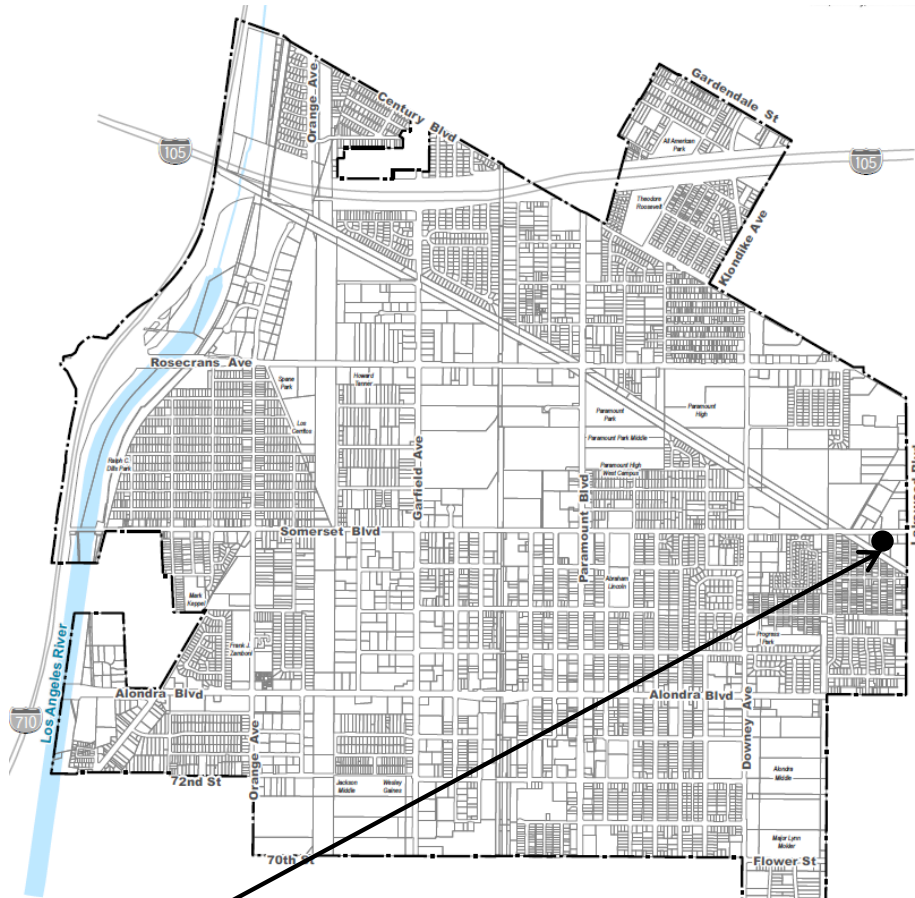
PASSED, APPROVED, and ADOPTED this 3rd day of May 2023.

Chair

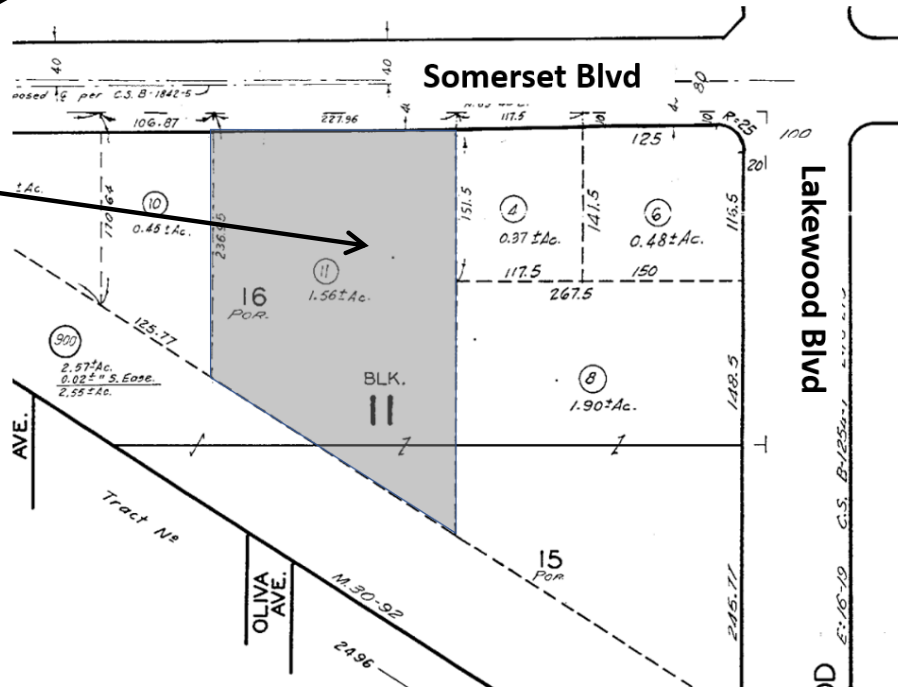
Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 933



Subject
Property



8820 Somerset Blvd.

MAY 3, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 934

- 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 23:016, APPROVING
A REQUEST BY TREPANNING SPECIALTIES, INC. TO OPERATE A
MACHINE SHOP AT 16222 MINNESOTA AVENUE IN THE M-2 (HEAVY
MANUFACTURING) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 934
REQUEST:	Operate a machine shop
APPLICANT:	Trepanning Specialties, Inc.
MEETING DATE:	May 3, 2023
LOCATION:	16222 Minnesota Avenue
ZONE:	M-2 (Heavy Manufacturing)
GENERAL PLAN:	Central Industrial District
PLANNER:	Smyrna Caraveo
RECOMMENDATION:	Approval



To: Honorable Planning Commission

From: John Carver, Planning Director

By: Smyrna Caraveo, Planning Intern

Date: May 3, 2023

**Subject: CONDITIONAL USE PERMIT NO. 934
TREPPANNING SPECIALTIES, INC.**

BACKGROUND

This application is a request by Trepanning Specialties, Inc. to operate a machine shop at 16222 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone. The 7,503 square foot project site is located on the east side of Minnesota Avenue, between Monroe Street and Jackson Street. The existing building includes three small offices, restrooms, a loading area, and a main work area. Trepanning Specialties has been operating in the City of Paramount since 1997. The previous business at the subject location is Expert Embroidery.

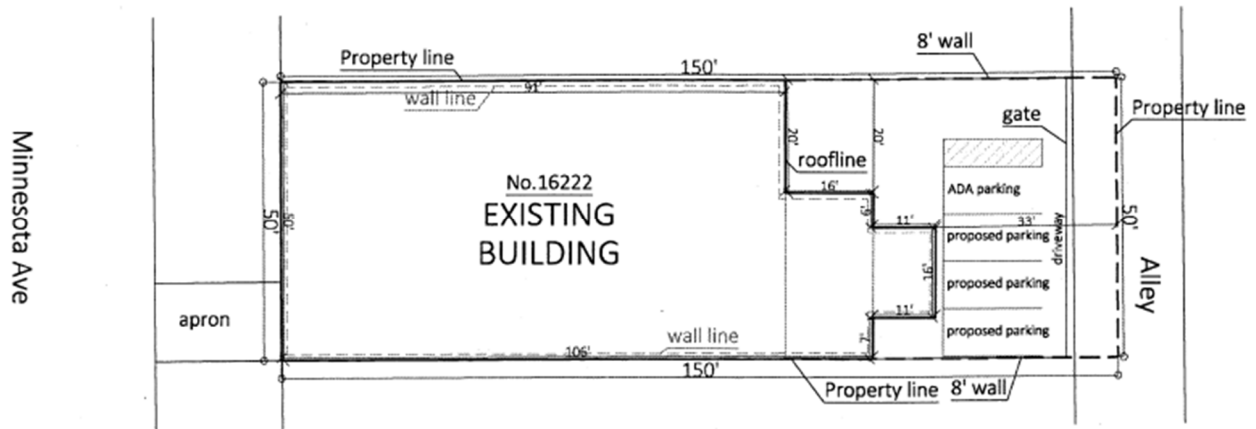
DESCRIPTION

Trepanning Specialties is a machine shop with its primary location at 16201 Illinois Avenue and nearby secondary locations at 16207 Illinois Avenue, 15957 Illinois Avenue, 16216 Minnesota Avenue, and 7610 Monroe Avenue. The business is proposing to expand to 16222 Minnesota Avenue. The applicant specializes in a process known as trepanning for aerospace, defense, and prototype clients. Trepanning is a deep hole drilling process that in many cases is meant to be a roughing operation to further hone or finish the materials being drilled. In other cases, the trepanned hole is fit for further use or fabrication.

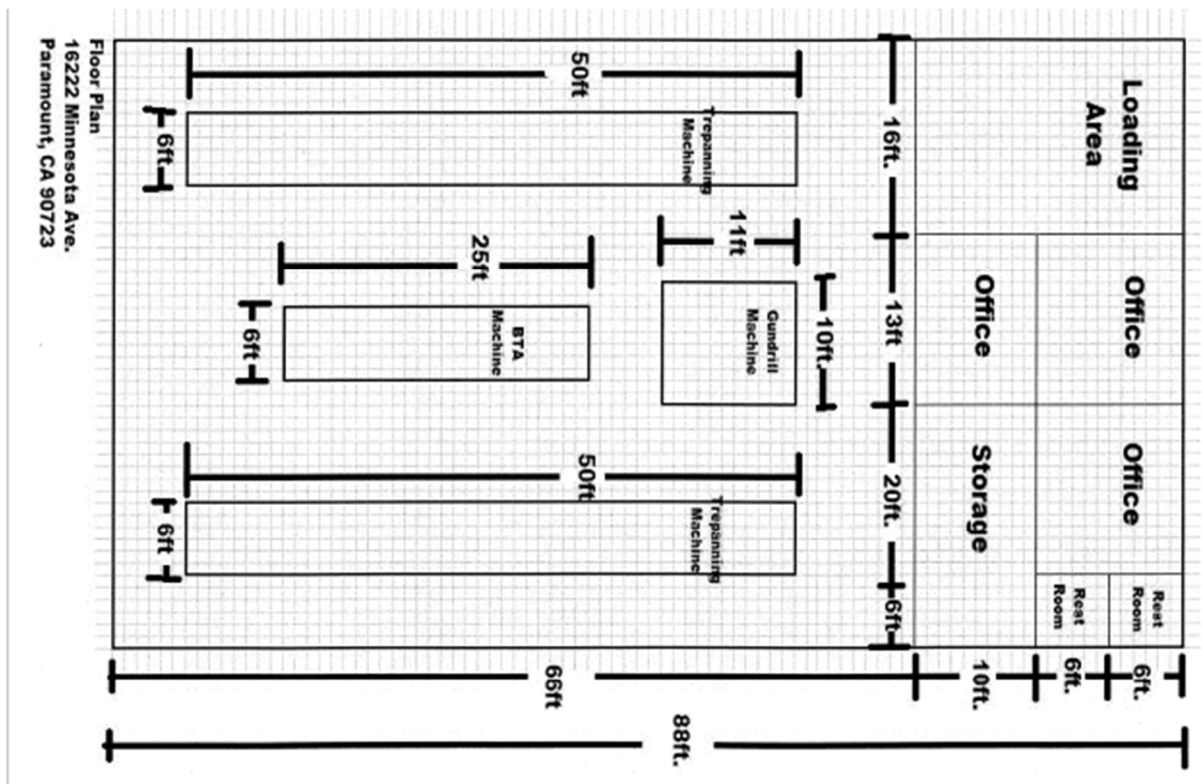
The new equipment at the Minnesota Avenue facility would include special drills and ancillary equipment which would all be maintained inside the building. The main floor area would contain two 50 foot by 6 foot trepanning machines, a single 11 foot by 10 foot gundrill machine, and a single 25 foot by 6 foot BTA machine. "BTA" stands for Boring and Trepanning Association which developed this deep hole drilling system. The gundrilling machine is a deep hole drilling process that uses a long, thin cutting tool to produce holes in metal at high depth-to-diameter ratios. Gundrilling, effective in diameters from 1 to 50 millimeter, involves a single drill tube in which high pressure coolant is supplied to the drill through the area between the drilled hole and the tube's outer diameter.

Business operations are Monday through Friday from 6:00 a.m. to 4:00 p.m. There will be five employees working at the site.

Below is the site plan.



Below is the floor plan.



Below are site photos from April 12, 2023.



*The front of the building facing
Minnesota Avenue*



The rear view of the building

Analysis

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

Environmental Assessment

A planning consultant, Blodgett Baylosis Environmental Planning, completed an environmental assessment that determined the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15303, Class 3 Categorical Exemption – new construction or conversion of small structures; and as a Section 15311, Class 11 Categorical Exemption – accessory structures. The categorical exemption report 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 Outcome No. 1: Safe Community.

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 23:016, approving Conditional Use Permit No. 934, 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, May 19, 2023. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
6. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a) That the approval was obtained by fraud;
 - b) That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c) That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law or regulation;

- d) That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

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

7. All applicable development fees are due prior to the issuance of building permits.
8. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
9. Any future tenant improvements require permits from the Building and Safety Division of the Planning Department.
10. The applicant is required to obtain all necessary City of Paramount permits, including electrical, mechanical, and plumbing for any interior and/or exterior modifications made to the structures on the subject site.
11. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works, (3) the South Coast Air Quality Management District, (4) the California Department of Resources Recycling and Recovery (CalRecycle), (5) the California Regional Water Quality Control Board, Los Angeles Region, and (6) the Los Angeles County Department of Public Health. Any notice of violation shall be promptly addressed.
12. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health.
13. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
14. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
15. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.

16. All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.
17. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. No mature trees shall be removed from the yard areas, landscaped areas, and the surrounding property perimeter.
18. Landscaping shall be added to the front of the property following separate Planning Department review and approval of the specific plant types, sizes, and locations. Landscape changes are subject to Planning Department review and approval. Mature trees shall not be removed without prior approval by the Planning Department. Plant material shall be maintained in a thriving condition in perpetuity in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.
19. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti shall be promptly removed or painted over with paint to match the predominant surface paint or stucco color. Live plants that have been vandalized with graffiti shall be trimmed to remove the graffiti. Graffiti in the form of window etching shall be promptly removed.
20. All unpermitted signs and residue from past signs shall be removed and restored to match the adjacent portion of the structure. Any proposed signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation in accordance with Sections 17.36.030 and 17.44.170 of the Paramount Municipal Code.
21. The installation of exterior window security bars is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code.
22. The entrance door facing Minnesota Avenue shall be repainted from blemishes or replaced.
23. No outside loitering shall be allowed on the premises.
24. Outdoor storage and outdoor work are prohibited.
25. The awning at the front of the building shall be refurbished and replaced as needed.

26. The rear block wall shall be refurbished and repainted following separate Planning Department review and approval of the paint color.
27. The unpermitted patio covers at the rear of the property shall be demolished or permits shall be obtained from the Planning Department.
28. The business and all future tenants shall maintain a current City of Paramount business license and meet all requirements for the zone.
29. Delivery vehicles shall unload within the property. Truck parking, stopping, loading, and unloading are prohibited on public streets and alleys.
30. Signs shall be installed, following separate Planning Department review and approval, stating that truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 – Section 2485 of the California Code of Regulations.
31. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
32. The approved plans shall not be changed without prior approval by the Planning Department.
33. A bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted “U” rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack.
34. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
35. At the completion of all Conditional Use Permit No. 934 conditions of approval required for the project and before business operations can commence from the subject location, final approval from the Planning Division shall be obtained in writing. All conditions of approval shall be met prior to final approval by the Planning Division.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 23:016**

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. 934, A REQUEST BY TREPANNING SPECIALTIES, INC. TO OPERATE A MACHINE SHOP AT 16222 MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Trepanning Specialties, Inc. for a conditional use permit (CUP) to operate a machine shop at 16222 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone; and

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

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15303, Class 3 Categorical Exemption – new construction or conversion of small structures; and a Section 15311, Class 11 Categorical Exemption – accessory structures.

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

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

1. Except as set forth in conditions, development shall take place 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, May 19, 2023. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.

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

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

7. All applicable development fees are due prior to the issuance of building permits.
8. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
9. Any future tenant improvements require permits from the Building and Safety Division of the Planning Department.
10. The applicant is required to obtain all necessary City of Paramount permits, including electrical, mechanical, and plumbing for any interior and/or exterior modifications made to the structures on the subject site.

11. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works, (3) the South Coast Air Quality Management District, (4) the California Department of Resources Recycling and Recovery (CalRecycle), (5) the California Regional Water Quality Control Board, Los Angeles Region, and (6) the Los Angeles County Department of Public Health. Any notice of violation shall be promptly addressed.
12. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health.
13. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
14. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
15. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
16. All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.
17. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. No mature trees shall be removed from the yard areas, landscaped areas, and the surrounding property perimeter.
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19. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti shall be promptly removed or painted over with paint to match the predominant surface paint or stucco color. Live plants that have been vandalized with graffiti shall be trimmed to remove the graffiti. Graffiti in the form of window etching shall be promptly removed.
20. All unpermitted signs and residue from past signs shall be removed and restored to match the adjacent portion of the structure. Any proposed signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation in accordance with Sections 17.36.030 and 17.44.170 of the Paramount Municipal Code.
21. The installation of exterior window security bars is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code.
22. The entrance door facing Minnesota Avenue shall be repainted free from blemishes or replaced.
23. No outside loitering shall be allowed on the premises.
24. Outdoor storage and outdoor work are prohibited.
25. The awning at the front of the building shall be refurbished and replaced as needed.
26. The rear block wall shall be refurbished and repainted following separate Planning Department review and approval of the paint color.
27. The unpermitted patio covers at the rear of the property shall be demolished or permits shall be obtained from the Planning Department.
28. The business and all future tenants shall maintain a current City of Paramount business license and meet all requirements for the zone.
29. Delivery vehicles shall unload within the property. Truck parking, stopping, loading, and unloading are prohibited on public streets and alleys.
30. Signs shall be installed, following separate Planning Department review and approval, stating that truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 – Section 2485 of the California Code of Regulations.
31. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.

32. The approved plans shall not be changed without prior approval by the Planning Department.
33. A bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted “U” rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack.
34. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
35. At the completion of all Conditional Use Permit No. 934 conditions of approval required for the project and before business operations can commence from the subject location, final approval from the Planning Division shall be obtained in writing. All conditions of approval shall be met prior to final approval by the Planning Division.

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

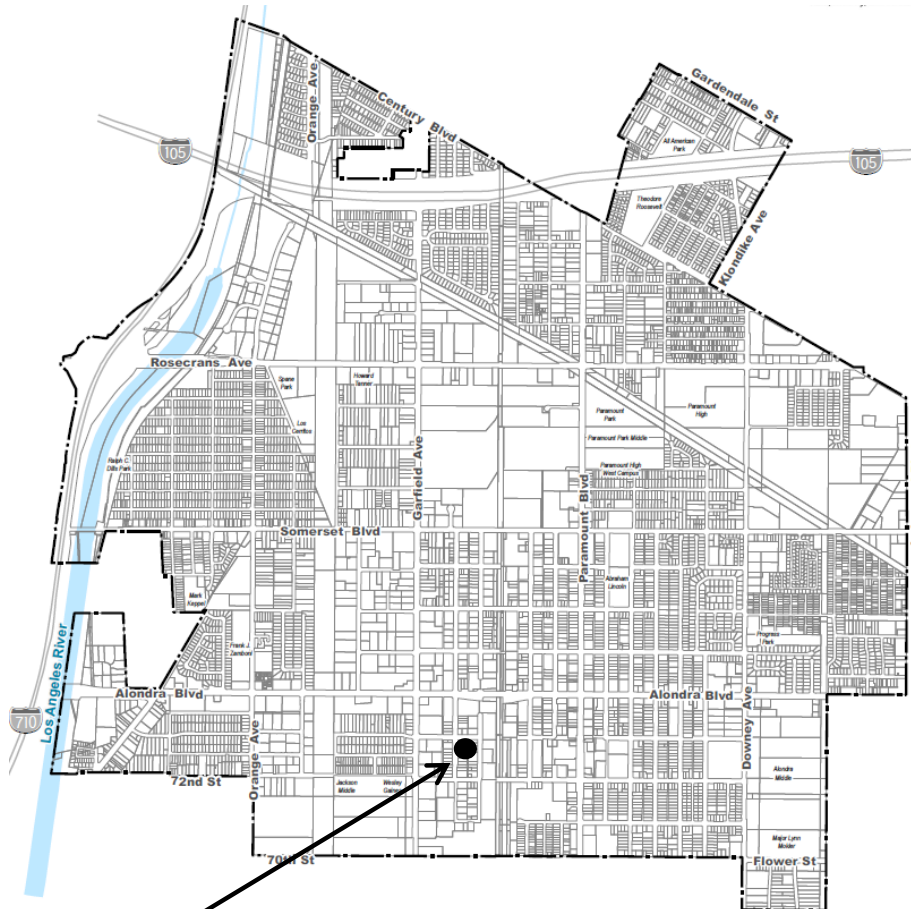
PASSED, APPROVED, and ADOPTED this 3rd day of May 2023.

Chair

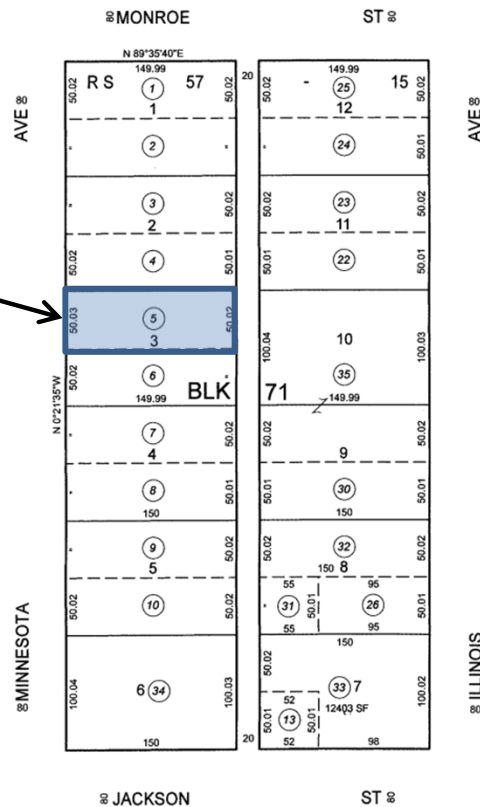
Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 934



Subject
Property



16222 Minnesota Ave.



NOTICE OF CEQA EXEMPTION

TO: Los Angeles County Registrar, Recorder,
County Clerk Main Office
12400 Imperial Highway
Norwalk, California 90650

FROM: City of Paramount
16400 Colorado Boulevard
Paramount, California 90723

NAME: Trepanning Specialties, Inc. (Conditional Use Permit [CUP] 934)

ADDRESS: 16222 Minnesota Avenue, Paramount, California 90723

CITY/COUNTY: City of Paramount, Los Angeles County.

APPLICANT: Trepanning Specialties, Inc. 16201 Illinois Avenue, Paramount, California 90723.

PROJECT: Trepanning Specialties, Inc. (TPI) is a specialty machine shop that does specialty machining (trepanning) for clients largely in the aerospace industry. Trepanning is a drilling process that leaves a core in the material that is being drilled. Trepanning is a deep hole drilling process that has broad application over many industries. In many cases, trepanning is meant to be a roughing operation to further hone or finish the materials being drilled. In other cases, the trepanned hole is fit for further use or fabrication. The new equipment at the Minnesota Avenue facility would include special drills and ancillary equipment. All of the new equipment would be fully enclosed within the new building located at 16222 Minnesota Avenue. Approximately five employees would be located at this shop. The business would operate Monday through Friday, between 6:00 AM and 4:00 PM. Pursuant The proposed project would be categorically exempt and would qualify for both a *Class 3 Exemption* (New Construction or Conversion of Small Structures) and a *Class 11 Exemption* (Accessory Structures). The project site's zoning is Heavy Manufacturing (M2).

EXEMPTION: The project qualifies as exempt pursuant to a *Class 3 Exemption* (New Construction or Conversion of Small Structures) and a *Class 11 Exemption* (Accessory Structures)

STATUS: ☐ Ministerial (Section 21080 (b)(1); (Section No. _____);
☐ Declared Emergency (Section 21080 (b)(3); (Section No. _____);
☐ Emergency Project (Section 21080 (b)(4); (Section No. _____);
☐ Statutory Exemption (Section No. _____);
☒ Categorical Exemption (Section No. 15303 & 15311);
☐ The activity is not subject to CEQA (Section No. _____);
☐ Other

CITY CONTACT John King, Assistant Planning Director
City of Paramount Planning Department
16400 Colorado Boulevard
Paramount, California 90723

Signature_____ Date_____



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CATEGORICAL EXEMPTION

**CONDITIONAL USE PERMIT (CUP) No. 934
TREPANNING SPECIALTIES INC.
16222 MINNESOTA AVENUE
PARAMOUNT, CALIFORNIA 90723**



LEAD AGENCY:

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

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 S. HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 93140**

APRIL 27, 2023

PARA 105



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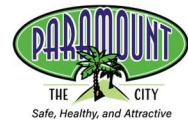


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1. INTRODUCTION

Trepanning Specialties, Inc. (TPI) is a specialty machine shop that is engaged in specialty machining (trepanning) for clients largely in the aerospace industry. Trepanning is a drilling process that leaves a core in the material that is being drilled. Trepanning is a deep hole drilling process that has broad application over many industries. In many cases, trepanning is meant to be “a roughing” operation to further hone or finish the materials being drilled. In other cases, the trepanned hole is fit for further use or fabrication. The new equipment at the Minnesota Avenue facility would include special drills and ancillary equipment. All of the new equipment would be fully enclosed within the existing building located at 16222 Minnesota Avenue. Approximately five employees would be located at this shop. The business would operate Monday through Friday, between 6:00 AM and 4:00 PM. The proposed project would be categorically exempt and would qualify for both a *Class 3 Exemption* (New Construction or Conversion of Small Structures) and a *Class 11 Exemption* (Accessory Structures). The project site’s zoning is Heavy Manufacturing (M2).

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

- A brief description of the proposed action or project;
- A finding that the proposed action or project is exempt, including a citation of the State CEQA Guidelines section or statute under which the project is found to be exempt; and,
- A brief statement in support of the finding.¹

The proposed TPI machine shop would also require the approval of a conditional use permit (CUP 934) to permit the proposed project’s implementation. This CE provides a description of the proposed project, indicates the applicable sections of CEQA that support the findings for the CEQA exemption, and discusses the Lead Agency’s findings that are applicable to the proposed project.

2. PROJECT LOCATION & SETTING

The proposed project site is located within the City of Paramount at 16222 Minnesota Avenue. The City of Paramount is located in the south-central portion of Los Angeles County, approximately 16.5 miles southeast of downtown Los Angeles. The City of Paramount is bounded by the cities of South Gate and Downey on the north; the Los Angeles River, the Cities of Lynwood, and Compton and unincorporated areas of Rancho Dominguez on the west; the Cities of Long Beach and Bellflower on the south; and the Cities of Bellflower and Downey on the east.

The project site’s address is 16222 Minnesota Avenue, Paramount, California 90723. The project site’s assessors parcel number (APN) is 7102-018-005. The project site’s latitude and longitude is 33°38'6.55" N -118°11'6.47"W. The project site is located in an industrial area of the City of Paramount (the *Central Industrial District*). The properties

¹ CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 15300).

located to the north and south are also developed with smaller industrial buildings. Minnesota Avenue extends along the project site's west side while an alley separates the site from smaller industrial lots with frontage along the west side of Illinois Avenue. The project site is located in the midst of an urbanized environment that includes the following:

- *North of the Site.* An industrial use is located to the north of the project site (16216 Minnesota Avenue). This area is designated as *Central Industrial District* in the Paramount General Plan and is designated as *Heavy Manufacturing (M2)* in the City's Zoning Ordinance and Map.
- *East of the Site.* An alley extends along the project site's east side. The area located to the east of the alley is developed in smaller industrial uses and is designated as *Central Industrial District* in the Paramount General Plan and is designated as *Heavy Manufacturing (M2)* in the City's Zoning Ordinance and Map.
- *West of the Site.* Minnesota Avenue extends along the project site's east side. The area located to the west of Minnesota Avenue is developed in smaller industrial uses and is designated as *Central Industrial District* in the Paramount General Plan and is designated as *Heavy Manufacturing (M2)* in the City's Zoning Ordinance and Map.
- *South of the Site.* An industrial use is located to the south of the project site (16226 Minnesota Avenue). This area is designated as *Central Industrial District* in the Paramount General Plan and is designated as *Heavy Manufacturing (M2)* in the City's Zoning Ordinance and Map.

A regional location map is provided in Exhibit 1. A Citywide map is provided in Exhibit 2. A vicinity map is provided in Exhibit 3. An aerial photo is provided in Exhibit 4.

3. PROJECT DESCRIPTION

Trepanning Specialties, Inc. (TPI) is a specialty machine shop that is engaged in specialty machining (trepanning) for clients, largely in the aerospace industry. Trepanning is a drilling process that leaves a core in the material that is being drilled. The proposed project would consist of the following elements:

- The proposed project would involve the installation of new equipment within the existing one-story building located at 16222 Minnesota Avenue. The existing building's total floor area is approximately 7,500 square feet. This existing building includes three small offices, rest rooms, a loading area, and a main work area where the new machining equipment would be located.
- The main floor area would contain two, 50 foot by 6 foot trepanning machines, a single, 11 foot by 10 foot gundrill machine, and a single, 25 foot by 6-foot BTA machine. The gundrilling machine is a deep hole drilling process that uses a long, thin cutting tool to produce holes in metal at high depth-to-diameter ratios. Gun drilling is effective in diameters from 1mm to 50 mm. "BTA" stands for Boring and Trepanning Association which developed this deep hole drilling system. It involves a single drill tube in which high pressure coolant is supplied to the drill through the area between the drilled hole and the tube's outer diameter. The chips are evacuated through the I.D. of the tube. The drill head is screwed to this drill tube which is much stronger compared to other drill types.

This equipment involves the use of a pressure head which is basically a high pressure seal between the workpiece and the drill bush.

- The trepanning process involves the use of specialized machining equipment to drill holes in various metals. Trepanning is a deep hole drilling process that has broad application over many industries. In many cases, trepanning is meant to be a roughing operation to be honed for finish, or machined further. In other cases, the trepanned hole is fit for future use.
- Approximately five employees would be located at this shop. The business would operate Monday through Friday, between 6:00 AM and 4:00 PM.
- Vehicles would use an existing entry located on the existing building's east side. A total of four parking spaces would be provided, including one ADA space.
- The City would require the replacement and maintenance of the landscaped yard area along the Minnesota Avenue frontage.

4. APPLICABLE CEQA EXEMPTIONS

The City of Paramount has reviewed the proposed project and has determined that the proposed project is categorically exempt and qualifies for both a *Class 3 Exemption* (New Construction or Conversion of Small Structures) and a *Class 11 Exemption* (Accessory Structures).²

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

Class 3 exemptions consist of any of the following:

- The construction and/or the location of limited numbers of new, small facilities or structures;
- The installation of small new equipment and facilities in small structures; and/or
- The conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

Examples that are relevant to the proposed project include a structure not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area and buildings in urban areas not exceeding 10,000 square feet in floor area on sites that are zoned for such uses if they do not involve the use of significant amounts of hazardous substances; all necessary public services and facilities are available to serve the use and the surrounding area is not environmentally sensitive; and the use is an accessory (appurtenant) structure to the primary use.

² CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 15301).

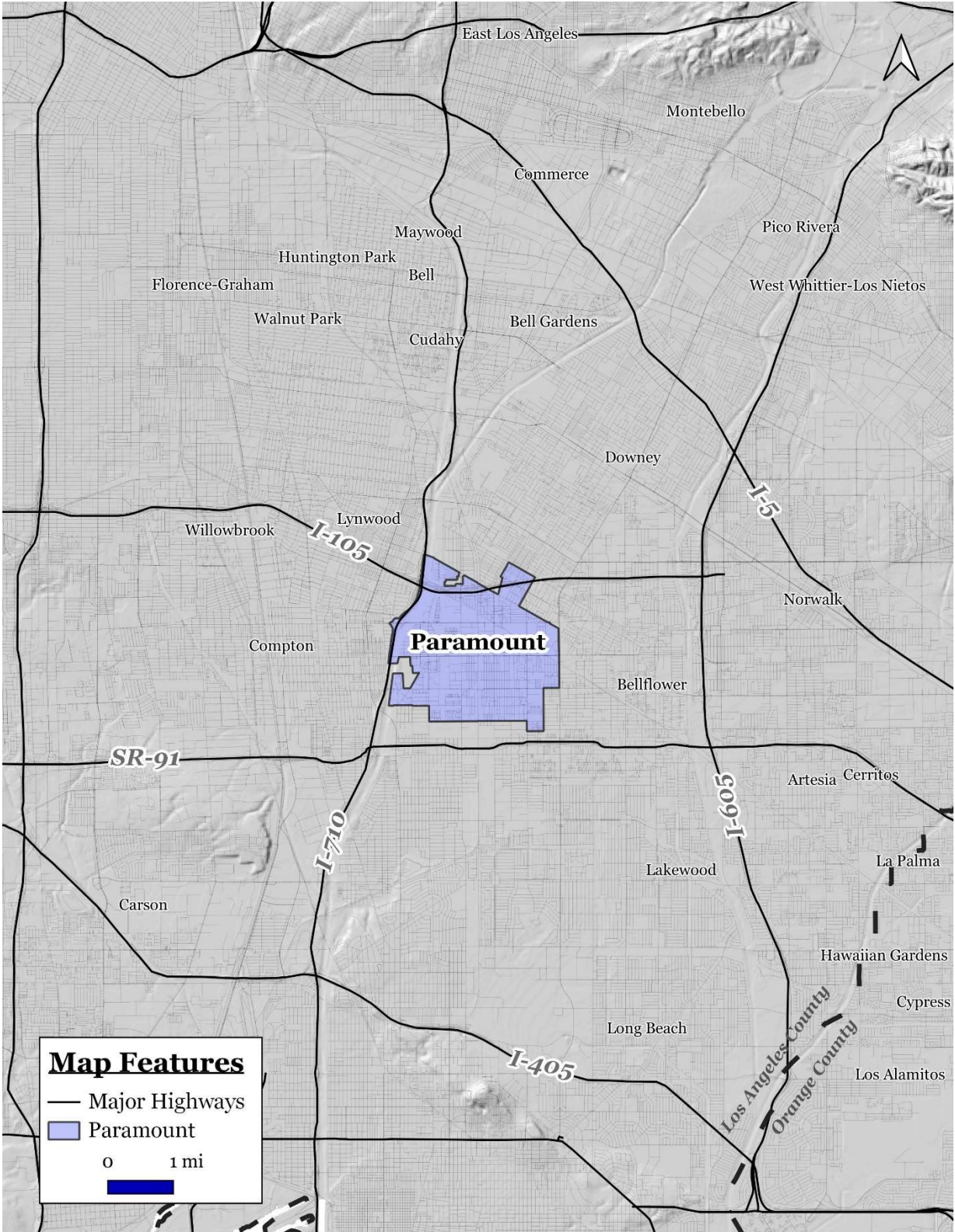
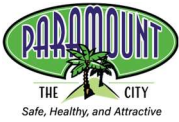


EXHIBIT 1
REGIONAL LOCATION MAP
Source: Quantum GIS

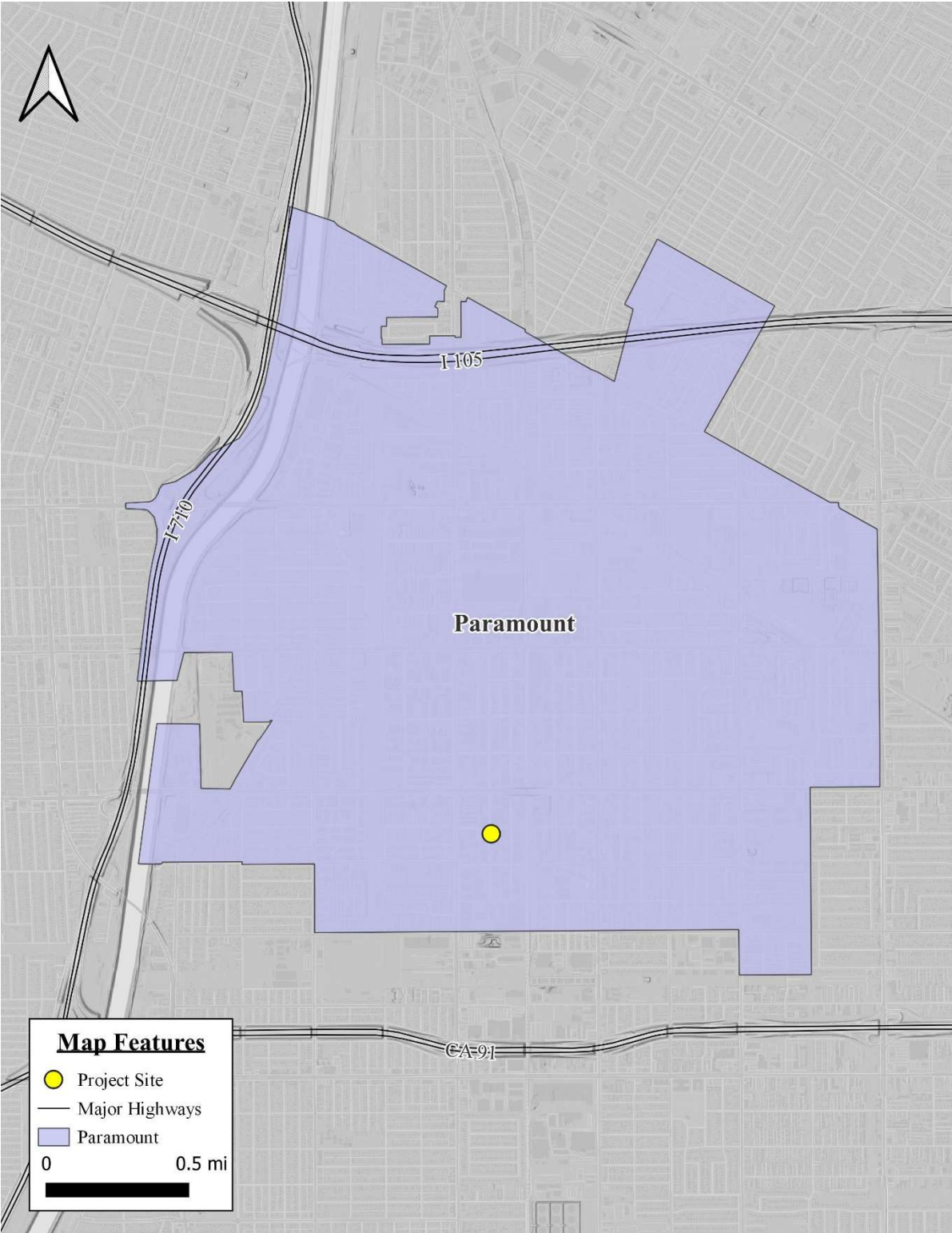
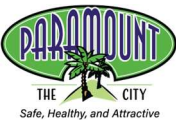


EXHIBIT 2
CITYWIDE LOCATION MAP
Source: Quantum GIS

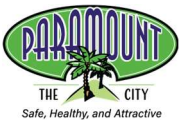


EXHIBIT 3
LOCAL MAP

Source: Google Maps



EXHIBIT 4
AERIAL PHOTOGRAPH
Source: Google Maps

CLASS 11 EXEMPTIONS (ACCESSORY STRUCTURES)

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

5. FINDINGS SUPPORTING THE APPLICABLE CEQA EXEMPTION(S)

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

- No dislocation of on-site or off-site structural improvements will be required to accommodate the proposed Treppanning Specialties, Inc machine shop.
- The project site does not contain any sensitive environmental resources. The surrounding areas have been disturbed as part of previous development and the existing uses (refer to the discussion provided in Attachment 1).
- The project site is located within an urbanized area of the City of Paramount. No scenic resources or scenic corridors will be affected by the proposed project (refer to the discussion provided in Attachment 1).
- The project site is not located within an area, nor does it include a site that the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection have identified as being affected by hazardous wastes (refer to the discussion provided in Attachment 1).
- The approval of the CUP 934 and the proposed project will not result in any adverse impacts on historic resources (refer to the discussion provided in Attachment 1).
- The approval of the CUP 934 and the proposed project will not require any review by a State trustee or responsible agency.
- The approval of the CUP 934 and the proposed project will be confined to the proposed Treppanning Specialties, Inc machine shop facility and no dislocation of off-site uses will occur.
- The proposed project does not have a possibility of creating any significant environmental effects (refer to the discussion provided in Attachment 1).



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

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



April 24, 2023

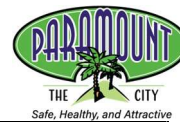


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ATTACHMENT 1 ENVIRONMENTAL ANALYSIS



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

ENVIRONMENTAL DETERMINATION

- A. Trepanning Specialties, Inc. (TPI) is a specialty machine shop that does specialty machining (trepanning) for clients largely in the aerospace industry. The new equipment at the Minnesota Avenue facility would include special drills and ancillary equipment. All of the new equipment would be fully enclosed within the building located at 16222 Minnesota Avenue in which the business will relocate. Approximately five employees would be located at this shop. The business would operate Monday through Friday, between 6:00 AM and 4:00 PM. The project site's zoning will remain Heavy Manufacturing (M2). Overall, the proposed improvements will not change the facility's capacity or intensity. The project site is located in an industrial area of the City of Paramount (the *Central Industrial District*). The properties located to the north and south are also developed with smaller industrial buildings. Minnesota Avenue extends along the project site's west side while an alley separates the site from smaller industrial lots with frontage along the west side of Illinois Avenue. No scenic highways or corridors are located in the immediate area. As a result, no impacts are anticipated.
- B. There are no significant view sheds nor any significant rock or geologic features that would be affected by the proposed new machine shop. No new grading or exterior excavation would be required to accommodate the new machine shop equipment. As a result, no impacts on scenic resources are anticipated.
- C. The proposed project will not degrade the project site and surrounding areas and no impacts are anticipated to occur.
- D. The proposed project will not result in new sources of lighting. All of the new equipment will be located inside the existing building. The proposed project will not affect any light-sensitive residential properties. As a result, no impacts are anticipated.

SOURCES

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

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

Blodgett Baylosis Environmental Planning. *Site Survey* (the site survey was conducted on April 22, 2023).



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

ENVIRONMENTAL DETERMINATION

- A.** Trepanning Specialties, Inc. (TPI) is a specialty machine shop that does specialty machining (trepanning) for clients largely in the aerospace industry. The new equipment at the Minnesota Avenue facility would include special drills and ancillary equipment. All of the new equipment would be fully enclosed within the building located at 16222 Minnesota Avenue in which the business will relocate. No agricultural uses are located in the vicinity of the site. According to the California Department of Conservation, the City of Paramount does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

The project site is located in an industrial area of the City of Paramount (the *Central Industrial District*). The properties located to the north and south are also developed with smaller industrial buildings. Minnesota Avenue extends along the project site's west side while an alley separates the site from smaller industrial lots with frontage along the west side of Illinois Avenue. The entire area is urban with no agricultural or farmland uses remaining. As a result, no impacts associated with the conversion of farmland uses in the area. No active agricultural activities are located within or adjacent to the project site. The City's applicable General Plan and Zoning designations do not contemplate agricultural land uses on-site or in the surrounding area. In addition, the project site is not subject to a Williamson Act Contract. As a result, no impacts on existing or future Williamson Act Contracts will result from the approval of CUP 934.

- B.** The City of Paramount and the project site is located in the midst of a larger urban area and no forest lands are located in the City or within this portion of Los Angeles County. The City's General Plan and Zoning Ordinance do not specifically provide for any forest land preservation. As a result, no impacts on forest lands or timber resources will result from the proposed project's implementation.
- D.** No forest lands are found within the City of Paramount nor does the applicable General Plan and Zoning Land Use Designations provide for any forest land protection. No loss or conversion of existing forest lands will result from the implementation of the proposed project. As a result, no impacts are anticipated with the proposed project's implementation.



- E. No forest lands, agricultural activities, or farmland uses are located in the City. As a result, the proposed project will not involve the conversion of any existing forest lands to farmland uses and no impacts are anticipated.

SOURCES

Blodgett Baylosis Environmental Planning. *Site Survey* conducted on April 22, 2023

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

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



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

ENVIRONMENTAL DETERMINATION

- A. Trepanning Specialties, Inc. (TPI) is a specialty machine shop that does specialty machining (trepanning) for clients largely in the aerospace industry. The new equipment at the Minnesota Avenue facility would include special drills and ancillary equipment. All of the new equipment would be fully enclosed within the building located at 16222 Minnesota Avenue in which the business will relocate. Approximately five employees would be located at this shop. The business would operate Monday through Friday, between 6:00 AM and 4:00 PM. The project site's zoning will remain Heavy Manufacturing (M2). Overall, the proposed improvements will not change the facility's capacity or intensity. The proposed project is not considered to be regionally significant, according to the SCAQMD. In addition, the proposed project will not affect the City's local population and housing projections. The proposed project would not be in conflict with or result in an obstruction of, an applicable air quality plan, and no impacts are anticipated.
- B. The approval of the CUP 934 will not lead to any construction-related emissions. The proposed project will not generate any significant new long-term emissions given the site is currently occupied by an existing industrial building. The project will not lead to any significant increases in pollutant emissions and no impacts are anticipated. The trepanning process will not lead to any significant odors though some heating of the metals being drilled may occur. This residual heating and any attendant odors will be confined to the building interior.
- C. The approval of the CUP 934 will not lead to any significant construction-related emissions. Furthermore, the operational emissions will not exceed the SCAQMD thresholds. As a result, no air quality impacts are anticipated. No plating or metal processing is associated with trepanning process.



ENVIRONMENTAL DETERMINATION (CONTINUED)

- D.** Sensitive receptors refer to land uses and/or activities that are especially susceptible to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate. These population groups are generally more sensitive to poor air quality. No such sensitive receptors are located in the immediate area. The project site is located in an industrial area of the City of Paramount (the *Central Industrial District*). The properties located to the north and south are also developed with smaller industrial buildings. Minnesota Avenue extends along the project site's west side while an alley separates the site from smaller industrial lots with frontage along the west side of Illinois Avenue. The specialty machine shop equipment would be located inside the existing building and would be enclosed. As a result, no impacts related to exposure of sensitive receptors are anticipated.
- E.** The proposed machine shop equipment would be installed inside an existing building and, as a result, the equipment, would be fully enclosed. As a result, no odor impacts are anticipated to occur as part of the proposed project's implementation.

SOURCES

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

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

Blodgett Baylosis Environmental Planning. *Site Survey* (the site survey was conducted on April 22, 2023).

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

ENVIRONMENTAL DETERMINATION

- A.** Trepanning Specialties, Inc. (TPI) is a specialty machine shop that does specialty machining (trepanning) for clients largely in the aerospace industry. The new equipment at the Minnesota Avenue facility would include special drills and ancillary equipment. All of the new equipment would be fully enclosed within the building located at 16222 Minnesota Avenue in which the business will relocate. Approximately five employees would be located at this shop. The project site's zoning will remain Heavy Manufacturing (M2). Overall, the proposed improvements will not change the facility's capacity or intensity.

The project site is located in an industrial area of the City of Paramount (the *Central Industrial District*). The properties located to the north and south are also developed with smaller industrial buildings. Minnesota Avenue extends along the project site's west side while an alley separates the site from smaller industrial lots with frontage along the west side of Illinois Avenue. The entire area is urban with no natural habitat remaining. As a result, no impacts on any candidate, sensitive, or special status species will result from the proposed project's implementation. The project site does not contain sensitive species that warrant preservation or represent a unique habitat. Furthermore, there are no sensitive or unique biological resources located within adjacent areas that depend on or utilize this property. The project site is occupied by an existing building.



ENVIRONMENTAL DETERMINATION (CONTINUED)

- B.** The proposed project will not result in any potentially significant adverse environmental effects upon the existing natural communities, resources, or any individual component. The nearest body of water is the Los Angeles River, located approximately 1.18 miles to the west of the project site. The surrounding area is also presently developed, with no natural communities or habitats on-site or in the surrounding area. As a result, no impacts related to natural communities or conservation plans will result.
- C.** No wetland or riparian areas are found on-site or in the adjacent areas. The Los Angeles River is located approximately 1.18 miles to the west of the project site and has been channelized for many years. Furthermore, the river does not support any wetland habitat in the vicinity of the proposed project site. Therefore, no impacts on wetlands are expected with the proposed development.
- D.** The project site does not support significant plant or animal species or their habitats. The project site is located in an industrial area of the City of Paramount (the *Central Industrial District*). The properties located to the north and south are also developed with smaller industrial buildings. Minnesota Avenue extends along the project site's west side while an alley separates the site from smaller industrial lots with frontage along the west side of Illinois Avenue. The project site and the surrounding area consists of urban uses. Thus, the proposed project will not affect wildlife migration in the area and no impacts will occur.
- E.** The City of Paramount does not have locally designated species, and on-site vegetation is limited to smaller trees and ruderal vegetation. The development site is currently being used for an existing fueling facility. The project's implementation will not result in the removal of any significant varieties of plants or trees. Thus, no impacts on locally designated species are expected as part of the proposed project's implementation.
- F.** As indicated previously, the project site is located within an urbanized setting and no natural habitats are found within the proposed project site or in adjacent areas. The project site is not located within an area governed by a habitat conservation or community conservation plan. As a result, no impacts on local, regional, or state habitat conservation plans will result from the proposed project's implementation.

SOURCES

Blodgett Baylosis Environmental Planning. *Site Survey* (the site survey was conducted on April 22, 2023).

California Department of Fish and Game, *Natural Diversity Database*, 2023.

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



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

ENVIRONMENTAL DETERMINATION

- A. Trepanning Specialties, Inc. (TPI) is a specialty machine shop that does specialty machining (trepanning) for clients largely in the aerospace industry. The new equipment at the Minnesota Avenue facility would include special drills and ancillary equipment. All of the new equipment would be fully enclosed within the building located at 16222 Minnesota Avenue in which the business will relocate. Approximately five employees would be located at this shop. The business would operate Monday through Friday, between 6:00 AM and 4:00 PM. The project site's zoning will remain Heavy Manufacturing (M2). There are no prehistoric or historic structures or objects within the proposed project site or in the adjacent area. Thus, the proposed improvements will not have an adverse impact on any historic site or other historic structures in the City and no impacts will occur.
- B. The project site is developed and no archaeological resources were reported. Furthermore, the project site is not known to be historically or culturally significant to any group of residents. No archaeological or historical resources are expected to be found on-site because very limited grading and excavation activities would occur. The project site is located in an industrial area of the City of Paramount (the *Central Industrial District*). The properties located to the north and south are also developed with smaller industrial buildings. Minnesota Avenue extends along the project site's west side while an alley separates the site from smaller industrial lots with frontage along the west side of Illinois Avenue. The specialty machine shop equipment would be located inside the existing building and would be enclosed. The project site is presently covered over in impervious surfaces. Furthermore, no excavation will occur. As a result, no impacts are anticipated.
- C. The project site has undergone extensive ground disturbance associated with past development and excavation. The potential for paleontological resources in the area is considered low, as no paleontological resources have been uncovered in the area. Furthermore, no excavation will occur. Thus, the proposed project will not impact any paleontological resources.
- D. There are no cemeteries located in the immediate area that would be affected by the proposed project. In addition, the project site does not contain any religious or sacred structure. Thus, no impact on existing religious facilities in the City will occur with the proposed project.



SOURCES

California State Parks, Office of Historic Preservation. 2023.

California Dept. of Conservation. State Office of Historic Preservation. 2023

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

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



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

ENVIRONMENTAL DETERMINATION

- A.** Trepanning Specialties, Inc. (TPI) is a specialty machine shop that does specialty machining (trepanning) for clients largely in the aerospace industry. The project site's zoning will remain Heavy Manufacturing (M2). The project site is located in an industrial area of the City of Paramount (the *Central Industrial District*). The properties located to the north and south are also developed with smaller industrial buildings. Minnesota Avenue extends along the project site's west side while an alley separates the site from smaller industrial lots with frontage along the west side of Illinois Avenue. The specialty machine shop equipment would be located inside the existing building and would be enclosed. The City of Paramount is not located near an Alquist-Priolo zone. therefore, no risk from potential fault rupture is anticipated. The project site is located in an area that is at an elevated risk for liquefaction. According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. The risk of liquefaction is no greater for the project site than the rest of the City. Lastly, the project site is not at risk for landslides. The proposed project is at no greater risk for ground shaking, fault rupture, and liquefaction than the rest of the City.
- B.** The project site is located within a Heavy Manufacturing (M-2) Zone. Numerous faults are found within the Los Angeles basin. Most are of such length and orientation that they are considered to be of secondary importance to major faults such as the Whittier-Elsinore, Newport-Inglewood, and San Andreas, in terms of generating major earthquakes. The project site is not located within an Alquist-Priolo Special Studies Zone, and a fault rupture hazard is unlikely. As a result, no-fault rupture impacts associated with the implementation of the proposed project are anticipated.



ENVIRONMENTAL DETERMINATION (CONTINUED)

- C. Recent studies have been completed by the State of California Geological Survey's (CGS) Seismic Hazard Zones Mapping Program. According to maps completed by the CGS, the project site is located within an area subject to potential liquefaction risk. The proposed project would occupy the existing building that occupies the property. No unstable earth conditions or changes in geologic substructures are anticipated to occur. The ground motion impacts on-site are no greater than those expected for the surrounding region. The proposed project site is located within an area that is subject to liquefaction risk; however, since the entire City is located within a liquefaction zone, the impacts on the project will be no greater than for the rest of the City. As a result, the potential impacts are anticipated to be less than significant.
- D. The project site is presently paved over and is part of the existing business. The proposed machine shop will occupy an existing building and the project will involve the continued coverage of the site with impervious materials. As a result, the proposed project's implementation will not result in any soil erosion or loss of topsoil following the implementation of the project and no new impacts will occur.

No topographic changes, excavation, and compaction of the soil will be associated with the implementation of the proposed project. The site is considered to be geologically stable, inasmuch as landslides or active faults are not present on-site. The site's topography, and that of the surrounding area, is generally level, with no hillside areas. Recent studies have been completed by the State of California Geological Survey's (CGS) Seismic Hazard Zones Mapping Program. According to preliminary maps completed by the CGS, the project site is located within an area subject to potential liquefaction. The potential liquefaction risk on-site is the same as that for the surrounding properties. The design protocols will limit the potential for a significant adverse impact. As a result, no impacts are anticipated.

- E. No septic tanks will be used as part of the proposed project's implementation. As a result, no impact related to the use of septic tanks will result from the proposed project.

SOURCES

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

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

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

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

ENVIRONMENTAL DETERMINATION

- A. Trepanning Specialties, Inc. (TPI) is a specialty machine shop that does specialty machining (trepanning) for clients largely in the aerospace industry. The new equipment at the Minnesota Avenue facility would include special drills and ancillary equipment. All of the new equipment would be fully enclosed within the building located at 16222 Minnesota Avenue in which the business will relocate. Approximately five employees would be located at this shop. The business would operate Monday through Friday, between 6:00 AM and 4:00 PM. The project site's zoning will remain Heavy Manufacturing (M2). The proposed project will not introduce any new greenhouse gas (GHG) emissions or other GHG chemicals. As a result, no impacts related to additional greenhouse gas emissions from the proposed project's implementation are anticipated.
- B. The proposed improvements will not result in the generation any additional greenhouse gasses (GHG) emissions. The overall land (floor) area of the existing building will not change and the facility's traffic generation will not significant change (the projected employment will be 5 persons). The project does not conflict with the Paramount Climate Action Plan, which the City Council adopted in 2021. The proposed project will not introduce any new GHG chemicals. As a result, no impacts are expected to occur.

SOURCES

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

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

ENVIRONMENTAL DETERMINATION

- A. Trepanning Specialties, Inc. (TPI) is a specialty machine shop that does specialty machining (trepanning) for clients largely in the aerospace industry. The new equipment at the Minnesota Avenue facility would include special drills and ancillary equipment. All of the new equipment would be fully enclosed within the building located at 16222 Minnesota Avenue in which the business will relocate. Approximately five employees would be located at this shop. The business would operate Monday through Friday, between 6:00 AM and 4:00 PM. The project site's zoning will remain Heavy Manufacturing (M2). The trepanning process involves the use of specialized machining equipment to drill holes in various metals. Trepanning is a deep hole drilling process that has broad application over many industries. In many cases, trepanning is meant to be a roughing operation to be honed for finish, or machined further. In other cases, the trepanned hole is fit for future use. The project would include the use of various solvents and lubricants for the cleaning and maintenance of the machine. These chemicals will be stored in commercial containers pursuant to all pertinent Fire Code requirements.

ENVIRONMENTAL DETERMINATION (CONTINUED)

- B.** The project would include the use of various solvents and lubricants for the cleaning and maintenance of the machine. These chemicals will be stored in commercial containers pursuant to all pertinent Fire Code requirements.
- C.** The overall land area of the existing building will not change. As a result, the impacts related to the release of hazardous materials are anticipated to be less than significant.
- D.** The nearest school to the project site is Wesley Gaines Elementary School, located approximately 975 feet to the southwest. As a result, no hazardous or acutely hazardous materials will be emitted that may affect a school site, and no impacts associated with school sites will occur.
- E.** A computerized search of the Environmental Protection Agency's (EPA) regulated sites within the City revealed only one Superfund candidate. The EPA's *Environ facts Database* was also consulted and revealed over 120 locations. However, the project site was not included in either listing. As a result, no soils contamination impacts are associated with the proposed spray both installation project.
- F.** The project site is not located within two miles of an operational public airport. The nearest airport is located in the City of Compton, approximately 3.7 miles to the southwest. Los Angeles International Airport (LAX) is located approximately 13.9 miles to the northwest. As a result, the proposed project will not present a safety hazard related to aircraft or airport operations at a public use airport to people residing or working in the project area and no impacts are expected to occur.
- G.** At no time during the implementation of the proposed project will any adjacent public roadway be closed to traffic. All of the proposed improvements will be located within an existing building. Thus, no impacts on emergency response or evacuation are expected with the implementation of the proposed project.
- H.** No wilderness areas are located in the immediate vicinity. As a result, there is no wildfire risk from off-site locations and no impacts are expected to occur.

SOURCES

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

United States Environmental Protection Agency. *Environfacts Database, Multisystem Search*. Site accessed April 22, 2023.

Blodgett Baylosis Environmental Planning. *Site Survey* (the site survey was conducted on April 22, 2023).

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

ENVIRONMENTAL DETERMINATION

- A.** Trepanning Specialties, Inc. (TPI) is a specialty machine shop that does specialty machining (trepanning) for clients largely in the aerospace industry. The new equipment at the Minnesota Avenue facility would include special drills and ancillary equipment. All of the new equipment would be fully enclosed within the building located at 16222 Minnesota Avenue in which the business will relocate. Approximately five employees would be located at this shop. The business would operate Monday through Friday, between 6:00 AM and 4:00 PM. The project site's zoning will remain Heavy Manufacturing (M2). Overall, the proposed improvements will not change the facility's operations (capacity or intensity) or result in increased traffic. The proposed project will not generate any additional storm water runoff to the storm water system. Pursuant to current stormwater runoff requirements, all storm water on-site must be impounded on-site. The installation site is relatively small in land area and is currently covered over in impervious surfaces. Therefore, the proposed project will not lead to potential water contamination and no impacts are anticipated.

ENVIRONMENTAL DETERMINATION (CONTINUED)

- B.** Groundwater resources in the area consist of inter-layered bedrock and aquifers, which are common in the Central Los Angeles groundwater basin. The project site is within a completely developed and is not located near the shoreline or other water body. Water supply in the City is derived from local groundwater wells and operated by the City and imported water from the Metropolitan Water District (MWD). No net increase in water consumption will occur as part of the facility's operation and the impacts will to be less than significant.
- C.** There are no streams or designated wetland or riparian areas within the proposed project site boundaries. The Los Angeles River is located approximately 1.18 miles to the west of the site and will not be affected by the proposed project. No drainage features are located within adjacent properties. As a result, no impacts on the course of a stream or river will be associated with the proposed project's installation.
- D.** There are no lakes, rivers, or streams located in the project site or in surrounding areas. The site and surrounding area have been developed with impermeable surfaces, and additional runoff from storm water or irrigation is anticipated from the site. As a result, no impacts on the course of a stream or river will be associated with the implementation of the proposed project.
- E.** The proposed project site is currently covered over in impervious surfaces. The proposed installation site is located inside an existing building. As a result, no exceedance of the existing storm drain system capacity is expected. As a result, no impacts are anticipated.
- F.** Water to the site will continue to be supplied by the Paramount Water District, with water derived from local wells, as well as the MWD. Water will not be directly drawn from the ground, nor will any excavation be undertaken that will alter the direction or rate of flow of the groundwater. As a result, no impacts are anticipated.
- G.** The Los Angeles River, located approximately 1.18 miles to the west of the proposed project site, is the only designed 100-year flood zone in the vicinity of the project site. However, there will not be any housing construction or relocation of housing as a result of this project. Therefore, no flood-related impacts on housing are expected with the proposed project's implementation.
- H.** The site is not located within a 100-year flood zone as identified by FEMA. Furthermore, due to the nature of the development, the project will not impede or redirect the flows of potential flood water. As a result, no impacts associated with flood flows is expected with the implementation of the proposed project.
- I.** The proposed project site is not located within a 100-year flood zone as defined by FEMA flood insurance rate maps. The project site and the majority of the City are located within an area that could be subject to flows due to failure or overflow at the Whittier Narrows Reservoir and Hansen Dams. However, the majority of the City would experience similar conditions in the event of dam failure. As a result, no impacts are anticipated.



ENVIRONMENTAL DETERMINATION (CONTINUED)

- J.** The City of Paramount is located approximately 10.3 miles inland from the Pacific Ocean, and thus, the project site would not be exposed to the effects of a tsunami. The Los Angeles River, which is fully channelized, is located 1.18 miles to the west of the site. There are no other surface water bodies that would result in seiche hazards. As a result, no impacts related to seiche, tsunami, or mudflows are associated with the implementation of the proposed project.

SOURCES

Blodgett Baylosis Environmental Planning. *Site Survey* conducted on April 22, 2023.

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

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

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



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

ENVIRONMENTAL DETERMINATION

- A. Trepanning Specialties, Inc. (TPI) is a specialty machine shop that does specialty machining (trepanning) for clients largely in the aerospace industry. The new equipment at the Minnesota Avenue facility would include special drills and ancillary equipment. All of the new equipment would be fully enclosed within the building located at 16222 Minnesota Avenue in which the business will relocate. Approximately five employees would be located at this shop. The business would operate Monday through Friday, between 6:00 AM and 4:00 PM. The project site's zoning will remain Heavy Manufacturing (M2).

The project site's address is 16222 Minnesota Avenue, Paramount, California 90723. The project site's assessors parcel number (APN) is 7102-018-005. The project site's latitude and longitude is 33°38'6.55" N -118°11'6.47"W. The project site is located in an industrial area of the City of Paramount (the *Central Industrial District*). The properties located to the north and south are also developed with smaller industrial buildings. Minnesota Avenue extends along the project site's west side while an alley separates the site from smaller industrial lots with frontage along the west side of Illinois Avenue. The project site is located in the midst of an urbanized environment that includes the following:

- *North of the Site.* An industrial use is located to the north of the project site (16216 Minnesota Avenue). This area is designated as *Central Industrial District* in the Paramount General Plan and is designated as *Heavy Manufacturing (M2)* in the City's Zoning Ordinance and Map.
- *East of the Site.* An alley extends along the project site's east side. The area located to the east of the alley is developed in smaller industrial uses and is designated as *Central Industrial District* in the Paramount General Plan and is designated as *Heavy Manufacturing (M2)* in the City's Zoning Ordinance and Map.
- *West of the Site.* Minnesota Avenue extends along the project site's east side. The area located to the west of Minnesota Avenue is developed in smaller industrial uses and is designated as *Central Industrial District* in the Paramount General Plan and is designated as *Heavy Manufacturing (M2)* in the City's Zoning Ordinance and Map.
- *South of the Site.* An industrial use is located to the south of the project site (16226 Minnesota Avenue). This area is designated as *Central Industrial District* in the Paramount General Plan and is designated as *Heavy Manufacturing (M2)* in the City's Zoning Ordinance and Map.



The proposed project will not result in a disruption or division of an existing residential neighborhood and as a result, no impacts will occur.

- B.** The City of Paramount General Plan defines the applicable environmental plans and policies for the City as they apply to the proposed project site. The site is presently occupied by an existing industrial building. The site is designated as *Heavy Manufacturing*, M-2. The approval of the proposed project will not be in conflict with any regional land use or environmental plans. The project will be required to conform to all applicable land use regulations and plans and no impacts are anticipated.

SOURCES

Blodgett Baylosis Environmental Planning. *Site Survey* conducted on April 22, 2023.

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

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

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

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

ENVIRONMENTAL DETERMINATION

- A. Trepanning Specialties, Inc. (TPI) is a specialty machine shop that does specialty machining (trepanning) for clients largely in the aerospace industry. The new equipment at the Minnesota Avenue facility would include special drills and ancillary equipment. All of the new equipment would be fully enclosed within the building located at 16222 Minnesota Avenue in which the business will relocate. Approximately five employees would be located at this shop. The business would operate Monday through Friday, between 6:00 AM and 4:00 PM. The project site's zoning will remain Heavy Manufacturing (M2). The project site is located within a Heavy Manufacturing (M-2) Zone. Natural resources that are utilized by development include air, mineral, water, sand and gravel, timber, energy, and other resources used for construction and operation. The City of Paramount does not contain any significant mineral or timber resources. A review of the East Los Angeles- Bandini Wildcat Maps published by Los Angeles County indicates that there are no wells within the project site. Thus, the project will not result in any impacts on mineral resources in the region.
- B. There are no mineral, oil, or energy extraction and/or generation activities taking place within the project site or the City. Review of maps prepared by the State Department of Conservation indicates that there are no abandoned and capped wells within the project site. As a result, the new project will not result in any impacts on mineral resources in the region.

SOURCES

Blodgett Baylosis Environmental Planning. *Site Survey* (the site survey was conducted on April 22, 2023).

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

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



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

ENVIRONMENTAL DETERMINATION

- A.** Trepanning Specialties, Inc. (TPI) is a specialty machine shop that does specialty machining (trepanning) for clients largely in the aerospace industry. The new equipment at the Minnesota Avenue facility would include special drills and ancillary equipment. All of the new equipment would be fully enclosed within the building located at 16222 Minnesota Avenue in which the business will relocate. Approximately five employees would be located at this shop. The project site's zoning will remain Heavy Manufacturing (M2). Overall, the proposed improvements will not change the facility's operations (capacity or intensity) or result in increased traffic. All of the drilling and machining operations will occur inside the enclosed building. The business would operate Monday through Friday, between 6:00 AM and 4:00 PM. No additional traffic generation, and attendant traffic-related noise, will result from the proposed project's implementation. As a result, no impacts will result.
- B.** No significant construction noise will occur as a result from the approval of the CUP 934. All of the drilling and machining operations will occur inside the enclosed building. The business would operate Monday through Friday, between 6:00 AM and 4:00 PM. No additional traffic generation, and attendant traffic-related noise, will result from the proposed project's implementation. In addition, no noise sensitive receptors are located immediately adjacent to the business. As a result, no short-term construction noise impacts will occur.
- C.** No noise sensitive receptors are located adjacent to the project site. As a result, new no stationary noise impacts on sensitive receptors are anticipated.



ENVIRONMENTAL DETERMINATION (CONTINUED)

- D.** No significant construction noise will occur as a result from the approval of the CUP 934. All of the drilling and machining operations will occur inside the enclosed building. The business would operate Monday through Friday, between 6:00 AM and 4:00 PM. No additional traffic generation, and attendant traffic-related noise, will result from the proposed project's implementation. As a result, no noise impacts are anticipated.
- E.** The project site is not located within two miles of an operational airport. The Compton-Woodley Airport, a general aviation airport, is located 3.6 miles to the southwest. The nearest major airport is located in Long Beach, approximately 5.5 miles to the southeast. Los Angeles International Airport (LAX) is located approximately 13.3 miles to the northwest. As a result, no impacts are expected with regard to excessive noise levels due to airfields.
- F.** The project site is not located within two miles of an operational private airport. The nearest airport is the Compton-Woodley Airport, located approximately 3.6 miles to the southwest. The nearest major airport is located in Long Beach, approximately 5.5 miles to the southeast. Los Angeles International Airport (LAX) is located approximately 13.3 miles to the northwest. All of the work-related activities will occur within the existing auto repair business. As a result, employees and patrons will not be exposed to aircraft noise from operations at any private airport in the area and no impacts will occur.

SOURCES

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

Blodgett Baylosis Environmental Planning. *Site Survey* on April 22, 2023.

USEPA, Protective Noise Levels. 1971..



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

ENVIRONMENTAL DETERMINATION

- A. Trepanning Specialties, Inc. (TPI) is a specialty machine shop that does specialty machining (trepanning) for clients largely in the aerospace industry. The new equipment at the Minnesota Avenue facility would include special drills and ancillary equipment. All of the new equipment would be fully enclosed within the building located at 16222 Minnesota Avenue in which the business will relocate. Approximately five employees would be located at this shop. The business would operate Monday through Friday, between 6:00 AM and 4:00 PM. The project site's zoning will remain Heavy Manufacturing (M2). The project site is located in an industrial area of the City of Paramount (the *Central Industrial District*). The properties located to the north and south are also developed with smaller industrial buildings. Minnesota Avenue extends along the project site's west side while an alley separates the site from smaller industrial lots with frontage along the west side of Illinois Avenue. The project site is located in the midst of an urbanized environment. No growth-inducing impacts are anticipated. As a result, no growth-inducing impacts will result from the proposed project's implementation.
- B. The proposed project will not involve the removal of any existing residences. No housing units are located within the project site. As a result, no housing displacement necessitating the construction of new replacement housing elsewhere in the City will occur with the proposed project's implementation.
- C. No displacement of housing or persons will occur. No new off-site infrastructure improvements will be installed other than those that will be designed to serve the project site only. As indicated previously, the proposed project will not result in any housing displacement, nor necessitate the construction of replacement housing elsewhere. As a result, no impacts associated with the displacement of persons will occur.

SOURCES

Blodgett Baylosis Environmental Planning. *Site Survey* conducted on April 22, 2023.



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

ENVIRONMENTAL DETERMINATION

- A. Trepanning Specialties, Inc. (TPI) is a specialty machine shop that does specialty machining (trepanning) for clients largely in the aerospace industry. The new equipment at the Minnesota Avenue facility would include special drills and ancillary equipment. All of the new equipment would be fully enclosed within the building located at 16222 Minnesota Avenue in which the business will relocate. Approximately five employees would be located at this shop. The business would operate Monday through Friday, between 6:00 AM and 4:00 PM. The project site's zoning will remain Heavy Manufacturing (M2). Overall, the proposed improvements will not change the facility's operations (capacity or intensity) or result in increased traffic.
- B. The project site is located within a Heavy Manufacturing (M-2) Zone. There will be no changes to the facility's operations associated with the proposed improvements. The facility will continue to receive fire protection services from the Los Angeles County Fire Department. The City of Paramount is served by two fire stations. Station 31, located at 7521 East Somerset Boulevard, has two engines and one paramedic squad. Station 57 is located at 5720 Gardendale Street in South Gate and has one engine. Fire Station 31 would be the first response station for the proposed project. The new improvements will be subject to review and approval by the Los Angeles County Fire Department to ensure that fire safety and fire prevention measures are incorporated into the project. Compliance with fire code requirements will mitigate potential impacts. Therefore, no impacts are anticipated.



ENVIRONMENTAL DETERMINATION (CONTINUED)

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

SOURCES

Blodgett Baylosis Environmental Planning. *Site Survey* (the site survey was conducted on April 22, 2023).

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

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

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

ENVIRONMENTAL DETERMINATION

- A. Trepanning Specialties, Inc. (TPI) is a specialty machine shop that does specialty machining (trepanning) for clients largely in the aerospace industry. The new equipment at the Minnesota Avenue facility would include special drills and ancillary equipment. All of the new equipment would be fully enclosed within the building located at 16222 Minnesota Avenue in which the business will relocate. Approximately five employees would be located at this shop. The business would operate Monday through Friday, between 6:00 AM and 4:00 PM. The project site's zoning will remain Heavy Manufacturing (M2). No parks are located adjacent to the project site. As a result, no impacts will occur.
- B. The proposed project will not create a direct demand for park facilities based on the proposed use. Thus, no impacts on park facilities are expected.
- C. The proposed project will not significantly affect existing park facilities in the City. The proposed project site is not located immediately adjacent to any existing park, nor is it utilized for any recreational use. As a result, no impacts upon recreational facilities are anticipated.

SOURCES

Blodgett Baylosis Environmental Planning. *Site Survey* (the site survey was conducted on April 22, 2023)

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

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

ENVIRONMENTAL DETERMINATION

- A. Trepanning Specialties, Inc. (TPI) is a specialty machine shop that does specialty machining (trepanning) for clients largely in the aerospace industry. The new equipment at the Minnesota Avenue facility would include special drills and ancillary equipment. All of the new equipment would be fully enclosed within the building located at 16222 Minnesota Avenue in which the business will relocate. Approximately five employees would be located at this shop. The business would operate Monday through Friday, between 6:00 AM and 4:00 PM. The building's floor area will not change. As a result, no impacts related to additional traffic impacts would result from the proposed project's implementation.
- B. There will be no changes to the facility's operations associated with the proposed improvements since there will be no change in the floor area. Based on the nature and extent of the proposed facility's service requirements, no additional trip generation will result. Since little or no change in peak hour traffic is anticipated, there are no traffic impacts which would result from the proposed project's implementation.



ENVIRONMENTAL DETERMINATION (CONTINUED)

- A. The Los Angeles County *Congestion Management Program* (CMP) indicates that a traffic analysis is required at designated CMP intersections if it is anticipated that a proposed project would contribute 50 or more vehicle trips to the intersection during either the morning or afternoon peak hours. The CMP also indicates that a traffic analysis is required for a freeway if it is anticipated that a project would contribute 150 or more vehicle trips to a designated CMP freeway link. The project would not generate any new vehicle trips; a VMT traffic analysis is not required. No additional floor area will be added to the existing building. As a result, no impacts are anticipated to occur.
- B. The City of Paramount is not located adjacent to a port or harbor facility. The nearest commercial port is located in Long Beach, approximately 9.5 miles to the southwest. The nearest airport is located in the City of Compton, which is located approximately 3.6 miles to the southwest. The proposed project will not involve the installation of any new facilities and/or improvements that would result in impacts to waterborne or air traffic. Thus, no impacts on air or waterborne transportation systems are anticipated with the implementation of the proposed project.
- C. The proposed project will not adversely impact the existing sidewalks along Minnesota Avenue or any of the other local streets. The on-site circulation and the access characteristics will not change as part of the project's implementation. As a result, no impact will result.
- D. Construction activities will be confined on-site and not within the public right of way. No closure of roadways or emergency access routes to the surrounding uses will occur with the installation of the proposed project. As a result, the proposed project will not impact or otherwise impede emergency access.
- E. The Los Angeles Metropolitan Transit Authority and Long Beach Transit operate fixed route bus service in the City. Additionally, the City operates a dial-a-ride service for senior citizens, the disabled, and ride-sharing commuters. No bus routes or stops will be altered with the implementation of the proposed project. In addition, the proposed project will not result in any significant changes in the on-site employment. As a result, the proposed project would not result in any increase in the potential transit patronage and no impacts are anticipated to occur.

SOURCES

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

Blodgett Baylosis Environmental Planning. *Site Survey* (the site survey was conducted on April 22, 2023).

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

ENVIRONMENTAL DETERMINATION

- A. Trepanning Specialties, Inc. (TPI) is a specialty machine shop that does specialty machining (trepanning) for clients largely in the aerospace industry. The new equipment at the Minnesota Avenue facility would include special drills and ancillary equipment. All of the new equipment would be fully enclosed within the building located at 16222 Minnesota Avenue in which the business will relocate. Approximately five employees would be located at this shop. The business would operate Monday through Friday, between 6:00 AM and 4:00 PM. The project site's zoning will remain Heavy Manufacturing (M2). Overall, the proposed improvements will not change the facility's operations (capacity or intensity) or result in increased traffic. The building's floor area and capacity will not change.
- B. There will be no changes to the facility's operations associated with the proposed improvements. There will be no changes to the facility's operations associated with the approval of the CUP. The building's floor area and capacity will not change. As a result, no impacts are anticipated.
- C. The proposed project will not generate any additional effluent. No wastewater impacts will result from the proposed facility's operation. Thus, no new water or wastewater infrastructure will be required to serve the project and no impacts are expected.



ENVIRONMENTAL DETERMINATION (CONTINUED)

- D.** Due to the site's relatively small size, the fact that all of the improvements will be enclosed, and the impervious character of the existing surfaces, no impacts are anticipated.
- E.** No additional water consumption is associated with the proposed facility other than the water that may be used for periodic maintenance. The building's floor area and capacity will not change. As a result, the potential impacts are considered to be less than significant.
- F.** Solid waste disposal services in the area are provided by Athens Services. Residual waste is brought to the Paramount Resource Recycling Center. There will be no changes to the facility's operations associated with the proposed improvements. The proposed project will not result in any additional solid waste generation. As a result, no impacts will result.
- G.** No increased solid waste generation is associated with the proposed improvements. The building's floor area and capacity will not change. As a result, the potential impacts are considered to be less than significant.

SOURCES

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

MAY 3, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 935

- 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 23:017, APPROVING
A REQUEST BY SEJIN CHOI/NEO CHAIR, INC. TO LEGALIZE AND
OPERATE A WAREHOUSE/DISTRIBUTION CENTER FOR OFFICE
AND GAMING CHAIRS AT 16105 GUNDRY AVENUE IN THE M-2
(HEAVY MANUFACTURING) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 935
REQUEST:	Legalize and operate a warehouse/distribution center for office and gaming chairs
APPLICANT:	Sejin Choi/Neo Chair, Inc.
MEETING DATE:	May 3, 2023
LOCATION:	16105 Gundry Avenue
ZONE:	M-2 (Heavy Manufacturing)
GENERAL PLAN:	Industrial
PLANNER:	Smyrna Caraveo
RECOMMENDATION:	Approval



To: Honorable Planning Commission

From: John Carver, Planning Director

By: Smyrna Caraveo, Planning Intern

Date: May 3, 2023

**Subject: CONDITIONAL USE PERMIT NO. 935
SEJIN CHOI/NEO CHAIR, INC.**

BACKGROUND

This application is a request by Sejin Choi/Neo Chair, Inc. for a conditional use permit (CUP) to legalize and operate a warehouse/distribution center for office and gaming chairs at 16105 Gundry Avenue in the M-2 (Heavy Manufacturing) zone. The existing warehouse building is 40,000 square feet and located on a 90,206 square foot lot. The property is west of Gundry Avenue between Alondra Boulevard and Motz Street. The applicant has leased from the property owner at the subject location since August 2022.

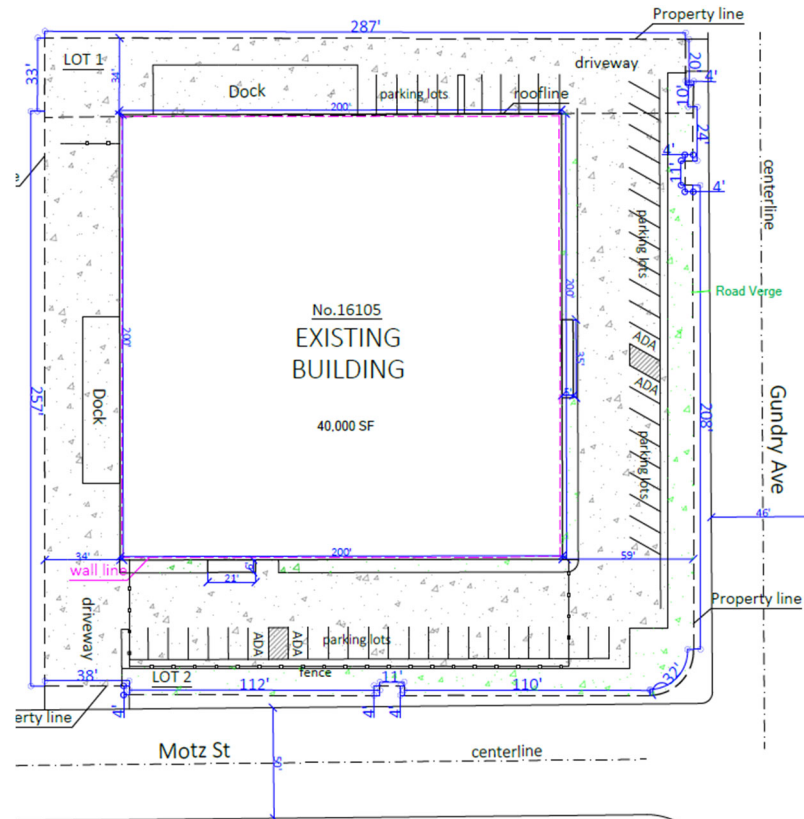
DESCRIPTION

Neo Chair is an office chair ecommerce business. Business operations are Monday through Friday from 8:00 a.m. to 5:00 p.m. and Saturdays from 8:00 a.m. to 2:00 p.m. There are seven employees working at the site. There are no commercial vehicles associated with the business operations. There are two loading docks, one located on the north side and one on the west side of the building, that are used solely for loading and unloading purposes. The number of outbound shipments to clients generally occurs once per day via United Parcel Service (UPS). Inbound deliveries occur less than three times a week via a freight forwarding delivery company.

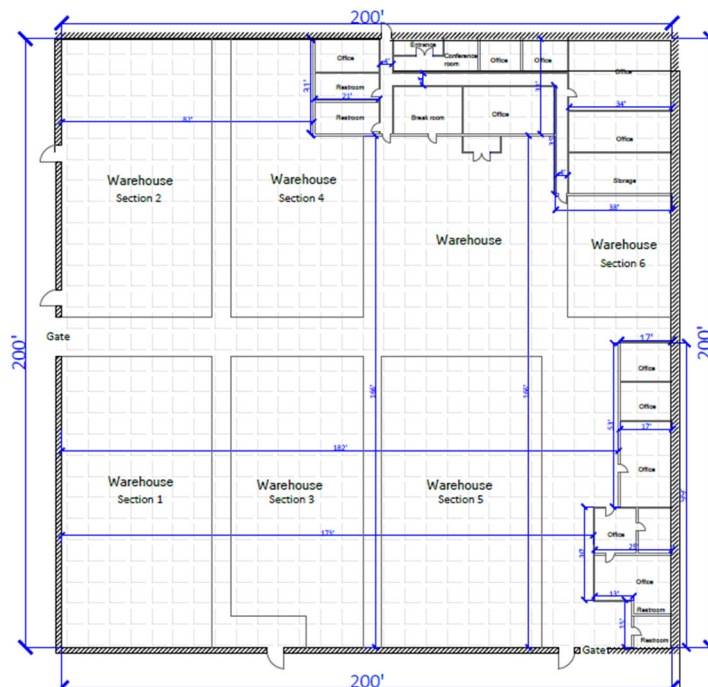
Analysis

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

Below is the site plan.



Below is the floor plan.



Below are site photos from April 4, 2023.



*The front of the subject unit facing
Gundry Avenue*



*The side of the subject unit facing
Motz Street*

Environmental Assessment

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 23:017, approving Conditional Use Permit No. 935, 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, May 19, 2023. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
6. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a) That the approval was obtained by fraud;
 - b) That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c) That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law or regulation;
 - d) That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

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

8. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Division.
9. The installation of exterior window security bars is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code.
10. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
11. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, and over driveways and in parking and circulation areas.
12. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division.
13. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
14. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
15. All unpermitted signs shall be removed from the exterior of the building or the applicant shall obtain permits by August 1, 2023.
16. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
17. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
18. Business hours shall be limited to 8:00 a.m. to 5:00 p.m., Monday through Friday and Saturdays from 8:00 a.m. to 2:00 p.m.
19. The applicant shall plant a 36-inch box shade/canopy tree in the front landscaped area facing Gundry Avenue by August 1, 2023 following separate Planning Department review and approval of the specific tree type and location.

20. Landscaping shall be maintained to the satisfaction of the Planning Department in perpetuity. Landscape changes are subject to Planning Department review and approval. Mature trees shall not be removed without prior approval by the Planning Department. Plant material shall be maintained in a thriving condition in perpetuity in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.
21. No outside loitering shall be allowed on the premises.
22. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
23. Outdoor storage and outdoor work are prohibited.
24. Delivery trucks associated with courier services stopping, loading, and unloading is prohibited on public streets and alleys.
25. Signs shall be installed by August 1, 2023, following separate Planning Department review and approval of the specific sign types and locations. The signs shall state that truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 – Section 2485 of the California Code of Regulations.
26. The approved floor plan shall not be changed without prior approval by the Planning Department.
27. Security cameras shall be installed following City review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
28. 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).
29. 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).
30. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).

31. Trucks are prohibited from overnight storage on the property.
32. 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 to a clear condition in compliance with Americans with Disabilities Act (ADA) requirements. The parking lot shall be repaved free from cracks. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.
33. 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.
34. At least one bicycle rack shall be installed by August 1, 2023 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.
35. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
36. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Department.
37. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
38. 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 23:017**

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. 935, A REQUEST BY SEJIN CHOI/NEO CHAIR, INC. TO LEGALIZE AND OPERATE A WAREHOUSE/DISTRIBUTION CENTER FOR OFFICE AND GAMING CHAIRS AT 16105 GUNDRY AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Sejin Choi/Neo Chair, Inc. to legalize and operate a warehouse/distribution center for office and gaming chairs at 16105 Gundry Avenue in the M-2 (Heavy Manufacturing) zone; and

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

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

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

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

1. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning Department before construction.
2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, May 19, 2023. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.

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

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

7. All applicable development fees are due prior to the issuance of building permits.
8. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
9. The installation of exterior window security bars is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code.
10. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.

11. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, and over driveways and in parking and circulation areas.
12. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division.
13. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
14. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
15. All unpermitted signs shall be removed from the exterior of the building or the applicant shall obtain permits by August 1, 2023.
16. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
17. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
18. Business hours shall be limited to 8:00 a.m. to 5:00 p.m., Monday through Friday and Saturdays from 8:00 a.m. to 2:00 p.m.
19. The applicant shall plant a 36-inch box shade/canopy tree in the front landscaped area facing Gundry Avenue following separate Planning Department review and approval of the specific tree type and location.
20. Landscaping shall be maintained to the satisfaction of the Planning Department in perpetuity. Landscape changes are subject to Planning Department review and approval. Mature trees shall not be removed without prior approval by the Planning Department. Plant material shall be maintained in a thriving condition in perpetuity in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.
21. No outside loitering shall be allowed on the premises.
22. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
23. Outdoor storage and outdoor work are prohibited.

24. Delivery trucks associated with courier services stopping, loading, and unloading is prohibited on public streets and alleys.
25. Signs shall be installed by August 1, 2023, following separate Planning Department review and approval of the specific sign types and locations. The signs shall state that truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 – Section 2485 of the California Code of Regulations.
26. The approved floor plan shall not be changed without prior approval by the Planning Department.
27. Security cameras shall be installed following City review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
28. 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).
29. 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).
30. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
31. Trucks are prohibited from overnight storage on the property.
32. 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 to a clear condition in compliance with Americans with Disabilities Act (ADA) requirements. The parking lot shall be repaved free from cracks. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.
33. 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.

34. At least one bicycle rack shall be installed by August 1, 2023 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.
35. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
36. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Department.
37. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
38. 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.

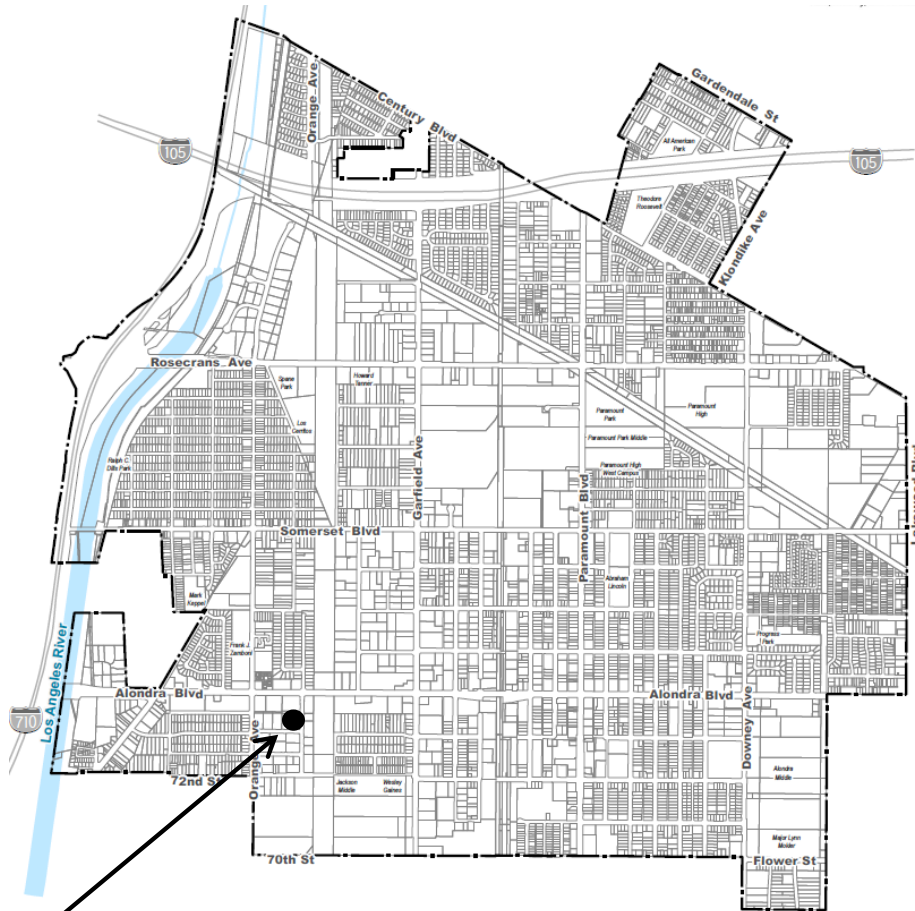
PASSED, APPROVED, and ADOPTED this 3rd day of May 2023.

Chair

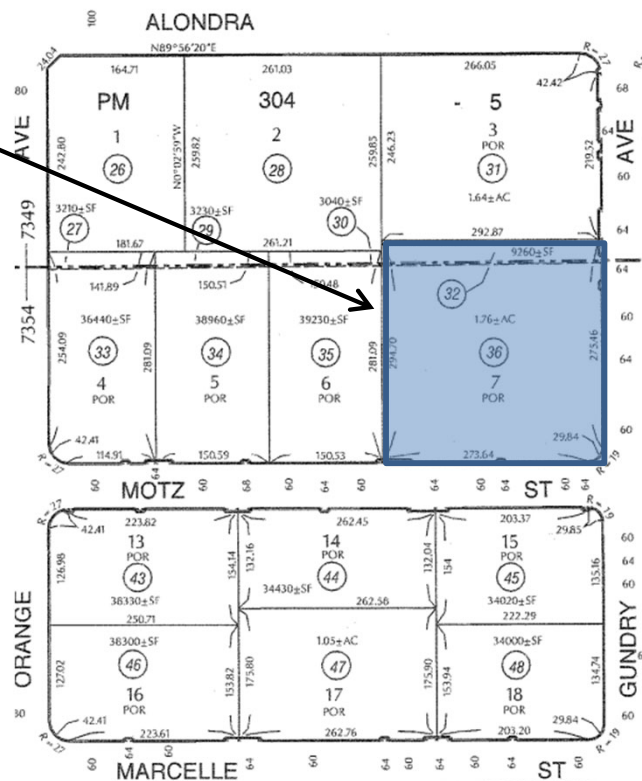
Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 935



**Subject
Property**



16105 Gundry Avenue

MAY 3, 2023

PUBLIC HEARING

ZONING ORDINANCE TEXT AMENDMENT NO. 30

- A. MOTION IN ORDER:
- B. OPEN THE PUBLIC HEARING
- C. CONTINUE THE PUBLIC HEARING TO JUNE 7, 2023.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable Planning Commission
From: John Carver, Planning Director
By: John King, Assistant Planning Director
Date: May 3, 2023

Subject: ZONING ORDINANCE TEXT AMENDMENT NO. 30

This item is a request for a zoning ordinance text amendment recommending that the City Council approve revised regulations for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) to comply with State law. As more time is required for study and analysis of this topic, it is recommended that the Planning Commission continue the item.

RECOMMENDED ACTION

It is recommended that the Planning Commission open and continue the public hearing for Zoning Ordinance Text Amendment No. 30 to the June 7, 2023 Planning Commission meeting.

MAY 3, 2023

ORAL REPORT

CITY COUNCIL ACTIONS

MAY 3, 2023

REPORT

QUARTERLY UPDATE: WORLD ENERGY SOUND WALL ALONG
FAÇADE AVENUE



To: Honorable Planning Commission

From: John Carver, Planning Director

By:

Date: May 3, 2023

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

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

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

AltAir/World Energy has contracted with OPC to meet the requirements of Condition No. 7 of Resolution No. 22:021/Amendment to CUP No. 757. The 2023 First Quarter Status Update is attached.

2023 First Quarter Status Update

Current status:

- 1) OPC has reviewed the available maps/plans of the project area from World Energy and publicly available information on the West Santa Ana Branch (WSAB) project from Metro.
- 2) Metro is preparing the Final Environmental Impact Statement/Environmental Impact Report (EIS/EIR) with the anticipated Metro Board EIR certification by March 2024 and Federal Transit Administration Record of Decision (ROD) by May 2024. OPC remains in contact with Metro regarding the status of this process.
- 3) OPC is conducting analysis of the viability of privately constructing a soundwall with our findings to be assembled in a prefeasibility study (PFS).
- 4) Metro, World Energy, City of Paramount, and OPC held a meeting on 1/19/2023 to share updates on the WSAB project and the PFS. OPC shared that it had yet to identify any option where World Energy could acquire the property rights needed for the soundwall.
- 5) OPC remains engaged in ongoing discussions with the Right of Way stakeholders, individually (Metro, Union Pacific Railroad and the Joint Ports of Long Beach and Los Angeles), and expects to continue through the third quarter of 2023.

Next steps:

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

Respectfully Submitted
OPC

MAY 3, 2023

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF