

PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Paramount Planning Commission scheduled for **June 7, 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, June 7, 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**

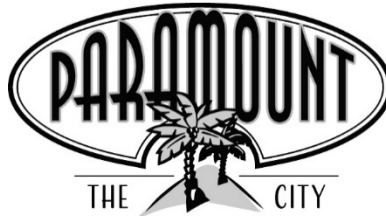
Participants wishing to address the Planning Commission by teleconference should call City Hall at **(562) 220-2036** by **5:00 p.m. on Wednesday, June 7, 2023** and provide the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item Number; 5) Subject. 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

June 7, 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 Javier Gonzalez Commissioner David Moody Commissioner Linda Timmons Vice Chair Ernie Esparza Chair Gordon Weisenburger

MINUTES

1. [APPROVAL OF MINUTES](#) May 3, 2023

PUBLIC COMMENTS

OLD BUSINESS

PUBLIC HEARINGS

2. [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

3. [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

NEW BUSINESS

REPORTS

4. [ORAL REPORT](#)

City Council Actions

COMMENTS

5. [COMMENTS](#)

- City Attorney
- Commissioners
- Staff

ADJOURNMENT

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

JUNE 7, 2023

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF MAY 3, 2023.

MOTION:

MOVED BY: _____

SECONDED BY: _____

☐ APPROVED

☐ DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES MAY 3, 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
Ivan Reyes, Associate Planner
Valerie Zaragoza, Administrative Assistant

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES

Chair Weisenburger presented the Planning Commission minutes of April 5, 2023 for approval.

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

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

2. REORGANIZATION
SELECTION OF
CHAIR AND VICE
CHAIR

Administrative Assistant/Minute Clerk Valerie Zaragoza opened the nominations for the office of Planning Commission Chair. Commissioner Ernie Esparza nominated Commissioner Gordon Weisenburger. There being no further nominations, nominations were closed.

The roll call vote for Commissioner Weisenburger to serve as Planning Commission Chair:

AYES: Commissioners Esparza, Gonzalez,
Timmons, Moody and Weisenburger

NOES: None

ABSENT: None

ABSTAIN: None

Commissioner Gordon Weisenburger was declared Planning Commission Chair.

Chair Weisenburger opened the nominations for the office of Planning Commission Vice Chair. Commissioner Javier Gonzalez nominated Commissioner Ernie Esparza. There being no further nominations, nominations were closed.

The roll call vote for Commissioner Esparza to serve as Planning Commission Vice Chair:

AYES: Commissioners Esparza, Gonzalez,
Timmons, and Moody, Chair Weisenburger

NOES: None

ABSENT: None

ABSTAIN: None

Commissioner Ernie Esparza was declared Planning Commission Vice Chair.

NEW BUSINESS

PUBLIC HEARINGS

3. NORTH PARAMOUNT
GATEWAY SPECIFIC
PLAN PROJECT

Chair Weisenburger presented the item, the North Paramount Gateway Specific Plan Project to include General Plan Amendment No. 22-2; Zone Change No. 240; Zoning Ordinance Text Amendment No. 25.

Planning Director John Carver stated that as more time is required to prepare the proposal, it is recommended that the Planning Commission open and continue the public hearing for the North Paramount Gateway Specific Plan Project to the June 7, 2023 Planning Commission meeting.

It was moved by Commissioner Timmons, seconded by Commissioner Gonzalez, to open and continue the public hearing for the North Paramount Gateway Specific Plan Project to the June 7, 2023 Planning Commission meeting. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

4. CONDITIONAL USE
PERMIT NO. 933
ALLAN J. COHN/
MUSTANG COUNTRY
INTERNATIONAL,
INC.
8820 SOMERSET
BOULEVARD

Chair Weisenburger presented the item, a request by Allan J. Cohn/Mustang Country International, Inc. to operate online with accessory in-person sales of automotive parts and components at 8820 Somerset Boulevard in the M-1 (Light Manufacturing) zone.

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

There was further discussion between the Planning Commission and staff regarding 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 Vice Chair Esparza, to close the public hearing. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Timmons, to read by title only and adopt Planning Commission Resolution No. PC 23:015, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

5. CONDITIONAL USE
PERMIT NO. 934
TREPANNING
SPECIALTIES, INC.
16222 MINNESOTA
AVENUE

Chair Weisenburger presented the item, a request by Trepanning Specialties, Inc. to operate a machine shop at 16222 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone.

Planning Director John Carver introduced Assistant Planning Director John King who presented an overview of the request on behalf of the project planner, Planning Intern Smyrna Caraveo.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Timmons, to read by title only and adopt Planning Commission Resolution No. PC 23:016, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

6. CONDITIONAL USE
PERMIT NO. 935
SEJIN CHOI/NEO
CHAIR, INC.
16105 GUNDRY
AVENUE

Chair Weisenburger presented the item, 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.

Planning Director John Carver introduced Assistant Planning Director John King who presented an overview of the request on behalf of the project planner, Planning Intern Smyrna Caraveo.

There was further discussion between the Planning Commission and staff regarding 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 Gonzalez, Moody, and Timmons, Vice Chair Esparza, Chair Weisenburger

NOES: None

ABSENT: None

ABSTAIN: None

It was moved by Commissioner Gonzalez, seconded by Vice Chair Esparza, to read by title only and adopt Planning Commission Resolution No. PC 23:017, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

7. ZONING ORDINANCE
TEXT AMENDMENT
NO. 30

Chair Weisenburger presented the item, 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.

Planning Director John Carver stated that as more time is required to prepare the proposal, 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.

It was moved by Commissioner Timmons, seconded by Commissioner Gonzalez, to open and continue the public hearing for Zoning Ordinance Text Amendment No. 30 to the June 7, 2023 Planning Commission meeting. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

REPORTS

8. CITY COUNCIL
ACTIONS

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

9. ORAL REPORT

Planning Director John Carver presented a quarterly update regarding the World Energy sound wall along Façade Avenue.

10. COMMENTS FROM
CITY ATTORNEY,
COMMISSIONERS
AND STAFF

There were none.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:28 p.m. to the next Planning Commission meeting to be held on Wednesday, June 7, 2023, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Gordon Weisenburger, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

JUNE 7 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. CONTINUE THE PUBLIC HEARING TO JULY 5, 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: June 7, 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.

On May 3, 2023, the Planning Commission opened and continued the public hearing to the June 7, 2023 Planning Commission meeting. As more time is required to complete the required reporting for the project, it is recommended that the Planning Commission continue the item an additional month.

RECOMMENDED ACTION

It is recommended that the Planning Commission 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 July 5, 2023 Planning Commission meeting.

JUNE 7, 2023

PUBLIC HEARING

ZONING ORDINANCE TEXT AMENDMENT NO. 30

A. MOTION IN ORDER:

B. CLOSE THE PUBLIC HEARING FOR ZONING ORDINANCE TEXT AMENDMENT NO. 30 AND REMOVE THE ITEM FROM THE CALENDAR.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable Planning Commission
From: John Carver, Planning Director
By: John King, Assistant Planning Director
Date: June 7, 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, and as the City Council will first review a report regarding possible ADU regulatory changes, it is recommended that the Planning Commission remove the item from the calendar.

RECOMMENDED ACTION

It is recommended that the Planning Commission close the public hearing for Zoning Ordinance Text Amendment No. 30 and remove the item from the calendar.

JUNE 7, 2023

ORAL REPORT

CITY COUNCIL ACTIONS

JUNE 7, 2023

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF