



## PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Paramount Planning Commission scheduled for **August 2, 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](mailto:planning@paramountcity.com)

E-mail public comments must be received by **5:00 p.m. on Wednesday, August 2, 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.

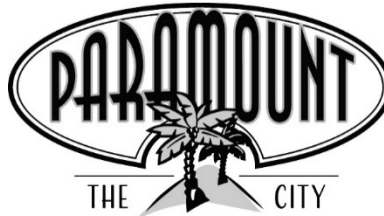
- **Teleconference: (562) 220-2036**

Participants wishing to address the Planning Commission by teleconference should call City Hall at **(562) 220-2036** by **5:00 p.m. on Wednesday, August 2, 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  
August 2, 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](http://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. <a href="#"><u>APPROVAL OF MINUTES</u></a>	July 5, 2023
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## **PUBLIC COMMENTS**

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## **OLD BUSINESS**

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## **PUBLIC HEARINGS**

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2.     [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

## **NEW BUSINESS**

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## **PUBLIC HEARINGS**

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3.     [CONDITIONAL USE  
PERMIT NO. 942](#)     A request by Rio Luna, Inc. dba Horchateria Rio Luna for the sales of beer and wine for onsite consumption at 15950 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) 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.     [ZONING ORDINANCE  
TEXT AMENDMENT  
NO. 31](#)     A request recommending that the City Council approve revised regulations regarding development review application notifications citywide. This project is exempt from the California

Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) – the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

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## REPORTS

- |    |                                    |  |
|----|------------------------------------|--|
| 5. | <a href="#"><u>ORAL REPORT</u></a> | Quarterly Update – World Energy Sound Wall along Façade Avenue |
| 6. | <a href="#"><u>ORAL REPORT</u></a> | City Council Actions   |

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## COMMENTS

- |    |   |
|----|---|
| 7. | <a href="#"><u>COMMENTS</u></a>   |
|    | <ul style="list-style-type: none"><li>▪ City Attorney</li><li>▪ Commissioners</li><li>▪ Staff</li></ul> |

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## ADJOURNMENT

To a special meeting on August 23, 2023 at 6:00 p.m.

AUGUST 2, 2023

APPROVAL OF MINUTES  
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF JULY 5, 2023.

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

## **PARAMOUNT PLANNING COMMISSION MINUTES JULY 5, 2023**

City of Paramount, 16400 Colorado Avenue, Paramount, CA 90723

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**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  
Karen Gonzalez, Office Assistant I

### **PUBLIC COMMENTS**

There were none.

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1. **APPROVAL OF MINUTES** Chair Weisenburger presented the Planning Commission minutes of June 7, 2023 for approval.

It was moved by Commissioner Gonzalez, seconded by Commissioner Timmons, to approve the minutes as presented. 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

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**OLD BUSINESS**

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**PUBLIC HEARINGS**

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

Chair Weisenburger stated that this is a continued open public hearing and asked if anyone wished to speak in favor of the request.

Planning Director John Carver read an email received from Mr. John Paul Drayer which spoke in favor of the request.

Seeing no one present wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone present wishing to speak in opposition to the request.

Ms. Maria Ortiz spoke in opposition to the request, citing the lack of sufficient parking and potential noise issues.

Mr. Emmanuel Diaz spoke in opposition to the request, citing zone changes and community outreach regarding the project.

Mr. Miguel Angel Samao spoke in opposition to the request, citing safety concerns in the neighborhood near or around the project.

Planning Director John Carver read emails received from Ms. Jennifer Roache, Mr. Jose Arreola, and Ms. Ana Azpeitia who had additional questions and comments regarding the project. Director Carver then read the detailed emailed response to the questions and comment from Assistant Planning Director John King to each email received.

There being no one else present wishing to speak in opposition to the request, it was moved by Commissioner Gonzalez, seconded by Vice Chair Esparza, to close the public hearing. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

There was further discussion between the Planning Commission and staff regarding the request. City Attorney John Cavanaugh addressed the concerns and comments made by speakers regarding parking and safety.

A. ENVIRONMENTAL  
IMPACT REPORT  
(EIR)

Chair Weisenburger presented the item, 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.

It was moved by Commissioner Gonzalez, seconded by Commissioner Timmons, to read by title only and adopt Planning Commission Resolution No. PC 23:020, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

B. GENERAL PLAN  
AMENDMENT NO.  
22-2

Chair Weisenburger presented the item, 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.

It was moved by Commissioner Gonzalez, seconded by Vice Chair Esparza, to read by title only and adopt Planning Commission Resolution No. PC 23:012, approving the request. The motion was passed by the following roll call vote:



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

NOES: None

ABSENT: None

ABSTAIN: None

C. ZONE CHANGE  
NO. 240

Chair Weisenburger presented the item, 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.

It was moved by Commissioner Timmons, seconded by Commissioner Gonzalez, to read by title only and adopt Planning Commission Resolution No. PC 23:013, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

D. ZONING  
ORDINANCE TEXT  
AMENDMENT NO.  
25

Chair Weisenburger presented the item, 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.

It was moved by Commissioner Moody, seconded by Vice Chair Esparza, to read by title only and adopt Planning Commission Resolution No. PC 23:014, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

3. CONDITIONAL USE  
PERMIT NO 936  
RAFFI  
GULSATARIAN/  
GULSATARIAN  
ACCOUNTANCY FOR  
CHARLEYS  
CHEESESTEAKS  
14501 LAKEWOOD  
BOULEVARD

Chair Weisenburger presented the item, a request by Raffi Gulsatarian/Gulsatarian Accountancy for Charleys Cheesesteaks to operate a restaurant with indoor eating within the Walmart building at 14501 Lakewood Boulevard in the C-3 (General Commercial) zone.

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

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

Planning Director John Carver read an email from Blanca Mercado which spoke in favor of the request.

Seeing no one else present wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone present wishing to speak in opposition to the request.

There being no one present wishing to speak in opposition to the request it was moved by Commissioner Moody, seconded by Vice Chair Esparza, to close the public hearing. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

It was moved by Commissioner Timmons, seconded by Commissioner Gonzalez, to read by title only and adopt Planning Commission Resolution No. PC 23:021, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

4. CONDITIONAL USE  
PERMIT NO. 940  
JOHN JACOBSON/  
KALDERA, LLC  
16243 MINNESOTA  
AVENUE

Chair Weisenburger presented the item, 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.

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

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

Seeing no one present wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone present wishing to speak in opposition to the request.

There being no one present wishing to speak in opposition to the request it was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to close the public hearing. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

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

It was moved by Commissioner Timmons, seconded by Commissioner Gonzalez, to read by title only and adopt Planning Commission Resolution No. PC 23:022, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

5. CONDITIONAL USE  
PERMIT NO. 941  
FERNANDO NAVA/  
GLOBAL IMPORTS  
UNLIMITED  
14905 PARAMOUNT  
BOULEVARD, SUITE  
G

Chair Weisenburger presented the item, 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.

Planning Director John Carver introduced Planning Intern Smyrna Caraveo who presented an overview of the request.

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

Seeing no one present wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone present wishing to speak in opposition to the request.

There being no one present wishing to speak in opposition to the request it was moved by Commissioner Moody, seconded by Vice Chair Esparza, to close the public hearing. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

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

It was moved by Commissioner Timmons, seconded by Commissioner Gonzalez, to read by title only and adopt Planning Commission Resolution No. PC 23:023, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

6. ZONE VARIANCE NO. 410  
HUMBERTO  
CORONA/ HC  
DESIGNS AND  
DRAFTING FOR LOS  
ALTOS BOOTS  
14910 GARFIELD  
AVENUE
- Chair Weisenburger presented the item, 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.

Planning Director John Carver stated that the business owner/applicant is requesting a one-month extension and it is recommended that the Planning Commission open and continue the public hearing to August 2, 2023.

It was moved by Commissioner Timmons, seconded by Commissioner Gonzalez to open and continue the public hearing to August 2, 2023. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

7. ZONE CHANGE NO. 246
- Chair Weisenburger presented the item, recommending 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 two parcels for the construction of one single-family home on each resulting property for the future sale to income-qualifying households.

Planning Director John Carver introduced Planning Intern Smyrna Caraveo who presented an overview of the request.

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

Seeing no one present wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone present wishing to speak in opposition to the request.

There being no one present wishing to speak in opposition to the request it was moved by Vice Chair Esparza, seconded by Commissioner Moody, to close the public hearing. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

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

It was moved by Vice Chair Esparza, seconded by Commissioner Timmons, to read by title only and adopt Planning Commission Resolution No. PC 23:024, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

## **REPORTS**

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- |   |  |
|---|--|
| 8. CITY COUNCIL ACTIONS                                 | There were no items pertaining to the Planning Commission.   |
| 9. COMMENTS FROM CITY ATTORNEY, COMMISSIONERS AND STAFF | City Attorney John Cavanaugh commented on the street racing program the City has implemented and steps taken to curtail street racing violators in the City. |

## **ADJOURNMENT**

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There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 7:49 p.m. to the next Planning Commission meeting to be held on Wednesday, August 2, 2023, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

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Gordon Weisenburger, Chair

ATTEST:

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Valerie Zaragoza, Administrative Assistant

AUGUST 2, 2023

PUBLIC HEARING

ZONE VARIANCE NO. 410

- 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 READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT RESOLUTION NO. PC 23:018, DENYING ZONE VARIANCE NO. 410.

<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**

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**PROJECT NUMBER:** Zone Variance No. 410

**REQUEST:** 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

**APPLICANT:** Humberto Corona/HC Designs and Drafting for Los Altos Boots

**MEETING DATE:** August 2, 2023

**LOCATION:** 14910 Garfield Avenue

**ZONE:** M-2 (Heavy Manufacturing)

**GENERAL PLAN:** Clearwater West

**PLANNER:** John King

**RECOMMENDATION:** Denial



**To:** Honorable Planning Commission  
**From:** John Carver, Planning Director  
**By:** John King, AICP, Assistant Planning Director  
**Date:** August 2, 2023

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**Subject: ZONE VARIANCE NO. 410  
HUMBERTO CORONA/HC DESIGNS AND DRAFTING FOR LOS ALTOS  
BOOTS**

## **BACKGROUND**

This application 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.

Los Altos Boots completed the redevelopment of the property in 2008 and has operated a wholesale leather boots and accessories business at the location since that time. The property owner is R&B Capital Investments, LLC, and the corporate officers are the same as the owners of Los Altos Boots.

On June 23, 2023, the applicant requested a one-month postponement of the public hearing. On July 5, 2023, the Planning Commission opened and continued the public hearing to the August 2, 2023 Planning Commission meeting.

## **DISCUSSION**

### **Permitted Building and Required Parking**

The existing 39,500 square foot concrete tilt-up building was constructed following Development Review Board approval of Development Review Application No. 06:025. Section 17.44.160 of the Paramount Municipal Code requires one parking space for each 500 square feet of gross floor area. As such, a 39,500 square foot building requires 79 parking spaces. Prior to the construction of the unpermitted building the site contained 80.

As a reminder, the Municipal Code sets a required number of parking spaces in the M-2 zone based on building size, not use. While a specific business may not need all of the parking spaces in a parking lot, the parking requirement is intended to satisfy not only the existing parking needs for a business, but also the off-street parking needs for future businesses with more employees.

Below is photo of the property at the time of completion in 2008:



### Code Enforcement

On August 28, 2019, the Code Enforcement Division of the Public Safety Department issued a Notice of Violation for the unpermitted construction of the 3,180 square foot metal addition to the rear of the permitted concrete tilt-up building.

Below are photos showing the metal addition:



## Efforts to Legalize Addition

Since that time, the applicant contracted with HC Designs and Drafting to prepare plans in an attempt to legalize the unpermitted addition. The applicant understands that the metal siding on the addition would have to be replaced with a stucco exterior to match the outer appearance of the permitted building.

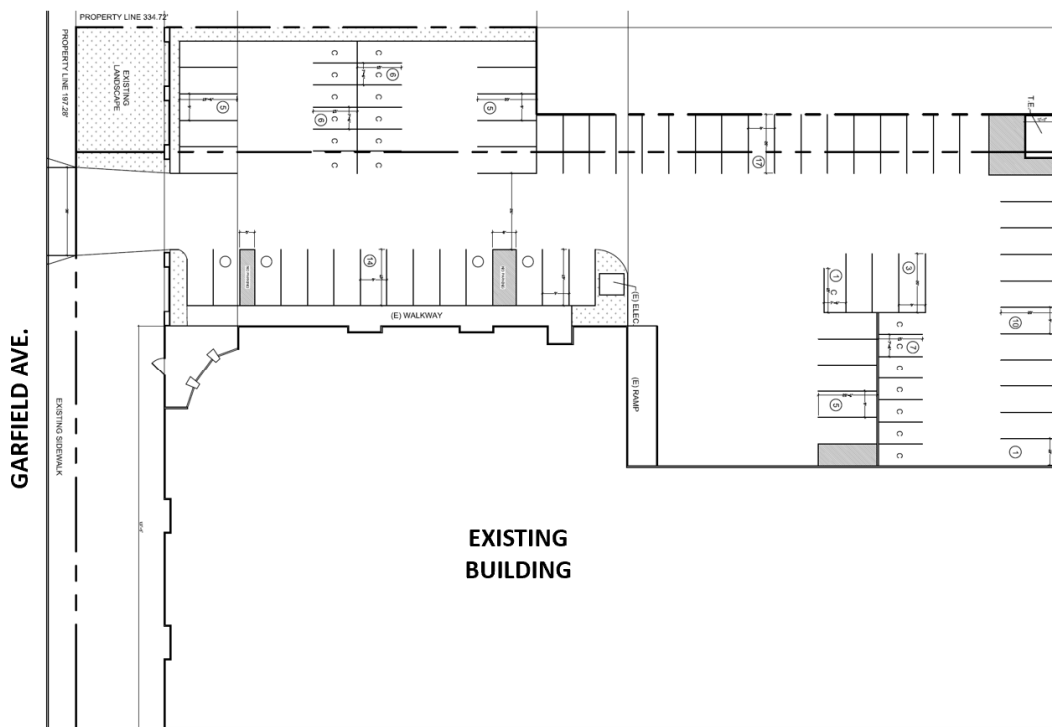
However, due to the increased 3,180 square feet of floor area that triggers the need for an additional seven parking spaces, HC Designs and Drafting has been unable to redesign the parking lot to bring the total number of parking spaces to the 86 required for a 42,680 square foot total. At best, and after several design attempts, 76 parking spaces is possible with the unpermitted addition maintained at the same location at the same size. The required number of parking spaces for the building and addition is 85.

The difficulty is twofold – the unpermitted addition was constructed in a parking area, thereby reducing the number of available off-street parking spaces; secondly, the unpermitted addition increases the number of parking spaces as required by the Municipal Code. While a designer or architect could potentially redesign a parking lot to accommodate additional parking spaces, at some point the effort is infeasible given limited land area.

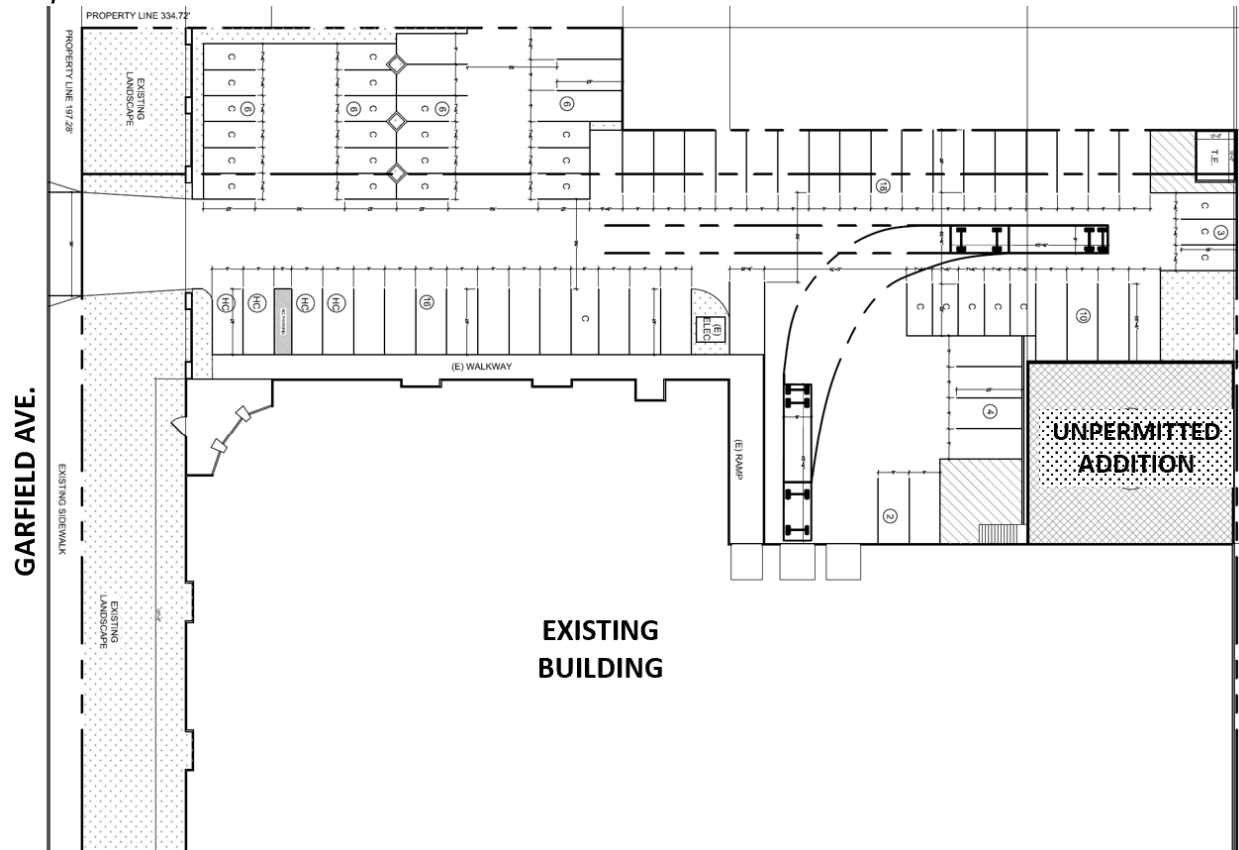
## Plans

Below are two sets of plans – existing site plan and proposed site plan.

### Existing Site Plan



### Proposed Site Plan



### Summary of Parking Requirement

The chart below summarizes the parking spaces required for the permitted building, the unpermitted building addition that applicant would like to legalize, and the total. As noted above, one parking space is required for every 500 square feet of building floor area. Any fraction or decimal rounds up to the next number for required parking spaces.

	Floor Area (sq. ft.)	Required Parking Spaces	Parking Spaces Available
Existing Permitted Building	39,500	79	80 (existing)
Unpermitted Addition	3,180	7	n/a
<b>TOTAL</b>	<b>42,680</b>	<b>86</b>	<b>76 (proposed)</b>

### Proposed Variance

Unable to meet the minimum parking requirement, the applicant has decided to apply for a zone variance to request relief from established zoning standards. Section 17.48.010(C) of the Paramount Municipal Code requires four findings be met before the Planning Commission grants a variance:

1. That there are exceptional extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same vicinity and zone.
2. That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone but which is denied to the property in question.
3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.
4. That the granting of such variance will not adversely affect the comprehensive general plan.

First, a property must possess exceptional circumstances. This finding is not satisfied. The 75,095 square foot property is close to a rectangular shape, and the property was successfully developed “from the ground up” with the previous building demolished.

Secondly, the Municipal Code requires that the granting of a variance not be detrimental to the public welfare or injurious to other properties in the area. This finding is not satisfied. The proposed reduction in parking stalls includes the inclusion of new parking spaces within the backup route of trucks into the loading dock area. Truck drivers will have more difficulty maneuvering trucks into the loading docks, and vehicles parked in adjacent parking stalls will be subject to unsafe truck travel.

Third, the granting of a variance must provide a property right possessed by other property owners in the area. This finding is satisfied. Due to changing regulations, there are a number of properties in the vicinity with legal nonconforming parking conditions.

Finally, the Municipal Code states that the granting of a variance must not adversely affect the General Plan. This finding is not satisfied. The property is located in an M-2 (Heavy Manufacturing) zone, and the General Plan designation for the site is Clearwater West. *Clearwater West Area Plan Policy 4* states, “Appropriate use and design buffers will be established adjacent to the Richfield-Exeter-Petrol neighborhood.” Given the location of the subject property to the east of the Richfield-Exeter-Petrol neighborhood, there is a need to maintain the appropriate use in terms of meeting the required off-street parking requirement. While the number of existing and even proposed parking spaces may meet the business needs of the applicant, a future business use with less-than-sufficient parking spaces will result in the spillover of vehicle parking within the residential neighborhood.

## **Analysis**

The proposed zone variance only meets one of the four required findings. Insufficient parking is unavoidable with any consideration of possibly legalizing the unpermitted addition. The resulting impacts would result in unsafe truck parking and unsafe personal vehicle parking. Setting aside that the applicant constructed a substantial addition without first obtaining permits, the facts do not support approval of the proposed variance.

## **Environmental Assessment**

The California Environmental Quality Act (CEQA) does not require an environmental assessment when an application is denied.

## **FISCAL IMPACT**

None.

## **VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES**

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

## **RECOMMENDED ACTION**

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 23:018, denying Zone Variance No. 410.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 23:018**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO ZONE VARIANCE NO. 410, 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

WHEREAS, the Planning Commission of the City of Paramount has received an application from 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; and

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

WHEREAS, the California Environmental Quality Act (CEQA) does not require an environmental analysis for a project that is denied.

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 not justify the granting of this application for the following reasons:

1. Finding One – Extraordinary Circumstances. The 75,095 square foot property is close to a rectangular shape, and the property was successfully developed “from the ground up” with the previous building demolished; and



2. Finding Two – Public Welfare. The Code requires that the issuance of a zone variance not be detrimental to the public welfare. The proposed reduction in parking stalls includes the inclusion of new parking spaces within the backup route of trucks into the loading dock area. Truck drivers will have more difficulty maneuvering trucks into the loading docks, and vehicles parked in adjacent parking stalls will be subject to unsafe truck travel; and

3. Finding Four – General Plan. The Municipal Code requires that the granting of a variance not adversely affect the comprehensive General Plan, which is the overarching long-term blueprint for the City of Paramount that was comprehensively updated in 2007. The property is located in an M-2 (Heavy Manufacturing) zone, and the General Plan designation for the site is Clearwater West. *Clearwater West Area Plan Policy 4* states, “Appropriate use and design buffers will be established adjacent to the Richfield-Exeter-Petrol neighborhood.” Given the location of the subject property to the east of the Richfield-Exeter-Petrol neighborhood, there is a need to maintain the appropriate use in terms of meeting the required off-street parking requirement. While the number of existing and even proposed parking spaces may meet the business needs of the applicant, a future business use with less-than-sufficient parking spaces will result in the spillover of vehicle parking within the residential neighborhood.

**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 denies the applied for Zone Variance as to use in the above entitled matter.

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

PASSED, APPROVED, and ADOPTED this 2nd of August 2023.

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Gordon Weisenburger, Chair

Attest:

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Valerie Zaragoza, Administrative Assistant

AUGUST 2, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 942

- A. MOTION IN ORDER:
- B. OPEN THE PUBLIC HEARING
- C. CONTINUE THE PUBLIC HEARING TO SEPTEMBER 6, 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:**

**Date:** August 2, 2023

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**Subject: CONDITIONAL USE PERMIT NO. 942**

This item is a request by Rio Luna, Inc. dba Horchateria Rio Luna to allow the sales of beer and wine for onsite consumption at 15950 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) zone. We are still working on this application, and it is recommended that the Planning Commission open and continue the public hearing to the September 6, 2023 meeting.

**RECOMMENDED ACTION**

It is recommended that the Planning Commission open and continue the public hearing for Conditional Use Permit No. 942 to the September 6, 2023 Planning Commission meeting.

AUGUST 2, 2023

PUBLIC HEARING

ZONING ORDINANCE TEXT AMENDMENT NO. 31

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

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

- E. MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 23:026, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 31, AMENDING SECTION 17.56.030(A)(1), SECTION 17.56.040(A)(1), AND SECTION 17.60.020(B) OF THE PARAMOUNT MUNICIPAL CODE, REVISING REGULATIONS FOR DEVELOPMENT REVIEW APPLICATIONS TO REQUIRE PUBLIC HEARING NOTIFICATIONS CITYWIDE IN THE CITY OF PARAMOUNT.

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

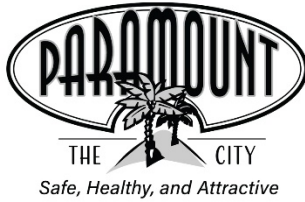
ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_



## **CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY**

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<b>PROJECT NUMBER:</b>	<b>Zoning Ordinance Text Amendment No. 31</b>
<b>REQUEST:</b>	<b>Recommend that the City Council approve revised regulations for development review applicants to require public hearing notifications</b>
<b>APPLICANT:</b>	<b>City of Paramount</b>
<b>MEETING DATE:</b>	<b>August 2, 2023</b>
<b>LOCATION:</b>	<b>Citywide</b>
<b>ZONE:</b>	<b>Citywide</b>
<b>GENERAL PLAN:</b>	<b>Citywide</b>
<b>PLANNER:</b>	<b>Ivan Reyes</b>
<b>RECOMMENDATION:</b>	<b>Approval</b>



**To:** Honorable Planning Commission  
**From:** John Carver, Planning Director  
**By:** Ivan Reyes, Associate Planner  
**Date:** August 2, 2023

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**Subject: ZONING ORDINANCE TEXT AMENDMENT NO. 31  
REVISED REGULATIONS REGARDING DEVELOPMENT REVIEW  
APPLICATION NOTIFICATIONS**

## **BACKGROUND**

This item is a request for the Planning Commission to recommend to the City Council to approve Zoning Ordinance Text Amendment (ZOTA) No. 31, revising regulations regarding development review application notifications citywide.

Transparency is a pillar of local government. In 2020, the City Council adopted a formal set of Vision, Mission, Values, and Strategic Outcomes. One core value is effective, inclusive, and transparent public information and engagement. Government transparency extends to consideration of private development proposals. While Planning Commission review of projects includes public noticing, and most proposals do result in the opportunity for public comment, there are occasions when a project only triggers Development Review Board review. In these cases, public debate is not as inclusive as those with a Planning Commission component. As such, changing regulations to require formal and direct public notification for development review applications is justified.

## **DISCUSSION**

Notice of time, place, and date of public hearings under the provisions of Chapter 17.56.030 of the Paramount Municipal Code is required for discretionary permits such as general plan amendments, variances, conditional use permits, unclassified use permits, zone changes, tentative tract maps, tentative parcel maps, and condominium conversions. The Municipal Code currently mandates a public hearing notice to be mailed to property owners and tenants within 500 feet of a proposed project of these types in compliance with California Government Code Section 65091. Based on the types and frequency of development projects, more notification is warranted. Extending the public hearing notice requirement to also include development review applications will increase transparency, promote a healthy discussion, and alert the community to possible construction projects in the nearby area.

Under the present proposal, the City would require applicants who apply for a development review application to provide mailing labels for addresses of both property owners and tenants within 500 feet of a project site for the public hearing notice. The draft ordinance has been prepared as such to protect the health, safety, and welfare of residents and promote neighborhood harmony.

The Development Review Board reviews development review applications. The City Council established the Development Review Board in 1978 for the purpose of promoting the orderly development of the City. The Development Review Board conserves property values and the character of the several zones and areas in the City and their peculiar suitability for particular uses, and the character of buildings already constructed in such zones or areas. The Development Review Board consists of the same members of the Planning Commission.

### **Summary of Proposed Revisions**

The proposed Zoning Ordinance Text Amendment would revise Chapter 17.56.030 (Notices generally) and Chapter 17.60.020 (Composition – Rules of procedure generally – Quorum minutes) of the Paramount Municipal Code. Some of the provisions of the proposed ordinance include the following:

- Notice of any public hearing for a development review application shall be given by at least one publication in a newspaper of general circulation in the City not less than 10 days before the date of such public hearing.
- Notices of hearings on development review applications shall consist of the words, "Notice of Proposed Development Review Application".
- The Board shall be required to hold a noticed public hearing.

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

### **Environmental Assessment**

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



## **FISCAL IMPACT**

There is no immediate fiscal impact. Future fiscal impact will be negligible as private applicants are responsible for the costs of the vast majority of development review applications, which include mailing labels for public hearing notices.

## **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. 6: Efficient, Effective, and Fiscally Responsible Government.

## **RECOMMENDED ACTION**

It is recommended that the Planning Commission adopt Resolution No. PC 23:026, recommending that the City Council approve Zoning Ordinance Text Amendment No. 31.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 23:026**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDING OF FACT, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 31, AMENDING SECTION 17.56.030 (A)(1), SECTION 17.56.040(A)(1), AND SECTION 17.60.020(B) OF THE PARAMOUNT MUNICIPAL CODE, REVISING REGULATIONS FOR DEVELOPMENT REVIEW APPLICATIONS TO REQUIRE PUBLIC HEARING NOTIFICATIONS CITYWIDE IN THE CITY OF PARAMOUNT

WHEREAS, the Planning Commission of the City of Paramount setting forth its finding of fact, and recommending that the City Council approve Zoning Ordinance Text Amendment No. 31, amending Section 17.56.030 (A)(1), Section 17.56.040(A)(1), and Section 17.60.020(B) of the Paramount Municipal Code, revising regulations for Development Review Applications to require public hearing notifications citywide in the City of Paramount; and

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

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

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

**SECTION 1.** The above recitations are true and correct.

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

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

**SECTION 4.** The Planning Commission hereby finds that the Zoning Ordinance Text Amendment is consistent with desirable land use trends.

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

**SECTION 6.** The Planning Commission hereby recommends that the City Council approve Zoning Ordinance Text Amendment No. 31, amending Section 17.56.030 (A)(1), Section 17.56.040(A)(1), and Section 17.60.020(B) of the Paramount Municipal Code, revising regulations for Development Review Applications to require public hearing notifications Citywide in the City of Paramount.

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

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

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Paramount this 2nd day of August 2023.

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Gordon Weisenburger, Chair

Attest:

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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. 31, AMENDING SECTION 17.56.030(A)1, SECTION 17.56.040(A)1, AND SECTION 17.60.020(B) OF THE PARAMOUNT MUNICIPAL CODE, REVISING REGULATIONS FOR DEVELOPMENT REVIEW APPLICATIONS TO REQUIRE PUBLIC HEARING NOTIFICATIONS CITYWIDE 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:

- A. California Constitution Article XI, Section 7, enables the City of Paramount (“the City”) to enact local planning and land use regulations; and
- B. The authority to adopt and enforce zoning regulations is an exercise of the City’s police power to protect the public health, safety, and welfare; and
- C. The authority to adopt and enforce zoning regulations is an exercise of the City’s police power to protect the public health, safety, and welfare; and
- D. The City desires to ensure that development occurs in a prudently effective manner, consistent with the goals and objectives of the General Plan as updated and adopted by the City Council on August 7, 2007 and reasonable land use planning principles; and
- E. The City desires to require applicants who apply for a development review application to provide mailing labels for addresses of both property owners and tenants within 500 feet of a project site for the public hearing notice as a matter of increased government transparency; and
- F. The Planning Commission held a duly noticed public hearing on August 2, 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 23:026, recommending that the City Council adopt this Ordinance; and
- G. 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.** Section 17.56.030(A)(1) of the Paramount Municipal Code is hereby amended in full to read as follows:

1. Notice of any public hearing upon a proposed amendment to this chapter or to the map which is a part of this chapter, a general plan amendment, a variance, a conditional use permit, an unclassified use permit, a zone change, a tentative tract map, a tentative parcel map, a condominium conversion, or a development review application shall be given by at least one publication in a newspaper of general circulation in the City not less than 10 days before the date of such public hearing.

**SECTION 4.** Section 17.56.030(B) of the Paramount Municipal Code is hereby amended in full to read as follows:

- B. Required Wording and Contents Generally. Notices of hearings on general plan amendment, zone change, unclassified use permit, variance, conditional use permit, and development review application shall consist of the words: "Notice of Proposed General Plan Amendment" or "Notice of Proposed Zone Change" or "Notice of Proposed Unclassified Use Permit" or "Notice of Proposed Conditional Use Permit" or "Notice of Proposed Development Review Application" as the case may be, setting forth the description of the property under consideration, the detailed nature of the proposed change, or requested permit or use, clearly identifiable site plan and elevations or renderings as relevant, and the time, place, and date at which the public hearings on the matter will be held.

**SECTION 5.** Section 17.56.040(A)(1) of the Paramount Municipal Code is hereby amended in full to read as follows:

1. All proposals for amending zone boundaries or classifications of property uses within any zone, or for considering the granting of variances, conditional use permits, site plans, unclassified use permits, and development review applications as provided in this chapter shall be set by the secretary of the Planning Commission for public hearing when such hearings are to be held before the Planning Commission/Development Review Board, and by the City Clerk for hearings to be held before the City Council.

**SECTION 6.** Section 17.60.020(B) of the Paramount Municipal Code is hereby amended in full to read as follows:

- B. The Board shall be required to hold noticed public hearings pursuant to Chapter 17.56 of the Paramount Municipal Code.

**SECTION 7. California Environmental Quality Act (CEQA).** This ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) – the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

**SECTION 8. Severability.** If any section, subsection, sentence, clause, or phrase in this ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council hereby declares it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

**SECTION 9. Effective Date.** This Ordinance shall take effect thirty days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published once in the Paramount Journal within 15 days after its adoption together with the names and members of the City Council voting for and against the Ordinance.

PASSED, APPROVED and ADOPTED by the City Council of the City of Paramount this \_\_ day of \_\_\_\_ 2023.

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Isabel Aguayo, Mayor

ATTEST

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Heidi Luce, City Clerk

AUGUST 2, 2023

REPORT

QUARTERLY UPDATE: WORLD ENERGY SOUND WALL ALONG  
FAÇADE AVENUE



**To:** Honorable Planning Commission

**From:** John Carver, Planning Director

**By:**

**Date:** August 2, 2023

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

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

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

AltAir/World Energy has contracted with TranSystems, doing business as Overland, Pacific, and Cutler (OPC), to meet the requirements of Condition No. 7 of Resolution No. 22:021/Amendment to CUP No. 757. The 2023 Second Quarter Status Update is attached.



## 2023 Second Quarter Status Update

### Current Status

1. TranSystems, doing business as Overland, Pacific & Cutler (OPC), has reviewed the available maps/plans of the project area from World Energy and publicly available information on the West Santa Ana Branch (WSAB) light rail project from Metro.
2. Metro is preparing the Final Environmental Impact Report (EIS/R) with the anticipated Metro Board EIR certification by March 2024 and Federal Transit Administration Record of Decision by late 2024. Metro placed the project on their bid website in May 2023. The bid package is for a Design-Build Contractor. OPC remains in contact with Metro regarding the status of this process.
3. OPC is conducting analysis of the viability of a sound wall with our findings to be assembled in a prefeasibility study (PFS).
4. Metro, World Energy, Paramount, and OPC held a meeting on 1/19/2023 to discuss WSAB progress. The status of the design in the target area is evolving because it impacts the proposed rail bridge across the 105 Freeway. Construction of any type will be from the UP right of way.
5. OPC remains engaged in ongoing discussions with the Right of Way stakeholders (Metro, Union Pacific Railroad and the Joint Ports of Long Beach and Los Angeles), and expects to continue through the third quarter of this year. No contact has been made with the public, specifically the adjoining property owners, to maintain the integrity of the WSAB Draft EIR process.

### Next Steps

1. OPC is awaiting more information on the WSAB EIS/R updated design that will be available once Metro submits updated freight design later in 2023. OPC continues to engage with Metro and Union Pacific Railroad regarding progress on the WSAB.
2. World Energy will continue facilitating communication with OPC supporting the gathering of necessary data. OPC is continuing to use modern technology to evaluate the adjoining properties and the relative impacts of the project scenarios on the adjoining owners.
3. OPC inquiry to the City, through our client World Energy, revealed that the major concept is the soundwall generally will replace existing property fences or walls and after construction will be owned and maintained by the homeowners. The method of construction and exact locations are not finalized. This provides us a beginning point for a conceptual discussion with the Façade Street Homeowners Group. We suggest we begin with an online townhall format for initial outreach with the Façade Street residents. OPC will then formulate a suggested format to continue with the group regarding their response to a sound wall, on or adjacent to their property.
4. The final stage of our research is the “homeowner response” portion. Upon completion of our analysis, OPC will submit a Draft PFS to World Energy, who will submit the final PFS to the City. OPC will be available at a Planning Commission meeting to answer questions on the findings.

Respectfully Submitted

TranSystems

AUGUST 2, 2023

ORAL REPORT

CITY COUNCIL ACTIONS

AUGUST 2, 2023

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF