



PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Paramount Planning Commission scheduled for **July 5, 2023**.

In-person Attendance:

The public may attend the Planning Commission meeting in-person.

Public Comments:

Members of the public wanting to address the Planning Commission, either during public comments or for a specific agenda item, or both, may do so by the following methods:

- **In-Person**

If you wish to make a statement, please complete a Speaker's Card prior to the commencement of the Public Comments period of the meeting. Speaker's Cards are located at the entrance. Give your completed card to a staff member and when your name is called, please go to the podium provided for the public.

- **E-mail: planning@paramountcity.com**

E-mail public comments must be received by **5:00 p.m. on Wednesday, July 5, 2023**. The e-mail must specify the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item Number; 5) Subject; 6) Written Comments.

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

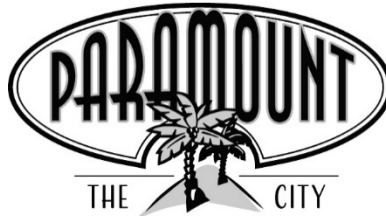
Participants wishing to address the Planning Commission by teleconference should call City Hall at **(562) 220-2036** by **5:00 p.m. on Wednesday, July 5, 2023** and provide the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item Number; 5) Subject. Teleconference participants will be called back during the Planning Commission meeting on speaker phone to provide their comments.

All public comments are limited to a maximum of three minutes unless an extension is granted. Please be mindful that the meeting will be recorded as any other person is recorded when appearing before the Planning Commission, and all other rules of procedure and decorum will apply when addressing the Planning Commission by teleconference.

AGENDA

Paramount Planning Commission

July 5, 2023



Safe, Healthy, and Attractive

Regular Meeting
City Hall Council Chambers
6:00 p.m.

City of Paramount

16400 Colorado Avenue ♦ Paramount, CA 90723 ♦ (562) 220-2000 ♦ www.paramountcity.com

Public Comments: If you wish to make a statement, please complete a Speaker's Card prior to the commencement of the Public Comments period of the meeting. Speaker's Cards are located at the entrance. Give your completed card to a staff member and when your name is called, please go to the rostrum provided for the public. Persons are limited to a maximum of three (3) minutes unless an extension of time is granted. No action may be taken on items not on the agenda except as provided by law.

Americans with Disabilities Act: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (562) 220-2220 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Note: Agenda items are on file in the Planning Department office and are available for public inspection during normal business hours. Materials related to an item on this Agenda submitted after distribution of the agenda packet are also available for public inspection during normal business hours in the Planning Department office. The Planning Department office is located at City Hall, 16400 Colorado Avenue, Paramount.

Notes

CALL TO ORDER:	Chair Gordon Weisenburger
PLEDGE OF ALLEGIANCE:	Chair Gordon Weisenburger
ROLL CALL OF MEMBERS:	Commissioner Javier Gonzalez Commissioner David Moody Commissioner Linda Timmons Vice Chair Ernie Esparza Chair Gordon Weisenburger

MINUTES

1. <u>APPROVAL OF MINUTES</u>	June 7, 2023
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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 all other properties designated Commercial or Multiple-Family Residential between the two 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 between the two existing specific plan areas 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 repeal and replace Chapter 17.84 of the Paramount Municipal Code in its entirety to incorporate the North Paramount Gateway Specific Plan into the Paramount Municipal Code

NEW BUSINESS

PUBLIC HEARINGS

3. [CONDITIONAL USE
PERMIT NO. 936](#)

A request by Raffi Gulsatarian/Gulsatarian Accountancy for Charleys Cheesesteaks to operate a restaurant with indoor seating within the Walmart building at 14501 Lakewood Boulevard in the C-3 (General Commercial) zone. This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of California Environmental Quality Act (CEQA) Guidelines

4. [CONDITIONAL USE
PERMIT NO. 940](#)

A request by John Jacobson/Kaldera, LLC to operate a machine shop with two computer numerical control (CNC) machines for the manufacturing and assembling of downhole logging tools for the geothermal industry at 16243 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone. This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 and Class 32 (infill development) Categorical Exemption pursuant to Article 19, Section 15332 of California Environmental Quality Act (CEQA) Guidelines

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5. [CONDITIONAL USE PERMIT NO. 941](#)

A request by Fernando Nava/Global Imports Unlimited to operate a wholesale and online sales business with a showroom for the import and sales of general automotive parts, shop tools, and accessories at 14905 Paramount Boulevard, Suite G in the Clearwater East Specific Plan area. This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of California Environmental Quality Act (CEQA) Guidelines
 6. [ZONE VARIANCE NO. 410](#)

A request by Humberto Corona/HC Designs and Drafting for Los Altos Boots for a variance to reduce the required number of parking spaces from 86 to 76 to allow the legalization of a 3,180 square foot unpermitted addition to the existing 39,500 square foot building for a total 42,680 square foot building at 14910 Garfield Avenue in the M-2 (Heavy Manufacturing) zone. This project is a Class 5 (minor alterations in land use limitations) Categorical Exemption pursuant to Article 19, Section 15305 of California Environmental Quality Act (CEQA) Guidelines
 7. [ZONE CHANGE NO. 246](#)

A recommendation that the City Council change the official Zoning Map from R-2 (Medium Density Residential) to PD-PS (Planned Development with Performance Standards) at 16305 Hunsaker Avenue to allow the disposition of the property to a nonprofit affordable housing developer and the subdivision of the property into parcels for the construction of one single-family home on each resulting property for the future sale to income-qualifying households. This project is a Class 32

(infill development) Categorical
Exemption pursuant to Article 19,
Section 15332 of California
Environmental Quality Act (CEQA)
Guidelines

REPORTS

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

COMMENTS

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

ADJOURNMENT

To a meeting on August 2, 2023 at 6:00 p.m.

JULY 5, 2023

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF JUNE 7, 2023.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES JUNE 7, 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
Leslie Corrales, Planning Intern
Valerie Zaragoza, Administrative Assistant

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES

Chair Weisenburger presented the Planning Commission minutes of May 3, 2023 for approval.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

OLD BUSINESS

PUBLIC HEARINGS

**2. 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; and Zoning Ordinance Text Amendment No. 25.

Planning Director John Carver stated that as more time is required to complete the required reporting for the project, it is recommended that the Planning Commission continue the public hearing for the North Paramount Gateway Specific Plan Project to the July 5, 2023 Planning Commission meeting.

It was moved by Commissioner Gonzalez, seconded by Vice Chair Esparza, to continue the public hearing for the North Paramount Gateway Specific Plan Project to the July 5, 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

**3. 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 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.

It was moved by Commissioner Gonzalez, seconded by Commissioner Timmons, to close the public hearing for Zoning Ordinance Text Amendment No. and remove the item from the calendar. 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

4. CITY COUNCIL
ACTIONS

Planning Director John Carver stated that the City Council approved the spending plan for the World Energy Community Benefits Agreement that totals \$1 million for the first year of the agreement. The City will allocate the funds for recreation programs and special programs for low-to-moderate income residents.

5. COMMENTS FROM
CITY ATTORNEY,
COMMISSIONERS
AND STAFF

Planning Director John Carver introduced newly hired Planning Intern Leslie Corrales to the Planning Commission.

Chair Gordon Weisenburger reported that the City completed the painting of the address numbers on the residential City curbs in his neighborhood and stated that they look nice and are now clearly visible.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:06 p.m. to the next Planning Commission meeting to be held on Wednesday, July 5, 2023, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Gordon Weisenburger, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

JULY 5, 2023

CONTINUED 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. HEAR STAFF REPORT.
- B. HEAR TESTIMONY IN THE FOLLOWING ORDER:
 - (1) THOSE IN FAVOR
 - (2) THOSE OPPOSED
 - (3) REBUTTAL
- C. MOTION TO CLOSE THE PUBLIC HEARING.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

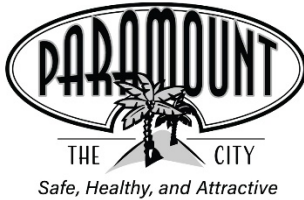
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:

General Plan Amendment No. 22-2; Zone Change No. 240; Zoning Ordinance Text Amendment No. 25

REQUEST:

- A. Recommend 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. Recommend that the City Council 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 all other properties designated Commercial or Multiple-Family Residential between the two existing specific plan areas**
- C. Recommend that the City Council 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 between the two existing specific plan areas from C-3 (General Commercial), C-M (Commercial-Manufacturing), and PD-PS (Planned Development with Performance Standards) to North Paramount Gateway Specific Plan**
- D. Recommend that the City Council repeal and replace Chapter 17.84 of the Paramount Municipal Code in its entirety to incorporate the North Paramount Gateway Specific Plan into the Paramount Municipal Code**

APPLICANT: City of Paramount

MEETING DATE: July 5, 2023

LOCATION: Clearwater North, Howe-Orizaba, and areas between the two existing specific plan areas

ZONE: Clearwater North; Howe-Orizaba; PD-PS (Planned Development with Performance Standards); C-3 (General Commercial); C-M (Commercial-Manufacturing)

GENERAL PLAN: Clearwater North; Howe-Orizaba; Multiple-Family Residential; Commercial

PLANNER: John King

RECOMMENDATION: Approval



To: Honorable Planning Commission

From: John Carver, Planning Director

By: John King, AICP, Assistant Planning Director

Date: July 5, 2023

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

BACKGROUND

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 reduce vehicle miles traveled (VMT) near the planned West Santa Ana Branch (WSAB) light rail transit station at the Paramount Boulevard/Rosecrans Avenue intersection.

The Planning Commission reviewed the plan at its October 12, 2021 meeting. The City Council reviewed the plan on October 19, 2021 and did not have any concerns. On October 5, 2021, the City Council approved a proposal to award a professional services contract to EPD Solutions, Inc. to prepare the environmental impact report (EIR) for the plan to meet California Environmental Quality Act (CEQA) requirements. The EIR is complete, and the Final EIR is ready for City Council certification with a Planning Commission recommendation of approval.

On May 3, 2023, the Planning Commission opened and continued the public hearing to the June 7, 2023 Planning Commission meeting. On June 7, 2023, the Planning Commission continued the public hearing to July 5, 2023.

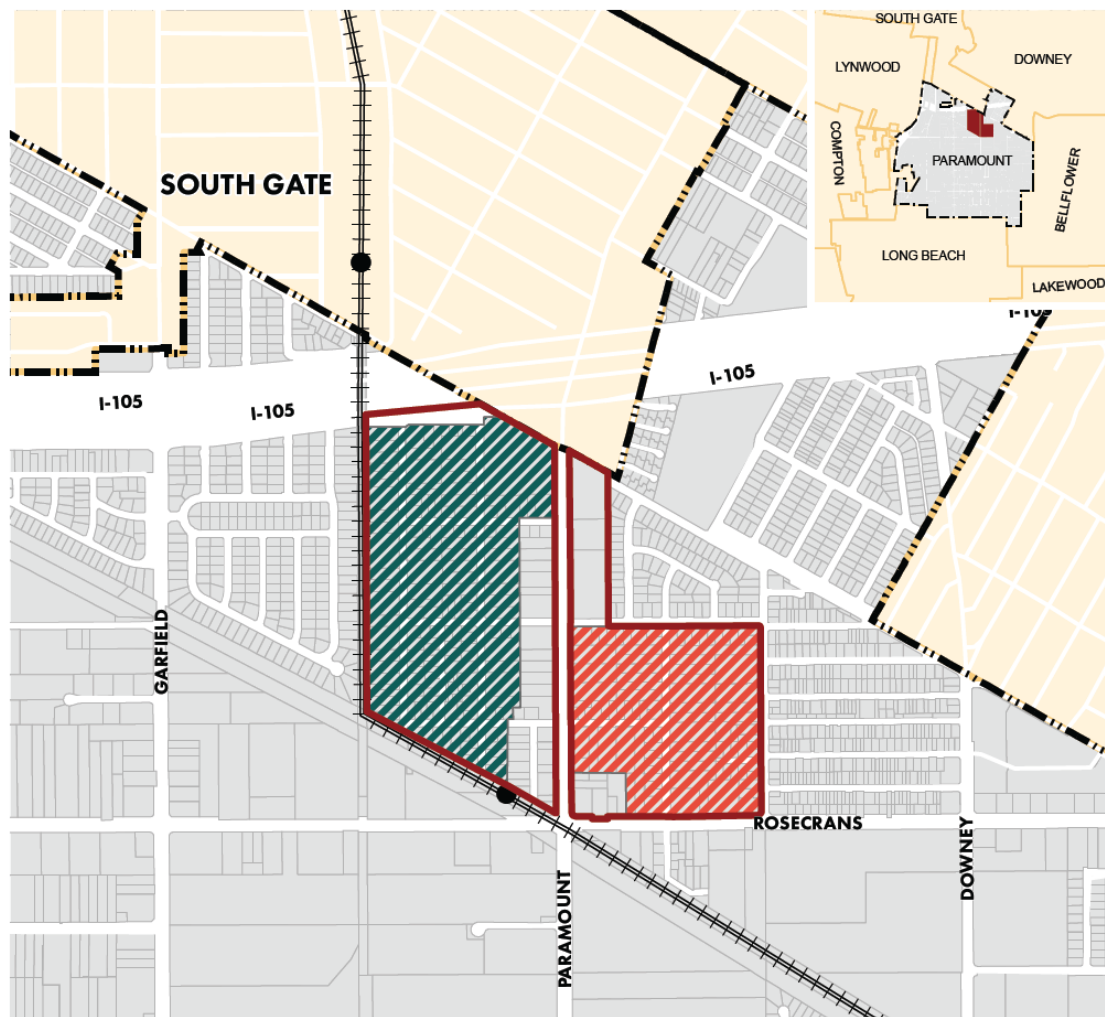
Specific Plan

A specific plan is a regulatory tool in California for furthering a vision for a “sense of place” and implementing a jurisdiction’s general plan. [Title 17 of the Paramount Municipal Code](#) includes the City’s zoning regulations also known as the “Zoning Code” or “Zoning

Ordinance". When the City Council adopts a completed specific plan by ordinance, the plan is integrated with the Zoning Code and becomes the official land use and zoning regulatory document for a particular area.

DISCUSSION

Below is a map of the North Paramount Boulevard Specific Plan area, which is shown within the red boundaries.



Plan Vision and Guiding Principles

The vision of the Specific Plan is as follows:

The Specific Plan area will be walkable, accessible, well-connected, and provide recreational, shopping, cultural, and housing opportunities and other key amenities that will support activity throughout the day.

Guiding principles include the following:

- Focus future growth along Paramount Boulevard near the 105-freeway and future Paramount/Rosecrans light rail station while preserving the existing lower-density neighborhoods. Also, allow some intensification along Paramount Boulevard and Rosecrans Avenue to support the use of transit without contributing to overcrowded conditions.
- Creating new public amenities, improving air quality through reduced congestion and lower car use, building high-quality, affordable housing, and connecting residents to quality jobs through transit and active transportation investments, all of which contribute to a reduction of greenhouse gas (GHG) and vehicle miles traveled (VMT).
- Respect the existing character and scale of adjacent low-density housing.
- Promote a diverse housing stock with types that are offered at a wide range of sizes and affordability.
- Provide strategies for introducing new open space and recreational opportunities for neighborhood residents in new developments.
- Ensure that new housing developments are well connected to the stations through wide, clear sidewalks, bicycle lanes, and amenities such as convenient bicycle storage.

General Plan

The City Council most recently adopted a comprehensive Paramount General Plan update in 2007. The General Plan is made up of elements – land use, housing, transportation, resources management, health and safety, economic development, public facilities, and environmental justice. The Land Use Element of the General Plan serves as the long-term guide for development in Paramount and indicates the distribution, location, and land use for housing, business, industry, open space, recreation, and public facilities. California Government Code Section 65860 requires General Plan Land Use Map and Zoning Map consistency.

Approving the North Paramount Gateway Specific Plan requires changing the Land Use Designation of the Land Use Element. Properties currently designated Clearwater North or Howe-Orizaba will be changed to North Paramount Gateway Specific Plan. As the proposed plan boundaries slightly expand upon the existing Clearwater North and Howe-Orizaba areas, a number of properties will need to be redesignated.

Zone Change

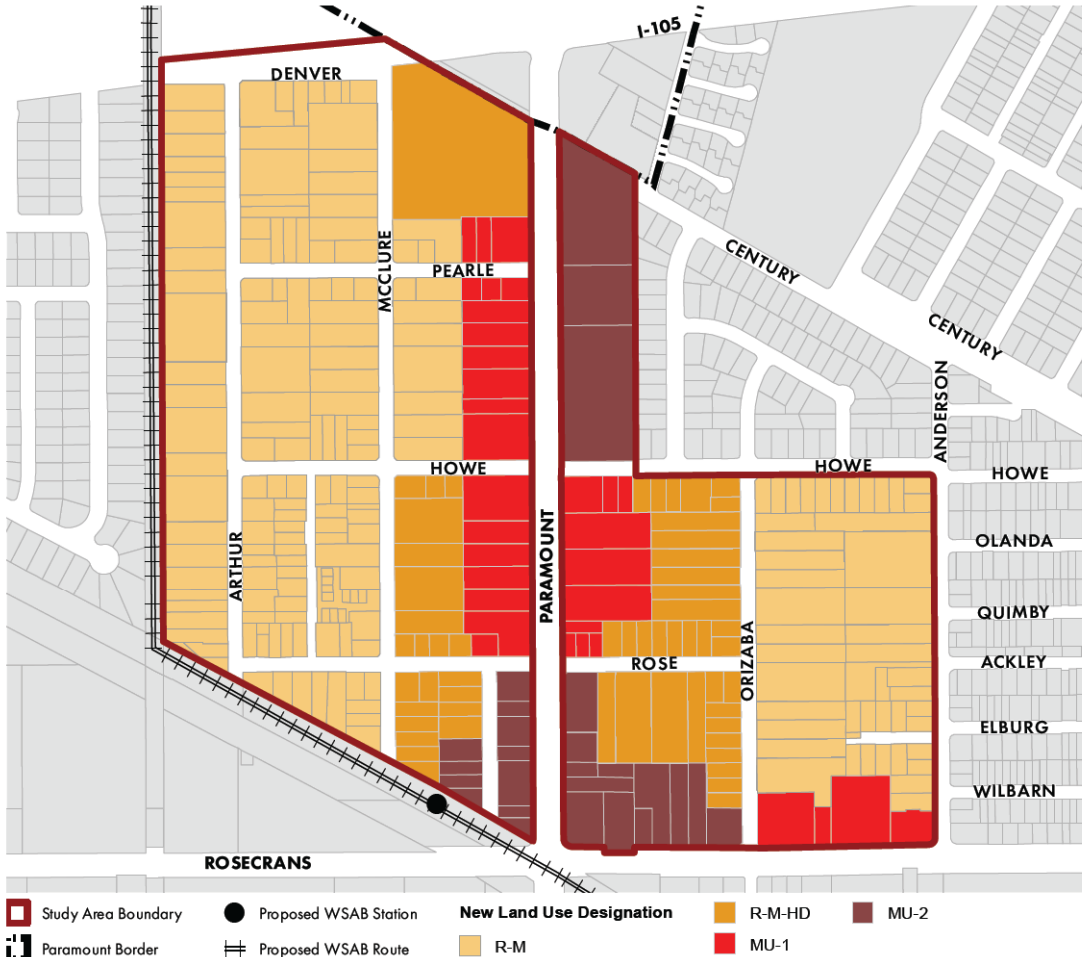
Currently, the properties within the Specific Plan area are primarily zoned R-M (Multiple-Family Residential) with commercial zones – C-3 (General Commercial); C-M (Commercial Manufacturing), and PD-PS (Planned Development with Performance Standards) – on most of Paramount Boulevard and Rosecrans Avenue.

The proposed North Paramount Gateway Specific Plan would replace the current land use zoning designations to allow for vertical mixed-use development (commercial on the first floor and residential on upper floors) along Paramount Boulevard and the north side of Rosecrans Avenue.

The proposed land use designations map (Figure 3.3 from the draft plan) follows:

FIGURE 3.3 - PROPOSED SPECIFIC PLAN LAND USE DESIGNATIONS MAP

Map By: Gruen Associates, Data Sources: City of Paramount



Zone	Description	Maximum Density	Maximum Height	Maximum FAR
R-M	Multiple family residential, medium-density	30 du/ac	30 ft	n/a
R-M-HD	Multiple family residential, high-density	40 du/ac	40 ft	n/a
MU-1	Mixed-use, medium-density	30 du/ac	30 ft	1.5
MU-2	Mixed-use, high-density	40 du/ac	45 ft	2.0

Infrastructure

The North Paramount Gateway Specific Plan also includes a mobility and parking plan in addition to other recommendations for public infrastructure. The plan identifies several treatments to calm traffic, facilitate safer crossings, and generally make pedestrians of all abilities more visible to drivers and cyclists. Provisions are included for widening public

sidewalks, extending curbs into parking lanes at street intersections, adding pedestrian-scale lighting, and improving pedestrian signal systems.

Public Outreach

In addition to extensive analysis and land use modeling, public outreach and comments are fundamental aspects of the development of any specific plan. The North Paramount Gateway Specific Plan is no exception. The project team staffed informational tables at the Farmers Market at Progress Park, the Friday Night Farmers Market on Jackson Street near City Hall, and during the Summer Concert Series. On Saturday, September 25, 2021, a community workshop was conducted at the Community Center at Paramount Park to further listen to public comments and refine plan options. The outreach events were supplemented with an online community survey that was thoroughly publicized.

Environmental Assessment

As lead agency, the City of Paramount retained EPD Solutions, Inc. to conduct the environmental assessment of the North Paramount Gateway Specific Plan Project. An EIR was prepared for the Project. Below is a summary of the environmental analysis contained in the EIR.

The Final EIR concluded that, even with application of feasible mitigation measures, three impacts cannot be entirely avoided or reduced to less than significant levels. Adoption of a Statement of Overriding Considerations would be necessary to approve the North Paramount Gateway Specific Plan Project. The Final EIR identifies impacts in Air Quality, Greenhouse Gas Emissions, and Noise During Construction as environmental effects which are considered unavoidable.

Several mitigation measures adopted will serve to reduce these impacts, but even with the inclusion of these conditions, the impacts cannot be reduced to “less than significant” levels. Staff recommends that the Planning Commission recommend that the City Council therefore make the following Statement of Overriding Considerations which warrants approval of the North Gateway Specific Plan Project notwithstanding that all identified effects on the environment are not fully mitigated.

With respect to the significant environmental effect of the Project noted above, the City finds that the stated benefits of the North Paramount Gateway Specific Plan Project outweigh the significant effects on the environment. Pursuant to Public Resources Code Section 21081(b) and CEQA Guidelines Sections 15043, 15092, and 15093, any remaining significant effects on the environment are acceptable due to these overriding considerations:

1. **Substantial mitigation has been provided to further reduce impacts.** Impacts have been mitigated to the maximum extent feasible and the analysis conducted is conservative to provide for the maximum level of scrutiny and disclosure.

2. The North Paramount Gateway Specific Plan approach to concentrate new development near transit is consistent with State policy aimed at meeting housing needs while reducing vehicle miles traveled (VMT) and improving air quality. The Southern California Association of Government's Connect SoCal goals include focusing higher-density development in transit-rich areas.
3. The North Paramount Gateway Specific Plan would provide more opportunities for affordable housing, encourage transit-oriented development, promote active transportation, improve access to transit, reduce VMT, and streamline the environmental review of future development projects, all of which are consistent with the guiding policies of Connect SoCal.
4. Buildout of the North Paramount Gateway Specific Plan would result in improvement of the projected jobs-household ratio, which is a benefit of the proposed North Paramount Gateway Specific Plan because a more balanced jobs-to-housing ratio could improve the environment by reducing vehicle miles traveled and emissions from motor vehicles.
5. The North Paramount Gateway Specific Plan provides for additional housing to support the regionally forecasted increase in economic activities and employment increases.
6. The North Paramount Gateway Specific Plan provides for higher density and mixed-use residential developments that would accommodate the City's Regional Housing Need Assessment (RHNA). The North Paramount Gateway Specific Plan promotes development of affordable housing units as projects in the area that would be eligible for density bonus, transit-oriented, and other incentives that reward development of affordable units.

AIR QUALITY MITIGATION

Proposed air quality mitigation measures include project dust control, higher construction equipment emissions standards, low-emitting paints, electric construction equipment, enhanced energy efficiency (5% above code requirements), and enhanced water conservation.

GREENHOUSE GAS MITIGATION

Greenhouse gas mitigations include higher construction equipment emissions standards, electric construction equipment, enhanced energy efficiency, and enhanced water conservation.

NOISE MITIGATION

Noise mitigations include construction equipment measures, installation of construction noise barriers, and noise attenuation features in building construction.

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 and No. 6: Efficient, Effective, and Fiscally Responsible Government.

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolutions No. PC 23:020, PC 23:012, PC 23:013, and PC 23:014.

ATTACHMENT



DUE TO THE SIZE OF THE ENVIRONMENTAL DOCUMENTS (CALIFORNIA ENVIRONMENTAL QUALITY ACT, CEQA), THE ATTACHMENTS FOR ITEM NO. 2 (NORTH PARAMOUNT GATEWAY SPECIFIC PLAN PROJECT) – (1) NORTH PARAMOUNT GATEWAY SPECIFIC PLAN; (2) FINAL ENVIRONMENTAL IMPACT REPORT; (3) DRAFT ENVIRONMENTAL IMPACT REPORT – ARE AVAILABLE FOR REVIEW IN THE PLANNING DEPARTMENT OFFICE AND ONLINE AT:

<https://www.paramountcity.com/government/planning-department/planning-division/environmental-documents>

JULY 5, 2023

CONTINUED PUBLIC HEARING

NORTH PARAMOUNT GATEWAY SPECIFIC PLAN PROJECT –
ENVIRONMENTAL IMPACT REPORT (EIR)

A. MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT PLANNING COMMISSION
RESOLUTION NO. PC 23:020 RECOMMENDING THAT THE CITY
COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT,
APPROVE A MITIGATION MONITORING AND REPORTING
PROGRAM; AND ADOPT A STATEMENT OF OVERRIDING
CONSIDERATIONS ASSOCIATED WITH GENERAL PLAN
AMENDMENT NO. 22-2, ZONE CHANGE NO. 240 AND ZONING
ORDINANCE TEXT AMENDMENT NO. 25 FOR THE NORTH
PARAMOUNT GATEWAY SPECIFIC PLAN PROJECT.

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

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 23:020**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT; APPROVE A MITIGATION MONITORING AND REPORTING PROGRAM; AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS ASSOCIATED WITH GENERAL PLAN AMENDMENT NO. 22-2, ZONE CHANGE NO. 240, AND ZONING ORDINANCE TEXT AMENDMENT NO. 25 FOR THE NORTH PARAMOUNT GATEWAY SPECIFIC PLAN PROJECT

WHEREAS, under Section 21067 of the Public Resources Code and Section 15367 of the California Environmental Quality Act Guidelines, the City of Paramount is the lead agency for the project; and

WHEREAS, on December 21, 2022, pursuant to the California Environmental Quality Act (CEQA), a Draft Environmental Impact Report (DEIR) was prepared and made available for public review from December 22, 2022 to February 6, 2023. A Notice of Completion and Availability of a DEIR was posted with the State Clearinghouse, City Clerk, LA County Clerk, Paramount Library, and sent to responsible agencies. An electronic copy of the document was also posted on the City's website: <http://www.paramountcity.com/government/planning-department/planning-division/environmental-documents>

WHEREAS, on February 23, 2022, the Final Environmental Impact Report (FEIR) and Mitigation Monitoring and Reporting Program (MMRP) for the project, incorporating comments received on the DEIR, was published on the City's website.

WHEREAS, on April 20, 2023, a Notice of Planning Commission public hearing was published in a newspaper of general circulation, posted onsite, and mailed to property owners and occupants within a 500-foot radius of the project site.

WHEREAS, on July 5, 2023, the Planning Commission conducted a duly noticed public hearing on the application, during which it considered the FEIR, Mitigation Monitoring and Reporting Program, statement of overriding considerations, staff report, and public comment and other testimony submitted at the hearing; and

WHEREAS, the Planning Commission recommended that the City Council certify the Final EIR and approve General Plan Amendment No. 22-2, Zone Change No. 240, and Zoning Ordinance Text Amendment No. 25.

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

SECTION 1. 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 2. The Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

SECTION 3. The Planning Commission finds that the evidence presented does justify certification of the Final EIR and recommends that the City Council adopt the following Findings for Approval of the North Paramount Gateway Specific Plan Project:

1. The Final Environmental Impact Report (Final EIR State Clearinghouse [SCH] No. 2022010064) was presented to the City of Paramount City Council. All voting members of the City Council have reviewed and considered the information contained in the Final EIR (SCH No. 2022010064) and its appendices. All voting members of the City Council have reviewed and considered testimony at the City Council hearing and additional information presented at or prior to the public hearings. Pursuant to Public Resource Code § 21082.1(c)(3), the FEIR reflects the independent judgment and analysis of the City as lead agency. The DEIR and FEIR were prepared by a consultant hired by the City and were reviewed and analyzed independently by the Planning Department staff and the Planning Commission. The City Council, which is the decisionmaking body of the City for the Project, has reviewed and considered the information contained in the FEIR. Publication and public circulation of the DEIR complied with the requirements of CEQA. Comments were received during the public review period, all of which have been addressed and responded to in the FEIR. No “significant new information,” within the meaning of CEQA Guidelines Section 15088.5, was added to the DEIR after the public comment period, and as such, no recirculation was required pursuant to Public Resources Code Section 21092.1. The City Council certifies the Final EIR for the purpose of approving General Plan Amendment No. 22-2, Zone Change No. 240, and Zoning Ordinance Text Amendment No. 25.
2. The City of Paramount City Council finds that the Final EIR (SCH No. 2022010064), dated December 2022, constitutes a complete, accurate, adequate, and good faith effort at full disclosure under CEQA. The City of Paramount City Council further finds that the Final EIR and appendices dated March 2023 have been completed in compliance with CEQA.
3. The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the City Clerk of the City of Paramount, located at 16400 Colorado Avenue, Paramount, California 90723.

SECTION 4. The Final EIR (SCH No. 2022010064) for the North Paramount Gateway Specific Plan Project identifies the following three environmental impacts (air quality, greenhouse gas, noise) which cannot be fully mitigated to a level of insignificance and are therefore considered unavoidable:

- i) Impact AQ-1: The Project would conflict with or obstruct implementation of an applicable air quality plan at both the project and cumulative levels. Impacts would be significant and unavoidable;
- ii) Impact AQ-2: The Project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard at both the project and cumulative levels. Impacts would be significant and unavoidable;
- iii) Impact GHG-1: The Project would generate greenhouse gas emissions, either directly or indirectly, that would have a significant impact on the environment. Impacts would be significant and unavoidable.
- iv) Impact NOI-1: The Project would generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Impacts would be significant and unavoidable.

A number of mitigation measures are included in the Final EIR that would mitigate the impact.

To the extent the impacts remain significant and unavoidable with mitigation, such impacts are acceptable when weighed against the overriding social, economic, legal, technical, and other considerations set forth in the Statement of Overriding Considerations included herein. Feasible changes or alterations have been required in, or incorporated into, the approved Project which avoid or substantially lessen the significant environmental effects to the maximum extent feasible, as discussed below.

AIR QUALITY

Mitigation Measure AQ-1: Dust Control. The construction plans and specifications and construction permitting shall ensure that dust suppression measures in the SCAQMD CEQA Air Quality Handbook will be implemented by the construction contractor to reduce the project's emissions.

Mitigation Measure AQ-2: Tier 4 Construction Equipment. Construction plans and specifications and construction permitting shall include the requirement that for construction equipment greater than 50 horsepower (>50 HP), the

construction contractor shall use off-road diesel construction equipment that complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 4 emissions standards during all construction phases and will ensure that all construction equipment be tuned and maintained in accordance with the manufacturer's specifications.

Mitigation Measure AQ-3: Low VOC Paints. Construction plans and specifications and construction permitting shall include the requirement that "Super-Compliant" low VOC paints which have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD's Rule 1113. Super-Compliant low VOC paints shall be no more than 10 grams per liter (g/L) of VOC. Alternatively, the applicant may utilize tilt-up concrete buildings that do not require the use of architectural coatings.

Mitigation Measure AQ-4: Electric Construction Equipment. Construction plans and specifications and construction permitting shall state that the construction contractor shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site, if available rather than electrical generators powered by internal combustion engines.

Mitigation Measure AQ-5: Alternative Fueled Construction Equipment. Construction plans and specifications and construction permitting shall require that the construction contractor use of alternative fueled, engine retrofit technology, after-treatment products (e.g., diesel oxidation catalysts, diesel particulate filters), and/or other options as they become available, including all off-road and portable diesel-powered equipment.

Mitigation Measure AQ-6: Construction Equipment Maintenance. Construction plans and specifications and construction permitting shall require that construction equipment be maintained in good operation condition to reduce emissions. The construction contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specification. Maintenance records shall be available at the construction site for City verification.

Mitigation Measure AQ-7: Construction Vehicle Maintenance Plan. Prior to the issuance of any grading permits, the applicant and/or building operators shall submit construction plans and a construction vehicle management plan to the City of Paramount denoting the proposed schedule and projected equipment use. The construction vehicle management plan shall include such things as: idling time requirements; requiring hour meters on equipment; documenting the serial number, horsepower, age, and fuel of all onsite equipment. The plan shall include that California state law requires equipment fleets to limit idling to no more than 5 minutes. Construction contractors shall provide evidence that low

emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project as determined by the City. Contractors shall also conform to any construction measures imposed by the SCAQMD as well as City Planning Staff.

Mitigation Measure: AQ-8 Enhanced Energy Efficiency. Prior to the issuance of building permits, the Project applicant shall submit energy usage calculations to the Planning Division showing that the Project is designed to achieve 5% efficiency beyond the incumbent California Building Code Title 24 requirements.

Mitigation Measure: AQ-9 Enhanced Water Conservation Required: To reduce water demands and associated energy use, subsequent development proposals within the NPGSP area shall incorporate a Water Conservation Strategy and demonstrate a minimum 30% reduction in outdoor water usage when compared to baseline water demand (total expected water demand without implementation of the Water Conservation Strategy). Development shall also implement a landscaping palette emphasizing drought tolerant plants; use of water-efficient irrigation techniques; and U.S. EPA Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.

GREENHOUSE GAS EMISSIONS

Mitigation Measures: MM AQ-2, MM AQ-4, MM AQ-5, MM AQ-8, and MM AQ-9, as listed previously.

NOISE

Mitigation Measure NOI-1: Construction Equipment. Prior to the issuance of a demolition, grading, or construction permit for new development within the NPGSP, the project plans and specifications shall require that construction contractors equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards, and all stationary construction equipment shall be placed so that emitted noise is directed away from the noise-sensitive use nearest the construction activity.

Mitigation Measure NOI-2: Construction Staging. Prior to the issuance of a demolition, grading, or construction permit for new development within the NPGSP, the project plans and specifications shall require that the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receiver nearest to the construction activity.

Mitigation Measure NOI-3: Construction Noise Levels. Prior to the issuance of a demolition, grading, or construction permit for new development within the NPGSP, the project plans and specifications shall demonstrate that all construction activity within the NPGSP will satisfy the exterior construction noise level of 80 dBA L_{eq} at a sensitive receiver (e.g., residential).

Mitigation Measure NOI-4: Construction Noise Barriers. Prior to the issuance of a demolition, grading, or construction permit for new development within the NPGSP that could exceed the exterior construction noise level of 80 dBA L_{eq} at a sensitive receiver (e.g. residential), the project plans and specifications shall detail the installation of temporary construction noise barriers for occupied noise-sensitive uses for the duration of construction activities that could exceed the NPGSP construction noise level thresholds. The noise control barrier(s) must provide a solid face from top to bottom and shall:

- Provide a minimum transmission loss of 20 dBA and be constructed with an acoustical blanket (e.g., vinyl acoustic curtains or quilted blankets) attached to the construction site perimeter fence or equivalent temporary fence posts;
- Be maintained and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired; and
- Be removed and the site appropriately restored upon the conclusion of the construction activity.

Mitigation Measure NOI-5: Traffic Noise at Residential. Prior to the issuance of building permits, exterior areas of proposed single-family and multiple-family residential uses that are projected to be exposed to existing with project roadway noise levels and cumulative with project roadway noise levels exceeding the City's exterior noise standards (i.e., 62 dBA daytime and 57 dBA nighttime for single-family residential and 67 dBA daytime and 62 dBA nighttime for multiple family residential) shall include noise attenuation features including, but not limited to, setbacks, soundwalls, glass noise barriers, and landscaping so that exterior areas meet the City's exterior noise standards. To ensure that the City's exterior noise standards are met, the project applicant shall demonstrate compliance through the preparation of an acoustical evaluation.

MM NOI-6: Rail Noise at Residential. Prior to the issuance of building permits, proposed residential developments adjacent to the West Santa Ana Branch rail line (within approximately 75 feet) that are exposed to rail noise of greater than 62 dBA daytime and 57 dBA nighttime for single-family residential and 67 dBA daytime and 62 dBA nighttime for multiple family residential shall include noise attenuation features including, but not limited to, setbacks, soundwalls, glass

noise barriers, and landscaping so that exterior areas meet the City's exterior noise standards. To ensure that the City's exterior noise standards are met, the project applicant shall demonstrate compliance through the preparation of an acoustical evaluation.

SECTION 5. The Final EIR (SCH No. 2022010064), dated March 2023, identified subject areas for which the Project is considered to cause or contribute to significant, but mitigable environmental impacts (Class II). For each of these Class II impacts identified in the Final EIR, feasible changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects to insignificance.

SECTION 6. The Final EIR concluded that, even with application of feasible mitigation measures, three impacts cannot be entirely avoided or reduced to less than significant levels. Adoption of a Statement of Overriding Considerations would be necessary to approve the North Paramount Gateway Specific Plan Project. The Final EIR (State Clearinghouse No. 2022010064) identifies impacts in Air Quality, Greenhouse Gas Emissions, and Noise as significant environmental effects which are considered unavoidable. The identified significant and unavoidable impacts are described above.

Several mitigation measures adopted will serve to reduce these impacts, but even with the inclusion of these conditions, the impacts cannot be reduced to less than significant levels. The City of Paramount Planning Commission recommends that the City Council therefore make the following Statement of Overriding Considerations which warrants approval of the North Gateway Specific Plan Project notwithstanding that all identified effects on the environment are not fully mitigated.

With respect to the significant environmental effect of the Project noted above, the City finds that the stated benefits of the North Paramount Gateway Specific Plan Project outweigh the significant effects on the environment. Pursuant to Public Resources Code Section 21081(b) and CEQA Guidelines Sections 15043, 15092, and 15093, any remaining significant effects on the environment are acceptable due to these overriding considerations:

1. **Substantial mitigation has been provided to further reduce impacts.** Impacts have been mitigated to the maximum extent feasible and the analysis conducted is conservative to provide for the maximum level of scrutiny and disclosure.
2. The North Paramount Gateway Specific Plan approach to concentrate new development near transit is consistent with State policy aimed at meeting housing needs while reducing vehicle miles traveled (VMT) and improving air quality. SCAG's Connect SoCal goals include focusing higher-density development in transit-rich areas.

3. The North Paramount Gateway Specific Plan would provide more opportunities for affordable housing, encourage transit-oriented development, promote active transportation, improve access to transit, reduce VMT, and streamline the environmental review of future development projects, all of which are consistent with the guiding policies of Connect SoCal.
4. Buildout of the North Paramount Gateway Specific Plan would result in improvement of the projected jobs-household ratio, which is a benefit of the proposed North Paramount Gateway Specific Plan because a more balanced jobs-to-housing ratio could improve the environment by reducing vehicle miles traveled and emissions from motor vehicles.
5. The North Paramount Gateway Specific Plan provides for additional housing to support the regionally forecasted increase in economic activities and employment increases.
6. The North Paramount Gateway Specific Plan provides for higher density and mixed-use residential developments that would accommodate the City's Regional Housing Need Assessment (RHNA). The North Paramount Gateway Specific Plan promotes development of affordable housing units as projects in the area would be eligible for density bonus, transit-oriented, and other incentives that reward development of affordable units.

SECTION 7. Based on the findings set forth in this Resolution, including without limitation those set forth in all Sections above, the Planning Commission recommends that the City Council certify the FEIR pursuant to CEQA Guidelines Section 15090(a), adopt the MMRP, and adopt the statement of overriding considerations set forth in Section 6. In the event of any inconsistencies between the mitigation measures as set forth in the FEIR and the MMRP, the MMRP shall control. A notice of determination shall be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act.

SECTION 8. 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 9. The Planning Commission recommends that the City Council approve the applied for Conditional Use Permit as to use in the above-entitled matter, subject to the mitigation measures described above, and the Mitigation Monitoring and Reporting Program (Chapter 4 of the FEIR) is included as Exhibit A.

PASSED, APPROVED, and ADOPTED this 5th day of July 2023.

Gordon Weisenburger, Chair

Attest:

Valerie Zaragoza, Administrative Assistant

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EXHIBIT A

Chapter 4. Mitigation Monitoring and Reporting Program

4.1 Introduction

The California Environmental Quality Act (CEQA) requires a lead or public agency that approves or carries out a project for which an Environmental Impact Report has been certified which identifies one or more significant adverse environmental effects and where findings with respect to changes or alterations in the project have been made, to adopt a "...reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment" (CEQA, Public Resources Code Sections 21081, 21081.6).

A Mitigation Monitoring and Reporting Program (MMRP) is required to ensure that adopted mitigation measures are successfully implemented for the North Paramount Gateway Specific Plan (NPGSP) Project (Project). The City of Paramount is the Lead Agency for the Project and is responsible for implementation of the MMRP. This report describes the MMRP for the Project and identifies the parties that will be responsible for monitoring implementation of the individual mitigation measures in the MMRP.

4.2 Mitigation Monitoring and Reporting Program

This MMRP is for implementation during each development project within the NPGSP area. The measures listed in Table 4-1 will be active through all phases of each development, including design, construction, and operation. The table identifies the mitigation measures required by the City to mitigate or avoid significant adverse impacts associated with the implementation of the Project, the monitoring process, the timing of implementation, and the responsible party or parties for monitoring compliance.

The MMRP also includes a column that will be used by the compliance monitor (individual responsible for monitoring compliance) to document when implementation of the measure is completed for each development. As individual mitigation measures are completed, the compliance monitor will sign and date the MMRP, indicating that the required actions have been completed.

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**TABLE 4-1: MITIGATION MONITORING AND REPORTING PROGRAM
NORTH PARAMOUNT GATEWAY SPECIFIC PLAN PROJECT EIR**

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
AIR QUALITY				
MM AQ-1: Dust Control. The construction plans and specifications and construction permitting shall ensure that the following dust suppression measures in the SCAQMD CEQA Air Quality Handbook will be implemented by the construction contractor to reduce the Project's emissions: <ul style="list-style-type: none"> • Revegetate disturbed areas. • Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph. • Sweep all streets once per day if visible soil materials are carried to adjacent street (recommend water sweepers with reclaimed water). • Install "shaker plates" prior to construction activity where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment prior to leaving the site. • Pave, water, or chemically stabilize all onsite roads. • Minimize at all times the area disturbed by clearing, grading, earthmoving, or excavation operations. 	<p>In grading plans, construction plans, and related permitting.</p> <p align="center">Project Applicant/Construction Contractor.</p>	<p>Prior to issuance of demolition, grading, and building permits.</p> <p>Site inspection during demolition, grading, and construction.</p>	City of Paramount Building and Safety Division	<p>Initials: _____</p> <p>Date: _____</p>
MM AQ-2: Tier 4 Construction Equipment. Construction plans and specifications and construction permitting shall include the requirement that for construction equipment greater than 50 horsepower (>50 HP), the construction contractor shall use off-road diesel construction equipment that complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 4 emissions standards during all construction phases and will ensure that all construction equipment be tuned and maintained in accordance with the manufacturer's specifications. If Tier 4 construction equipment is not available, the next highest Tier equipment (e.g., Tier 3) shall be used.	<p>In grading and construction plans, specifications, and permitting.</p> <p align="center">Project Applicant/Construction Contractor.</p>	<p>Prior to issuance of a demolition, grading, or building permit.</p> <p>Site inspection during demolition, grading, and construction.</p>	City of Paramount Building and Safety Division	<p>Initials: _____</p> <p>Date: _____</p>
MM AQ-3: Low VOC Paints. Construction plans and specifications and construction permitting shall include the requirement that "Super-Compliant" low VOC paints which have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD's Rule 1113. Super-Compliant low VOC paints shall be no more than 10 grams per liter (g/L) of VOC. Alternatively,	<p>In construction plans, specifications, and permitting.</p> <p align="center">Project Applicant/Construction</p>	<p>Prior to issuance of building permits.</p> <p>Site inspection during construction.</p>	City of Paramount Building and Safety Division	<p>Initials: _____</p> <p>Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
the applicant may utilize tilt-up concrete buildings that do not require the use of architectural coatings.	Contractor.			
MM AQ-4: Electric Construction Equipment. Construction plans and specifications and construction permitting shall state that the construction contractor shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site, if available rather than electrical generators powered by internal combustion engines.	In construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	Prior to issuance of a demolition, grading, or building permit. Site inspection during demolition, grading, and construction.	City of Paramount Building and Safety Division	Initials: _____ Date: _____
MM AQ-5: Alternative Fueled Construction Equipment. Construction plans and specifications and construction permitting shall require that the construction contractor use of alternative fueled, engine retrofit technology, after-treatment products (e.g., diesel oxidation catalysts, diesel particulate filters), and/or other options as they become available, including all off-road and portable diesel-powered equipment.	In construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	Prior to issuance of a demolition, grading, or building permit. Site inspection during demolition, grading, and construction.	City of Paramount Building and Safety Division	Initials: _____ Date: _____
MM AQ-6: Construction Equipment Maintenance. Construction plans and specifications and construction permitting shall require that construction equipment be maintained in good operating condition to reduce emissions. The construction contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specification. Maintenance records shall be available at the construction site for City verification.	In construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	Prior to issuance of a demolition, grading, or building permit. Site inspection during demolition, grading, and construction.	City of Paramount Building and Safety Division	Initials: _____ Date: _____
MM AQ-7: Construction Vehicle Maintenance Plan. Prior to the issuance of any grading permits, the applicant and/or building operators shall submit construction plans and a construction vehicle management plan to the City of Paramount denoting the proposed schedule and projected equipment use. The construction vehicle management plan shall include such things as: idling time requirements; requiring hour meters on equipment; documenting the serial number, horsepower, age, and fuel of all onsite equipment. The plan shall include that California state law requires equipment fleets to limit idling to no more than 5 minutes. Construction contractors shall provide evidence that low emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project as determined	In grading and construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	Prior to issuance of a demolition, grading, or building permit. Site inspection during demolition, grading, and construction.	City of Paramount Building and Safety Division	Initials: _____ Date: _____

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
by the City. Contractors shall also conform to any construction measures imposed by the SCAQMD as well as City Planning Staff.				
<p>MM AQ-8: Enhanced Energy Efficiency. Prior to the issuance of building permits, the Project applicant shall submit energy usage calculations to the Planning Division showing that the Project is designed to achieve 5 percent (%) efficiency beyond the incumbent California Building Code Title 24 requirements. Examples of measures that reduce energy consumption include, but are not limited to, the following (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that reduce energy consumption also are acceptable):</p> <ul style="list-style-type: none"> • Increase in insulation such that heat transfer and thermal bridging is minimized; • Limit air leakage through the structure and/or within the heating and cooling distribution system; • Use of energy-efficient space heating and cooling equipment; • Installation of electrical hook-ups at loading dock areas; • Installation of dual-paned or other energy efficient windows; • Use of interior and exterior energy efficient lighting that exceeds the incumbent California Title 24 Energy Efficiency performance standards; • Installation of automatic devices to turn off lights where they are not needed; • Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings; • Design of buildings with “cool roofs” using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors; • Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; • Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products. 	<p>Energy usage calculations in building plans and specifications.</p> <p>Project Applicant/Construction Contractor.</p>	<p>Prior to building permits or certificates of occupancy.</p> <p>Site inspection during construction or building permitting.</p>	<p>City of Paramount Building and Safety Division</p>	<p>Initials: _____</p> <p>Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>MM AQ-9: Enhanced Water Conservation. To reduce water demands and associated energy use, subsequent development proposals within the NPGSP area shall incorporate a Water Conservation Strategy and demonstrate a minimum 30% reduction in outdoor water usage when compared to baseline water demand (total expected water demand without implementation of the Water Conservation Strategy). Development proposals within the NPGSP area shall also implement the following:</p> <ul style="list-style-type: none"> • Landscaping palette emphasizing drought tolerant plants; • Use of water-efficient irrigation techniques; • U.S. EPA Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads. 	<p>In development proposals, project plans, specifications, and permits.</p> <p>Project Applicant/Construction Contractor.</p>	<p>Prior to building permits or certificates of occupancy.</p> <p>Site inspection during construction or building permitting.</p>	<p>City of Paramount Building and Safety Division</p> <p>City of Paramount Planning Division (landscaping and irrigation)</p>	<p>Initials: _____</p> <p>Date: _____</p>
<p>MM AQ-10: Localized Emissions. During the City's review process for applications under the NPGSP, the applicant shall conduct or shall have conducted modeling of the regional and the localized emissions (nitrogen oxides [NOX], carbon monoxide [CO], Particulate Matter 10 microns in diameter or less [PM10], and Particulate Matter 2.5 microns in diameter or less [PM2.5]) associated with the maximum daily grading activities estimated for the proposed individual developments. If the modeling shows that emissions would exceed the SCAQMD's significance thresholds for those emissions, the maximum daily grading activities of the proposed development shall be limited to the extent that could occur without resulting in emissions in excess of SCAQMD's significance thresholds for those emissions. For implementing projects within the NPGSP, the applicant shall be responsible for submitting a focused project-level air quality assessment that includes the modeling of localized on-site emissions associated with daily grading activities anticipated for the proposed development.</p>	<p>Development application requirements.</p> <p>Project Applicant.</p>	<p>During City project application review process. Prior to project approval.</p>	<p>City of Paramount Planning Division</p>	<p>Initials: _____</p> <p>Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>MM AQ-11: Toxic Air Contaminants. Applicants for residential and other sensitive land use projects (e.g., hospitals, nursing homes, day care centers) in the NPGSP area within 1,000 feet of a major sources of TACs (e.g., warehouses, industrial areas, freeways, roadways, and rail lines with traffic volumes over 10,000 vehicle per day), as measured from the property line of the project to the property line of the source/edge of the nearest travel lane, shall submit a health risk assessment (HRA) to the City of Paramount prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of CEQA and the SCAQMD. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06), PM10 concentrations exceed 2.5 microgram per cubic meter ($\mu\text{g}/\text{m}^3$), PM2.5 concentrations exceed 2.5 $\mu\text{g}/\text{m}^3$, or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to:</p> <ul style="list-style-type: none"> • Air intakes located away from high volume roadways and/or truck loading zones; • Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters (e.g., MERV 13 or better). 	<p>Development application requirements.</p> <p>Project Applicant.</p>	<p>During City project application review process. Prior to project approval.</p>	<p>City of Paramount Planning Division</p>	<p>Initials: _____</p> <p>Date: _____</p>
CULTURAL RESOURCES				
<p>PPP CUL-1: This code requires that if human remains are discovered on a project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and recognizes or has reason to believe the human remains are those of a Native American, the coroner shall contact, by telephone within 24 hours, the Native American Heritage Commission.</p>	<p>In grading and construction plans, specifications, and permitting.</p> <p>Project Applicant/Construction Contractor.</p>	<p>Prior to issuance of grading permits.</p>	<p>City of Paramount Building and Safety Division</p>	<p>Initials: _____</p> <p>Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>MM CUL-1: Historical Properties. Prior to issuance of a permit for a development project within the NPGSP area that could directly or indirectly impact a building/structure in excess of 45 years of age, the City shall determine whether the affected building/structure is historically significant. The evaluation of historic architectural resources shall be based on criteria such as age, location, context, association with an important person or event, uniqueness, or structural integrity. Preferred mitigation for historic buildings or structures shall be to avoid significant impacts to the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm to the resource shall be taken. A historical resource assessment report shall be prepared by a qualified architectural historian meeting the U.S. Secretary of the Interior standards for each project to document the methods used to determine the presence or absence of historical resources, to identify potential impacts from a project, and to evaluate the significance of any historical resources identified. If potentially significant impacts to a historical resource are identified, the report will also recommend appropriate mitigation to reduce the impacts to below a significant degree, where possible. If mitigation is required, mitigation programs can also be included in the report. Depending upon project impacts, measures shall include, but are not limited to:</p> <ul style="list-style-type: none"> • Preparing a historic resource management plan; • Adding new construction that is compatible in size, scale, materials, color, and workmanship to the historical resource (such additions, whether portions of existing buildings or additions to historic districts, shall be clearly distinguishable from historic fabric); • Repairing damage according to the Secretary of the Interior's Standards for Rehabilitation; • Screening incompatible new construction from view through the use of berms, walls, and landscaping in keeping with the historic period and character of the resource; and • Shielding historic properties from noise generators through the use of sound walls, double glazing, and air conditioning. 	<p>Development application requirements.</p> <p>Project Applicant.</p>	<p>During City project application review process for sites with buildings in excess of 50 years old. Prior to project demolition permits.</p>	<p>City of Paramount Planning Division</p>	<p>Initials: _____</p> <p>Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>MM CUL-2: Phase I Archaeological Resources Assessments. For specific development proposals that are initiated under the NPGSP that require excavation (e.g., clearing/grubbing, grading, trenching, or boring) or demolition activities, the City shall require preparation of a Phase I Archaeological Resources Assessment on a project-by-project basis within the Specific Plan area to identify any archeological resources within the footprint or immediate vicinity. The Phase I Archaeological Resources Assessment shall include a Sacred Lands File search through the Native American Heritage Commission (NAHC), a records search through the South Central Coast Information Center (SCCIC) at the California State University, Fullerton, and a pedestrian survey of the project site. In addition, the assessment shall include a review of available geotechnical studies, project site plans, and drilling/grading plans to determine the nature and depth of the construction activities to assist in determining the depths of fill versus native soils across the improvement footprint. If no resources are identified as a result of the pedestrian survey or records search, it does not preclude the existence of buried resources within the improvement footprint. If this is the case, a qualified archaeologist shall determine the potential for the Project to encounter buried resources during construction based on the results of the record searches, depth of native versus fill soils, and proposed excavation parameters.</p> <p>The following scenarios shall be followed depending on the results of the Phase I Assessment:</p> <ul style="list-style-type: none"> • If resources are identified during the Phase I assessment, then a Phase II evaluation shall be required, as described in MM CUL-3. • If no resources are identified as part of the assessment, no further analyses or mitigation shall be warranted, unless it can be determined that the Project has a moderate to high potential to encounter buried archaeological resources. • If it is determined that there is a moderate to high potential to encounter buried archaeological resources, appropriate mitigation such as archaeological and/or Native American construction monitoring shall be required as described in MM CUL-5, MM CUL-6, and MM CUL-7. 	<p>Development application requirements.</p> <p>Project Applicant.</p>	<p>During City project application review process. Prior to project approval or permit issuance.</p>	<p>City of Paramount Planning Division</p>	<p>Initials: _____</p> <p>Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
MM CUL-3: Phase II Archaeological Resources Evaluation. If resources are identified during the Phase I assessment, a Phase II Archaeological Resources Evaluation may be warranted if impacts from the proposed improvements cannot be avoided. The Phase II assessment shall evaluate the resource(s) for listing in the California Register and to determine whether the resource qualifies as a “unique archaeological resource” pursuant to CEQA. If enough data is obtained from the Phase I assessment to conduct a proper evaluation, a Phase II evaluation may not be necessary. Methodologies for evaluating a resource can include but are not limited to: subsurface archaeological test excavations, additional background research, property history research, and coordination with Native American tribes and other interested individual in the community.	Development application requirements. Project Applicant.	During City project application review process. Prior to project approval or permit issuance.	City of Paramount Planning Division	Initials: _____ Date: _____
MM CUL-4: Phase III Assessment. If, as a result of the Phase II evaluation, resources are determined to be eligible for listing in the California Register or area considered “unique archaeological resources” pursuant to Section 21083.2 of the Public Resources Code, potential impacts to the resources shall be analyzed and if impacts are significant (i.e., the improvement will cause a “substantial adverse change” to the resource) and cannot be avoided, mitigation measures shall be developed and implemented, such as archaeological data recovery excavations to reduce impacts to resources to a level that is less than significant.	Development application requirements. Project Applicant.	During City project application review process. Prior to project approval or permit issuance.	City of Paramount Planning Division	Initials: _____ Date: _____
MM CUL-5: Archaeological Monitoring. If it is determined by the qualified archaeologist preparing the Phase I Archaeological Resources Assessment that: 1) there is a moderate or high potential to encounter buried archaeological resources; and 2) that construction monitoring is required during construction activities such as clearing/grubbing, grading, trenching, and any other construction excavation activity associated with the proposed improvements, then the City shall require future development/project applicants on a project-by-project basis within the Specific Plan area to retain a qualified archaeological monitor and Native American tribal monitor, pursuant to MM TCR-1, who shall be present during ground disturbing activities. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials	In grading and construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	Prior to issuance of a grading permit.	City of Paramount Planning Division	Initials: _____ Date: _____

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
being excavated (native versus fill soils), and the depth of excavation and, if found, the abundance and type of archaeological resources encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the archaeological monitor, in conjunction with the tribal monitor.				
MM CUL-6: Incidental Discoveries. In the event that archaeological resources are unearthed during ground-disturbing activities, the archaeological monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of the find so that the find can be evaluated. Work shall be allowed to continue outside of the vicinity of the find. All archaeological resources unearthed by Project construction activities shall be evaluated by the archaeologist. The Applicant and City shall coordinate with the archaeologist and Native American monitor (if the resources are prehistoric in age) to develop an appropriate treatment plan for the resources. Treatment may include implementation of archaeological data recovery excavations to remove the resource or preserve it in place. The Applicant, in consultation with the archaeologist and Native American monitor (if the resources are prehistoric in age), shall designate repositories in the event that archaeological material is recovered.	In grading and construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	Prior to issuance of grading permits.	City of Paramount Building and Safety Division	Initials: _____ Date: _____
MM CUL-8: Archaeological Monitoring Report. The archaeological monitor shall prepare a final report at the conclusion of archaeological monitoring. The report shall be submitted to the City and the consulting Tribe(s), and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures. The report shall include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register of Historical Resources and CEQA, and treatment of the resources.	In grading and construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	After completion of grading activities. Report submittal to the City Paramount Planning Division.	City of Paramount Planning Division	Initials: _____ Date: _____
GEOLOGY AND SOILS				
Mitigation Measure GEO-1: Paleontological Resources Management Program (PRMP). If a project proposes subsurface disturbance within native non-disturbed alluvial deposits at 5 feet below the ground surface or deeper, a paleontological resource management program (PRMP) is required prior to the issuance of a grading permit unless a qualified paleontologist retained	In grading and construction plans,	Prior to issuance of grading permits, and final paleontological report prior to issuance of final project permitting.	City of Paramount Building and Safety Division	Initials: _____ Date: _____

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>by a Project Proponent provides a letter to the City verifying that a PRMP is not warranted based on the results of a project-specific assessment.</p> <p>The PRMP shall implement the following standard procedures:</p> <ol style="list-style-type: none"> 1. The applicant shall retain a qualified paleontologist (Project Paleontologist) approved by the City to create and implement a project-specific plan for monitoring site grading/earthmoving activities. 2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring requirements as appropriate. These requirements shall be documented by the project paleontologist in a paleontological resource management program (PRMP). This PRMP shall be submitted to the City for approval prior to issuance of a grading permit. Information to be contained in the PRMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: <ol style="list-style-type: none"> a. The Project Paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any monitoring measures required during construction, as applicable. b. Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level. c. If the Project Paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated, documented, and recovered. Earthmoving will be allowed to proceed through the site when the Project Paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary. d. If fossil remains are encountered by earthmoving activities when the Project Paleontologist is not onsite, these activities will be diverted 	<p>specifications, and permitting.</p> <p>Project Applicant/Construction Contractor.</p>			

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>around the fossil site and the Project Paleontologist called to the site immediately to evaluate, document, and recover the remains.</p> <p>e. If fossil remains are encountered, fossiliferous rock and soil will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the geologic unit if appropriate.</p> <p>f. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators.</p> <p>g. A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the Development Services Department for review and approval prior to building final inspection as described elsewhere in these conditions.</p> <p>A. Pregrading Conference The Project Paleontologist and/or designee shall participate in a pre-grading conference with development staff and construction operations, to ensure an understanding of the monitoring requirements and implementation procedures to be utilized during construction. This meeting shall take place before the initiation of major ground-disturbing activities. Training at this meeting shall inform all construction personnel of the procedures to be followed upon the discovery of paleontological resources, general paleontological items, including the paleontology and geology of the area, as well as pictures of typical fossils that can be found during construction. This training should stress applicable state, federal, and local laws, and include information on what to do in case an unanticipated discovery is made by a worker. All construction personnel should be instructed to stop work within a 100-foot radius of the find and immediately inform their field supervisor upon any discovery in the</p>				

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>project area. The Project Paleontologist shall be called to assess the find to determine if monitors should be mobilized to the project area to examine and evaluate the fossils.</p> <p>B. Paleontological Monitoring</p> <p>Paleontological monitoring of earthmoving activities below five feet in depth within older Quaternary alluvial deposits will be conducted during earthmoving activities. The Project Paleontologist may reevaluate the necessity for paleontological monitoring after initial examination of the affected sediments during excavation, which may result in part-time or spot-checking the remainder of excavations, or cessation of monitoring. Paleontological monitoring of construction excavations involves field inspection of trenches, spoils piles, scraped or graded surfaces. Monitors shall maintain close communication with the onsite construction personnel to maintain a safe working environment and to be fully appraised of the upcoming Project activity areas and any schedule changes. All monitors shall complete daily documentation of all construction activities requiring monitoring, including the location of monitoring activities throughout the day, observations of sediment type and distribution, observations regarding paleontological resources, collection of resources and other information. This documentation will be prepared by each monitor on each shift, in a Daily Field Monitoring Summary and Daily Paleontological Locality Collection log, as relevant to the discoveries each day. The monitor shall photograph ground disturbing activities, sediment, and resources for documentation purposes and will fill out a Photograph Log each day. The Daily Field Monitoring Summary, Daily Paleontological Locality Collection Log and/or Photograph Log shall comprise the field notes. These notes shall be filed weekly with the Project Paleontologist and be made available to the Proponent and City upon request.</p> <p>C. Monitor's Authority to Temporarily Halt Project Activities</p> <p>Paleontological monitors have authority to initiate a temporary work stoppage of construction activities to assess and/or recover paleontological discoveries. It is important that all earthmoving contractor personnel recognize the authority of the paleontological monitor(s) to redirect project construction activities. The monitor(s) will attempt to minimize schedule impacts, however, in cases of large discoveries, this process can be quite lengthy, and recent</p>				

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>discoveries in the region have shown the area to be highly sensitive for paleontological materials. The monitor(s) will stay with the discovery and notify the construction foreman and the Project Paleontologist. The monitor will demarcate a 100-foot buffer zone around the specimen using flagging or other high-visibility methods until the find is assessed and potential impacts to paleontological resources are avoided, minimized, or mitigated.</p> <p>D. Data Recovery Plan for Paleontological Resources If fossils are discovered, the qualified paleontological monitor shall recover them. In the instance of an extended salvage period, the Project Paleontologist shall work with the construction manager to temporarily direct, divert, or halt earthwork to allow recovery of fossil remains in a timely manner. If the find is too large to be managed by one monitor, additional assistance will be called upon to expedite the process. Because of the potential for the recovery of small fossil remains, it may be necessary to collect bulk samples (up to 6,000 pounds) of sedimentary rock matrix. Screen-washing will only occur in the event of a significant discovery. The Project Paleontologist will consult with the Project Applicant/Proponent prior to collecting any bulk samples. The locations of any significant discoveries should be sampled and later screen-washed and picked in the paleontological laboratory to fully document the microfaunal or microfloral diversity of the locality.</p> <p>Construction activities shall continue outside of a 100-foot buffer to the discovery site based on the size of the fossil and in consultation with the foreperson and other construction leads. All scientifically important fossils shall be salvaged and fully documented within a detailed stratigraphic framework as construction conditions and safety considerations permit. Fossils will only be retrieved from within the project boundaries. Once the fossils have been partially prepared in the laboratory, non-significant resources such as bone fragments lacking identifiable features (processes or definable skeletal structures) shall be discarded or used only for educational or public outreach purposes.</p> <p>E. Monitoring Compliance Report The Project Paleontologist shall prepare a final paleontological report prior to issuance of final building inspection, or other City milestone, to verify</p>				

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>compliance with project conditions and mitigation measures. The report shall follow industry standard guidelines and City of Paramount requirements and shall include at a minimum: a discussion of monitoring methods and techniques used, the results of the monitoring program including any fossils recovered, an inventory of any resources recovered, locality forms, if any, final disposition of the resources, and any additional recommendations.</p> <p>F. Curation of Paleontological Resources</p> <p>Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and catalogued as part of the monitoring program. When potentially scientifically significant fossil discoveries are made by paleontological monitors, they should be quickly and professionally explored, assessed, and evaluated to minimize construction delays; the City Planning Division and Project Paleontologist will be notified immediately. Additional paleontologists will be brought in to assist with the salvage as needed. Salvages may consist of the relatively rapid removal of small isolated fossils from an active cut, to hand-quarrying of larger fossils over several hours, to excavations of large fossils or large numbers of smaller fossils from a bone bed over several days or weeks.</p> <p>At each paleontological locality, the Project Paleontologist or paleontological monitor will record the field number, date of discovery and date of collection, geographic coordinates, elevation, formation, stratigraphic provenance, lithologic description of sediment that produced the fossil(s), type(s) of fossils and type(s) of element(s), taphonomic and paleoenvironmental interpretations, associations with other fossils, photograph(s), and collector(s). All fossils and matrix samples must be properly labeled prior to removal from the locality where they were discovered and taken to a secure laboratory for preparation to the point of identification and curation.</p>				
NOISE				
<p>MM NOI-1: Construction Equipment. Prior to the issuance of a demolition, grading, or construction permit for new development within the NPGSP, the project plans and specifications shall require that construction contractors equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards, and all</p>	In Construction Plans and Specifications.	Prior to the issuance of a demolition, grading, or building permit.	City of Paramount Building and Safety Division	Initials: _____ Date: _____

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
stationary construction equipment shall be placed so that emitted noise is directed away from the noise-sensitive use nearest the construction activity.	Project Applicant/Construction Contractor.	Site inspection during construction.		
MM NOI-2: Construction Staging. Prior to the issuance of a demolition, grading, or construction permit for new development within the NPGSP, the project plans and specifications shall require that the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receiver nearest to the construction activity.	Construction, demolition, grading, and construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	Prior to the issuance of a demolition, grading, or building permit. Site inspection during construction.	City of Paramount Building and Safety Division	Initials: _____ Date: _____
MM NOI-3: Construction Noise Levels. Prior to the issuance of a demolition, grading, or construction permit for new development within the NPGSP, the project plans and specifications shall demonstrate that all construction activity within the NPGSP will satisfy the exterior construction noise level of 80 dBA Leq at a sensitive receiver (e.g., residential).	Construction, demolition, grading, and construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	Prior to the issuance of a demolition, grading, or building permit. Site inspection during construction.	City of Paramount Building and Safety Division	Initials: _____ Date: _____
MM NOI-4: Construction Noise Barriers: Prior to the issuance of a demolition, grading, or construction permit for new development within the NPGSP that could exceed the exterior construction noise level of 80 dBA Leq at a sensitive receiver (e.g. residential), the project plans and specifications shall detail the installation of temporary construction noise barriers for occupied noise-sensitive uses for the duration of construction activities that could exceed the NPGSP construction noise level thresholds. The noise control barrier(s) must provide a solid face from top to bottom and shall: <ul style="list-style-type: none"> • Provide a minimum transmission loss of 20 dBA and be constructed with an acoustical blanket (e.g. vinyl acoustic curtains or quilted blankets) attached to the construction site perimeter fence or equivalent temporary fence posts; • Be maintained and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired; and 	Construction, demolition, grading, and construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	Prior to the issuance of a demolition, grading, or building permit. Site inspection during demolition, grading, and/or construction.	City of Paramount Building and Safety Division	Initials: _____ Date: _____

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<ul style="list-style-type: none"> Be removed and the site appropriately restored upon the conclusion of the construction activity. 				
MM NOI-5: Traffic Noise at Residential. Prior to the issuance of building permits, exterior areas of proposed single-family and multiple-family residential uses that are projected to be exposed to existing with project roadway noise levels and cumulative with project roadway noise levels exceeding the City's exterior noise standards (i.e., 62 dBA daytime and 57 dBA nighttime for single-family residential and 67 dBA daytime and 62 dBA nighttime for multiple-family residential) shall include noise attenuation features including, but not limited to, setbacks, soundwalls, glass noise barriers, and landscaping so that exterior areas meet the City's exterior noise standards. To ensure that the City's exterior noise standards are met, the project applicant shall demonstrate compliance through the preparation of an acoustical evaluation.	Construction, demolition, grading, and construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	Prior to building permit.	City of Paramount Planning Division	Initials: _____ Date: _____
MM NOI-6: Rail Noise at Residential. Prior to the issuance of building permits, proposed residential developments adjacent to the West Santa Ana Branch rail line (within approximately 75 feet) that are exposed to rail noise of greater than 62 dBA daytime and 57 dBA nighttime for single-family residential and 67 dBA daytime and 62 dBA nighttime for multiple-family residential shall include noise attenuation features including, but not limited to, setbacks, soundwalls, glass noise barriers, and landscaping so that exterior areas meet the City's exterior noise standards. To ensure that the City's exterior noise standards are met, the project applicant shall demonstrate compliance through the preparation of an acoustical evaluation.	Construction, demolition, grading, and construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	Prior to building permit.	City of Paramount Planning Division	Initials: _____ Date: _____
MM NOI-7: Construction Vibration. Prior to approval of a demolition permit, grading plans, and/or issuance of building permits for construction activities within 100 feet of existing residential structures or occupied noise-sensitive uses that require the use of large bulldozers, large loaded trucks, jackhammers, pile drivers, and/or caisson drills, the City of Paramount Building and Safety Division shall ensure that construction plans and specifications state that the use of such vibratory equipment shall be prohibited within 100 feet of existing residential structures or occupied noise-sensitive uses. Instead, small rubber-tired bulldozers shall be used within this area during demolition and/or grading operations to reduce vibration effects. If the use of large bulldozers, loaded trucks, jackhammers, pile	Construction, demolition, grading, and construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	Prior to the issuance of a demolition, grading, or building permit. Site inspection during demolition, grading, and/or construction.	City of Paramount Building and Safety Division	Initials: _____ Date: _____

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
drivers, and/or caisson drills is necessary within 100 feet of existing residential structures or occupied noise-sensitive uses, the project applicant/developer shall demonstrate the construction will not exceed the FTA vibration perception threshold of 0.035 inches per second (in/sec) PPV.				
TRIBAL CULTURAL RESOURCES				
<p>Mitigation Measure TRC-1: Tribal Consultation. Prior to issuance of a grading permit for a development project within the NPGSP area that includes ground disturbance, the City shall contact the Gabrieleno Band of Mission Indians – Kizh Nation (Tribe) and invite them to consult with the City regarding the potential of the subject development to impact tribal cultural resources during ground disturbance activities.</p> <p>If substantial evidence is presented by the Tribe of the potential presence of a previously unknown tribal cultural resource, a qualified Native American Monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the development (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</p> <p>Any monitoring shall require a copy of the executed monitoring agreement to be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.</p> <p>The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American</p>	<p>Construction, demolition, grading, and construction plans, specifications, and permitting.</p> <p>Project Applicant/Construction Contractor.</p>	<p>Prior to issuance of grading permits.</p>	<p>City of Paramount Building and Safety Division</p>	<p>Initials: _____</p> <p>Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>(ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.</p> <p>Tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Tribe from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Tribe to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact tribal cultural resources.</p> <ul style="list-style-type: none"> Upon discovery of any tribal cultural resources, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered tribal cultural resource has been fully assessed by the Tribal monitor and/or Tribal archaeologist. The monitoring Tribe will recover and retain all discovered tribal cultural resources in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes. 				
<p>MM TRC-2: Unanticipated Discovery of Human Remains and Associated Funerary Objects</p> <p>A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.</p> <p>B. If Native American human remains and/or grave goods discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall</p>	<p>In grading and construction plans, specifications, and permitting.</p> <p>Project Applicant/Construction Contractor.</p>	<p>Prior to issuance of grading permits.</p>	<p>City of Paramount Building and Safety Division</p>	<p>Initials: _____</p> <p>Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.</p> <p>C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).</p> <p>D. Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the monitoring Tribe that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Tribal monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).)</p> <p>E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.</p> <p>F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.</p>				
<p>MM TCR-3: Procedures for Burials and Funerary Remains</p> <p>A. As the Most Likely Descendant (“MLD”), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains.</p>	<p>In grading and construction plans, specifications, and permitting.</p> <p>Project Applicant/Construction Contractor.</p>	<p>Prior to issuance of grading permits.</p>	<p>City of Paramount Building and Safety Division</p>	<p>Initials: _____</p> <p>Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>B. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.</p> <p>C. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.</p> <p>D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.</p> <p>E. In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects.</p> <p>F. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p>				

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>G. The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does not authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.</p>				
Utilities and Service Systems				
<p>MM W-1: Water Supply. Prior to development approval and/or construction permit approval, each development project shall submit documentation of long-term water availability through a will-serve letter provided by the City's Water Division of the Public Works Department or a Water Supply Assessment that has been approved by the City to the City of Paramount Building and Safety Division.</p>	<p>Development application requirements.</p> <p>Project Applicant.</p>	<p>During City project application review process. Prior to project approval or permitting.</p>	<p>City of Paramount Building and Safety Division</p>	<p>Initials: _____</p> <p>Date: _____</p>

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JULY 5, 2023

CONTINUED PUBLIC HEARING

GENERAL PLAN AMENDMENT NO. 22-2

A. MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 23:012, 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 ALL OTHER PROPERTIES DESIGNATED COMMERCIAL OR MULTIPLE-FAMILY RESIDENTIAL BETWEEN THE TWO EXISTING SPECIFIC PLAN AREAS IN THE CITY OF PARAMOUNT.

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

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 23:012**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT 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 ALL OTHER PROPERTIES DESIGNATED COMMERCIAL OR MULTIPLE-FAMILY RESIDENTIAL BETWEEN THE TWO EXISTING SPECIFIC PLAN AREAS IN THE CITY OF PARAMOUNT

WHEREAS, the Planning Commission of the City of Paramount has received an application 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 all other properties designated Commercial or Multiple-Family Residential between the two existing specific plan areas; 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, on July 5, 2023, the Planning Commission conducted a duly noticed public hearing on the application, during which it recommended that the City Council certify the Final Environmental Impact Report (FEIR) and Mitigation Monitoring and Reporting Program (MMRP) for the project pursuant to the provisions of the California Environmental Quality Act (CEQA).

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. That modified conditions warrant a revision in the General Plan Land Use Map as it pertains to the area under consideration.
2. That a need for the proposed land use designation exists within such area and that the proposed change is necessary, proper, and not likely to be detrimental to adjacent properties.
3. That the particular properties under consideration are proper locations for the said land use designation within such area and suitable in terms of access and size of parcels.
4. That placement of the proposed land use designation at such location will be in the interest of public health, safety, and general welfare.
5. That such land use designation is necessary or desirable for the development of the community, is essentially in harmony with the various elements of the General Plan, and is not detrimental to existing uses.

SECTION 5. Based on the foregoing findings the Planning Commission recommends that the City Council adopt a resolution following public hearings to be conducted as required by law.

PASSED, APPROVED, and ADOPTED this 5th day of July 2023.

Gordon Weisenburger, Chair

Attest:

Valerie Zaragoza, Administrative Assistant

JULY 5, 2023

CONTINUED PUBLIC HEARING

ZONE CHANGE NO. 240

A. MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 23:013, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE NO 240, A REQUEST TO CHANGE THE OFFICIAL ZONING MAP FROM CLEARWATER NORTH AND HOWE-ORIZABA TO NORTH PARAMOUNT GATEWAY SPECIFIC PLAN; AND CHANGE THE ZONE OF THE EXPANDED AREA BETWEEN THE TWO EXISTING SPECIFIC PLAN AREAS FROM C-3 (GENERAL COMMERCIAL), C-M (COMMERCIAL-MANUFACTURING), AND PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) TO NORTH PARAMOUNT GATEWAY SPECIFIC PLAN IN THE CITY OF PARAMOUNT.

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

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 23:013**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVE ZONE CHANGE NO. 240, A REQUEST TO CHANGE THE OFFICIAL ZONING MAP FROM CLEARWATER NORTH AND HOWE-ORIZABA TO NORTH PARAMOUNT GATEWAY SPECIFIC PLAN; AND CHANGE THE ZONE OF THE EXPANDED AREA BETWEEN THE TWO EXISTING SPECIFIC PLAN AREAS FROM C-3 (GENERAL COMMERCIAL), C-M (COMMERCIAL-MANUFACTURING), AND PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) TO NORTH PARAMOUNT GATEWAY SPECIFIC PLAN IN THE CITY OF PARAMOUNT

WHEREAS, the Planning Commission of the City of Paramount has received an application to change the official Zoning Map from Clearwater North and Howe-Orizaba to North Paramount Gateway Specific Plan; and change the zone of the expanded area between the two existing specific plan areas from C-3 (General Commercial), C-M (Commercial-Manufacturing), and PD-PS (Planned Development with Performance Standards) to North Paramount Gateway Specific Plan; 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, on July 5, 2023, the Planning Commission conducted a duly noticed public hearing on the application, during which it recommended that the City Council certify the Final Environmental Impact Report (FEIR) and Mitigation Monitoring and Reporting Program (MMRP) for the project pursuant to the provisions of the California Environmental Quality Act (CEQA).

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. That modified conditions warrant a revision in the Zoning Map as it pertains to the area under consideration.
2. That a need for the proposed zone classification exists within such area and that the proposed change is necessary, proper, and not likely to be detrimental to adjacent properties.
3. That the particular properties under consideration are proper locations for the said zone classification within such area and is suitable for uses permitted in the zone in terms of access and size of parcel.
4. That placement of the proposed zone at such location will be in the interest of public health, safety, and general welfare.
5. That the proposed classification will be consistent with the comprehensive General Plan as adopted by the City Council in 2007 and as the Land Use Designation is amended in accordance with General Plan Amendment No. 22-2.

SECTION 5. Based on the foregoing findings the Planning Commission recommends that the City Council adopt an ordinance following public hearings to be conducted as required by law.

PASSED, APPROVED, and ADOPTED this 5th day of July 2023.

Gordon Weisenburger, Chair

Attest:

Valerie Zaragoza, Administrative Assistant

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONE CHANGE NO. 240, A REQUEST TO CHANGE THE OFFICIAL ZONING MAP FROM CLEARWATER NORTH AND HOWE-ORIZABA TO NORTH PARAMOUNT GATEWAY SPECIFIC PLAN; AND CHANGE THE ZONE OF THE EXPANDED AREA BETWEEN THE TWO EXISTING SPECIFIC PLAN AREAS FROM C-3 (GENERAL COMMERCIAL), C-M (COMMERCIAL-MANUFACTURING), AND PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) TO NORTH PARAMOUNT GATEWAY SPECIFIC PLAN IN THE CITY OF PARAMOUNT

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

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

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

WHEREAS, the authority to adopt and enforce zoning regulations, including the location and boundaries of the various zones shown and delineated on the Official Zoning Map of the City, is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, the City desires to ensure that development occurs in a prudently effective manner, consistent with the goals and objectives of the General Plan as updated and adopted by the City Council on August 7, 2007 and reasonable land use planning principles; and

WHEREAS, the Planning Commission held a duly noticed public hearing on July 5, 2023 at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 23:013, recommending that the City Council adopt this Ordinance; and

WHEREAS, the City Council held a duly noticed public hearing on this Ordinance on _____, 2023, at which time it considered all evidence presented, both written and oral.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PARAMOUNT DOES ORDAIN AS FOLLOWS:

SECTION 2. The official Zoning Map of the City of Paramount adopted by Ordinance No. 178 on February 20, 1962 is amended as shown on the map attached hereto, marked "Exhibit A", to be zoned North Paramount Gateway Specific Plan. Said change shall be made on the official Zoning Map of the City of Paramount.

SECTION 3. California Environmental Quality Act (CEQA). The City Council certified the Final Environmental Impact Report (FEIR) and Mitigation Monitoring and Reporting Program (MMRP) for the project pursuant to the provisions of the California Environmental Quality Act (CEQA).

SECTION 4. If any section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. This Ordinance shall be certified as to its adoption by the City Clerk and shall be published once in the Paramount Journal within 15 days after its adoption together with the names and members of the City Council voting for and against the Ordinance.

SECTION 6. This Ordinance shall take effect thirty (30) days after its adoption. The City Clerk or duly appointed deputy shall certify to the adoption of this Ordinance to be published as required by law.

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

Isabel Aguayo, Mayor

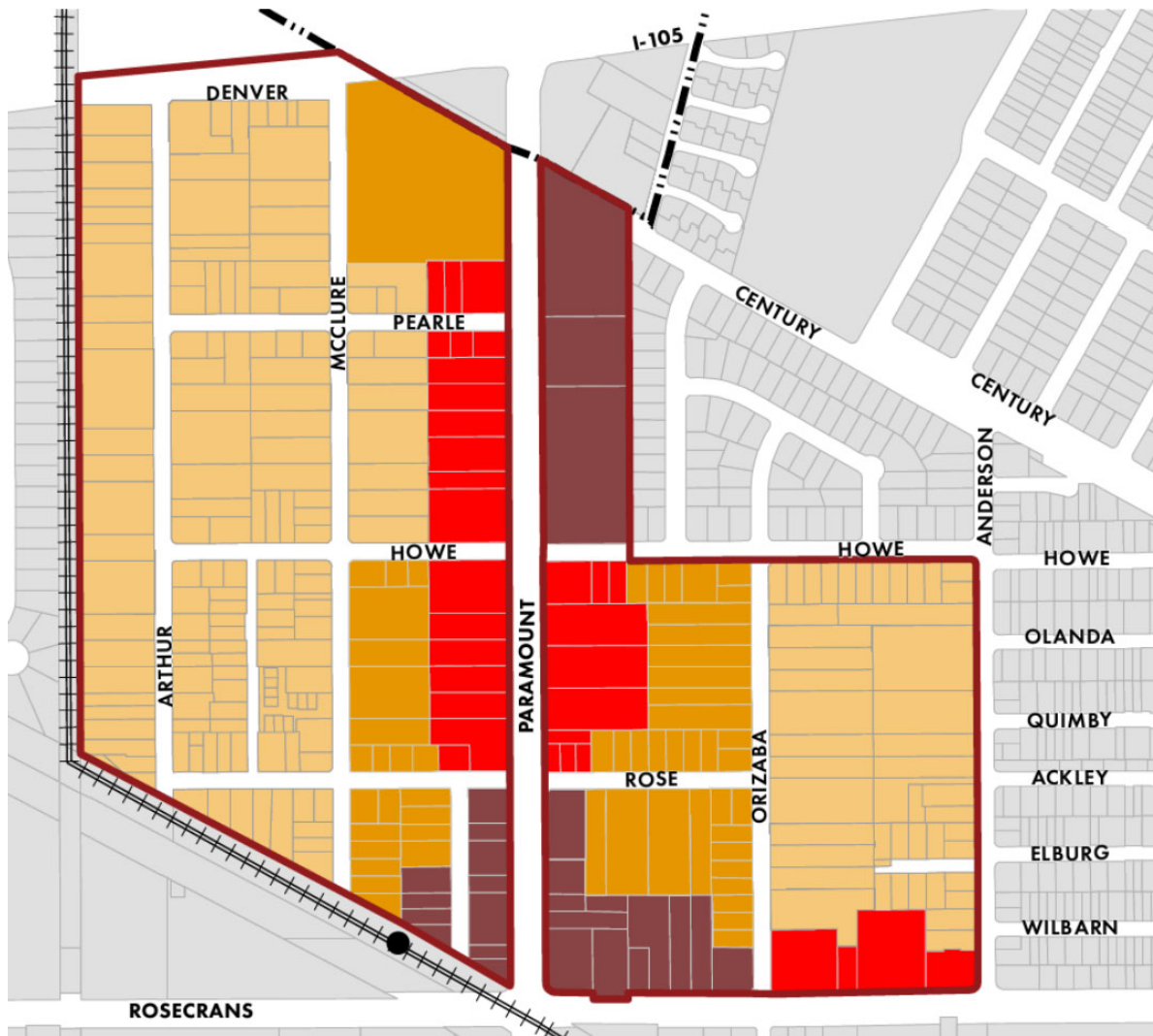
Attest:

Heidi Luce, City Clerk

EXHIBIT A

Zone Change No. 240

Proposed Zoning



New Land Use Designation

 R-M

 R-M-HD

 MU-1

 MU-2

Zone	Description
R-M	Multiple family residential, medium-density
R-M-HD	Multiple family residential, high-density
MU-1	Mixed-use, medium-density
MU-2	Mixed-use, high-density

North Paramount Gateway

JULY 5, 2023

CONTINUED PUBLIC HEARING

ZONING ORDINANCE TEXT AMENDMENT NO. 25

A. MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 23:014, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 25, A REQUEST TO REPEAL AND REPLACE CHAPTER 17.84 OF THE PARAMOUNT MUNICIPAL CODE IN ITS ENTIRETY TO INCORPORATE THE NORTH PARAMOUNT GATEWAY SPECIFIC PLAN INTO THE PARAMOUNT MUNICIPAL CODE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 23:014**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 25, A REQUEST TO REPEAL AND REPLACE CHAPTER 17.84 OF THE PARAMOUNT MUNICIPAL CODE IN ITS ENTIRETY TO INCORPORATE THE NORTH PARAMOUNT GATEWAY SPECIFIC PLAN INTO THE PARAMOUNT MUNICIPAL CODE

WHEREAS, the Planning Commission of the City of Paramount setting forth its finding of fact, recommends that the City Council approve Zoning Ordinance Text Amendment No. 25, repealing and replacing Chapter 17.84 of the Paramount Municipal Code in its entirety to incorporate the North Paramount Gateway Specific Plan into the Paramount Municipal Code; 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, on July 5, 2023, the Planning Commission conducted a duly noticed public hearing on the application, during which it recommended that the City Council certify the Final Environmental Impact Report (FEIR) and Mitigation Monitoring and Reporting Program (MMRP) for the project pursuant to the provisions of the California Environmental Quality Act (CEQA).

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

SECTION 1. The above recitations are true and correct.

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

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

SECTION 4. The Planning Commission hereby finds that Zoning Ordinance Text Amendment No. 25 is consistent with desirable land use trends.

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

SECTION 6. The Planning Commission hereby recommends that the City Council adopt an Ordinance approving Zoning Ordinance Text Amendment No. 25, repealing and replacing Chapter 17.84 of the Paramount Municipal Code in its entirety to incorporate the North Paramount Gateway Specific Plan into the Paramount Municipal Code.

SECTION 7. That pursuant to Resolution No. 82:043 of the City Council, the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

PASSED, APPROVED, and ADOPTED this 5th day of July 2023.

Gordon Weisenburger, Chair

Attest:

Valerie Zaragoza, Administrative Assistant

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 25, REPEALING AND REPLACING CHAPTER 17.84 OF THE PARAMOUNT MUNICIPAL CODE IN ITS ENTIRETY TO INCORPORATE THE NORTH PARAMOUNT GATEWAY SPECIFIC PLAN INTO THE PARAMOUNT MUNICIPAL CODE

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

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

- A. California Constitution Article XI, Section 7, enables the City of Paramount ("the City") to enact local planning and land use regulations; and
- B. The authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and
- C. The City desires to ensure that residential development occurs in a prudently effective manner, in accordance with the goals and objectives of the Paramount General Plan and reasonable land use planning principles as well as in compliance with the provisions of state law; and
- D. The City Council finds that the proposed repeal and replacement of Chapter 17.84 provides a land use plan to support sustainability efforts, economic vitality, and enhanced neighborhood quality of life; and
- E. The Planning Commission held a duly noticed public hearing on July 5, 2023 at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 23:014, recommending that the City Council adopt this Ordinance; and
- F. The City Council held a duly noticed public hearing on this Ordinance on _____, at which time it considered all evidence presented, both written and oral.

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

SECTION 3. Chapter 17.84 of the Paramount Municipal Code is repealed in its entirety and replaced to read as follows:

Chapter 17.84

NORTH PARAMOUNT GATEWAY SPECIFIC PLAN

17.84.010 Intent and purpose

It is the intention of this chapter to establish a specific plan that will guide the orderly growth and development of the area known as North Paramount Gateway Specific Plan as identified in the Paramount General Plan. It is the purpose of this chapter to implement the Paramount General Plan objectives, policies, and general land uses as they pertain to the subject area and to establish consistency between the General Plan and North Paramount Gateway.

17.84.20 Adoption by reference.

There is hereby adopted by reference that document known as the North Paramount Gateway Specific Plan, which shall contain all applicable land use regulations constituting zoning for the North Paramount Gateway area. Said document shall be that document contained in Exhibit A of Ordinance No. ____.

17.84.30 Revisions.

The revision and amendment of this specific plan shall be conducted pursuant to Sections 65450 to 65457 of the California Government Code in accordance with procedures established by the City of Paramount.

SECTION 4. California Environmental Quality Act (CEQA). The City Council certified the Final Environmental Impact Report (FEIR) and Mitigation Monitoring and Reporting Program (MMRP) for the project pursuant to the provisions of the California Environmental Quality Act (CEQA).

SECTION 5. Severability. If any section, subsection, sentence, clause, or phrase in this ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall remain in full force and affect and shall not be affected thereby. The City Council hereby declares it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

SECTION 6. Effective Date. This Ordinance shall take effect 30 days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published as required by law together with the names and members of the City Council voting for and against the Ordinance.

SECTION 7. Certification. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published or posted according to law.

ORDINANCE NO. ____

Page 3

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

Isabel Aguayo, Mayor

ATTEST

Heidi Luce, City Clerk

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JULY 5, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 936

- 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 23:021, A REQUEST
BY RAFFI GULSATARIAN/GULSATARIAN ACCOUNTANCY FOR
CHARLEYS CHEESESTEAKS TO OPERATE A RESTAURANT WITH
INDOOR SEATING WITHIN THE WALMART BUILDING AT 14501
LAKEWOOD BOULEVARD IN THE C-3 (GENERAL COMMERCIAL)
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. 936
REQUEST:	Operate a restaurant with indoor seating within the Walmart building
APPLICANT:	Raffi Gulsatarian/Gulsatarian Accountancy for Charleys Cheesesteaks
MEETING DATE:	July 5, 2023
LOCATION:	14501 Lakewood Boulevard
ZONE:	C-3 (General Commercial)
GENERAL PLAN:	Commercial
PLANNER:	Ivan Reyes
RECOMMENDATION:	Approval



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

**Subject: CONDITIONAL USE PERMIT NO. 936
RAFFI GULSATARIAN/GULSATARIAN ACCOUNTANCY FOR
CHARLEYS CHEESESTEAKS**

BACKGROUND

This application is a request by Raffi Gulsatarian/Gulsatarian Accountancy for Charleys Cheesesteaks for a conditional use permit (CUP) to operate a restaurant with indoor seating within the Walmart building at 14501 Lakewood Boulevard in the C-3 (General Commercial) zone. The property is located within the Paramount Place retail shopping center on the west side of Lakewood Boulevard. The 11-acre site is developed with a 141,567 square foot Walmart. The proposed restaurant will occupy 1,790 square feet within the building of the Walmart.

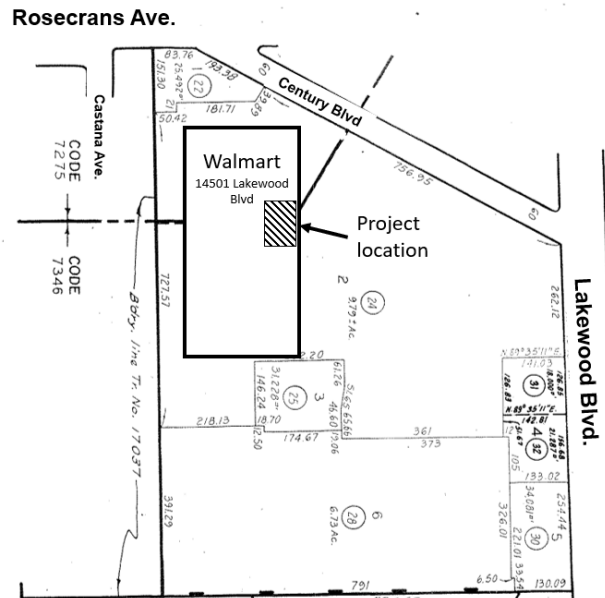
Business license records indicate that McDonalds maintained an active business license until December of 2020. The use discontinued after six months of inactivity. The purpose of this hearing is to consider the restaurant with indoor seating, establish new conditions to comply with City regulations, and bring the business into conformance with zoning regulations.

DESCRIPTION

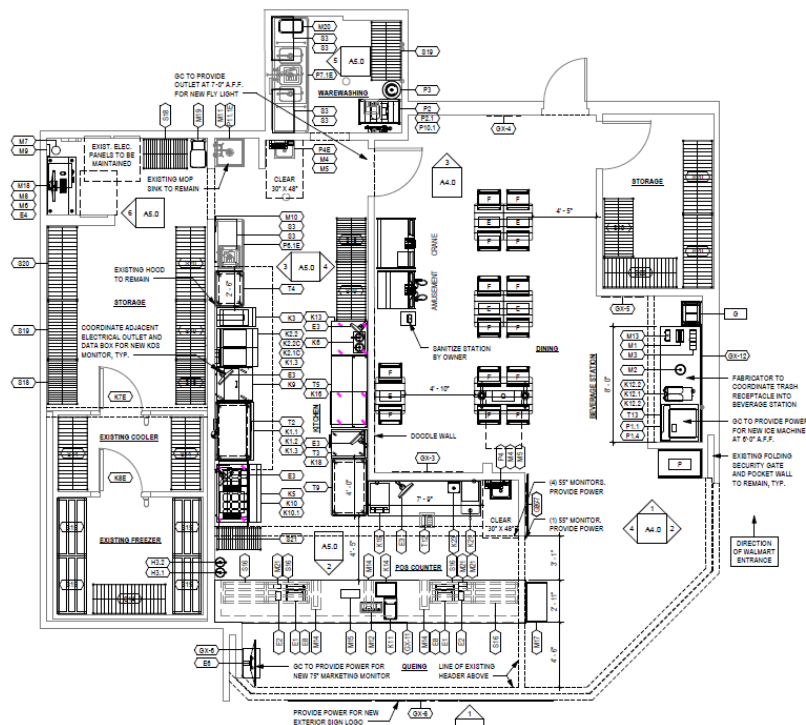
Charleys Cheesesteaks is a national fast-food sit-down restaurant offering grilled and fried foods, beverages, shakes, and ice cream. The business hours of operation are Monday through Sunday from 10:00 a.m. to 11:00 p.m. There are a total of four employees. The applicant does not propose amplified live music.

Plans

Below is the proposed site plan for the property.



Below is the proposed floor plan.



Photo

Below is a photo of the front of the Walmart storefront, and the second depicts the inside of the store, facing the location of the proposed restaurant. .



Analysis

The proposed restaurant is located in an appropriate zone and is compatible with the surrounding businesses in the retail shopping center. 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. 3: Economic Health.

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 23:021, approving Conditional Use Permit No. 924, subject to the following conditions:

1. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning Department before construction.
2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, July 21, 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, revoke, or suspend 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, security door, and security gates is prohibited in accordance with Section 17.24.070(C) 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 11:00 p.m., Monday through Sunday.
15. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
16. Special events, including but not limited to events produced or administered by independent promoters, shall be reviewed in accordance with Special Event Permit regulations by the Planning Department. The applicant shall submit a Special Event Permit application at least two weeks in advance of a proposed event.

17. The approved floor plan shall not be changed without prior approval by the Planning Department.
18. Hookah tobacco use is prohibited.
19. Any ongoing live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council.
20. The Public Safety Department and Planning Department shall review and approve the security camera locations and orientations, including comprehensive camera views of the establishment interior, exterior, and parking lot. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. In the event of an incident and upon request, the business owners shall allow unimpeded inspection of the security camera system to Sheriff's Department and City of Paramount personnel.
21. 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.
22. 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).
23. 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).
24. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
25. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
26. The outside premises shall be maintained in a clean manner at all times, and trash and debris from the subject restaurant shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
27. The applicant must obtain permits from all relevant agencies, including the Building and Safety Division and Los Angeles County Department of Public Health.

28. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
29. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
30. 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 23:021**

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. 936, A REQUEST BY RAFFI GULSATARIAN/GULSATARIAN ACCOUNTANCY FOR CHARLEYS CHEESETEAKS. TO OPERATE A RESTAURANT WITH INDOOR WITHIN THE WALMART BUILDING AT 14501 LAKEWOOD BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Raffi Gulsatarian/Gulsatarian Accountancy for Charleys Cheesesteaks for a conditional use permit (CUP) to operate a restaurant with indoor seating within the Walmart building at 14501 Lakewood Boulevard in the C-3 (General Commercial) zone; and

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

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

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

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

- 1. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning Department before construction.
- 2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, July 21, 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. 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, security door, and security gates is prohibited in accordance with Section 17.24.070(C) 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 11:00 p.m., Monday through Sunday.
15. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
16. Special events, including but not limited to events produced or administered by independent promoters, shall be reviewed in accordance with Special Event Permit regulations by the Planning Department. The applicant shall submit a Special Event Permit application at least two weeks in advance of a proposed event.
17. The approved floor plan shall not be changed without prior approval by the Planning Department.
18. Hookah tobacco use is prohibited.
19. Any ongoing live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council.
20. The Public Safety Department and Planning Department shall review and approve the security camera locations and orientations, including comprehensive camera views of the establishment interior, exterior, and parking lot. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. In the event of an incident and upon request, the business owners shall allow unimpeded inspection of the security camera system to Sheriff's Department and City of Paramount personnel.

21. 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.
22. 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).
23. 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).
24. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
25. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
26. The outside premises shall be maintained in a clean manner at all times, and trash and debris from the subject restaurant shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
27. The applicant must obtain permits from all relevant agencies, including the Building and Safety Division and Los Angeles County Department of Public Health.
28. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
29. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
30. 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 5th day of July 2023.

Gordon Weisenburger, Chair

Attest:

Valerie Zaragoza, Administrative Assistant

Subject
Property



14501 Lakewood Boulevard

JULY 5, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 940

- 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 23:022, A REQUEST
BY JOHN JACOBSON/KALDERA, LLC TO OPERATE A MACHINE
SHOP WITH TWO COMPUTER NUMERICAL CONTROL (CNC)
MACHINES FOR THE MANUFACTURING AND ASSEMBLING OF
DOWNHOLE LOGGING TOOLS FOR THE GEOTHERMAL INDUSTRY
AT 16243 MINNESOTA AVENUE IN THE M-2 (HEAVY
MANUFACTURING) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

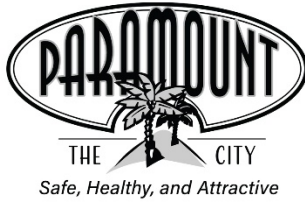
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Conditional Use Permit No. 940

REQUEST: Operate a machine shop with two computer numerical control (CNC) machines for the manufacturing and assembling of downhole logging tools for the geothermal industry

APPLICANT: John Jacobson/Kaldera, LLC

MEETING DATE: July 5, 2023

LOCATION: 16243 Minnesota Avenue

ZONE: M-2 (Heavy Manufacturing)

GENERAL PLAN: Central Industrial District

PLANNER: Ivan Reyes

RECOMMENDATION: Approval



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

**Subject: CONDITIONAL USE PERMIT NO. 940
JOHN JACOBSON/KALDERA, LLC**

BACKGROUND

This application is a request by John Jacobson/Kaldera, LLC for a conditional use permit (CUP) to operate a machine shop with two computer numerical control (CNC) machines for the manufacturing and assembling of downhole logging tools for the geothermal industry at 16243 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone. The applicant proposes to occupy 800 square feet within a 3,750 square foot building of an existing on a 7,505 square foot property at the west side of Minnesota Avenue. The applicant subleases from Sertec Manufacturing.

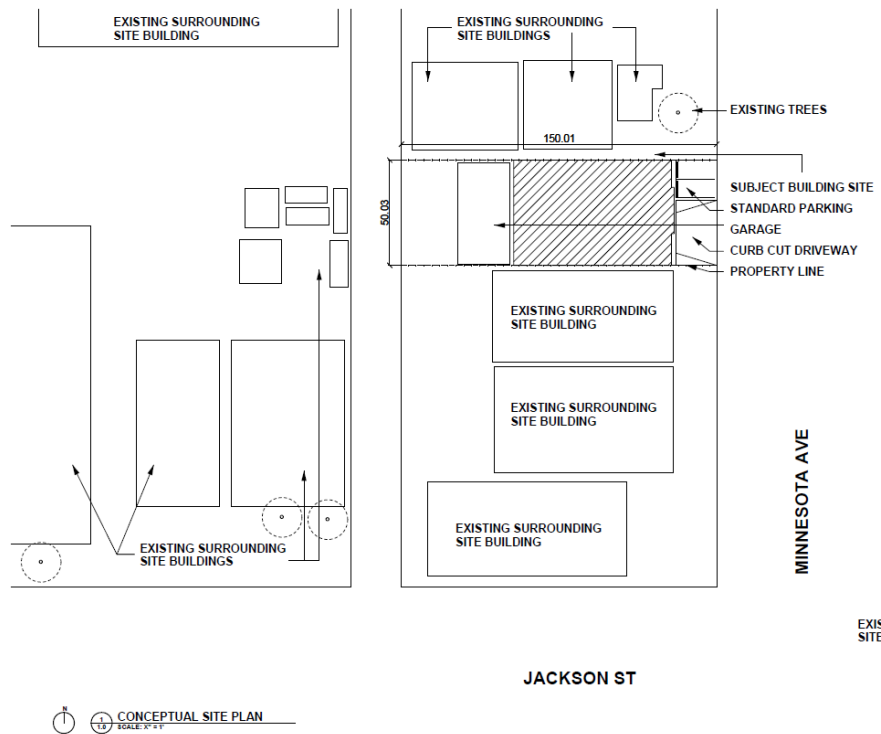
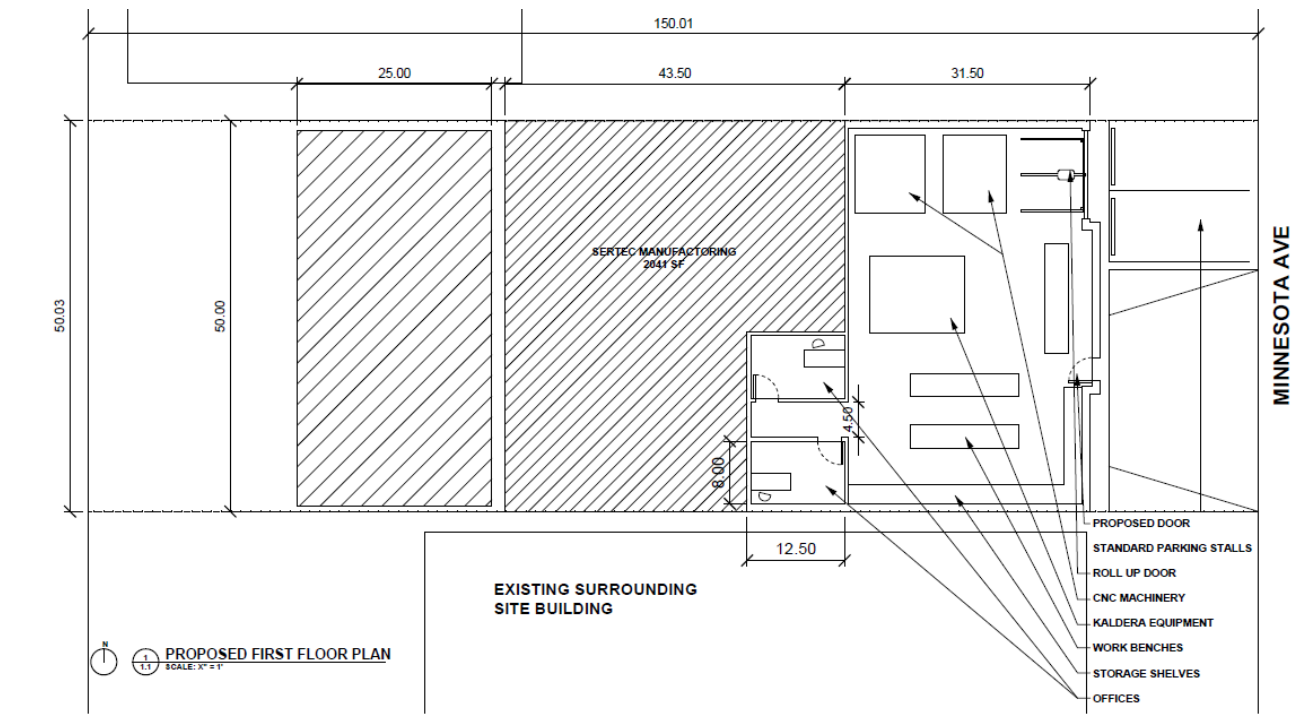
DESCRIPTION

Kaldera manufactures geothermal logging tools designed to continuously measure pressure, temperature, internal diameter, and flow data in high temperature geothermal wells. In addition, the applicant proposes to install storage racks to hold the manufactured parts and purchased parts for inventory. All work would be conducted onsite within the existing building which also houses a 100 square foot office area. The business operates Monday through Friday from 7:00 a.m. to 4:30 p.m. with four employees working per shift and a total of seven employees on staff.

Kaldera proposes installing a Hwacheon Hi-TECH 200A{L} Series CNC lathe machine, which provides rigid and stable, heavy-duty cutting while maintaining high precision. Additionally, the Hi-TECH 200A features the following: high power spindle, high-precision machine bed, turret indexing time, rapid feed, and turn-mill.

Current emissions associated with the facility operations are existing, and operations are expected to remain the same. There are no new sources of emissions, and the applicant will not have to obtain a South Coast Air Quality Management District (SCAQMD) permit to operate the machinery upon. SCAQMD has determined the project and use are exempt from permit requirements.

Below are the proposed site plan and floor plan.



Below are site photos from June 19, 2023. The first photo is the existing entrance to the machine shop, and the second is the rear of the machine shop.

Existing entrance to the machine shop



Rear of the machine shop



ENVIRONMENTAL ASSESSMENT

As part of this project, an environmental analysis was conducted by a planning and environmental services consultant, Elevated Entitlements, in accordance with the California Environmental Quality Act (CEQA) and CEQA guidelines. (A copy of the report summarizing the analysis is included.) The consultant focused on the potential impacts the proposed CNC machine could have on air quality as related to the CEQA checklist. In summary, there are no new sources of emissions. The air quality analysis conservatively included operational emissions associated with a manufacturing land

use. Emission sources include area sources (architectural coatings, consumer products, and landscaping) and energy sources (natural gas combustion). Furthermore, the emissions from area and energy sources are based on the size of the project. Per SCAQMD Rule 219(g)(1), the project is exempt from permit requirements. Therefore, the operations would result in a less than significant impact.

The analysis determined that the project is categorically exempt from Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 and Class 32 (infill development) Categorical Exemption pursuant to Article 19, Section 15332 of California Environmental Quality Act (CEQA) Guidelines.

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 23:022, approving Conditional Use Permit No. 940, 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, July 21, 2023. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.

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

If after such hearing, the Planning Commission finds that any grounds modification, suspension, or revocation exist, the Planning Commission may modify, revoke, or suspend 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, security door, and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code. Any damages to the building exterior from the removal shall be immediately repaired.
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. 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.
16. Business hours shall be limited to 7:00 a.m. to 4:30 p.m., Monday through Friday.
17. The approved floor plan shall not be changed without prior approval by the Planning Department.
18. 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).
19. 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).
20. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
21. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
22. Permanent signs are subject to Section 17.36.030 of the Paramount Municipal Code. Approved signs shall be maintained in good condition.
23. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.

24. Trash and recyclables shall be stored in a clean manner within the designated disposal bins. Trash on the ground shall be promptly picked up and disposed in the appropriate trash facilities at all times.
25. 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 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.
26. Curbs, walkways, and parking stalls, including standard, compact, and American with Disabilities Act (ADA)-compliant stalls, shall be repainted/restriped as needed by August 25, 2023.
27. All work with the exception of active loading and unloading shall be conducted indoors.
28. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
29. Outdoor storage and outdoor work are prohibited.
30. Trucks are prohibited from overnight storage on the property.
31. Trucks or other vehicles delivering products shall park within the subject property.
32. 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.
33. 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.
34. All loading and unloading shall be conducted onsite. Truck parking, idling, standing, loading, unloading, or any combination thereof within City of Paramount public streets is prohibited.
35. The applicant is responsible for all trucks to adhere to designated truck routes.

36. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
37. Security cameras shall be installed following 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.
38. Construction shall take place 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Construction is prohibited on Sundays and national holidays.
39. The plans are subject to approval by the Building and Safety Division of the Planning Department, Los Angeles County Fire Department, Los Angeles County Department of Public Health, Industrial Waste Unit of the Environmental Programs Division of the Los Angeles County Department of Public Works, and Sanitation Districts of Los Angeles County.
40. The applicant shall plant and maintain shrubs in the existing front planter following Planning Department review and approval of a plan indicating the specific types and locations. A two-inch layer of brown mulch shall be applied throughout the planter.
41. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
42. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
43. 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 23:022**

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. 940, A REQUEST BY JOHN JACOBSON/KALDERA, LLC FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE A MACHINE SHOP WITH TWO COMPUTER NUMERICAL CONTROL (CNC) MACHINES FOR THE MANUFACTURING AND ASSEMBLING OF DOWNHOLE LOGGING TOOLS FOR THE GEOTHERMAL INDUSTRY AT 16243 MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from John Jacobson/Kaldera, LLC for a conditional use permit (CUP) to operate a machine shop with two computer numerical control (CNC) machines for the manufacturing and assembling of downhole logging tools for the geothermal industry at 16243 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), Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 and Class 32 (infill development) Categorical Exemption pursuant to Article 19, Section 15332.

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

SECTION 1. The above recitations are true and correct.

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

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

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

1. The requested use at the location proposed will not:

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

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

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

1. Except as set forth in conditions, development shall take place as shown on the approved site plans and elevations. Any material deviation must be approved by the Planning Department before construction.
2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, July 21, 2023. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.

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

If after such hearing, the Planning Commission finds that any grounds modification, suspension, or revocation exist, the Planning Commission may modify, revoke, or suspend 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, security door, and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code. Any damages to the building exterior from the removal shall be immediately repaired.
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. 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.
16. Business hours shall be limited to 7:00 a.m. to 4:30 p.m., Monday through Friday.
17. The approved floor plan shall not be changed without prior approval by the Planning Department.
18. 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).
19. 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).
20. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).

21. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
22. Permanent signs are subject to Section 17.36.030 of the Paramount Municipal Code. Approved signs shall be maintained in good condition.
23. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
24. Trash and recyclables shall be stored in a clean manner within the designated disposal bins. Trash on the ground shall be promptly picked up and disposed in the appropriate trash facilities at all times.
25. 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 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.
26. Curbs, walkways, and parking stalls, including standard, compact, and American with Disabilities Act (ADA)-compliant stalls, shall be repainted/restriped as needed by August 25, 2023.
27. All work with the exception of active loading and unloading shall be conducted indoors.
28. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
29. Outdoor storage and outdoor work are prohibited.
30. Trucks are prohibited from overnight storage on the property.
31. Trucks or other vehicles delivering products shall park within the subject property.
32. 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.

33. 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.
34. All loading and unloading shall be conducted onsite. Truck parking, idling, standing, loading, unloading, or any combination thereof within City of Paramount public streets is prohibited.
35. The applicant is responsible for all trucks to adhere to designated truck routes.
36. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted “U” rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
37. Security cameras shall be installed following 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.
38. Construction shall take place 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Construction is prohibited on Sundays and national holidays.
39. The plans are subject to approval by the Building and Safety Division of the Planning Department, Los Angeles County Fire Department, Los Angeles County Department of Public Health, Industrial Waste Unit of the Environmental Programs Division of the Los Angeles County Department of Public Works, and Sanitation Districts of Los Angeles County.
40. The applicant shall plant and maintain shrubs in the existing front planter following Planning Department review and approval of a plan indicating the specific types and locations. A two-inch layer of brown mulch shall be applied throughout the planter.
41. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
42. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.

- 43 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.

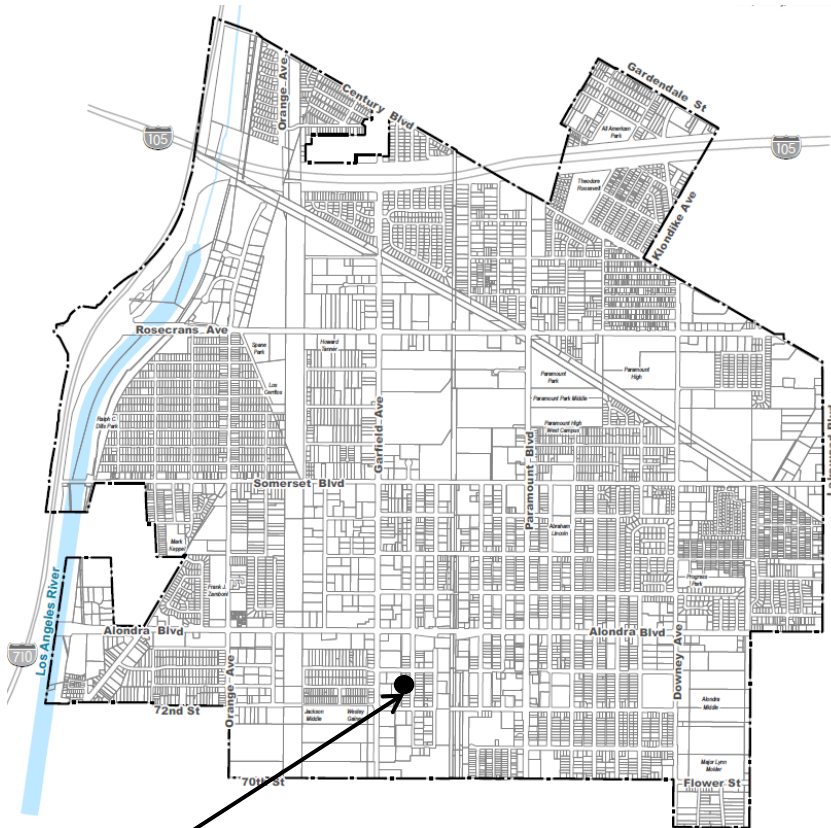
PASSED, APPROVED, and ADOPTED this 5th day of July 2023.

Gordon Weisenburger, Chair

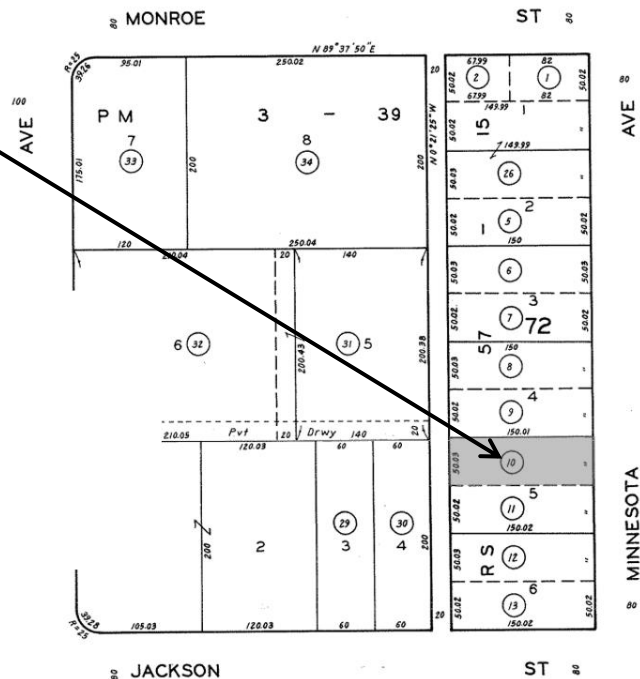
Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 940



Subject
Property



16243 Minnesota Avenue



**Air Quality Study for 16243 Minnesota
Avenue, Paramount, CA 90723**

May 25, 2022

Prepared for:

John Jacobson
Kaldera Systems
john.jacobson@kalderasystems.com
562-773-4821

Prepared by:

Elevated Entitlements
280 E. Thousand Oaks Blvd. Suite H
Thousand Oaks, CA 91360

1.0 INTRODUCTION

The project involves an Air Quality Report of an existing industrial building located at 16243 Minnesota Avenue in the City of Paramount, California (City) (APN: 7102019010). The project site is located at the corner of Jackson Street and Minnesota Ave (Figure 1). The City of Paramount has requested that the applicant prepare an Air Quality Report in adherence to the California Environmental Quality Act (CEQA). The subject site is occupied by Kaldera LLC, which manufactures and assembles downhole logging tools for the geothermal industry. The industrial building was built in 1963 and is approximately 7,405 square feet. The subject site is zoned M-2 Heavy Manufacturing and according to the City of Paramount's Municipal Code, manufacturing and processing is permitted pursuant to a Conditional Use Permit (CUP).

Figure 1: Project Site Aerial



1.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project was analyzed by the City of Paramount for conformance with CEQA. It has been determined that the proposed project is categorically exempt from the provisions of CEQA pursuant to Class 1 Sections 15301 – Existing Facilities because the operation of two Computer Numerical Control (CNC) machines will not result in an increase of more than 10,000 square feet of floor area and the project is located in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan. In addition, the area in which the project is located is not environmentally sensitive.

In addition, under Section 15332 Class 32, the proposed project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations. The proposed use and operation occurs within city limits on an existing site which is approximately 7,405 square feet and is also substantially surrounded by urban uses. A Notice of Exemption has been prepared by the City of Paramount on behalf of the applicant.

1.2 PROJECT DESCRIPTION

Kaldera LLC is a leading provider of ultra-high temperature downhole logging tools and surface acquisition systems for the geothermal industry. Kaldera LLC has developed a modular sensor platform that can combine pressure, temperature, spinner, and X-Y caliper in one device that can operate in both memory and surface readout modes. The proposed project manufactures and assembles downhole logging tools for the geothermal industry.

Kaldera LLC proposes to operate two Computer Numerical Control (CNC) machines onsite (refer to Figures 3 and 4) along with work benches to assemble and test the new manufactured tools. In addition, Kaldera LLC proposes to have storage racks to hold the manufactured parts and purchased parts for inventory. Once these tools are assembled and tested, they will be shipped to Kaldera's customers located in various countries and places around the world.

Figure 2: As-Built Floor Plan

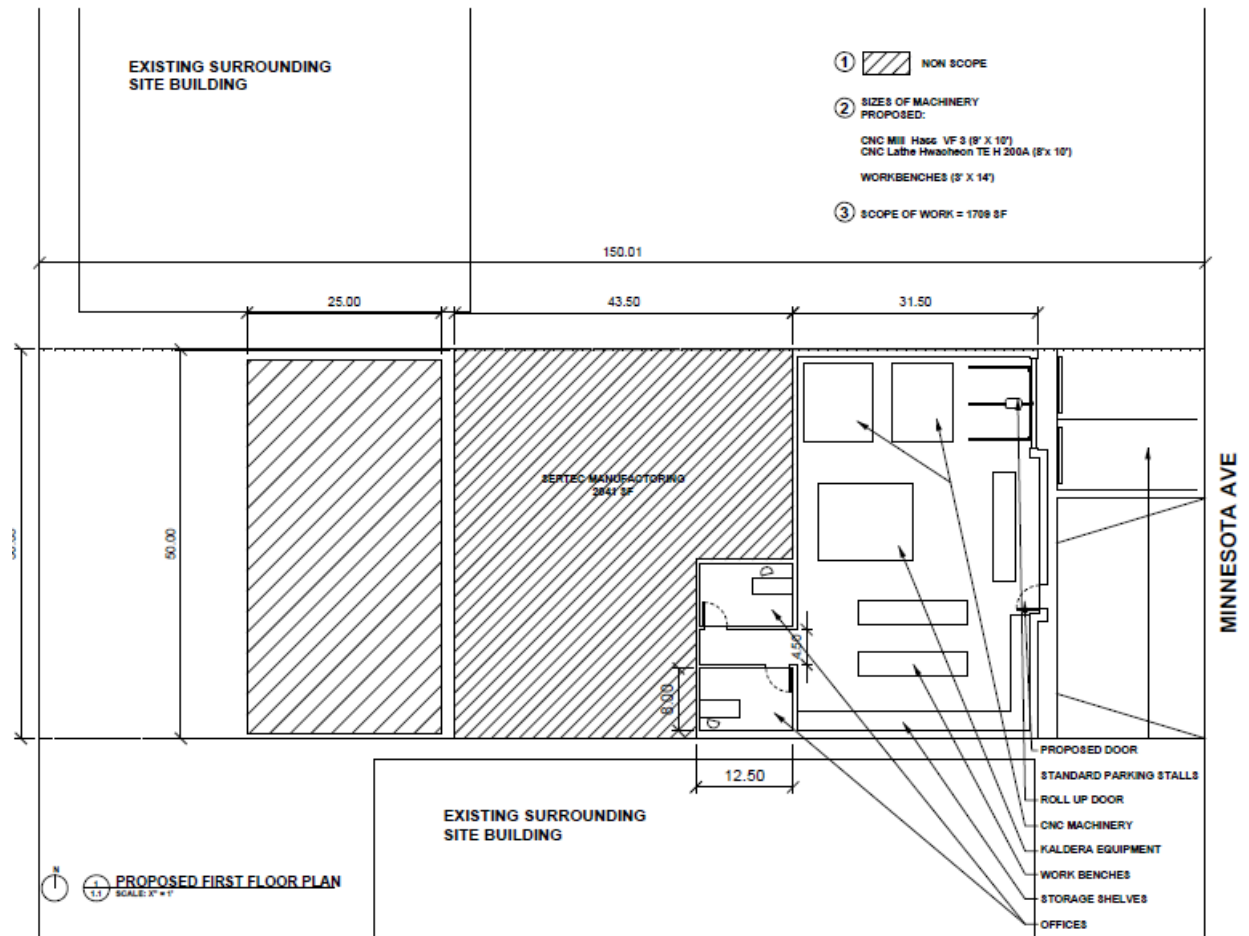


Figure 3: Dimensions & Specifications of the CNC Lathe Hwacheon Hi-TECH 200A{L} Series

Machine Specifications		Hi-TECH 200 SERIES					
ITEM		200A[L]	200A/MC[L]	200B[L]	200B/MC[L]	200C[L]	200C/MC[L]
Capacity							
Swing over Bed	mm (inch)	Ø500 (19.69")					
Max. Cutting Diameter	mm (inch)	Ø350 (13.78")	Ø325 (12.8")	Ø350 (13.78")	Ø325 (12.8")	Ø350 (13.78")	Ø325 (12.8")
Standard Cutting Diameter	mm (inch)	Ø210 (8.27")	Ø220 (8.66")	Ø210 (8.27")	Ø220 (8.66")	Ø260 (10.24")	Ø270 (10.63")
Max. Cutting Length	mm (inch)	401.5 (15.81") [631.5 (24.86")]	318.5 (12.54") [548.5 (21.59")]	385 (15.16") [615 (24.21")]	302 (11.89") [532 (20.94")]	381 (15") [611 (24.05")]	298 (11.73") [528 (20.78")]
Chuck Size	inch	8"		10"		10"	
Spindle							
Type of Spindle Nose	ASA	A2-6				A2-8	
Max. Spindle Speed	rpm	5,000				3,500	
Through Spindle Hole Diameter	mm (inch)			Ø75 (2.95")		Ø90 (3.54")	
Max. Bar Size	mm (inch)	Ø51 (2")		Ø65 (2.56")		Ø76 (3")	
Spindle Bearing Inner Diameter	mm (inch)			Ø100 (3.94")		Ø130 (5.12")	
Spindle Motor	kW (HP)	15 / 11 (20 / 15)					
Turret							
Number of Tool Station	ea	12				10	
Tool Size	mm (inch)	□25 x Ø40 (□1" x Ø1.5")					
Turret Indexing Time	sec / step	0.15					
Axes							
Rapid Speed (X/Z)	m/min (ipm)	30 / 30 (1,181 / 1,181)					
Max. Stroke (X/Z)	mm (inch)	195 / 430 (7.68" / 16.93") [195/660 (7.68"/25.98")]					
Feed Motor (X/Z)	kW (HP)	1.6 / 3.0 (2.2 / 4)	3.0 / 3.0 (4 / 4)	1.6 / 3.0 (2.2 / 4)	3.0 / 3.0 (4 / 4)	1.6 / 3.0 (2.2 / 4)	3.0 / 3.0 (4 / 4)
Tailstock							
Quill Dia.	mm (inch)	Ø80 (3.15")					
Quill Stroke	mm (inch)	Ø100 (3.94")					
Taper Hole	MT	# 4					
Turnmill (Opt.)							
Spindle Motor	kW (HP)	—	3.7 / 2.2 (5 / 3)	—	3.7 / 2.2 (5 / 3)	—	3.7 / 2.2 (5 / 3)
Max. Spindle Speed	rpm	—	5,000	—	5,000	—	5,000
Max. Drill/Tap Size	mm	—	Ø16 (0.63") / M12	—	Ø16 (0.63") / M12	—	Ø16 (0.63") / M12
Min. Index Angle	°(deg)	—	0.001°	—	0.001°	—	0.001°
Tank Capacity							
Lubrication	ℓ (gal)	12 (3.17)					
Hydraulic	ℓ (gal)	11 (2.9)					
Coolant	ℓ (gal)	150 (40) [180 (48)]					
Power Sources							
Electrical Power Supply	kVA	30					
Dimension							
Height	mm (inch)	1,720 (67.72")					
Floor Space (LxW)	mm (inch)	2,645 x 1,675 (104.13" x 65.95") [2,875 x 1,675 (113.19" x 65.95")]					
Weight	kg _f (lb _f)	4,200 (9,260) [4,500 (9,920)]	4,350 (9,590) [4,650 (10,251)]	4,200 (9,260) [4,500 (9,920)]	4,350 (9,590) [4,650 (10,251)]	4,200 (9,260) [4,500 (9,920)]	4,350 (9,590) [4,650 (10,251)]
NC Controller		Fanuc Oi-TF					
* [] : Long Type							

* [] : Long Type

Kaldera LLC proposes installing a Hwacheon Hi-TECH 200A{L} Series CNC Lathe machine, which is an 8" / 10" Heavy Duty Horizontal Turning Center that provides rigid and stable, heavy duty cutting based on a highly rigid, box-way feed structure designed with an air-floating system and bed structure while maintaining high precision, even during long-term processing, by minimizing thermal displacement. The Hi-TECH 200A owes its outstanding reliability and stability to its high-power drives and box guideways. The turret has an indexing time of just 0.15 s/station, rapid traverse speeds of 30 m/min and numerous optional features, making it suitable for reliable continuous operation and heavy duty cutting. In addition, the Hi-TECH 200A is particularly easy to operate and service and will be used to manufacture and assemble Kaldera LLC's downhole logging tools. It features the following:

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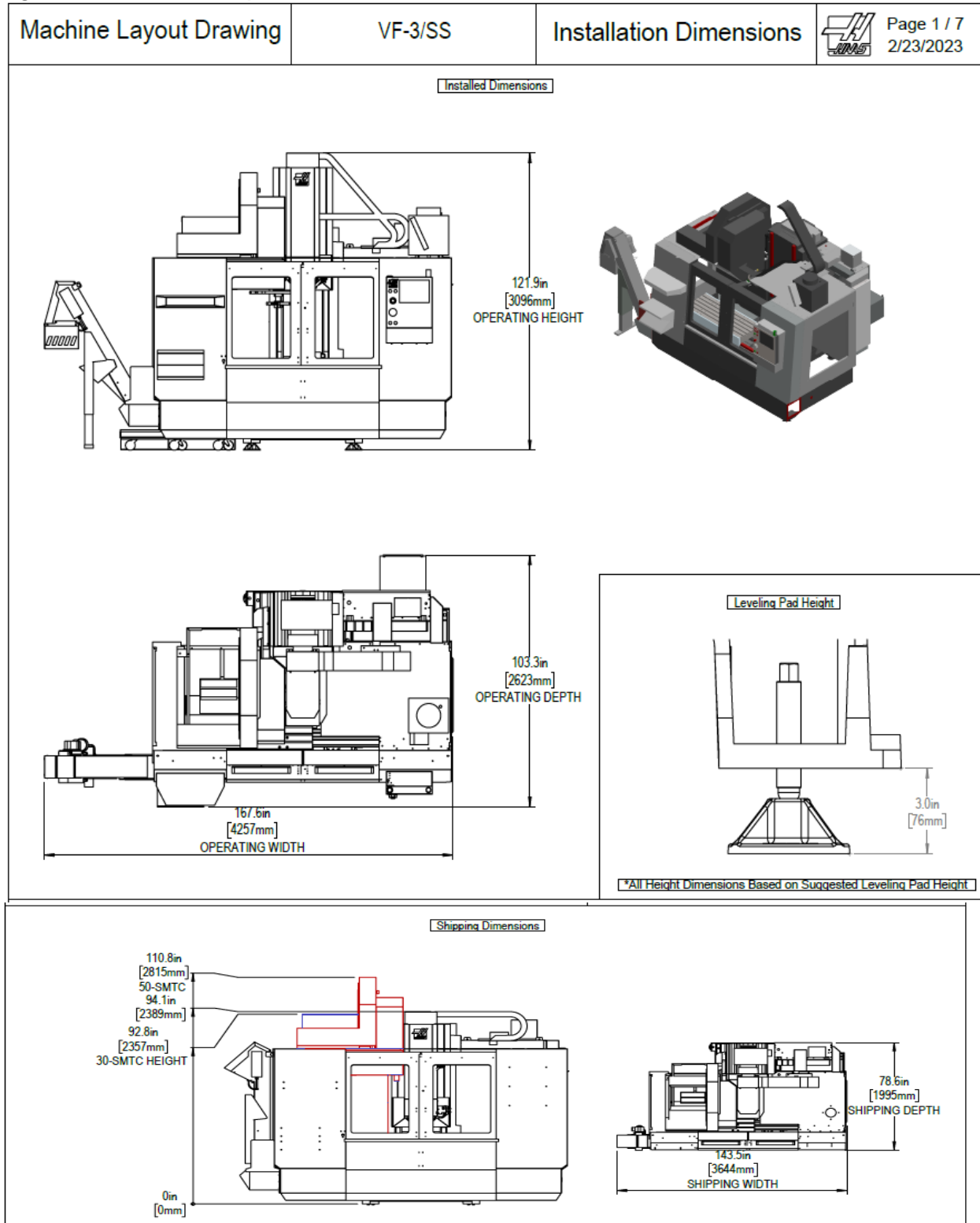
- High power spindle: 5000 rpm (15/11 kW) or 3500 rpm (optional 18.5/15 kW)
- High-precision, high-rigidity machine bed
- Turret indexing time(1 face): 0.25 s
- Rapid feed (X/Z): 30/30 m/min
- Turn-mill as option

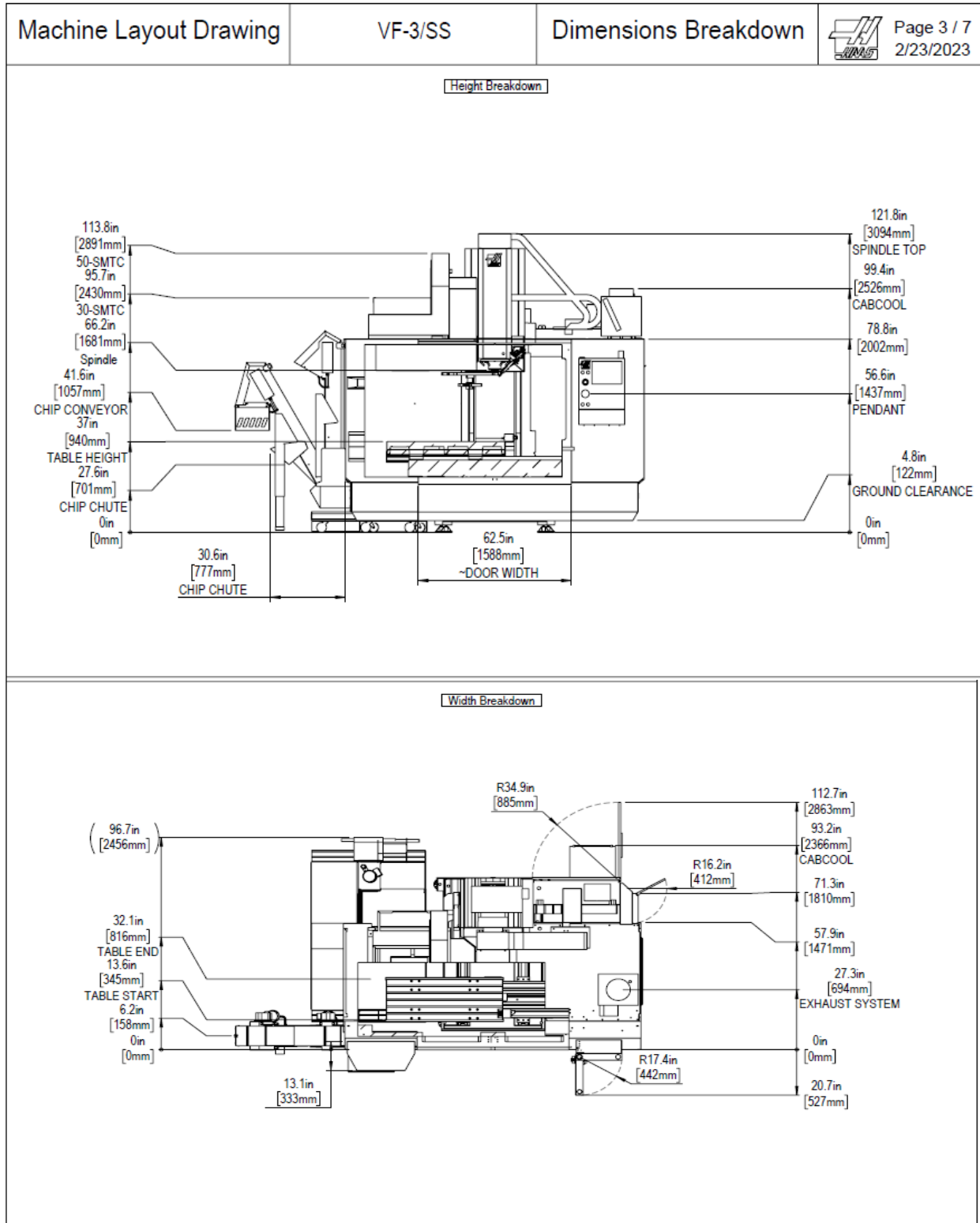
1.3 OPERATIONAL EXPLANATION

Kaldera LLC will operate Monday through Saturday from 7:00 – 4:30 pm with 4 employees working per shift and a total of 7 employees on staff. Kaldera LLC proposes to manufacture and assemble downhole logging tools for the geothermal industry. Kaldera LLC is proposing to sub-lease with Sertec Manufacturing at the industrial building located at 16243 Minnesota Avenue in the City of Paramount (APN# 7102019010). The property is owned by Rutilo Serrano and is being leased by Sertec Manufacturing. Kaldera LLC currently has a sub-lease with Sertec Manufacturing for approximately 800 square feet of floor space to manufacture and assemble downhole logging tools for the geothermal industry.

Kaldera LLC proposes to operate two Computer Numerical Control (CNC) machines onsite along with work benches to assemble and test the newly manufactured tools. In addition, Kaldera LLC proposes to have storage racks to hold the manufactured parts and purchased parts for inventory.

Figure 4: Dimensions & Specifications of the CNC Mill Hass VF-3





1.4 AIR QUALITY RULES

We understand air quality emissions is the environmental issue area of greatest concern to the City regarding potential project-related significant impacts in relation to the operation of the proposed CNC machine.

The Project Site is located within the South Coast Air Basin (SCAB). The State has established 35 air pollution control districts to set and enforce regulations to control pollutant emissions from local pollution sources within their jurisdictions. The air district responsible for the SCAB is the South Coast Air Quality Management District (SCAQMD).

Overall, we have reviewed SCAQMD rules and regulations in order to complete an assessment of potential impacts the proposed CNC machine could have on air quality as related to the California Environmental Quality Act (CEQA) checklist. According to South Coast AQMD Rule 219(g)(1), the project is exempt from permit requirements.

Construction

The California Emissions Estimator Model (CalEEMod) Version 2016.3.2 was used to generate emissions estimates from the CNC machines in the interior of the building. The following project details were included in the CalEEMod software:

- No material will be exported nor imported to the Project site.
- No existing buildings will be demolished.
- No exterior painting is proposed to the Project site.
- No exterior façade improvements are proposed to the Project site.
- A total of 7 employees will be working at the Project site.
- The business hours of operation are 7:00 AM – 4:30 PM Monday thru Saturday.

Operations

The Project currently operates in the SCAB and is under jurisdiction of the SCAQMD. Current emissions associated with facility operations are existing and operations are expected to remain the same. Project operations are not expected to result in a significant amount of emissions since CEQA focuses on net increases in emissions from a Project (Project Emission – Existing Emissions = Net Project Emissions). The difference between emissions currently at the site and once the conditional use permit is obtained are expected to result in de minimis emissions.

Although there are no new sources of emissions, the air quality analysis conservatively included operational emissions associated with a manufacturing land use. Emission sources include area sources (architectural coatings, consumer products, and landscaping) and energy sources (natural gas combustion). Furthermore, the emissions from area and energy sources are based

on the size of the Project. Per South Coast AMD Rule 219(g)(1), the project is exempt from permit requirements. Therefore, Project operations would not result in a less than significant impact.

2.0 CEQA ENVIRONMENTAL CHECKLIST

AIR QUALITY

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>AIR QUALITY:</u> Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Project Site is located within the South Coast Air Basin (SCAB). The SCAB is comprised of parts of Los Angeles, Riverside, and San Bernardino counties and all of Orange County. The Basin is bounded on the west by the Pacific Ocean and surrounded on the other sides by mountains. As discussed previously, the Project is located in Paramount, California where the SCAQMD has regulatory oversight. Regulatory oversight authority regarding air quality in the SCAB rests at the local, state, and federal levels with the SCAQMD, the California Air Resources Board (CARB), and the United States Environmental Protection Agency (USEPA), respectively.

Ambient air quality is determined by comparing pollutant levels in ambient air samples to national and state standards. These standards are established by the USEPA and the CARB at levels determined to be protective of public health and welfare, with an adequate margin of safety. California Ambient Air Quality Standards (CAAQS) were established in 1967, whereas National Ambient Air Quality Standards (NAAQS) were first established by the federal Clean Air Act of 1970. California standards are generally more stringent than national standards.

Air quality standards specify the upper limits of pollutant concentrations, over defined durations, in ambient air, consistent with the management goal of preventing specific harmful effects. There are national and state standards for the “criteria pollutants” ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), fine particulate matter less than 2.5 microns (PM_{2.5}), airborne respirable particulate matter less than 10 microns (PM₁₀), sulfur dioxide (SO₂), and lead (Pb).

The USEPA and CARB determine the air quality attainment status of designated areas by comparing local ambient air quality measurements from state or local ambient air monitoring stations with the CAAQS and NAAQS. These attainment designations are determined on a pollutant-by-pollutant basis. Consistent with federal requirements, an unclassifiable designation is treated as an attainment designation. Table 2.0-1 presents the federal and state attainment designations for the SCAB.

Table 2.0-1 Attainment Designations of South Coast Air Basin

Pollutant	Federal Designation	State Designation
Ozone (O ₃)	Extreme Non-Attainment (2024)	Non-Attainment
Respirable Particulate Matter (PM ₁₀)	Attainment/Maintenance	Non-Attainment
Fine Particulate Matter (PM _{2.5})	Non-Attainment (2021)	Non-Attainment
Carbon Monoxide (CO)	Attainment/Maintenance	Attainment
Nitrogen Dioxide (NO ₂)	Attainment/Maintenance	Attainment
Sulfur Dioxide (SO ₂)	Attainment	Attainment
Lead (Pb)	Attainment	Attainment
Hydrogen Sulfide (H ₂ S)	*	Attainment
Sulfates	*	Unclassified
Visibility Reducing Particles	*	Unclassified
Source: https://www3.epa.gov/region9/air/maps/index.html#cal (Federal) https://www.arb.ca.gov/desig/adm/adm.htm (State)		
Notes: (*) = Not Identified/ No Status.		

As shown in Table 2.0-1, the Project Site is in an area designated non-attainment for ozone, the state standard for PM₁₀, and both federal and state standards for PM_{2.5}. Because the SCAB currently exceeds state and federal ambient air quality standards, SCAQMD is required to implement strategies to reduce pollutant levels to recognized acceptable standards.

The SCAQMD, in conjunction with the Southern California Association of Governments (SCAG), CARB, and USEPA recently developed the 2022 *Air Quality Management Plan* (2022 AQMP) to provide a comprehensive and integrated program to lead the SCAB into compliance with the federal and state standards for ozone and particulate matter.

The 2022 AQMP accounts for projected population growth, predicted future emissions in energy and transportation demand, and determined control strategies for the eventual achievement of NAAQS attainment designation. These control strategies are either organized into the SCAQMD's

May 25, 2023

rules and regulations, or otherwise set forth as formal recommendations to other agencies. The 2022 AQMP describes policies designed to limit the amount of emissions generated by stationary sources (point and area) by requiring assessment/permitting of projects subject to SCAQMD rules and regulations. Per South Coast AQMD Rule 219(g)(10), the project is exempt from permit requirements. Therefore, less than significant impacts would occur.

The SCAQMD has established guidelines to evaluate significance criteria for proposed projects within Los Angeles County. These criteria include:

Criteria Pollutants

- 1) Ozone (based on emission levels of reactive organic compounds (ROCs) and oxides of nitrogen (NO_x);
- 2) Criteria Pollutants – General;
- 3) Ozone – Cumulative Impacts Based on Project-Specific AQMP Consistency; and
- 4) Ozone – Cumulative Impacts Based on General Plan AQMP Consistency.

Other Pollutants of Concern

- 1) Fugitive Dust;
- 2) Toxic Air Contaminants; and
- 3) Odors

The SCAQMD has established air quality significance thresholds for operation activities. The significant thresholds apply to the following pollutants: volatile organic compounds (VOC), oxides of nitrogen (NO_x), carbon dioxide (CO), oxides of sulfur (SO_x), particulate matter with an aerodynamic diameter of 10 micrometers or less (PM₁₀), and fine inhalable particulate matter with an aerodynamic diameter of 2.5 micrometers or less (PM_{2.5}). Table 2.0-2, below, presents the regional air quality significance thresholds.

Table 2.0-2 SCAQMD Air Quality Significance Thresholds (Mass Daily Thresholds)

Regional Thresholds (lbs/day)	VOC ¹	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Operation	55	55	550	150	150	55
SOURCE: http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf Notes: 1. Volatile Organic Compound (also referred to as ROC or ROG)						

Table 2.0-3 Project Maximum Daily Emissions

Operations						
Project Emissions	0.53	0.11	0.10	0.0007	0.008	0.008
SCAQMD Significance Thresholds	55	55	550	150	150	55
Exceeds Threshold	No	No	No	No	No	No
SOURCE: http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf Notes: 1. Volatile Organic Compound (also referred to as ROC or ROG)						

a) *Conflict with or obstruct implementation of the applicable air quality plan?*

Less Than Significant Impact. As shown in Table 2.0-3, emissions from operations of the Project would be below SCAQMD air quality significance thresholds for all pollutants. Based on this, the Project would not be expected to conflict with or obstruct implementation of the AQMP. The proposed operation of the CNC machines would not result in significant emissions and would not conflict with or obstruct with SCAQMD Rules. The Project would not need to obtain the required permits prior to the start of operations. Based on the discussion above, the Project would not conflict or obstruct with implementation of the AQMP. Therefore, less than significant impacts would occur.

b) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

Less Than Significant Impact. As shown in Table 2.0-3, emissions from operations of the Project would be below SCAQMD air quality significance thresholds for all pollutants. Specifically, the Project would not exceed SCAQMD significance thresholds for ozone precursors pollutants, VOC and NO_x, as well as PM₁₀ and PM_{2.5} for which the SCAB is in non-attainment.

The SCAQMD has provided guidance on an acceptable approach to evaluating cumulative impacts for air quality in Appendix A of its *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution*.¹ Appendix A states, "As Lead Agency, the AQMD uses the same significance thresholds for project-specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment." It further states, "Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable." Since the Project's emissions are below the SCAQMD's project-

¹ SCAQMD, *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution*, Appendix A, August 2003, <http://www.aqmd.gov/docs/default-source/Agendas/Environmental-Justice/cumulative-impacts-working-group/cumulative-impacts-white-paper-appendix.pdf>.

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specific thresholds, the Project emissions would not be cumulatively considerable, and impacts would be less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: residences, schools, daycare centers, playgrounds, and medical facilities. The Project is not bordered by any sensitive receptors. The Project site is located in an existing industrial park with industrial uses to the north, west, south, and east. Overall, the proposed Project would not expose any sensitive receptors to substantial pollutant concentrations and less than significant impact would occur.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No Impact. The proposed Project does not include any component with the potential to generate objectionable odors that could affect a substantial number of people. The CNC machines would be conducted indoors within the facility. Therefore, no impact would occur.

EXHIBIT D: SCAQMD FORM AIR QUALITY PERMIT CHECKLIST



South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4182

Air Quality Permit Checklist

Small Business Assistance Office
1-800-388-2121
smallbizassistance@aqmd.gov
www.aqmd.gov

South Coast Air Quality Management District developed this Air Quality Permit Checklist (checklist) as a screening evaluation tool in the process required by California Government Code Section 65850.2.

Please submit this checklist to the Small Business Assistance Office by email, mail, or in person for review. If you have any questions or need assistance completing this checklist, contact the Small Business Assistance Office. Provide a response to **all sections** of this checklist as South Coast AQMD may decline to approve this checklist due to lack of information from the applicant.

NOTE: This checklist is not intended for the approval of demolition or renovation activities. If there are any **demolition or renovation activities** that may disturb building materials, please contact the Asbestos Hotline at 909-396-2336.

Section A – Operator and Business Information

1. Business Name: Kaldera LLC	
2. Address: 16243 Minnesota Ave, Street	Paramount, CA 90723 City Zip
3. Contact Name: Kevin Kohan	Phone: 805-232-4383
Title: Principle Planner	Email: Kevin@elvted.com

Section B – Business and Equipment Description

Please provide a detailed description of the ongoing business operations performed and equipment used at this location, including both new and existing equipment.

Provide the existing South Coast AQMD facility ID and/or permit numbers, if any.

Kaldera LLC is proposed a sub-lease with Sertec Manufacturing at the industrial building located at 16243 Minnesota Avenue in the City of Paramount (APN# 7102019010). The subject site is zoned Heavy Manufacturing (M-2) is approximately 0.172-acres. The existing industrial building on site is 3,750 square feet and was built in 1963. The property is owned by Rutilo Serrano and is being leased by Sertec Manufacturing. Kaldera LLC currently has a sub-lease with Sertec Manufacturing for approximately 800 square feet of floor space to manufacture and assemble downhole logging tools for the geothermal industry.

Kaldera LLC proposed to operate two Computer Numerical Control (CNC) machines onsite along with work benches to assemble and test the new manufactured tools. In addition, Kaldera LLC proposes to have storage racks to hold the manufactured parts and purchased parts for inventory. Once these tools are assembled and tested, they will be shipped to Kaldera's customers located in various parts of the world.

The proposed project will require a Conditional Use Permit (CUP) for a manufacturing use in the M-2 zone. Therefore, Kaldera LLC is requesting approval of a Conditional Use Permit, CEQA Exemption pursuant to Class 32 Infill, and AQMD permits pursuant to South Coast Air Quality Management District.

Section C – Equipment List

Select from the list below equipment currently in operation or to be installed.
(Select all that apply and provide the specifications)


- | | |
|---|---|
| <input type="checkbox"/> Abrasive Blasting Cabinet/Room
<input type="checkbox"/> Air Conditioning Systems (> 50 lbs of refrigerant)
<input type="checkbox"/> Application of Paints/Adhesives/Resins
<input type="checkbox"/> Baghouse/Dust Collector
<input type="checkbox"/> Bakery Oven (gas-fired, excluding eating establishments)
<input type="checkbox"/> Boiler/Water Heater
(max. heat input = or > 1 million BTU/hr)
<input type="checkbox"/> Charbroiler
<input type="checkbox"/> Coffee Roaster (excluding eating establishments)
<input type="checkbox"/> Deep Fryer (excluding eating establishments)
<input type="checkbox"/> Dry Cleaning
<input type="checkbox"/> Electrostatic Precipitator
<input checked="" type="checkbox"/> Etching/Plating/Casting/Melting/Forging/Grinding/Cutting
<input type="checkbox"/> Fermentation
<input type="checkbox"/> Gasoline Storage & Dispensing
<input type="checkbox"/> Internal Combustion Engine
(rated > 50 bhp; e.g. back-up generator, fire pump)
<input type="checkbox"/> Mixing/Bleeding of Liquids and/or Powders
<input checked="" type="checkbox"/> Molding/Extruding/Curing of Plastics
<input type="checkbox"/> Pharmaceutical/Nutraceutical
<input checked="" type="checkbox"/> Plasma/Laser Cutter
<input type="checkbox"/> Printing/Coating/Drying
<input type="checkbox"/> Refrigeration Systems (containing >50 lbs of refrigerant)
Contact the CA Air Resources Board to register the systems.
916-324-2517 or rmp@arb.ca.gov | <input type="checkbox"/> Soldering Oven
<input type="checkbox"/> Spray Booth
<input type="checkbox"/> Storage Tanks
<input type="checkbox"/> Storage Silos
<input type="checkbox"/> Fuel-burning equipment
<input type="checkbox"/> OTHER equipment which may have the potential to emit or control air contaminants:
<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> |
|---|---|

Section D - Business Self Certification

7. Owner or Authorized Representative*: Kevin Kohan Title: Principal Planner

Signature: *Kevin Kohan* Date: 5/17/23 Phone: 805-232-4383

I hereby certify by my signature above that, I am a duly authorized representative of the above-named business, and that all information contained herein is true and correct.

South Coast AQMD USE ONLY	Equipment: CNC Machines; no plasma or laser cutting equipment	Approved By: 05/24/23 <i>Hannea Cox</i>
	<input type="checkbox"/> Applicant has permit(s) or registration(s):	 NOTE: This checklist approval is not a Permit to Construct/Operate or Registration.
	<input type="checkbox"/> Applicant has filed for permit(s) or registration(s):	
	<input checked="" type="checkbox"/> Applicant is exempt from permit requirements: per South Coast AQMD Rule 219(g)(1)	
	<input type="checkbox"/> Based on the information provided, no equipment/process requiring a permit or registration.	

*An **Authorized Representative** is an employee of the business described in Section A, who is authorized to sign on behalf of the owner.

EXHIBIT E: CALEEMOD RESULTS

AQ/GHG Analysis - South Coast AQMD Air District, Summer

1653 Minnesota Avenue AQ/GHG Analysis

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	22.94	1000sqft	0.53	22,940.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	100.00	15.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblTripsAndVMT	HaulingTripNumber	0.00	2.00
tblVehicleTrips	ST_TR	1.49	0.00
tblVehicleTrips	SU_TR	0.62	0.00
tblVehicleTrips	WD_TR	3.82	0.00

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5127	2.0000e-005	2.3600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.0200e-003	5.0200e-003	1.0000e-005		5.3600e-003
Energy	0.0123	0.1115	0.0937	6.7000e-004		8.4800e-003	8.4800e-003		8.4800e-003	8.4800e-003		133.8321	133.8321	2.5700e-003	2.4500e-003	134.6274
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.5250	0.1116	0.0960	6.7000e-004	0.0000	8.4900e-003	8.4900e-003	0.0000	8.4900e-003	8.4900e-003		133.8371	133.8371	2.5800e-003	2.4500e-003	134.6327

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5127	2.0000e-005	2.3600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.0200e-003	5.0200e-003	1.0000e-005		5.3600e-003
Energy	0.0123	0.1115	0.0937	6.7000e-004		8.4800e-003	8.4800e-003		8.4800e-003	8.4800e-003		133.8321	133.8321	2.5700e-003	2.4500e-003	134.6274
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.5250	0.1116	0.0960	6.7000e-004	0.0000	8.4900e-003	8.4900e-003	0.0000	8.4900e-003	8.4900e-003		133.8371	133.8371	2.5800e-003	2.4500e-003	134.6327

[illegible]

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	6/1/2020	6/20/2020	5	15	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Air Compressors	2	8.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	4	10.00	4.00	2.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Building Construction

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

Off-Road	0.9338	7.0852	7.2443	0.0110		0.4892	0.4892		0.4737	0.4737		1,046.5898	1,046.5898	0.1539		1,050.4363
Total	0.9338	7.0852	7.2443	0.0110		0.4892	0.4892		0.4737	0.4737		1,046.5898	1,046.5898	0.1539		1,050.4363

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.0100e-003	0.0363	7.2200e-003	1.0000e-004	2.3300e-003	1.2000e-004	2.4500e-003	6.4000e-004	1.1000e-004	7.5000e-004		11.1777	11.1777	7.5000e-004		11.1965
Vendor	0.0131	0.4197	0.1000	1.0300e-003	0.0256	2.0800e-003	0.0277	7.3700e-003	1.9900e-003	9.3600e-003		109.7794	109.7794	6.8900e-003		109.9517
Worker	0.0452	0.0304	0.4088	1.1500e-003	0.1118	8.5000e-004	0.1126	0.0296	7.8000e-004	0.0304		114.4418	114.4418	3.2900e-003		114.5240
Total	0.0594	0.4864	0.5160	2.2800e-003	0.1397	3.0500e-003	0.1428	0.0377	2.8800e-003	0.0405		235.3989	235.3989	0.0109		235.6722

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9338	7.0852	7.2443	0.0110		0.4892	0.4892		0.4737	0.4737	0.0000	1,046.5898	1,046.5898	0.1539		1,050.4363
Total	0.9338	7.0852	7.2443	0.0110		0.4892	0.4892		0.4737	0.4737	0.0000	1,046.5898	1,046.5898	0.1539		1,050.4363

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.0100e-003	0.0363	7.2200e-003	1.0000e-004	2.3300e-003	1.2000e-004	2.4500e-003	6.4000e-004	1.1000e-004	7.5000e-004		11.1777	11.1777	7.5000e-004		11.1965
Vendor	0.0131	0.4197	0.1000	1.0300e-003	0.0256	2.0800e-003	0.0277	7.3700e-003	1.9900e-003	9.3600e-003		109.7794	109.7794	6.8900e-003		109.9517
Worker	0.0452	0.0304	0.4088	1.1500e-003	0.1118	8.5000e-004	0.1126	0.0296	7.8000e-004	0.0304		114.4418	114.4418	3.2900e-003		114.5240
Total	0.0594	0.4864	0.5160	2.2800e-003	0.1397	3.0500e-003	0.1428	0.0377	2.8800e-003	0.0405		235.3989	235.3989	0.0109		235.6722

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Manufacturing	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Manufacturing	0.548858	0.043235	0.200706	0.120309	0.016131	0.005851	0.021034	0.033479	0.002070	0.001877	0.004817	0.000707	0.000925

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0123	0.1115	0.0937	6.7000e-004		8.4800e-003	8.4800e-003		8.4800e-003	8.4800e-003		133.8321	133.8321	2.5700e-003	2.4500e-003	134.6274
NaturalGas Unmitigated	0.0123	0.1115	0.0937	6.7000e-004		8.4800e-003	8.4800e-003		8.4800e-003	8.4800e-003		133.8321	133.8321	2.5700e-003	2.4500e-003	134.6274

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Manufacturing	1137.57	0.0123	0.1115	0.0937	6.7000e-004		8.4800e-003	8.4800e-003		8.4800e-003	8.4800e-003		133.8321	133.8321	2.5700e-003	2.4500e-003	134.6274
Total		0.0123	0.1115	0.0937	6.7000e-004		8.4800e-003	8.4800e-003		8.4800e-003	8.4800e-003		133.8321	133.8321	2.5700e-003	2.4500e-003	134.6274

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Manufacturing	1.13757	0.0123	0.1115	0.0937	6.7000e-004		8.4800e-003	8.4800e-003		8.4800e-003	8.4800e-003		133.8321	133.8321	2.5700e-003	2.4500e-003	134.6274
Total		0.0123	0.1115	0.0937	6.7000e-004		8.4800e-003	8.4800e-003		8.4800e-003	8.4800e-003		133.8321	133.8321	2.5700e-003	2.4500e-003	134.6274

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5127	2.0000e-005	2.3600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.0200e-003	5.0200e-003	1.0000e-005		5.3600e-003
Unmitigated	0.5127	2.0000e-005	2.3600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.0200e-003	5.0200e-003	1.0000e-005		5.3600e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0583					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4542					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.2000e-004	2.0000e-005	2.3600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.0200e-003	5.0200e-003	1.0000e-005		5.3600e-003
Total	0.5127	2.0000e-005	2.3600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.0200e-003	5.0200e-003	1.0000e-005		5.3600e-003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0583					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4542					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000

Landscaping	2.2000e-004	2.0000e-005	2.3600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.0200e-003	5.0200e-003	1.0000e-005		5.3600e-003
Total	0.5127	2.0000e-005	2.3600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.0200e-003	5.0200e-003	1.0000e-005		5.3600e-003

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

JULY 5, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 941

- 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 23:023, A REQUEST
BY FERNANDO NAVA/GLOBAL IMPORTS UNLIMITED TO OPERATE A
WHOLESALE AND ONLINE SALES BUSINESS WITH A SHOWROOM
FOR THE IMPORT AND SALES OF GENERAL AUTOMOTIVE PARTS,
SHOP TOOLS, AND ACCESSORIES AT 14905 PARAMOUNT
BOULEVARD, SUITE G IN THE CLEARWATER EAST SPECIFIC PLAN
AREA.

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MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

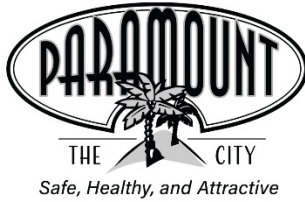
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Conditional Use Permit No. 941

REQUEST: Operate a wholesale and online sales business with a showroom for the import and sales of general automotive parts, shop tools, and accessories

APPLICANT: Fernando Nava/Global Imports Unlimited

MEETING DATE: July 5, 2023

LOCATION: 14905 Paramount Boulevard, Suite G

ZONE: Clearwater East Specific Plan

GENERAL PLAN: Clearwater East Specific Plan

PLANNER: Smyrna Caraveo

RECOMMENDATION: Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: Smyrna Caraveo, Planning Intern
Date: July 5, 2023

**Subject: CONDITIONAL USE PERMIT NO. 941
FERNANDO NAVA/GLOBAL IMPORTS UNLIMITED**

BACKGROUND

This application is a request by Fernando Nava/Global Imports Unlimited for a conditional use permit (CUP) to operate a wholesale and online sales business with a showroom for the import and sales of general automotive parts, shop tools, and accessories at 14905 Paramount Boulevard, Suite G in the Clearwater East Specific Plan area. The existing suite is a 2,820 square foot industrial condominium in the Somerset Business Park. The business park is west of Paramount Boulevard between Somerset Boulevard and 3rd Street.

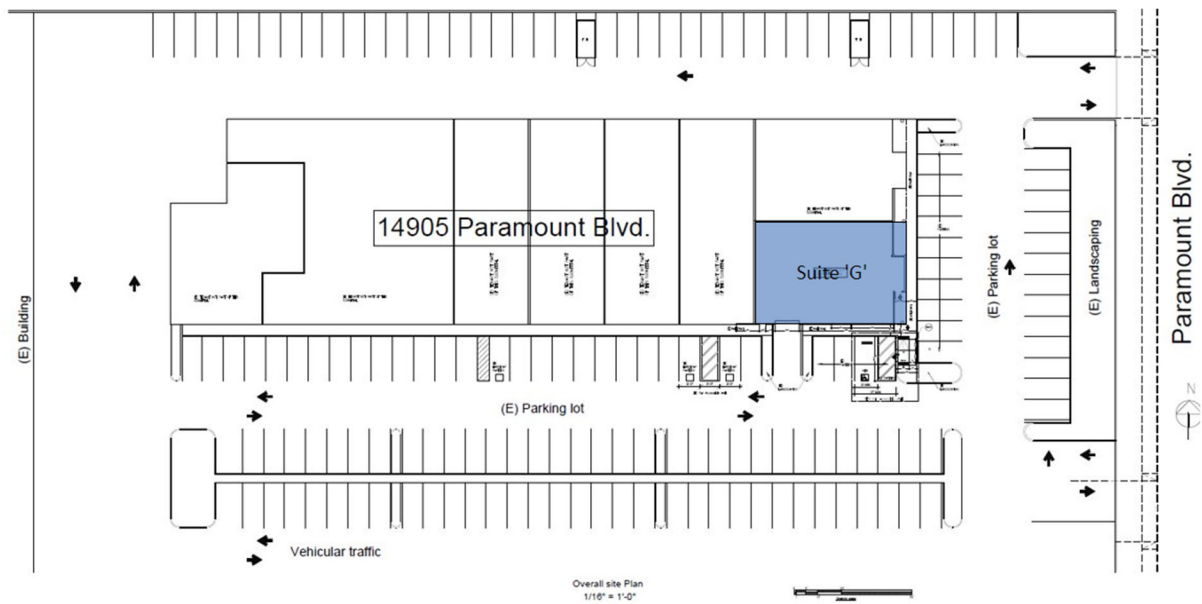
DESCRIPTION

Global Imports Unlimited is an auto parts, tool, and accessory ecommerce business. Business operations are Monday through Friday from 8:00 a.m. to 5:00 p.m. and periodically Saturdays from 8:00 a.m. to 1:00 p.m. There will be three employees working at the site. This business will primarily operate on an appointment basis with flexibility to accommodate walk-in clients. Global Imports Unlimited does not expect a heavy influx of customers which will not disrupt regular traffic patterns. The warehouse area will serve as a storage and sorting area for product inventory. The inventory will be delivered to the warehouse with the use of a loading door located on the south side of the suite. The showroom floor will be used to showcase the products to clients and will have an employee stationed to assist potential clients who enter the property.

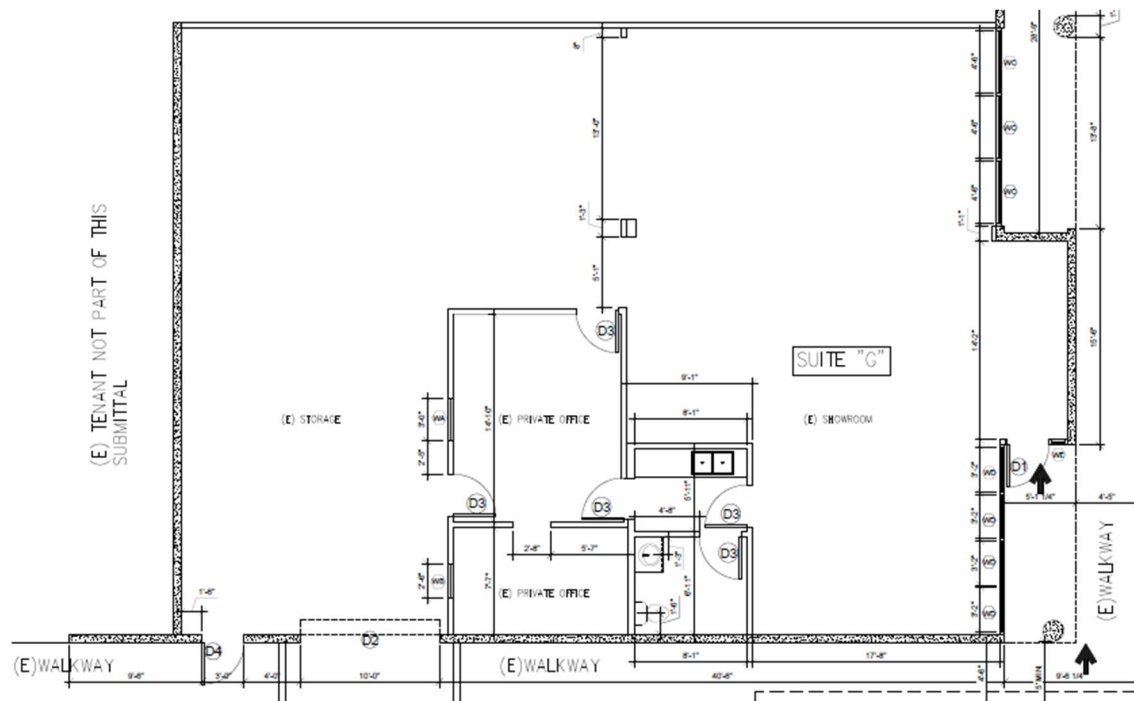
There are no commercial vehicles associated with the business operations. The number of outbound pickups for clients generally occurs two to four times a week. Inbound deliveries occur once a month via a freight forwarding delivery company.

This project will also involve adding an additional one Americans with Disabilities Act (ADA) parking space on the south side of the project site to comply with ADA standards.

Below is the site plan.



Below is the floor plan.



Below are site photos from June 14, 2023.



*The front of the subject unit facing
Paramount Blvd.*



*The south side of the subject unit facing
Somerset Blvd.*

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

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 23:023, approving Conditional Use Permit No. 941, 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, July 21, 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. 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 refurbish the exterior of the suite and the loading door on the south side of the suite to remove graffiti, blemishes, and peeling paint.
11. The windows on the east side of the suite shall be replaced for refurbished.
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, and 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. 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. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
16. 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.
17. 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 1:00 p.m.

18. 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.
19. No outside loitering shall be allowed on the premises.
20. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
21. Outdoor storage and outdoor work are prohibited.
22. Delivery trucks associated with courier services stopping, loading, and unloading is prohibited on public streets and alleys.
23. Signs shall be installed by September 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.
24. The approved floor plan shall not be changed without prior approval by the Planning Department.
25. Security cameras shall be installed following City review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
26. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
27. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
28. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).

29. Trucks are prohibited from overnight storage on the property.
30. 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.
31. 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.
32. At least one bicycle rack shall be installed by September 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.
33. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
34. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
35. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
36. 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 23:023**

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. 941, A REQUEST BY FERNANDO NAVA/GLOBAL IMPORTS UNLIMITED TO OPERATE A WHOLESALE AND ONLINE SALES BUSINESS WITH A SHOWROOM FOR THE IMPORT AND SALES OF GENERAL AUTOMOTIVE PARTS, SHOP TOOLS, AND ACCESSORIES AT 14905 PARAMOUNT BOULEVARD, SUITE G IN THE CLEARWATER EAST SPECIFIC PLAN AREA

WHEREAS, the Planning Commission of the City of Paramount has received an application from Fernando Nava/Global Imports Unlimited to operate a wholesale and online sales business with a showroom for the import and sales of general automotive parts, shop tools, and accessories at 14905 Paramount Boulevard, Suite G in the Clearwater East Specific Plan area; 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 not involving substantial expansion.

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, July 21, 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.
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27. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
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29. Trucks are prohibited from overnight storage on the property.
30. 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.
31. 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.

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33. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
34. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
35. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
36. 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.

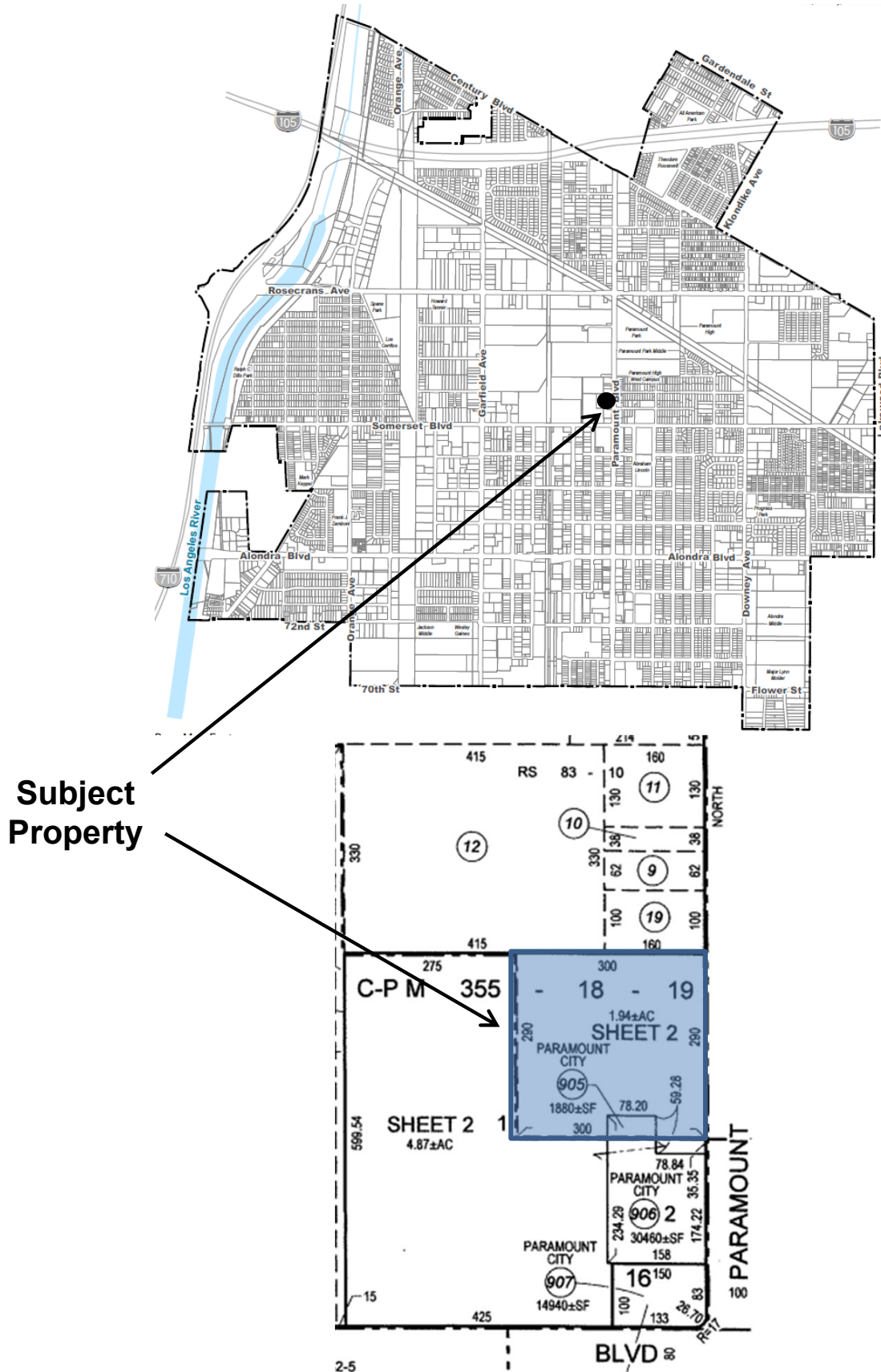
PASSED, APPROVED, and ADOPTED this 5th day of July 2023.

Gordon Weisenburger, Chair

Attest:

Valerie Zaragoza, Administrative Assistant

Conditional Use Permit No. 941



14905 Paramount Boulevard

JULY 5, 2023

PUBLIC HEARING

ZONE VARIANCE NO. 410

A. MOTION IN ORDER:

B. OPEN AND CONTINUE THE PUBLIC HEARING TO AUGUST 2, 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: July 5, 2023

Subject: ZONE VARIANCE NO. 410

This item is a request by Humberto Corona/HC Designs and Drafting for Los Altos Boots for a zone variance to reduce the required number of parking spaces from 86 to 76 to allow the legalization of a 3,180 square foot unpermitted addition to the existing 39,500 square foot building for a total 42,680 square foot building at 14910 Garfield Avenue in the M-2 (Heavy Manufacturing) zone.

The business owner/applicant is requesting a one-month extension (copy of email attached). As such, it is recommended that the Planning Commission open and continue the public hearing.

RECOMMENDED ACTION

It is recommended that the Planning Commission open and continue the public hearing for Zone Variance No. 410 to the August 2, 2023 Planning Commission meeting.

John King

From: rudy avila
Sent: Friday, June 23, 2023 4:58 PM
To: John King
Subject: request to City for extension

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. King,

My brother Beto and I run Los Altos Boots, Inc. He is on vacation right now so I wanted to write to you to request a one-month extension on our variance hearing date with the Planning Commission. We are also trying to get an attorney to review the variance application as well, so we need some additional time.

Thank you for your courtesy.

RUDY AVILA

Regards.

www.losaltosboots.com



The information contained in this e-mail and any attached documents may be privileged, confidential and protected from disclosure. If you are not the intended recipient you may not read, copy, distribute or use this information. If you have received this communication in error, please notify the sender immediately by replying to this message and then delete it from your system.

JULY 5, 2023

PUBLIC HEARING

ZONE CHANGE NO. 246

- 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
- D. MOTION TO CLOSE THE PUBLIC HEARING.

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

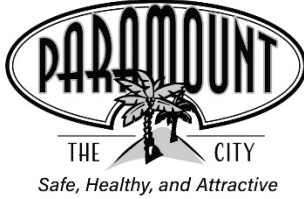
- F. MOTION IN ORDER:

RECOMMEND THAT THE PLANNING COMMISSION ADOPT RESOLUTION NO. PC 23:024, RECOMMENDING THAT THE CITY COUNCIL CHANGE THE OFFICIAL ZONING MAP FROM R-2 (MEDIUM DENSITY RESIDENTIAL) TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/SINGLE-FAMILY RESIDENTIAL AT 16305 HUNSAKER AVENUE TO ALLOW THE DISPOSITION OF THE PROPERTY TO A NONPROFIT AFFORDABLE HOUSING DEVELOPER AND THE SUBDIVISION OF THE PROPERTY INTO PARCELS FOR

CONTINUED... PLEASE TURN PAGE

THE CONSTRUCTION OF ONE SINGLE-FAMILY HOME ON EACH
RESULTING PROPERTY FOR THE FUTURE SALE TO INCOME-
QUALIFYING HOUSEHOLDS.

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



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:

Zone Change No. 246

REQUEST:

Recommended that the City Council change the official Zoning Map from R-2 (Medium Density Residential) to PD-PS (Planned Development with Performance Standards)/Single-Family Residential at 16305 Hunsaker Avenue to allow the disposition of the property to a nonprofit affordable housing developer and the subdivision of the property into parcels for the construction of one single-family home on each resulting property for the future sale to income-qualifying households

APPLICANT:

City of Paramount

MEETING DATE:

July 5, 2023

LOCATION:

16305 Hunsaker Avenue

ZONE:

R-2 (Multiple-Family Residential)

GENERAL PLAN:

Multiple-Family Residential

PLANNER:

Sol Bejarano/Smyrna Caraveo

RECOMMENDATION:

Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: Sol Bejarano, Management Analyst
Smyrna Caraveo, Planning Intern
Date: July 5, 2023

**Subject: ZONE CHANGE NO. 246
16305 HUNSAKER AVENUE**

BACKGROUND

Request

This item is a recommendation that the City Council change the official Zoning Map from R-2 (Medium Density Residential) to PD-PS (Planned Development with Performance Standards) to allow the disposition of the property to a nonprofit affordable housing developer and the subdivision of the property into parcels for the construction of one single-family home on each resulting property for the future sale to income-qualifying households.

The Zoning Map, adopted with the Zoning Ordinance in 1962, can be amended in accordance with the provisions of Chapter 17.52 of the Municipal Code. Following a Planning Commission recommendation, the City Council considers a proposed zone change. This item is associated with a tentative parcel map for Planning Commission review and consideration at a future meeting.

The property is 7,840 square feet and consists of two detached housing units. The first structure measures 1,642 square feet and the second structure measures 814 square feet. The property, which has been in a dilapidated condition for a number of years, has had a long history of numerous code violations over the years. The 7,840 square-foot site was acquired by the City of Paramount in 2019 using the former Redevelopment Agency's Low-to-Moderate Income Housing Fund with the purpose of building affordable housing.

DESCRIPTION

The project will be developed by Habitat for Humanity of Greater Los Angeles, Inc., a California nonprofit organization. Habitat for Humanity works with families, local communities, volunteers, and partners from around the world so more people can live in affordable and safe homes.

The City's contribution to the project will be the land, with both units designated for low-to-moderate income Paramount families. With the unique shape of the lot, the particular size, and the current R-2 (Medium Residential Density) zoning designation, only one single-family residential unit could be constructed at the site. The PD-PS proposal will allow for the development of two single-family homes on individual parcels which will allow for more affordable units. Both lots will be accessed from the public street and have an easement for a shared driveway approach and drive aisle leading to each unit's two-car garage

Project

The project consists of subdividing the property into two parcels for the construction of two attached two-story single-family homes that will share one common wall along the garages. Each home will have three bedrooms, two and one-half bathrooms, and a laundry closet. The lots are 3,360 square feet and 4,310 square feet respectively. The street-facing lot (Lot 1) will measure 3,360 square feet, and the home will contain 1,352 square feet of livable space with an attached 441 square foot two-car garage. The rear lot (Lot 2) will measure 4,310 square feet, and the home will contain 1,368 square feet of livable space with an attached 441 square foot two-car garage. The parcels in this project will incorporate the appropriate setback requirements in proportion to the lot size, and the design will be reviewed administratively.

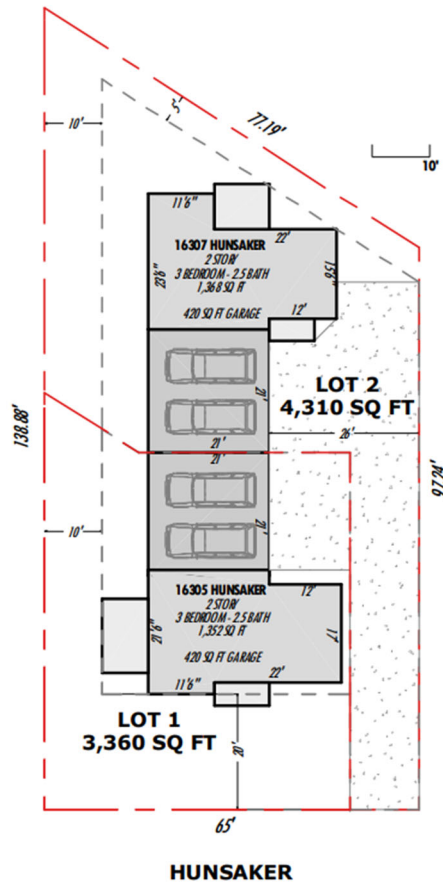
Aerial Photo

Below is an aerial photograph indicating the location of the subject site.



Site Plan

Below is the proposed site plan.



Site Photos

Below is a photo of the front of the subject property.



DISCUSSION

The existing R-2 zone allows one housing unit for every 3,750 square feet of lot area, with each property having a side yard of not less than five feet, a rear yard of not less than 10 feet, and a front yard of not less than 20 feet. The applicant is proposing to construct two 2-story single-family homes on individual lots that will be sold separately. The proposed zone change represents an increase in the number of units at the site. The zone change will meet a market need for low density residential development and will provide two affordable homes for low-to-moderate income Paramount families.

The proposed zone change is consistent with the General Plan Land Use Designation of Multiple-Family Residential, which allows single-family and multifamily residential uses. Given that the current R-2 zoning standards permit two single-family residential units at the property and the applicant is proposing to construct two single-family units, the project is not out of character with the General Plan. Finally, the project will integrate well with the surrounding neighborhood, which is comprised of single-family residential properties developed at varying densities.

Proposed Zone Change

The two maps below show the existing and proposed Zoning Map:

EXISTING

PROPOSED

Summary

The applicant is requesting a zone change that will allow for the development of and individual sale of two (2) single-family residential parcels. The proposal will successfully integrate into the surrounding neighborhood. Approval of the proposed project will allow for a significant aesthetic improvement to the physical environment on Hunsaker Avenue. Additionally, the project will be similar to the Gold Key Development housing tract off of Atlantic Place, a highly successful residential project with smaller lots and building setbacks than a typical single family residential development.

Environmental Assessment

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 32 Categorical Exemption – infill development projects in urban areas.

Fiscal Impact

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

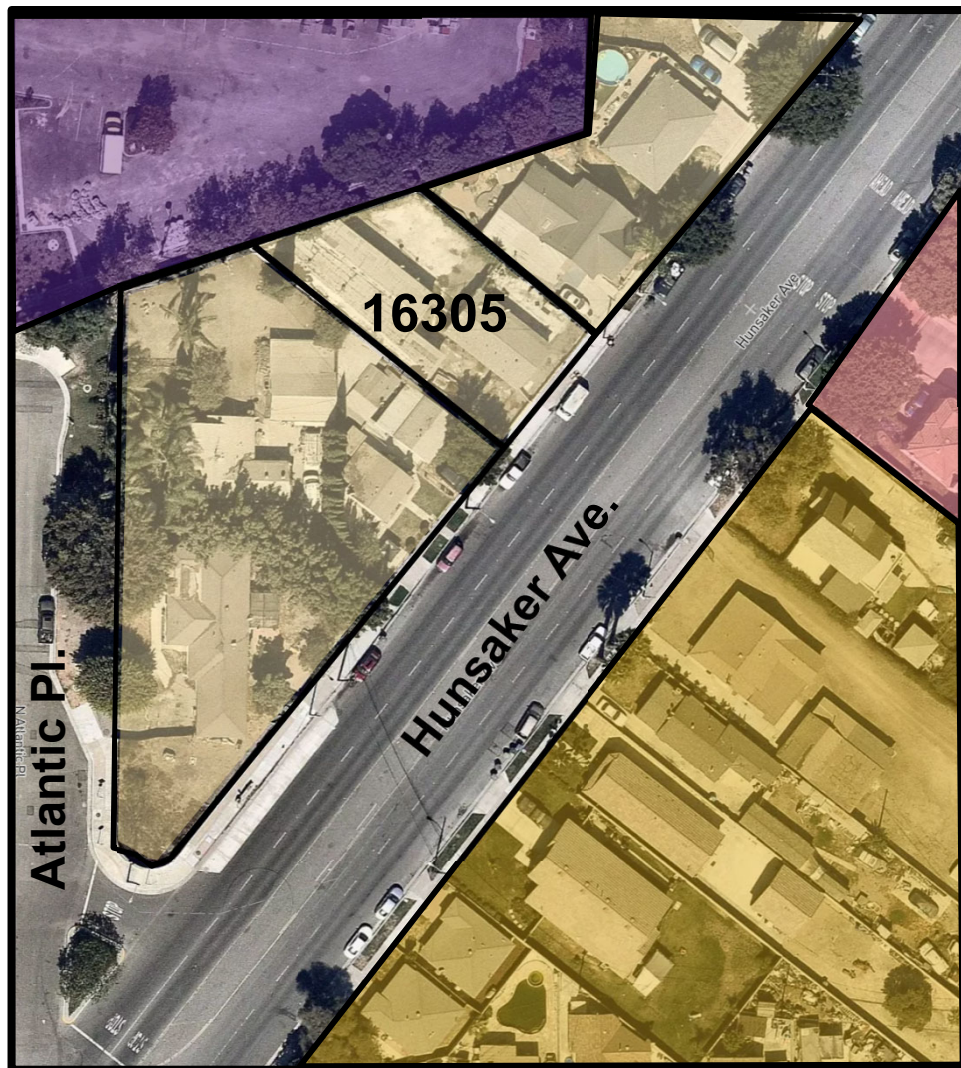
The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The Strategic Outcomes were implemented to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcomes No. 1: Safe Community and No. 3: Economic Health.

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC 23:024, recommending that the City Council adopt an ordinance changing the official zoning plan of the City of Paramount from R-2 (Medium Density Residential) to PD-PS (Planned Development with Performance Standards)/Single Family Residential at 16305 Hunsaker Avenue.

Zone Change No. 246

Existing Zoning



R-2 (Medium Density Residential)



R-M (Multiple-Family Residential)



PD-PS (Planned Development with Performance Standards)

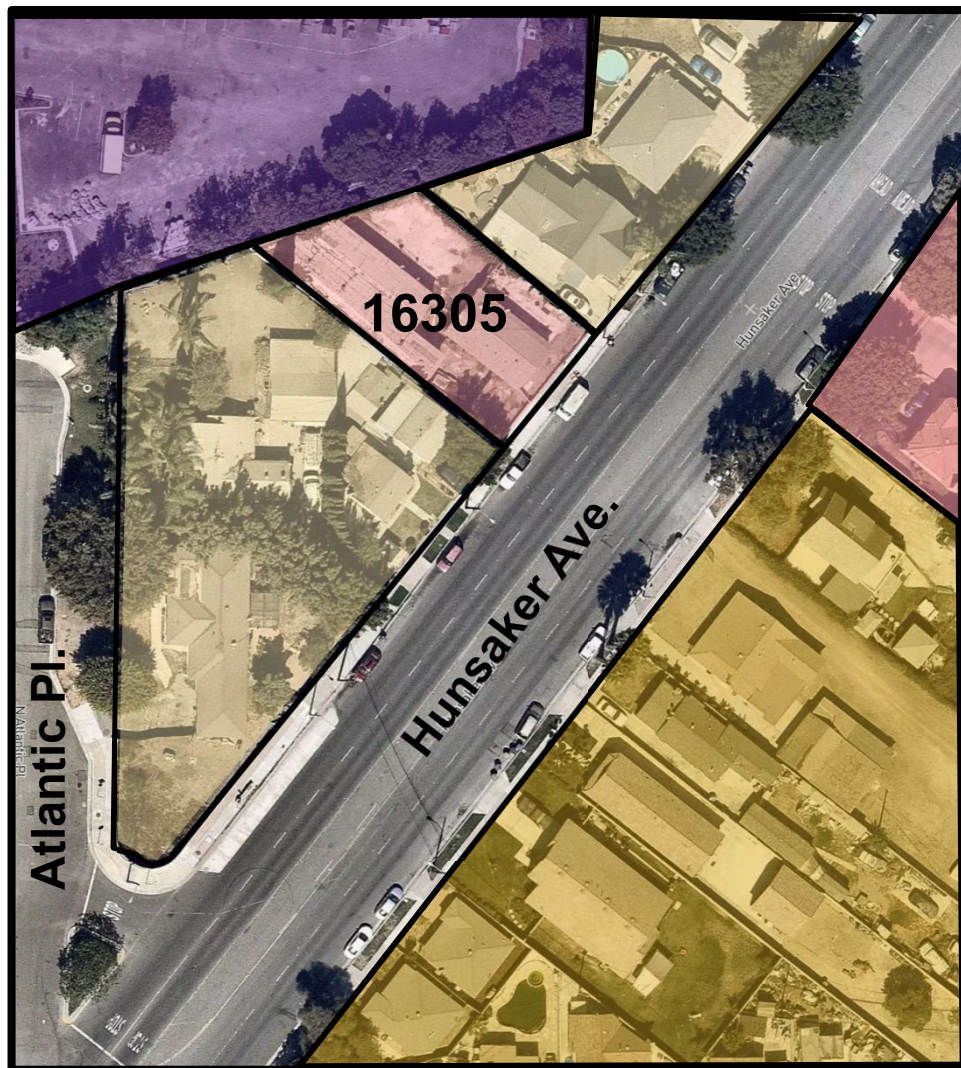


C-M (Commercial-Manufacturing)

16305 Hunsaker Ave.

Zone Change No. 246

Proposed Zoning



R-2 (Medium Density Residential)



R-M (Multiple-Family Residential)



PD-PS (Planned Development with Performance Standards)

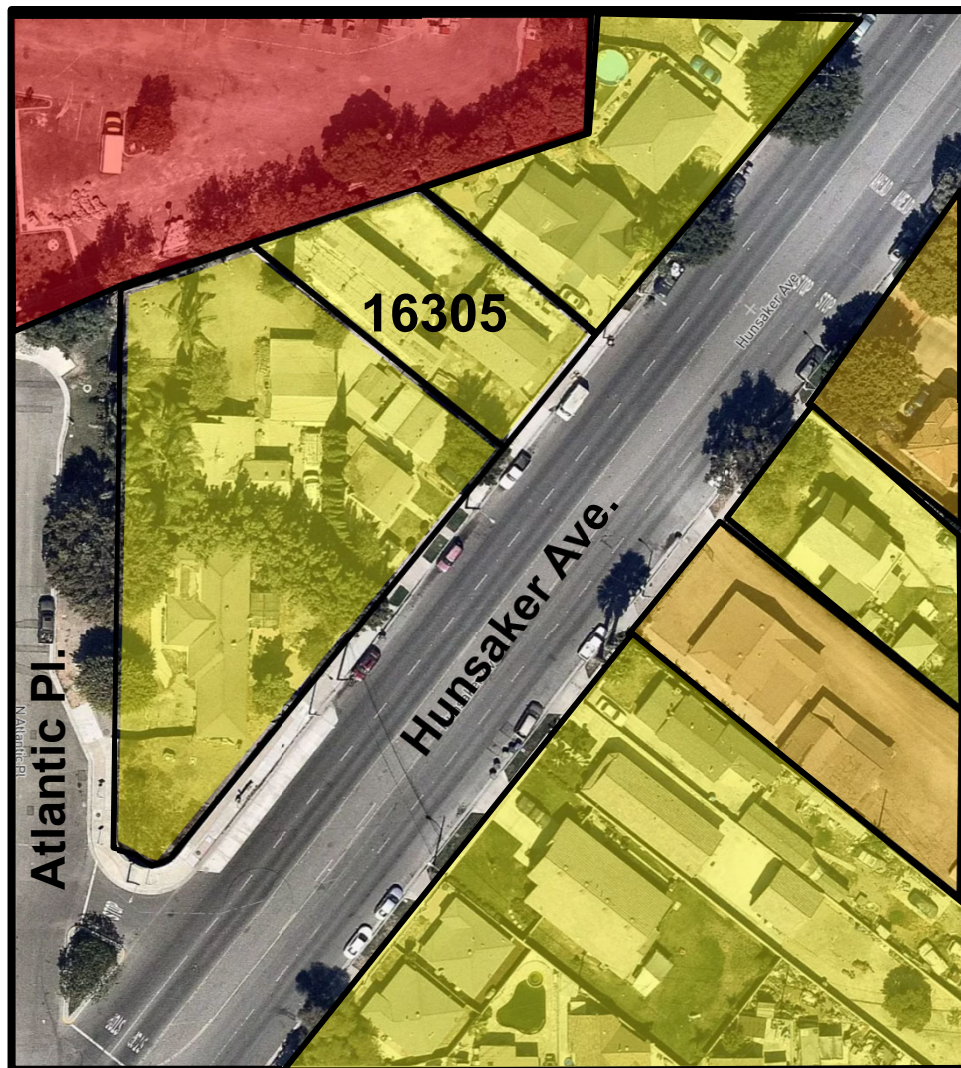





C-M (Commercial-Manufacturing)

16305 Hunsaker Ave.

Zone Change No. 246

Land Use






-  Single-Family Residential
-  Multiple-Family Residential
-  Commercial

16305 Hunsaker Ave.

Zone Change No. 246

General Plan Land Use Designation



-  Single-Family Residential
-  Multiple-Family Residential
-  Commercial

16305 Hunsaker Ave.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 23:024**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVE ZONE CHANGE NO. 246, CHANGING THE OFFICIAL ZONING MAP FROM R-2 (MEDIUM DENSITY RESIDENTIAL) TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/SINGLE-FAMILY RESIDENTIAL AT 16305 HUNSAKER AVENUE TO ALLOW THE DISPOSITION OF THE PROPERTY TO A NONPROFIT AFFORDABLE HOUSING DEVELOPER AND THE SUBDIVISION OF THE PROPERTY INTO PARCELS FOR THE CONSTRUCTION OF ONE SINGLE-FAMILY HOME ON EACH RESULTING PROPERTY FOR THE FUTURE SALE TO INCOME-QUALIFYING HOUSEHOLDS

WHEREAS, the Planning Commission of the City of Paramount has received an application to change the official Zoning Map from R-2 (Medium Density Residential) to PD-PS (Planned Development with Performance Standards)/Single-Family Residential at 16305 Hunsaker Avenue to allow the disposition of the property to a nonprofit affordable housing developer and the subdivision of the property into parcels for the construction of one single-family home on each resulting property for the future sale to income-qualifying households; 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 15332, Class 32 Categorical Exemption – infill development.

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. That modified conditions warrant a revision in the Zoning Map as it pertains to the area under consideration.
2. That a need for the proposed zone classification exists within such area and that the proposed change is necessary and proper and is not likely to be detrimental to adjacent properties.
3. That the particular properties under consideration are proper locations for the said zone classification within such area and is suitable for uses permitted in the zone in terms of access and size of parcel.
4. That placement of the proposed zone at such location will be in the interest of public health, safety, and general welfare.
5. That the proposed classification will be consistent with the comprehensive General Plan as adopted by the City Council.

SECTION 5. Based on the foregoing findings the Planning Commission recommends that the City Council adopt an ordinance following public hearings to be conducted as required by law.

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

Gordon Weisenburger, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONE CHANGE NO. 246, CHANGING THE OFFICIAL ZONING MAP FROM R-2 (MEDIUM DENSITY RESIDENTIAL) TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/SINGLE-FAMILY RESIDENTIAL AT 16305 HUNSAKER AVENUE TO ALLOW THE DISPOSITION OF THE PROPERTY TO A NONPROFIT AFFORDABLE HOUSING DEVELOPER AND THE SUBDIVISION OF THE PROPERTY INTO TWO PARCELS FOR THE CONSTRUCTION OF ONE SINGLE-FAMILY HOME ON EACH RESULTING PROPERTY FOR THE FUTURE SALE TO INCOME-QUALIFYING HOUSEHOLDS

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

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

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

WHEREAS, the authority to adopt and enforce zoning regulations, including the location and boundaries of the various zones shown and delineated on the Official Zoning Map of the City, is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, the City desires to ensure that development occurs in a prudently effective manner, consistent with the goals and objectives of the Paramount General Plan as updated and adopted by the City Council on August 7, 2007 and reasonable land use planning principles; and

WHEREAS, the Planning Commission held a duly noticed public hearing on July 5, 2023 at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 23:024, recommending that the City Council adopt this Ordinance; and

WHEREAS, the City Council held a duly noticed public hearing on this Ordinance on _____, 2023, at which time it considered all evidence presented, both written and oral.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PARAMOUNT DOES ORDAIN AS FOLLOWS:

SECTION 2. The official Zoning Map of the City of Paramount adopted by Ordinance No. 178 on February 20, 1962 is amended as shown on the map attached hereto, marked “Exhibit A”, to be zoned PD-PS (Planned Development with Performance Standards)/Single-Family Residential. Said change shall be made on the official Zoning Map of the City of Paramount

Said zone change shall be subject to the following conditions:

Permitted uses – general:

The following uses shall be permitted in this PD-PS zone:

1. Single-family dwelling. Lots shall be used for residential purposes only and no building shall be erected, altered, placed, or permitted to remain on any lot other than a detached single-family dwelling. No part of the properties shall ever be used or caused allowed or authorized to be used in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending, and other such nonresidential purpose.
2. Attached accessory buildings and structures including private garages.
3. Accessory dwelling units (ADUs). ADUs are subject to all requirements of Chapter 17.104 of the Paramount Municipal Code.
4. Animals. Dogs and cats as household pets within approved housing units, provided that the total number is any combination thereof shall not exceed two per housing unit. Livestock, including cattle, sheep, goats, horses, rabbits, rodents, poultry, fowl, and pigeons are prohibited.
5. Home garden. A home garden is permitted as a complement or accessory to a completed development project.
6. Home occupation. A Home Occupation Permit may be granted pursuant to Section 17.08.020 of the Paramount Municipal Code for residents in approved housing units.
7. Family daycare homes. A family daycare home shall comply with all relevant regulations from all relevant State of California, Los Angeles County, and City of Paramount codes and regulations and maintain an active City of Paramount business license.
8. Small licensed residential care facilities. A small licensed residential care facility shall comply with all relevant regulations from all relevant State of California, Los Angeles County, and City of Paramount codes and regulations and maintain an active City of Paramount business license.

Prohibited uses:

1. **Short-term rentals.** A short-term rental means a residential building or a portion of a residential building that is rented to a person or person for 30 consecutive days or less.

Performance standards:

1. Permitting. All uses that require a conditional use permit shall obtain a conditional use permit before operating.
2. Vehicle parking. The parking of any vehicle in any area on the property other than the garage or driveway is prohibited.
3. Recreational vehicles prohibited. The parking or outdoor storage of any recreational vehicle is prohibited. Such recreational vehicles shall include, but are not limited to motorhomes, boats, travel trailers, and transport trailers.
4. Satellite dish. The installation of a satellite dish shall not be visible from a public street.
5. Pole/antennae. No television or radio poles, antennae, or other external fixtures other than those originally installed by the developer and any replacements thereof, shall be constructed, erected, or maintained.
6. Clotheslines. Clotheslines shall not be visible from the public right-of-way.
7. Trash/recyclables. Trash, recyclables, garbage, or other waste shall be kept only in sanitary containers that shall be stored in a location so as not to be visible from the public right-of-way. All of said aforementioned containers shall be kept and maintained within the walls of the designated trash room of the approved building except when being emptied by a collector.
8. Storage. The storage or accumulation of junk, trash, and other offensive or noxious materials is specifically prohibited. No burning on any lot shall be permitted except in fireplaces or barbecues, if any. No lumber, metals, machinery, equipment or building materials shall be kept, stored, or allowed to accumulate. Tenant storage shall be limited to the accessory storage on the premises and shall be within the approved and enclosed building.
9. Modifications. No alterations or modifications to the exterior of the buildings, fences, railings, walls or other improvements constructed on the lot, and no changes to the grade or drainage pattern of the lot, shall occur without the prior consent of the Planning Director.

10. Home gardens. Edible plant materials shall be promptly harvested and removed when mature or ripe. Plants not harvested for consumption shall be promptly removed or tilled into the soil. Planting areas fallowed between growing seasons shall be covered with mulch or similar material or otherwise maintained in clean condition until the next planting period. Weeds shall be promptly removed. Actions shall be taken to prevent and eliminate pests.

Development standards:

1. Setbacks. Building setbacks are to be as shown on the submitted site plan and made by reference a part of this zone change.
2. Parking. Vehicular parking shall be provided and accessible as shown on the approved site plan.
3. Signage. Each lot or parcel of land in this PD-PS zone may have the following signs:
 - a. Address numbers minimum four inches in height and maximum eight inches in height.
4. Mailboxes. Mailboxes shall be installed by the developer and maintained in perpetuity.
5. Fences, etc. No fence or hedge exceeding 42 inches in height shall be erected or permitted in the front setback areas on any lot. No chainlink fences will be permitted.
6. Security bars. No wrought iron, metal, steel, etc. security bars shall be installed on exterior of any window. All exterior doors must be able to open without special knowledge or tools.
7. Tarps. The use of tarps is prohibited.
8. Landscaping/irrigation. Landscaping and irrigation shall comply with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.
9. Security wire. No barbed wire, concertina wire, razor wire or cut glass shall be installed.

Compliance with Chapter 17.72 (PD-PS, Planned Development with Performance Standards Zone) of the Paramount Municipal Code.

This zone change case shall comply with all conditions set forth in Chapter 17.72 (PD-PS, Planned Development with Performance Standards Zone) of the Paramount Municipal Code zone, Section 17.72.010 to 17.72.210, inclusive.

SECTION 3. **California Environmental Quality Act (CEQA).** This project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15332, Class 32 Categorical Exemption – infill development.

SECTION 4. If any section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. This Ordinance shall be certified as to its adoption by the City Clerk and shall be published once in the Paramount Journal within 15 days after its adoption together with the names and members of the City Council voting for and against the Ordinance.

SECTION 6. This Ordinance shall take effect thirty (30) days after its adoption. The City Clerk or duly appointed deputy shall certify to the adoption of this Ordinance to be published as required by law.

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

Isabel Aguayo, Mayor

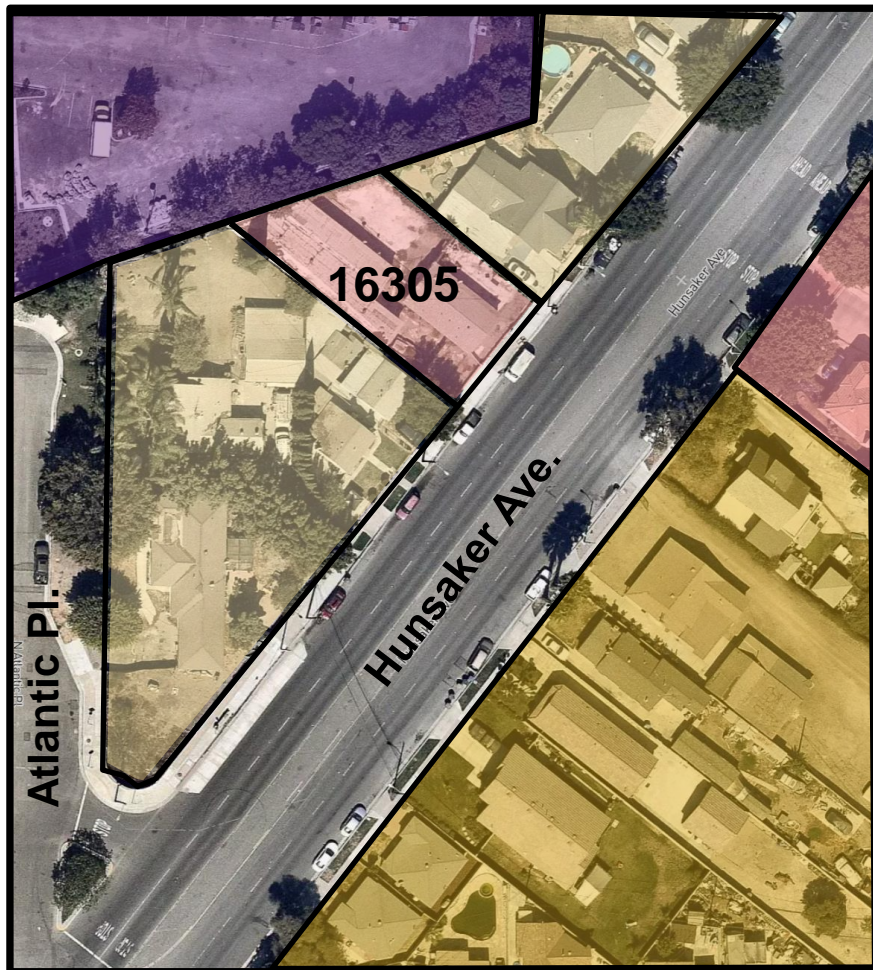
Attest:





Heidi Luce, City Clerk

EXHIBIT A

Zone Change No. 246

Proposed Zoning



-  R-2 (Medium Density Residential)
-  R-M (Multiple-Family Residential)
-  PD-PS (Planned Development with Performance Standards)
-  C-M (Commercial-Manufacturing)

16305 Hunsaker Ave.

JULY 5, 2023

ORAL REPORT

CITY COUNCIL ACTIONS

JULY 5, 2023

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF