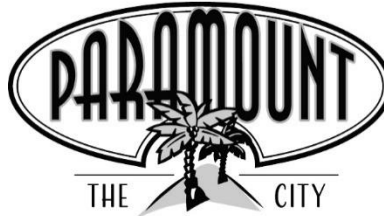


# AGENDA

Paramount Planning Commission

March 3, 2025



*Safe, Healthy, and Attractive*

Adjourned Meeting  
City Hall Council Chamber  
6:00 p.m.

City of Paramount

16400 Colorado Avenue ♦ Paramount, CA 90723 ♦ (562) 220-2000 ♦ [www.paramountcity.com](http://www.paramountcity.com)

## PUBLIC PARTICIPATION NOTICE

**In-person Attendance:** The public may attend the Planning Commission meetings 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 **15 minutes prior to the start of the meeting**. The e-mail should specify the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item No.; 5) Subject; 6) Written Comments.

All public comments are limited to a maximum of three (3) minutes unless an extension is granted. No action may be taken on items not on the agenda except as provided by law. All public comments will be recorded and rules of decorum and procedures for the conduct of City meetings will apply when addressing the Planning Commission whether in-person or via email.

### Notes

CALL TO ORDER:

Chair Gordon Weisenburger

PLEDGE OF ALLEGIANCE:

Chair Gordon Weisenburger

ROLL CALL OF MEMBERS:

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

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## MINUTES

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1. [APPROVAL OF MINUTES](#) January 27, 2025
2. [APPROVAL OF MINUTES](#) February 5, 2025

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## PUBLIC COMMENTS

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## PUBLIC HEARINGS

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## OLD BUSINESS

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3. [TENATIVE PARCEL MAP NO. 084713](#) A request by Colorado 4, LP to create four single-family lots from one lot at 15538 Colorado Avenue in the R-M (Multiple-Family Residential) zone. This project is a Class 15 (minor land divisions) Categorical Exemption pursuant to Article 19, Section 15315 of California Environmental Quality Act (CEQA) Guidelines.

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## NEW BUSINESS

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4. [ZONE CHANGE NO. 249](#) A request by Colorado 4, LP to replace Ordinance No. 1185/Zone Change No. 247, changing the official Zoning Map from R-M (Multiple-Family Residential) to PD-PS (Planned Development with Performance Standards). This project is exempt from CEQA pursuant to CEQA Guidelines Section 15305 (Class 5), 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.

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- |  |  |
|--|--|
| 5. <b>CONDITIONAL<br/>USE PERMIT NO.<br/>974</b>             | A request by Jayone Foods, Inc. to allow the import and wholesale of beer and wine at 7312 Alondra 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.  |
| 6. <b>CONDITIONAL<br/>USE PERMIT NO.<br/>975</b>             | A request by Santos Armida Garcia Campaña to construct a 936 square foot addition (450 square feet on the first floor and 486 square feet on the second floor) to an existing 900 square foot single-family home for a total 1,836 square foot single-family home; and construct a 486 square foot attached garage at 7542 Adams Street in the M-2 (Heavy Manufacturing) zone. This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of California Environmental Quality Act (CEQA) Guidelines |
| 7. <b>CONDITIONAL<br/>USE PERMIT NO.<br/>976</b>             | A request by Bryan I. Bernal/Leon Imports, Inc. to operate a warehouse and distribution facility for apparel, boots, and accessories at 7245 Alondra Boulevard within the Ward Industrial Park in the M-2 (Heavy Manufacturing) zone. This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of California Environmental Quality Act (CEQA) Guidelines.   |
| 8. <b>ZONING<br/>ORDINANCE TEXT<br/>AMENDMENT NO.<br/>28</b> | A recommendation for the City Council of the City of Paramount to approve an ordinance to replace, add, and amend definitions; and include minor amendments to allowable uses, exterior holiday displays in residential areas, and other minor revisions for the purpose of maintaining conformity with State law, implementing the Paramount Housing Element, bringing internal consistency   |

within the Zoning Ordinance, and clarifying outdated text. This project 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.

9. **GENERAL PLAN  
AMENDMENT NO.  
25-1**

A recommendation for the City Council of the City of Paramount to revise the Health and Safety Element of the Paramount General Plan to adopt the Local Hazard Mitigation Plan with language in compliance with Assembly Bill (AB) 2140. This project is exempt from CEQA pursuant to CEQA Guidelines 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.

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**REPORTS**

10. **ORAL REPORT**

City Council Actions

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**COMMENTS**

11. **COMMENTS**

- City Attorney
- Commissioners
- Staff

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**ADJOURNMENT**

To a meeting on Wednesday, April 2, 2025, at 6:00 p.m.

**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) 220-2225 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.

MARCH 3, 2025

APPROVAL OF MINUTES  
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF JANUARY 27,  
2025.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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

## **PARAMOUNT PLANNING COMMISSION MINUTES JANUARY 27, 2025**

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 5:32 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

**ROLL CALL OF COMMISSIONERS:** Present: Commissioner Ernie Esparza  
Commissioner David Moody  
Vice Chair Linda Timmons  
Chair Gordon Weisenburger

Absent: Commissioner Javier Gonzalez

**STAFF PRESENT:** Lindsay Thorson, Planning Commission Attorney  
John King, Interim Planning Director  
Rick Baptista, Building and Safety Manager  
Sol Bejarano, Management Analyst  
Ivan Reyes, Associate Planner  
Leslie Corrales, Assistant Planner  
Biana Salgado, Administrative Assistant

It was moved by Vice Chair Timmons, seconded by Commissioner Esparza, to excuse Commissioner Gonzalez from the Planning Commission meeting. The motion was passed by the following roll call vote:

**AYES:** Commissioner Esparza, Vice Chair Timmons, Chair Weisenburger  
**NOES:** Commissioner David Moody  
**ABSENT:** Commissioner Gonzalez  
**ABSTAIN:** None

### **PUBLIC COMMENTS**

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There were none.

### **NEW BUSINESS**

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- 1. ORAL REPORT (PLANNING COMMISSION TRAINING)** Interim Planning Director John King introduced Planning Commission Attorney Lindsay Thorson who presented an overview of Planning Commission responsibilities, types of applications and hearings, conditions of approval, and the California Environmental Quality Act (CEQA).

2. ORAL REPORT  
(HOUSING LAW  
UPDATE) Planning Commission Attorney Lindsay Thorson gave a presentation on housing law updates in the State of California, which included recent trends in housing legislation and highlighted new laws for 2025.
3. CITY COUNCIL  
ACTIONS There were none.
4. COMMENTS FROM  
CITY ATTORNEY,  
COMMISSIONERS  
AND STAFF Planning Commission Attorney Lindsay Thorson thanked the Planning Commission for having her and said that it was nice to meet them.  
  
Vice Chair Linda Timmons thanked staff for doing a great job and is thankful that we have our own Planning Commission Attorney.  
  
Interim Planning Director John King stated that he was happy that the presentation was well received.

### **ADJOURNMENT**

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There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:28 p.m. to the next Planning Commission meeting to be held on Wednesday, February 5, 2025 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

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Gordon Weisenburger, Chair

ATTEST:

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Biana Salgado, Administrative Assistant



MARCH 3, 2025

APPROVAL OF MINUTES

PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF FEBRUARY 5, 2025.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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

## **PARAMOUNT PLANNING COMMISSION MINUTES FEBRUARY 5, 2025**

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 Chamber, 16400 Colorado Avenue, Paramount, California.

### **ROLL CALL OF COMMISSIONERS:**

Present: Commissioner Ernie Esparza  
Commissioner Javier Gonzalez  
Commissioner David Moody  
Vice Chair Linda Timmons  
Chair Gordon Weisenburger

### **STAFF PRESENT:**

Lindsay Thorson, Planning Commission Attorney  
John King, Interim Planning Director  
Rick Baptista, Building and Safety Manager  
Sol Bejarano, Management Analyst  
Ivan Reyes, Associate Planner  
Leslie Corrales, Assistant Planner  
Biana Salgado, Administrative Assistant

## **PUBLIC COMMENTS**

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There were none.

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### **1. APPROVAL OF MINUTES**

Chair Weisenburger presented the Planning Commission minutes of December 3, 2024 for approval.

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

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

## **OLD BUSINESS**

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## **PUBLIC HEARINGS**

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2. CIVIC CENTER  
IMPROVEMENT  
PROJECT/  
PARAMOUNT CITY  
INVESTORS, LLC  
16493 PARAMOUNT  
BOULEVARD  
(CONTINUED)

Chair Weisenburger presented the item, the Civic Center Improvement Project, a request by Paramount City Investors, LLC.

Interim Planning Director John King presented an overview of the request for approval of Conditional Use Permit No. 970, Zone Variance No. 412, and Resolution No. 24:033 (CEQA analysis) that was opened on December 3, 2024 and continued to February 5, 2025.

Interim Planning Director John King stated the following conditions were modified: Condition No. 11 (Permits), Condition No. 34 (Parking Location Signs), Condition No. 35 (Outdoor Patio Noise), and Condition No. 45 (Live Entertainment).

Interim Planning Director John King stated a new condition was added (Condition No. 57) and the inclusion of a condition of approval regarding a parking monitor during peak operating hours.

There was further discussion between the Planning Commission and staff.

Chair Weisenburger reopened the continued public hearing. Interim Planning Director John King stated that there were no public comments.

Chair Weisenburger invited the applicant to speak.

Steve Boss, Project Manager for the applicant, spoke in favor of the request, but asked about the conditions of approval and was strongly against the proposed request for a parking monitor (Condition No. 57).

There was further discussion between the Planning Commission, staff, and the applicant.

There being no further comments in favor or opposed to the request, it was moved by Commissioner Gonzalez, seconded by Vice Chair Timmons, to close the public hearing. The motion was passed by the following roll call vote:

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

- A. RESOLUTION NO. PC 24:033
- It was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to read by title only, waive further reading, and adopt Planning Commission Resolution No. 24:033, approving the request. The motion was passed by the following roll call vote:
- AYES: Commissioners Esparza, Gonzalez, and Moody, Vice Chair Timmons, Chair Weisenburger  
NOES: None  
ABSENT: None  
ABSTAIN: None
- B. CONDITIONAL USE PERMIT NO. 970
- It was moved by Vice Chair Timmons, seconded by Commissioner Gonzalez, to read by title only, waive further reading, and adopt Planning Commission Resolution No. 24:034, approving the request with the change to Condition No. 57 that the applicant shall conduct a parking survey and analysis to determine customer practices and demands. The motion was passed by the following roll call vote:
- AYES: Commissioners Esparza, Gonzalez, and Moody, Vice Chair Timmons, Chair Weisenburger  
NOES: None  
ABSENT: None  
ABSTAIN: None
- C. ZONE VARIANCE NO. 412
- It was moved by Commissioner Esparza, seconded by Commissioner Moody, to read by title only, waive further reading, and adopt Planning Commission Resolution No. 24:035, approving the request. The motion was passed by the following roll call vote:
- AYES: Commissioners Esparza, Gonzalez, and Moody, Vice Chair Timmons, Chair Weisenburger  
NOES: None  
ABSENT: None  
ABSTAIN: None
3. CONDITIONAL USE PERMIT NO. 972  
MATTHEW OLDENKAMP/  
MATTCO FORGE,  
INC.  
16443 MINNESOTA AVENUE
- Chair Weisenburger presented the item, a request Matthew Oldenkamp/Mattco Forge, Inc. to relocate an existing 499-gallon above-ground propane tank at 16443 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone.
- Interim Planning Director John King introduced Assistant Planner Leslie Corrales who presented an overview of the request.

There was further discussion between the Planning Commission and the applicant, Girvan Nicholl, Director of Maintenance and Facilities.

Chair Weisenburger opened the public hearing. Interim Planning Director John King stated that there were no comment cards submitted in favor or opposed to the request.

There being no comments in favor or opposed to the request, it was moved by Commissioner Moody, seconded by Commissioner Esparza, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Vice Chair Timmons, seconded by Commissioner Gonzalez, to read by title only, waive further reading, and adopt Planning Commission Resolution No. PC 25:001, approving the request. The motion was passed by the following roll call vote:

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

4. TENTATIVE PARCEL  
MAP NO. 084713  
COLORADO 4, LP  
15538 COLORADO  
AVENUE

Chair Weisenburger presented the item, a request by Colorado 4, LP to create four single-family lots from one lot at 15538 Colorado Avenue in the R-M (Multiple-Family Residential) zone.

Chair Weisenburger opened the public hearing.

It was moved by Commissioner Esparza, seconded by Vice Chair Timmons, to continue the item to the March 3, 2025, Planning Commission Meeting. The motion was passed by the following roll call vote:

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

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**REPORTS**

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**5. CITY COUNCIL  
ACTIONS**

Interim Planning Director John King stated that at the December 17, 2024 City Council meeting, the City Council reviewed the objective design standards to be included in the Paramount Municipal Code. The City Council approved the introduction of the ordinance and formally adopted the ordinance the following month.

On January 14, 2025, the City Council introduced regulations for mobile food trucks.

On January 28, 2025, the City Council reviewed changes to fireworks stand regulations.

The City Council also reviewed an update to the Clearwater Specific Plan.

Lastly, the City Council reviewed the Legislative Platform.

**6. COMMENTS FROM  
CITY ATTORNEY,  
COMMISSIONERS  
AND STAFF**

Chair Weisenburger commended the Public Works Department for the quick removal of graffiti and the ease of using the Paramount Works app.

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**ADJOURNMENT**

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There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 7:32 p.m. to the next Planning Commission meeting to be held on Monday, March 3, 2025, at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

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Gordon Weisenburger, Chair

ATTEST:

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Biana Salgado, Administrative Assistant

MARCH 3, 2025

PUBLIC HEARING

TENTATIVE PARCEL MAP NO. 084713

- 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 25:002, APPROVING  
A REQUEST BY COLORADO 4, LP TO CREATE FOUR SINGLE-  
FAMILY LOTS FROM ONE LOT AT 15538 COLORADO AVENUE IN  
THE R-M (MULTIPLE-FAMILY RESIDENTIAL) ZONE.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

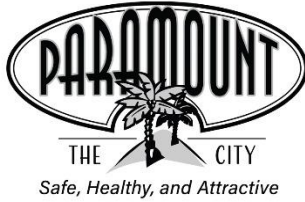
AYES: \_\_\_\_\_

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

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

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





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

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<b>PROJECT NUMBER:</b>	<b>Tentative Parcel Map No. 084713</b>
<b>REQUEST:</b>	<b>Create four 2,814 square foot lots from one 11,250 square foot lot</b>
<b>APPLICANT:</b>	<b>Colorado 4, LP</b>
<b>MEETING DATE:</b>	<b>March 3, 2025</b>
<b>LOCATION:</b>	<b>15538 Colorado Avenue</b>
<b>ZONE:</b>	<b>R-M (Multiple-Family Residential)</b>
<b>GENERAL PLAN:</b>	<b>Multiple-Family Residential</b>
<b>PLANNER:</b>	<b>Ivan Reyes</b>
<b>RECOMMENDATION:</b>	<b>Approval</b>



**To:** Honorable Planning Commission  
**From:** John King, AICP, Planning Director  
**By:** Ivan Reyes, Associate Planner  
**Date:** March 3, 2025

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**Subject: TENTATIVE PARCEL MAP NO. 084713  
15538 COLORADO AVENUE**

## **BACKGROUND**

This application is a request by Colorado 4, LP to create four 2,814 square foot lots from one 11,250 square foot lot at 15538 Colorado Avenue in the R-M (Multiple-Family Residential) zone. The site is the location of a standalone commercial building (former Firehouse Activity Center).

Subdivision maps are processed in two phases in accordance with the California Subdivision Map Act and Title 16 (Subdivisions and Other Divisions of Land) of the Paramount Municipal Code. The first phase is the Tentative Map process, which requires a public hearing before the Planning Commission. When approved, the application continues to the second phase, in which the applicant prepares a Final Map for City Council review and approval at the direction of the City Engineer and the Public Works Department.

Later in the evening, the Planning Commission will consider a zone change from R-M (Multiple-Family Residential) to PD-PS (Planned Development with Performance Standards). Furthermore, the Development Review Board will consider Development Review Application No. 25:001, a request by the same applicant to construct four single-family homes on the subject property.

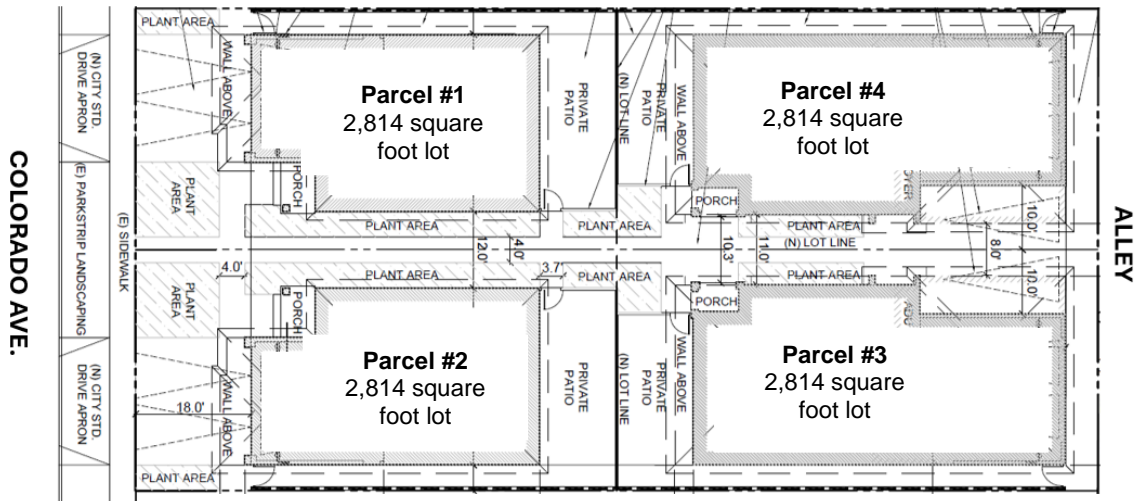
In 2024, the Planning Commission adopted Resolution No. PC 24:009, finding that the disposition of property at 15538 Colorado Avenue is in conformity with the adopted Paramount General Plan. Section 65402 of the Government Code of the State of California requires that before any real property is disposed of by a municipality.

## **DISCUSSION**

The applicant is proposing to create four parcels from the existing property. The proposed west parcels ("Parcel 1" and "Parcel 2") would measure 2,814 square feet, with each parcel containing a 1,972 square foot single-family home and attached

garage. The east parcels ("Parcel 3" and "Parcel 4") would similarly measure 2,814 square feet. These properties would each be developed with 1,772 square foot single-family home and attached garage.

The following is an excerpt of the draft parcel map:



## Site Photos

Below are site photos from February 12, 2025. The first photo depicts the view of the front of the existing lot facing the location of Parcel 1 and 2 (west half of the property). The second photo depicts the view of Parcels 3 and 4 (east half of the property) from the alley.



*Front of the property facing the location of Parcel 1 and 2*



*Rear of the property facing the location of Parcels 3 and 4*

## **Environmental Assessment**

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15315, Class 15 (minor land divisions) Categorical Exemption – the division of property into four or fewer parcels.

## **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**

Read by title only, waive further reading, and adopt Planning Commission Resolution No. PC 25:002, approving Tentative Parcel Map No. 084713, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 25:002**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO TENTATIVE PARCEL MAP NO. 084713, A REQUEST BY COLORADO 4, LP TO CREATE FOUR 2,814 SQUARE FOOT LOTS FROM ONE 11,250 SQUARE FOOT LOT AT 15538 COLORADO AVENUE IN THE R-M (MULTIPLE-FAMILY RESIDENTIAL) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Colorado 4, LP to create four 2,814 square foot lots from one 11,250 square foot lot at 15538 Colorado Avenue in the R-M (Multiple-Family Residential) zone; and

WHEREAS, Ordinance No. 238, the Subdivision Ordinance of the City of Paramount, as implemented in Title 16 of the Municipal Code, requires the Planning Commission to announce its findings and decisions in subdivisions and other divisions of land; and

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15315, Class 15 – the division of property into four or fewer parcels.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT DOES RESOLVE, DETERMINE, AND ADJUDGE 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.** 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 5.** The Planning Commission finds that the evidence presented does justify the granting of this application, and the Planning Commission hereby approves the applied for tentative parcel map, subject to the following conditions:

1. This tentative parcel map shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit both acknowledging and accepting all conditions of approval of this subdivision application. The affidavit shall be submitted by Friday, March 21, 2025. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the tentative parcel map void.
2. A final parcel map shall be prepared by or under the direction of a registered Civil Engineer or licensed land surveyor. The map shall be filed with the City of Paramount and recorded pursuant to the Paramount Municipal Code and the Subdivision Map Act of the State of California.
3. Prior to submitting the final parcel map to the City Engineer for approval by the City Council, pursuant to Section 66442 of the California Government Code, the applicant must obtain clearances from all departments, divisions, and utility companies which have set conditions of approval on this subdivision.
4. A preliminary title report/parcel map guarantee is needed showing all fee interest holders, all interest holders whose interest could ripen into a fee, all trust deeds, together with the name of the trustees and all easement holders. The account for the title report should remain open until the final map is filed with the county recorder.
5. Easements shall not be granted or recorded within rights of way proposed to be deeded or dedicated for public streets until after the parcel is recorded, unless such easements are subordinated to the road easement by certification on the title sheet of the final map.
6. Documentation of parcel map boundaries, street centerlines, and lot boundaries is required.
7. The applicant shall comply with City Engineer requirements regarding street and drainage improvements and easements needed for street drainage or slopes.
8. All applicable fees shall be paid to the City of Paramount. Fees shall be determined on the basis of the prevailing fee schedule at the time of permit issuance.
9. The applicant shall submit tentative parcel map to and notify all utility companies of proposed development.
10. The applicant or future applicant shall submit a soils engineering report on all building sites in the subdivision before any future development.
11. A preliminary soil report is required before grading plan approval of any future development.

12. The applicant shall submit plans and specifications for the water system facilities for approval of the water company serving the land division.
13. Each building of this subdivision shall be served by a separate building sewer.
14. Details shown on the tentative parcel map which are inconsistent with requirements of ordinances, general conditions of approval, or City Engineer's policies must be specifically approved by the City Engineer.
15. Any broken or damaged sidewalk panels shall be repaired by the applicant.
16. The plans are subject to Los Angeles County Fire Department approval. All conditions of the Fire Prevention Land Development Unit of the Los Angeles County Fire Department shall be incorporated into the project.
17. The contractor of any future development shall ensure that Best Management Practices (BMPs) will be implemented during construction to prevent storm water runoff.
18. All grading of any future development shall be completed in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations.
19. A State of California NPDES construction permit shall be obtained prior to construction of any future development.
20. Any future development shall comply with all current NPDES permit requirements of Los Angeles County and the State of California.
21. During construction of any future development, tires scrubs shall be utilized at every entry/exit point to the subject property.

**SECTION 6.** This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED and ADOPTED this 3<sup>rd</sup> day of March 2025.

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Gordon Weisenburger, Chair

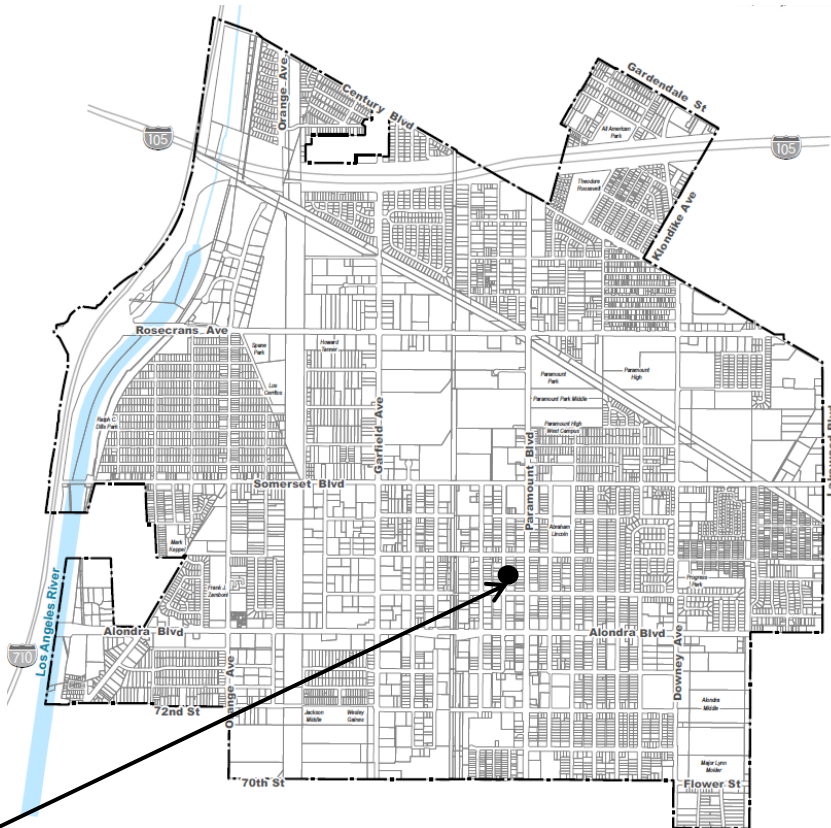
ATTEST:

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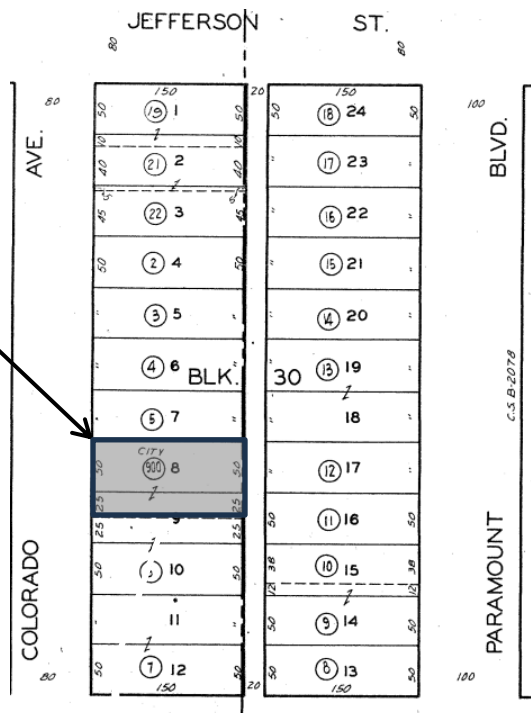
Biana Salgado, Administrative Assistant



# Tentative Parcel Map No. 084713



Subject  
Property



15538 Colorado Avenue

MARCH 3, 2025

PUBLIC HEARING

ZONE CHANGE NO. 249

- 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 25:003, APPROVING  
A REQUEST BY COLORADO 4, LP TO REPLACE ORDINANCE NO.  
1185/ZONE CHANGE NO. 247, CHANGING THE OFFICIAL ZONING  
MAP FROM R-M (MULTIPLE-FAMILY RESIDENTIAL) TO PD-PS  
(PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS).

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

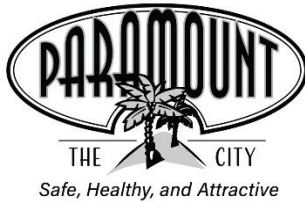
ROLL CALL VOTE:

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

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

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

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



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

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**PROJECT NUMBER:** Zone Change No. 249

**REQUEST:** Recommend that the City Council change the official Zoning Map from R-M (Multiple-Family Residential) to PD-PS (Planned Development with Performance Standards)

**APPLICANT:** Colorado 4, LP

**MEETING DATE:** March 3, 2025

**LOCATION:** 15538 Colorado Avenue

**ZONE:** R-M (Multiple-Family Residential)

**GENERAL PLAN:** Multiple-Family Residential

**PLANNER:** Ivan Reyes

**RECOMMENDATION:** Approval



**To:** Honorable Planning Commission  
**From:** John King, AICP, Planning Director  
**By:** Ivan Reyes, Associate Planner  
**Date:** March 3, 2025

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**Subject: ZONE CHANGE NO. 249  
CHANGE THE OFFICIAL ZONING MAP FROM R-M (MULTIPLE-FAMILY  
RESIDENTIAL) TO PD-PS (PLANNED DEVELOPMENT WITH  
PERFORMANCE STANDARDS)**

## **BACKGROUND**

This item is a request for the Planning Commission to recommend to the City Council to approve Zone Change No. 249, a request by Colorado 4, LP changing the official zoning map from R-M (Multiple-Family Residential) to PD-PS (Planned Development with Performance Standards). The draft ordinance is included.

In 2024, the City Council adopted Resolution No. 24:004, approving General Plan Amendment No. 24-1, changing the General Plan Land Use Designation from Central Industrial District to Multiple-Family Residential on the 15500 block of Downey Avenue.

The first of the three associated applications is a request to change the official Zoning Map from R-M (Multiple-Family Residential) to PD-PS (Planned Development with Performance Standards). The second application is a request to create four single-family residential lots from one existing lot. The third application is a development review application to approve the design and site plan for the four-unit housing project that will be heard by the Development Review Board later this evening.

The following is an aerial photograph of the project area with the site highlighted in red:



Below are photos of the project site:



## DISCUSSION

### Proposed Zone Change

As noted above, the second application is a request to change the zone from R-M (Multiple-Family Residential) to PD-PS (Planned Development with Performance Standards)/Single-Family Residential.






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

#### EXISTING



#### PROPOSED



-  R-M (Multiple-Family Residential)
-  C-3 (General Commercial)
-  PD-PS (Planned Development with Performance Standards)

#### 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 implementation. The City Council adopted a new element – environmental justice – in early 2022. 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.

The proposed PD-PS zone, allowing for multi-family development, is consistent with the site's General Land Use Designation. Both allow for residential density and compatibility with the surrounding area.

## **Environmental Analysis**

This project is exempt from the provisions of the California Environmental Quality Act per Section 15061(b)(3) – general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment.

## **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 25:003, recommending that the City Council to approve Zone Change, No. 249, changing the official zoning map from R-M (Multiple-Family Residential) to PD-PS (Planned Development with Performance Standards) for consistency with the General Plan Land Use Designation.



CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 25:003**

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. 249, A REQUEST BY COLORADO 4, LP TO CHANGE THE OFFICIAL ZONING MAP FROM R-M (MULTIPLE-FAMILY RESIDENTIAL) TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)

WHEREAS, the Planning Commission of the City of Paramount has received an application from Colorado 4, LP to change the official Zoning Map from R-M (Multiple-Family Residential) to PD-PS (Planned Development with Performance Standards) at 15538 Colorado Avenue; 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 zone change is exempt from CEQA pursuant to CEQA Guidelines 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.

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 in 2007.

**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.

**SECTION 6.** The Planning Commission hereby recommends that the City Council approve Zone Change No. 249, changing the official Zoning Map from R-M (Multiple-Family Residential) to PD-PS (Planned Development with Performance Standards) at 15538 Colorado Avenue for consistency with the General Plan Land Use Designation.

**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 3<sup>rd</sup> day of March 2025.

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Gordon Weisenburger, Chair

ATTEST:

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Biana Salgado, Administrative Assistant

# Zone Change No. 249

## Existing Land Use





# Zone Change No. 249

## Proposed Land Use



R-M (Multiple-Family Residential)



C-3 (General Commercial)



PD-PS (Planned Development with Performance Standards)

MARCH 3, 2025

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 974

- 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 25:004, APPROVING  
A REQUEST BY JAYONE FOODS, INC. TO ALLOW THE IMPORT AND  
WHOLESALE OF BEER AND WINE AT 7312 ALONDRA BOULEVARD  
IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE  
STANDARDS) ZONE.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

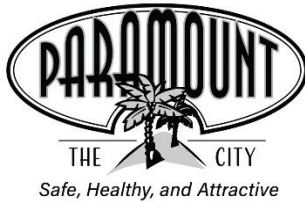
ROLL CALL VOTE:

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

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

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

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



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

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<b>PROJECT NUMBER:</b>	<b>Conditional Use Permit No. 974</b>
<b>REQUEST:</b>	<b>To allow the import and wholesale of beer and wine</b>
<b>APPLICANT:</b>	<b>Jayone Foods, Inc</b>
<b>MEETING DATE:</b>	<b>March 3, 2025</b>
<b>LOCATION:</b>	<b>7312 Alondra Boulevard</b>
<b>ZONE:</b>	<b>PD-PS (Planned Development with Performance Standards)</b>
<b>GENERAL PLAN:</b>	<b>Business Park</b>
<b>PLANNER:</b>	<b>Ivan Reyes</b>
<b>RECOMMENDATION:</b>	<b>Approval</b>



**To:** Honorable Planning Commission  
**From:** John King, AICP, Planning Director  
**By:** Ivan Reyes, Associate Planner  
**Date:** March 3, 2025

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**Subject: CONDITIONAL USE PERMIT NO. 974  
JAYONE FOODS, INC.**

## **BACKGROUND**

This application is a request by Jayone Foods, Inc. to approve Conditional Use Permit No. 974, a request to allow the import and wholesale of beer and wine at 7312 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone. The property is located on the south side of Alondra Boulevard. The Alondra Business Center is a 4.85-acre site and is developed with a 114,255 square foot multi-suite building. The business currently occupies the entire warehouse complex from 7210 to 7312 Alondra Boulevard. The business will dedicate 4,000 square feet of storage for alcoholic beverages to an existing 8,960 square foot unit (Unit B).

The purpose of this hearing is to consider the expansion of the product line to alcohol license to include beer and wine and establish new conditions to comply with City regulations.

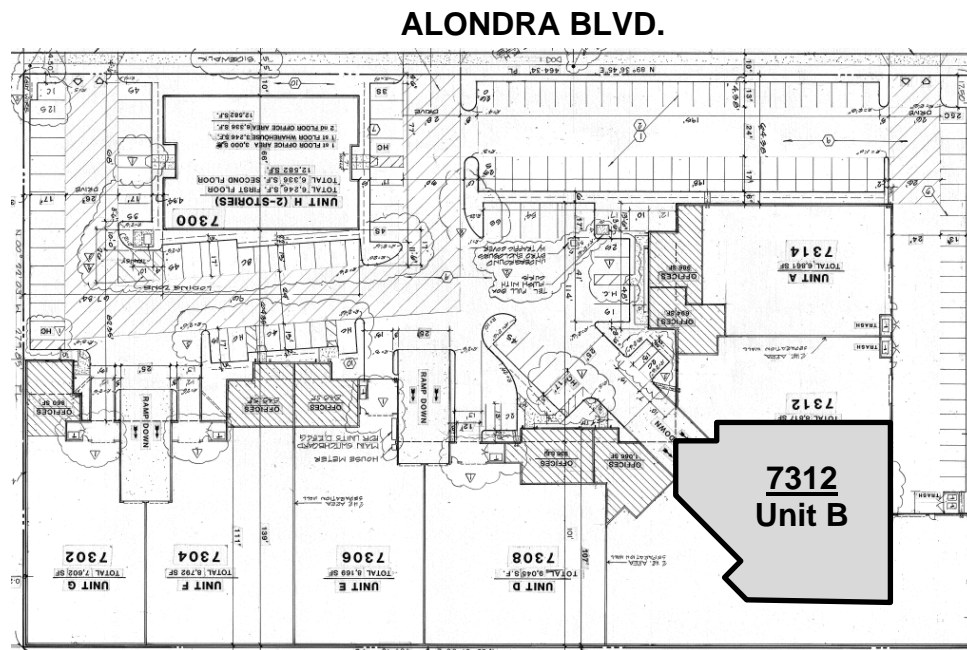
## **DISCUSSION**

Jayone Foods began operations in 1999, primarily with tofu processing. Jayone has expanded to be the global manufacturer and distributor offering a diverse range of Korean food products including snacks, sauces, seafood, tofu, and traditional Korean side dishes.

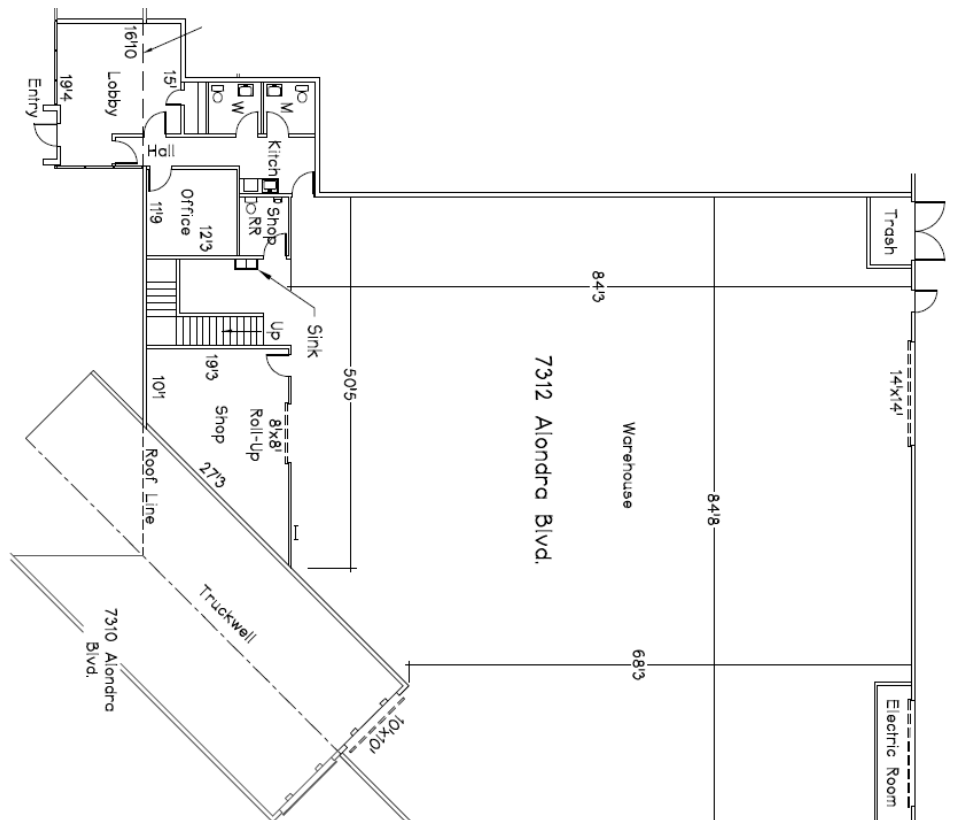
The applicant is proposing to expand the product line to include alcoholic beverages (beer and wine) for import and wholesale. The hours of operation are Monday through Friday from 7:00 a.m. to 5:00 p.m. There are a total of 100 employees. The applicant does not propose any onsite consumption of alcoholic beverages. The approval of the CUP would allow for the wholesale and distribution of beer and wine products.



Below is the proposed site plan.



Below is the proposed floor plan.



Below are site photos from February 20, 2025. The first photo is the existing entrance to business suite, and the second is the interior view of the suite.



### **Analysis**

The Los Angeles County Sheriff's Department and Paramount Public Safety Department have reviewed the request to allow the sale of beer and wine for warehouse and distribution and found no concerns. Furthermore, the applicant is required to submit a security plan to the Public Safety Department for approval and is required to ensure that the security system remains operational in the future.

### **ABC Review**

The California Department of Alcoholic Beverage Control (ABC) is required to notify the local governing agencies for all applications processed, whether it is a retail or non-retail license. The applicant is requesting a Type 9 (Beer and Wine Importer) and Type 17 (Beer and Wine Wholesaler). A Type 9 license allows to import and export beer and wine only (no sales). A Type 17 license permits the wholesale distribution of beer and wine to retailers, restaurants, and other businesses authorized to sell alcohol.

ABC issues these licenses through a structured application process that includes submitting detailed business information undergoing background checks and ensuring compliance with zoning and local regulations. The rules for over-concentration and/or high-crime is only required for "Retail Licenses".

## **Analysis**

The proposed business is located in an appropriate commercial zone and is compatible with the surrounding businesses. The location is adequate in size, and sufficient parking will be provided. Furthermore, the Los Angeles County Sheriff's Department and Paramount Public Safety Department have reviewed the request to allow the sale of beer and wine for import and wholesale and found no concerns.

## **Environmental Assessment**

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

## **FISCAL IMPACT**

None.

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

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

## **RECOMMENDED ACTION**

Read by title only, waive further reading, and adopt Resolution No. PC 25:004, approving Conditional Use Permit No. 974, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 25:004**

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. 974, A REQUEST BY JAYONE FOODS, INC. TO ALLOW THE IMPORT AND WHOLESALE OF BEER AND WINE AT 7312 ALONDRA BOULEVARD IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Jayone Foods, Inc. to allow the import and wholesale of beer and wine at 7312 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone; and

WHEREAS, Paramount Municipal Code Section 17.48.030 et seq., a portion of the Zoning Ordinance of the City of Paramount, requires the Planning Commission to duly notice a public hearing, receive a report from staff, conduct the hearing and consider all evidence before it, and thereafter to announce its findings and decisions in zoning matters and specifically for conditional use permits; 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:

*General*

- 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, March 21, 2025. 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.

*Permitting*

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.
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, 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. The existing business license shall be updated to reflect the expanded restaurant area.
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.

*Business Operations*

17. Business hours shall be limited to 7:00 a.m. to 5:00 p.m., Monday through Friday.
18. The approved floor plan shall not be changed without prior approval by the Planning Department.
19. Security cameras shall be installed following City review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
20. The applicant shall not have, upon the subject premises, any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607(a) of the California Business and Professions Code.

21. The person designated to be responsible for the operation of the business shall not perform official police or investigative activities but shall immediately report every violation of law and every unusual occurrence to the Los Angeles County Sheriff's Department.
22. 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.
23. 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).
24. 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) Public Works (3) the South Coast Air Quality Management District, (4) the California Department of Resources Recycling and Recovery (CalRecycle), and (5) the California Department of Alcoholic Beverage Control.
25. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
26. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
27. 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 on each day the business is open to the public. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
28. The exterior lighting of the pedestrian walkway shall be cleaned, refurbished, and maintained in good, unblemished condition.



29. Graffiti on all site features including signs, walls, window panes, mechanical equipment, and curbs shall be removed. The suite and adjacent site shall be maintained free of graffiti and other vandalism.
30. 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.
31. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.

*Final Approval*

32. At the completion of the project when all conditions of approval are addressed), final written approval from the Planning Division shall be obtained prior to the import and sale of beer and wine can occur.

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

PASSED, APPROVED, and ADOPTED this 3<sup>rd</sup> day of March 2025.

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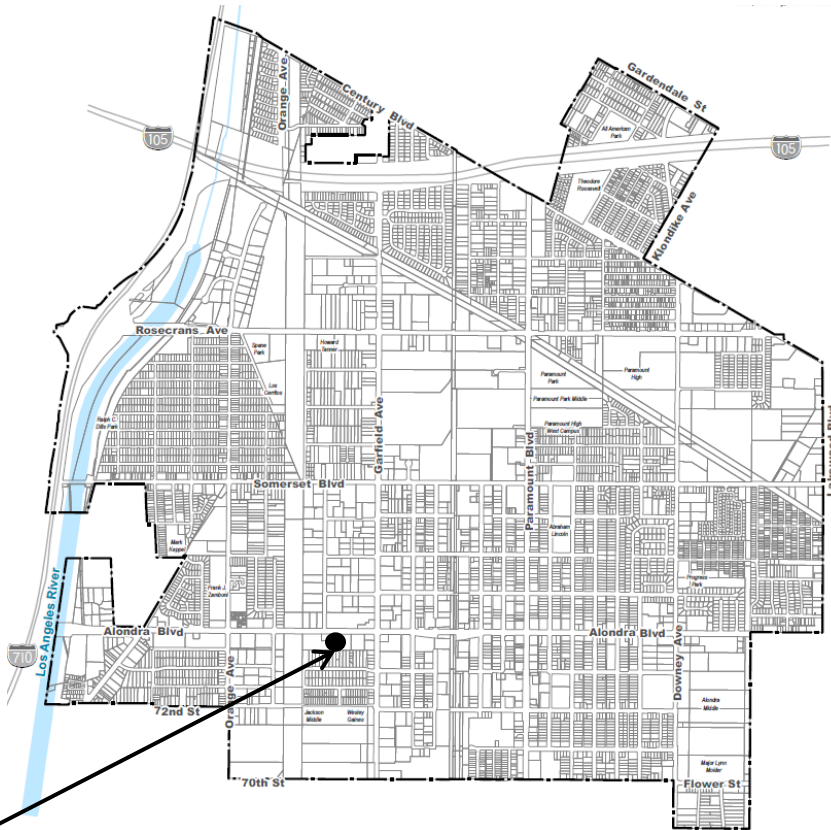
Gordon Weisenburger, Chair

Attest:

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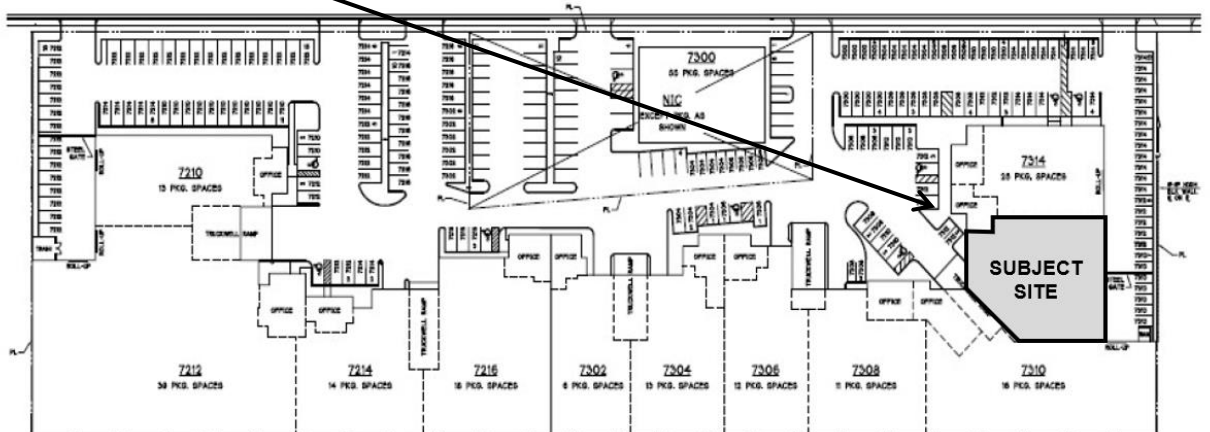
Biana Salgado, Administrative Assistant

# Conditional Use Permit No. 974



Subject  
Property

## ALONDRA BLVD



7312 Alondra Boulevard

MARCH 3, 2025

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 975

- 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.

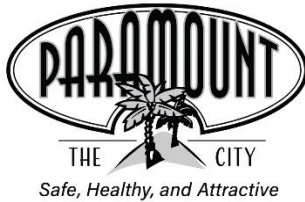
<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[ ] APPROVED	ABSENT: _____
[ ] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:  
READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT  
PLANNING COMMISSION RESOLUTION NO. PC 25:005, A REQUEST  
BY SANTOS ARMIDA GARCIA CAMPAÑA TO CONSTRUCT A 950  
SQUARE FOOT ADDITION (450 SQUARE FEET ON THE FIRST  
FLOOR AND 500 SQUARE FEET ON THE SECOND FLOOR) TO AN  
EXISTING 900 SQUARE FOOT SINGLE-FAMILY HOME FOR A TOTAL  
1,850 SQUARE FOOT SINGLE-FAMILY HOME; AND CONSTRUCT A  
486 SQUARE FOOT ATTACHED GARAGE AT 7542 ADAMS STREET

CONTINUED... PLEASE TURN PAGE

IN THE M-2 (HEAVY MANUFACTURING) ZONE.

<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:** Conditional Use Permit No. 975

**REQUEST:** Construct a 950 square-foot addition (450 square feet on the first floor and 500 square feet on the second floor) to an existing 900 square-foot single-family home for a total 1,850 square foot single-family home; and construct a 486 square foot attached garage.

**APPLICANT:** Santos Armida Garcia Campaña

**MEETING DATE:** March 3, 2025

**LOCATION:** 7542 Adams Street

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

**GENERAL PLAN:** Central Industrial District

**PLANNER:** Leslie A. Corrales

**RECOMMENDATION:** Approval



**To:** Honorable Development Review Board  
**From:** John King, AICP, Planning Director  
**By:** Leslie A. Corrales, Assistant Planner  
**Date:** March 3, 2025

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**Subject: CONDITIONAL USE PERMIT NO. 975  
7542 ADAMS STREET**

## **BACKGROUND**

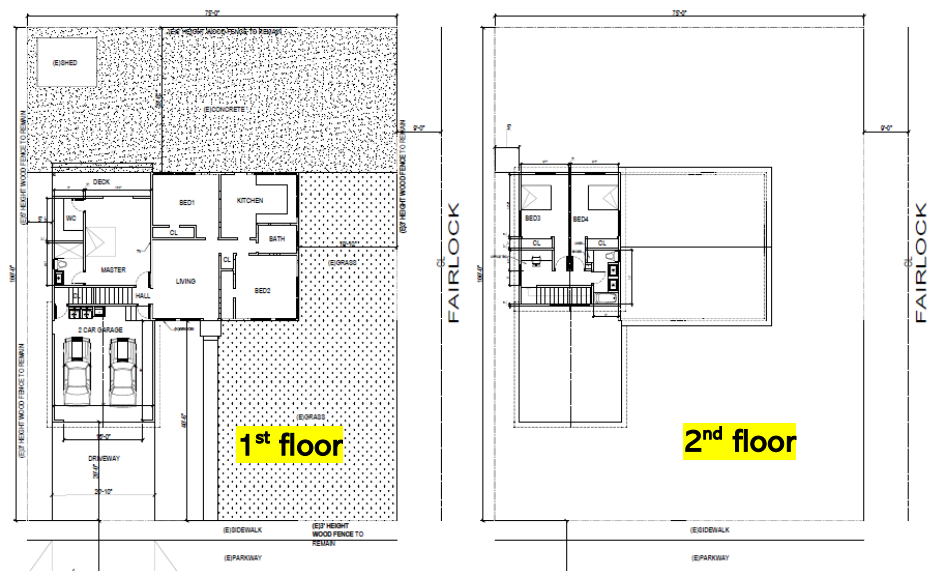
This application is a request by Santos Armida Garcia Campaña to construct a 950 square-foot addition (450 square feet on the first floor and 500 square feet on the second floor) to an existing 900 square-foot single-family home for a total 1,850 square-foot single-family home; and construct a 486 square foot-attached garage. The property is on the south side of Adams Street and is developed with a 900-square-foot single-family home.

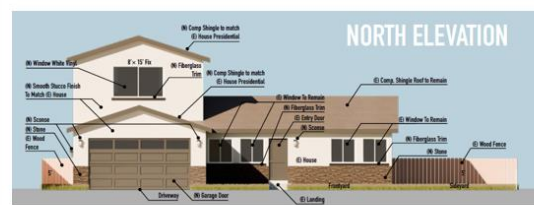
Later this evening, the Development Review Board will review an associated application – Development Review Application 25:002.

## **DISCUSSION**

City zoning regulations mandate the submission of both a conditional use permit and a development review application for home additions located in commercial or industrial zones. The applicant intends to incorporate a variety of architectural elements such as stone veneer, lifetime warranty shingle, and an exterior window trim on the existing home and new addition.

The total lot area is 7,500 square feet, with a length of 99.97 feet and a street frontage of 74.98 feet.





Below are the site photos from February 19, 2025. The first photo depicts the street view of the property. The second photo depicts the west side of the property near the alley.



None.

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decision-making. The City Council implemented the Strategic Outcomes 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**

Read by title only, waive further reading, and adopt Planning Commission Resolution No. PC 25:005, approving Conditional Use Permit No. 975, subject to conditions of approval included in the resolution.

<https://paramountcity1957.sharepoint.com/sites/Planning/Shared Documents/PLANNINGDIV/Leslie/reports2025/cup/cup975/cup975rpt.docx>

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 25:005**

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. 975, A REQUEST BY SANTOS ARMIDA GARCIA CAMPAÑA FOR A CONDITIONAL USE PERMIT TO APPROVE THE CONSTRUCTION A 950 SQUARE-FOOT ADDITION (450 SQUARE FEET ON THE FIRST FLOOR AND 500 SQUARE FEET ON THE SECOND FLOOR) TO AN EXISTING 900-SQUARE-FOOT SINGLE-FAMILY HOME FOR A TOTAL 1,850 SQUARE FOOT SINGLE-FAMILY HOME; AND CONSTRUCT A 486-SQUARE-FOOT ATTACHED GARAGE AT 7542 ADAMS STREET IN THE M-2 (HEAVY MANUFACTURING) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Santos Armida Garcia Campaña. to construct a 950 square foot addition (450-square feet on the first floor and 500-square-feet on the second floor) to an existing 900-square-foot single-family home for a total 1,850 square foot single-family home; and construct a 486-square-foot attached garage 7542 Adams Street in the M-2 (Heavy Manufacturing) zone (for purposes of this resolution, the "Project"); and

WHEREAS, Paramount Municipal Code Section 17.48.030 et seq., a portion of the Zoning Ordinance of the City of Paramount, requires the Planning Commission to duly notice a public hearing, receive a report from staff, conduct the hearing and consider all evidence before it, and thereafter announce its findings and decisions in zoning matters and specifically for conditional use permits; and

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15311, Class 11 (minor construction/placement of accessory structures) Categorical Exemption pursuant to CEQA Guidelines; and

WHEREAS, on March 3, 2025, the Planning Commission conducted a duly noticed public hearing on the application, at which time it heard a presentation by the Planning Department staff as well as the opportunity for testimony regarding the proposed Project.

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:

*General*

1. Material Deviation. Except as set forth in conditions, the project shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning Department before construction.
2. Affidavit. 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, March 21, 2025. 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. Conditions. All Conditional Use Permit No. 975 conditions of approval shall be included as general notes on all submitted sets of building plans.
4. One-year Approval. 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. Time extension may be granted at the discretion of the Planning Commission.
5. Revocation. 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.
6. Violations. 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.
7. Grounds for Modification, Suspension, Revocation. 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.

*Permitting*

8. Fees. All applicable development fees are due prior to the issuance of building permits.
10. Prior to the release of utilities or service connections, final building, electrical, plumbing, and/or mechanical approval, the owner or general contractor shall submit a list of all contractors and/or subcontractors performing work on this project or development to the Planning Department.
9. Exterior. 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. A precise lighting plan shall be submitted showing the location and types of exterior lighting. The plan shall be subject to the approval of the Planning Department. Approval criteria will emphasize both the functional as well as the decorative nature of the proposed lighting. The parking lot and other common areas shall be illuminated to a demonstrated degree equal to or exceeding one point five candles per foot. The plan and fixture design shall be approved separately from the design approval and from the working drawings.
11. A utility plan shall be approved by the Planning Division before a permit is issued. All mechanical equipment and appurtenances of any type, whether located on rooftop, ground level, or anywhere on the building structure or site shall be completely enclosed or screened so as not to be visible from any public street and/or adjacent property. Such enclosure of facilities or screening shall be of compatible design related to the building structure for which such facilities are intended to serve.
12. Plans. The plans are subject to approval by the Building and Safety Division of the Planning Department and the Los Angeles County Fire Department.
13. Digital Plan Version. An electronic copy (PDF format) of the final approved construction plan set shall be submitted to the Planning Department prior to permit issuance.
14. Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning Department.

*Construction*

15. Hours of Construction. Construction shall only take place between the hours of 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.
16. The applicant shall ensure that the public streets, other public infrastructure, and adjoining private properties remain clean from dirt and other debris during construction. The applicant shall comply with South Coast Air Quality Management District (SCAQMD) Rule 403 regarding reduction of fugitive dust with best available fugitive dust control measures.
17. Any damage to the adjacent public streets or private property from project construction shall be promptly cleaned/repared by the applicant.
18. All exterior colors and materials shall be submitted to the Planning Director for approval. All approvals must be obtained prior to installation. Colors and materials shall be approved separately from the design approval and from the working drawings.
19. The plans are subject to Los Angeles County Fire Department approval, including all required conditions of approval of the Land Development Unit of the Fire Prevention Division. The applicant shall pay all associated fire hydrant flow tests fees to the Water Division of the Paramount Public Works Department when the Los Angeles County Fire Department requires a fire hydrant flow test.
20. The property shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
21. The applicant shall comply with all National Pollution Discharge Elimination System (NPDES) regulations.

*Development Standards*

22. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in front setbacks, side setbacks, rear yard areas, over driveways, and in parking and circulation areas.
23. All trash, debris, and junk throughout the site shall be removed.
24. The applicant shall underground all new onsite utilities so that no overhead electrical, telephone, or cable television lines shall drop from the pole to the structure.
25. The location of all backflow devices shall be approved by the Planning Department prior to installation. Backflow devices shall be painted and screened with landscaping as approved by the Planning Department.

26. The location of all electrical panels and meters shall be approved by the Planning Department prior to installation. Electrical panels shall not detract from the primary view of the subject building. Electrical panels and meters shall be screened with landscaping as approved by the Planning Department.
27. The roof of the single-family home and garage shall be finished with a lifetime "presidential" guarantee shingle.
28. The windows shall have decorative trim.
29. With the exception of temporary construction screening fencing that shall be removed at the end of construction, no chain link fence shall be installed.
30. Barbed/razor wire is prohibited.
31. Exterior window bars are prohibited.
32. With the exception of the 20-foot front setback, a six-foot-high block walls shall be installed along the side and rear property lines where no such walls exist following separate Planning Department review of the specific location, materials, and finish color. The perimeter walls shall be maintained in good, blemish-free condition.
33. Existing and future fences/walls in the 20-foot front setback shall not exceed a height of 42 inches.
34. Short-term rentals (30 days or less) are prohibited.

*Final Approval*

35. 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.** Appeal. Within 10 calendar days after approval of this Resolution by the Planning Commission, any aggrieved or interested person may, if dissatisfied with or aggrieved by the action of the Planning Commission, file with the City Clerk an appeal in writing to the City Council from such action of the Planning Commission upon depositing a filing fee in the amount of \$2,312.50, which is one-half of the \$4,625.00 required on filing the original application. The filing of such appeal within the stated time shall stay the effective date of the decision of the Planning Commission until such time as the City Council has acted on the appeal as set forth in this chapter. The hearing on the appeal by the City Council shall be a hearing de novo. In the absence of such appeal, the action of the Planning Commission shall be final.

**SECTION 8.** If not appealed, this Resolution shall take effect at the expiration of the appeal period set out in Section 7, above.

PASSED, APPROVED, and ADOPTED this 3<sup>rd</sup> day of March 2025.

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Gordon Weisenburger, Chair

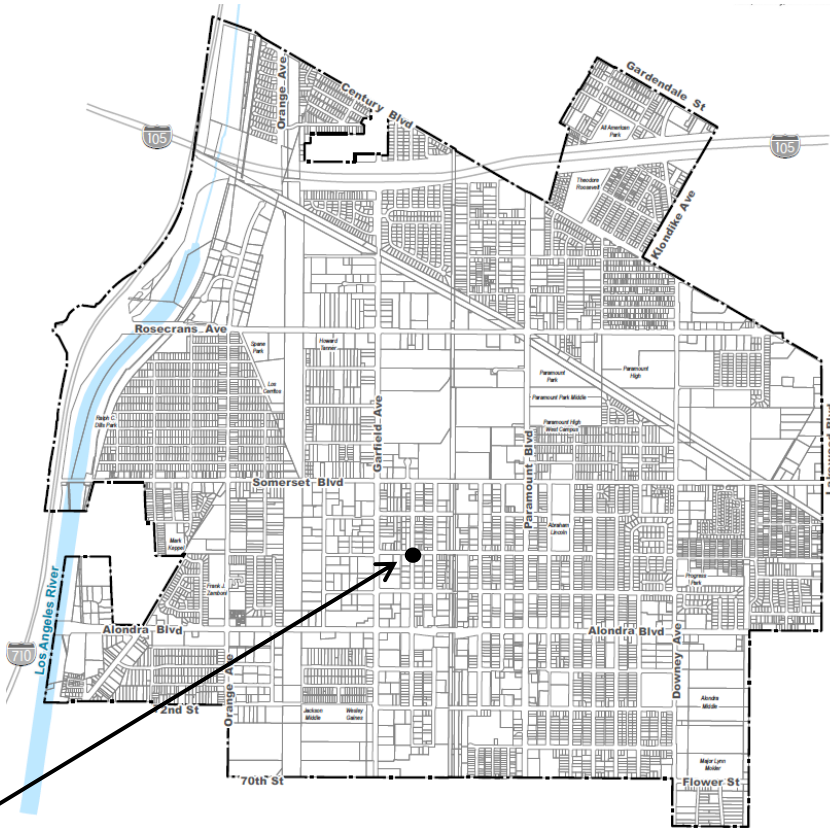
Attest:

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Biana Salgado, Administrative Assistant

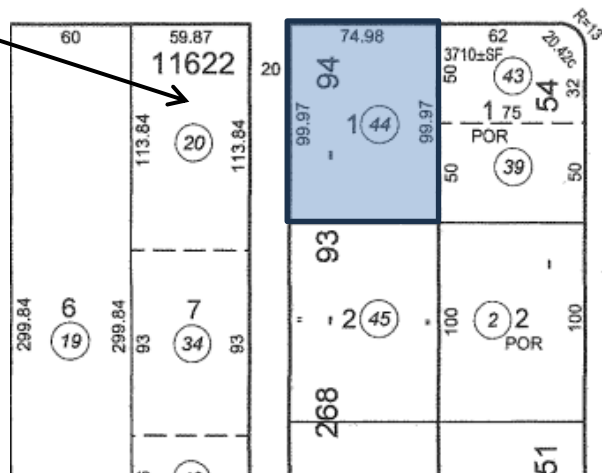


# Conditional Use Permit No. 975



Subject  
Property

Adams St



7542 Adams Street

MARCH 3, 2025

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 976

- 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 25:006, A REQUEST  
BY BRYAN I. BERNAL/LEON IMPORTS, INC. TO OPERATE A  
WAREHOUSE AND DISTRIBUTION FACILITY FOR APPAREL, BOOTS,  
AND ACCESSORIES AT 7245 ALONDRA BOULEVARD WITHIN THE  
WARD INDUSTRIAL PARK IN THE M-2 (HEAVY MANUFACTURING)  
ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

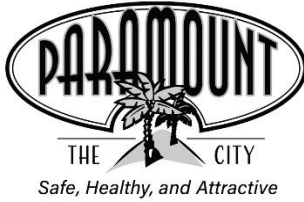
ROLL CALL VOTE:

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

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

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

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



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

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<b>PROJECT NUMBER:</b>	<b>Conditional Use Permit No. 976</b>
<b>REQUEST:</b>	<b>Operate a warehouse and distribution facility for apparel, boots, and accessories</b>
<b>APPLICANT:</b>	<b>Bryan I. Bernal/Leon Imports, Inc.</b>
<b>MEETING DATE:</b>	<b>March 3, 2025</b>
<b>LOCATION:</b>	<b>7245 Alondra Boulevard</b>
<b>ZONE:</b>	<b>M-2 (Heavy Manufacturing)</b>
<b>GENERAL PLAN:</b>	<b>Industrial</b>
<b>PLANNER:</b>	<b>Leslie A. Corrales</b>
<b>RECOMMENDATION:</b>	<b>Approval</b>



**To:** Honorable Planning Commission  
**From:** John King, AICP, Planning Director  
**By:** Leslie A. Corrales, Assistant Planner  
**Date:** March 3, 2025

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**Subject: CONDITIONAL USE PERMIT NO. 976  
BRYAN I. BERNAL/LEON IMPORTS, INC.**

## **BACKGROUND**

This application is a request by Bryan I. Bernal/Leon Imports, Inc. for a conditional use permit (CUP) to operate a warehouse and distribution facility for apparel, boots, and accessories at 7245 Alondra Boulevard in the Ward Industrial Park in the M-2 (Heavy Manufacturing) zone.

The 212,800 square-foot lot is developed with five separate shared buildings (Building A, Building B, Building C, Building D, and Building E) and is located north of Alondra Boulevard, between Texaco Avenue and Garfield Avenue. The suite size is 1,750 square feet and will be used for the storage and warehousing of business-related items.

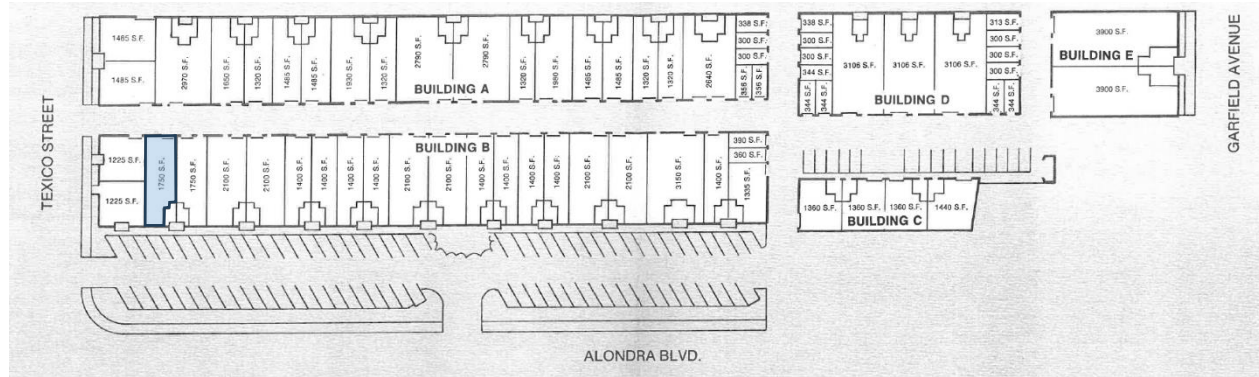
## **DISCUSSION**

The business specializes in western rodeo-style apparel that is distributed to retailers. The warehouse will serve as a central hub for inventory storage, order fulfillment, and shipment to various retail locations. Leon Imports will designate their Huntington Park retail location as the primary point of sale for customers for direct purchase, while the proposed location in Paramount will be used for warehouse purposes.

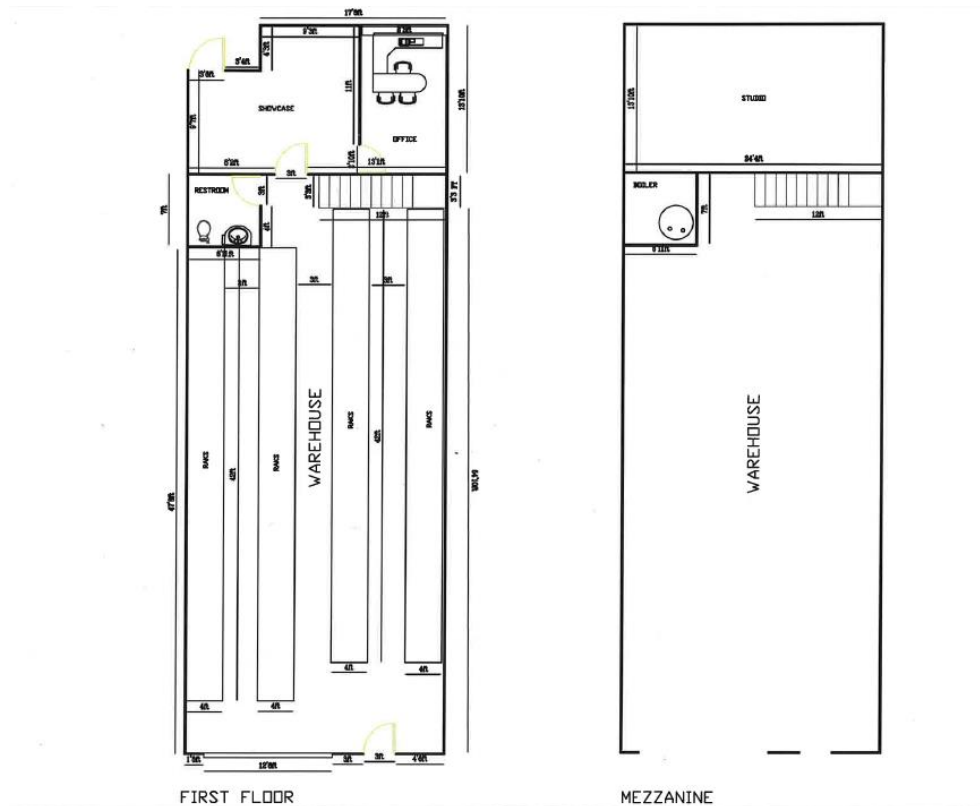
The proposed business hours of operation are 9:00 a.m. to 5:00 p.m. Monday through Saturday. The number of employees is three.

## Plans

Below is the proposed site plan with the suite shaded in blue.



Below is the proposed floor plan of the first floor and mezzanine.



## Photos

Below are the site photos from February 19, 2025. The first photo depicts the street view of the property. The second photo depicts the north rear side of the property.



## 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 decision-making. The City Council implemented the Strategic Outcomes 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

Read by title only, waive further reading, and adopt Planning Commission Resolution No. PC 25:006, approving Conditional Use Permit No. 976, subject to conditions of approval included in the resolution.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 25:006**

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. 976, A REQUEST BY BRYAN I. BERNAL/LEON IMPORTS, INC., TO OPERATE A WAREHOUSE AND DISTRIBUTION FACILITY FOR THE STORAGE AND DISTRIBUTION OF APPAREL, BOOTS, AND ACCESSORIES AT 7245 ALONDRA BOULEVARD IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Bryan I. Bernal/Leon Imports, Inc. for a conditional use permit (CUP) to operate a warehouse and distribution facility for the storage and distribution of apparel, boots, and accessories at 7245 Alondra Boulevard in the M-2 (Heavy Manufacturing) zone; and

WHEREAS, Paramount Municipal Code Section 17.48.030 et seq., a portion of the Zoning Ordinance of the City of Paramount, requires the Planning Commission to duly notice a public hearing, receive a report from staff, conduct the hearing and consider all evidence before it, and thereafter announce its findings and decisions in zoning matters and specifically for conditional use permits;

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:

*General*

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, March 21, 2025. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.

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

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

7. All applicable development fees are due prior to the issuance of building permits.

#### *Permitting*

8. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be

posted and maintained in a place conspicuous and readable by all employees and customers of the business.

9. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
10. The installation of exterior window security bars is prohibited in accordance with Section 17.32.090(J) of the Paramount Municipal Code.
11. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
12. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
13. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti shall be promptly removed or painted over with paint to match the predominant surface color.
14. The protective bollards in the front of the property shall be refurbished and repainted as necessary.
15. 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.
16. 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.
17. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
18. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
19. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.

#### *Business Operations*

20. The business hours of operation shall be limited to 9:00 a.m. to 5:00 p.m., Monday through Saturday.
21. 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.

22. 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.
23. The approved floor plan shall not be changed without prior approval by the Planning Department.
24. 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).
25. 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).
26. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
27. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
28. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter at least weekly when the business is open to the public. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
29. Any outdoor storage including the storage of wood pallets and metal materials is prohibited on the property.

*Special Conditions*

30. 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.
31. Any loose or hanging wiring located on the exterior building shall be concealed and painted to match the exterior wall. Future plumbing and/or electrical work shall be installed on the inside of the building following separate City review and permitting of the proposed changes.

*Final Approval*

32. 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 3<sup>rd</sup> day of March 2025.

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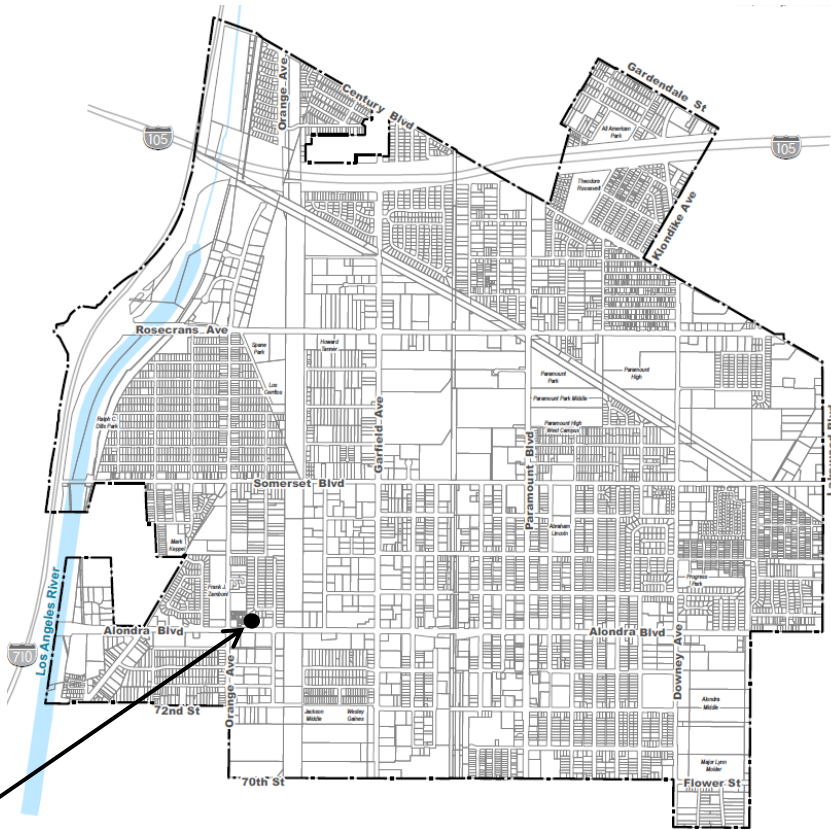
Gordon Weisenburger, Chair

Attest:

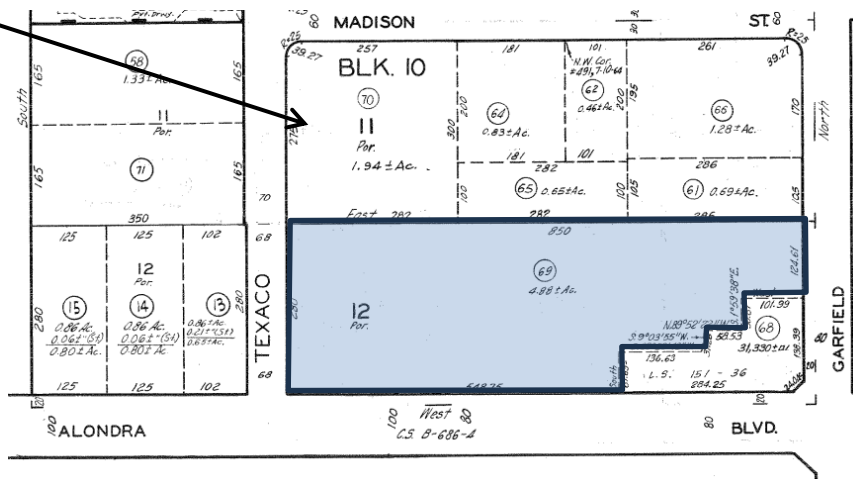
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Biana Salgado, Administrative Assistant

# Conditional Use Permit No. 976



Subject  
Property



7245 Alondra Boulevard

MARCH 3, 2025

PUBLIC HEARING

ZONING ORDINANCE TEXT AMENDMENT NO. 28

- 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:

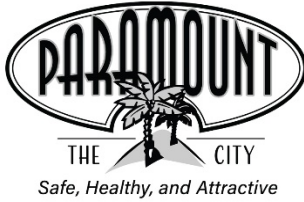
READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 25:008, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 28, AMENDING SECTIONS 17.04.010 (DEFINITIONS), 17.04.030(A), 17.04.040(A), 17.08.020(B)(1), AND 17.08.020(I); ADDING TO SECTION 17.08.020; AMENDING SECTIONS 17.08.030 AND 17.08.080(A); ADDING TO SECTION 17.08.080; AMENDING SECTIONS 17.12.020(C) AND 17.12.020(J); ADDING TO SECTION 17.12.020; AMENDING

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SECTIONS 17.12.030 AND 17.12.085(A)(3); ADDING TO SECTION 17.12.120; AMENDING SECTION 17.16.040(I); ADDING TO SECTION 17.16.040; AMENDING SECTIONS 17.16.050, 17.16.110(A), AND 17.16.125(C)(2); ADDING TO SECTIONS 17.16.145 AND 17.24.020(A); AMENDING SECTION 17.24.030(C); ADDING TO SECTIONS 17.24.030 AND 17.24.040; AMENDING SECTIONS 17.24.080(C)(4)(C), 17.24.080(C)(5)(A), AND 17.28.020(A)(1); ADDING TO SECTION 17.28.020; AMENDING SECTION 17.28.040(A)(4); ADDING TO SECTIONS 17.28.040, 17.28.060, 17.32.040, AND 17.32.100; AMENDING SECTION 17.36.030(K)(1); ADDING TO SECTION 17.36.100; AMENDING SECTIONS 17.44.170(A), 17.44.170(B), 17.44.460(A) TO (C), AND 17.44.460(G)(3); ADDING TO SECTION 17.44.480; AND AMENDING SECTIONS 17.56.020 AND 17.56.030(A) OF TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE, ADDING, DELETING, AND AMENDING DEFINITIONS; AND INCLUDING MINOR AMENDMENTS TO ALLOWABLE USES, EXTERIOR HOLIDAY DISPLAYS IN RESIDENTIAL AREAS, AND OTHER MINOR REVISIONS FOR THE PURPOSE OF MAINTAINING CONFORMITY WITH STATE LAW, IMPLEMENTING THE PARAMOUNT HOUSING ELEMENT, BRINGING INTERNAL CONSISTENCY WITHIN THE ZONING ORDINANCE, AND CLARIFYING OUTDATED TEXT.

<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:** Zoning Ordinance Text Amendment No. 28

**REQUEST:** Recommend that the City Council approve an ordinance adding, deleting, and amending definitions; and including minor amendments to allowable uses, exterior holiday displays in residential areas, and other minor revisions for the purpose of maintaining conformity with State law, implementing the Paramount Housing Element, bringing internal consistency with the Zoning Ordinance, and clarifying outdated text

**APPLICANT:** City of Paramount

**MEETING DATE:** March 3, 2025

**LOCATION:** Citywide

**ZONE:** All zones

**GENERAL PLAN:** Citywide

**PLANNER:** John King

**RECOMMENDATION:** Approval



**To:** Honorable Planning Commission  
**From:** John King, AICP, Planning Director  
**By:**  
**Date:** March 3, 2025

**Subject:** ZONING ORDINANCE TEXT AMENDMENT NO. 28, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 28, AMENDING SECTIONS 17.04.010 (DEFINITIONS), 17.04.030(A), 17.04.040(A), 17.08.020(B)(1), AND 17.08.020(I); ADDING TO SECTION 17.08.020; AMENDING SECTIONS 17.08.030 AND 17.08.080(A); ADDING TO SECTION 17.08.080; AMENDING SECTIONS 17.12.020(C) AND 17.12.020(J); ADDING TO SECTION 17.12.020; AMENDING SECTIONS 17.12.030 AND 17.12.085(A)(3); ADDING TO SECTION 17.12.120; AMENDING SECTION 17.16.040(I); ADDING TO SECTION 17.16.040; AMENDING SECTIONS 17.16.050, 17.16.110(A), AND 17.16.125(C)(2); ADDING TO SECTIONS 17.16.145 AND 17.24.020(A); AMENDING SECTION 17.24.030(C); ADDING TO SECTIONS 17.24.030 AND 17.24.040; AMENDING SECTIONS 17.24.080(C)(4)(C), 17.24.080(C)(5)(A), AND 17.28.020(A)(1); ADDING TO SECTION 17.28.020; AMENDING SECTION 17.28.040(A)(4); ADDING TO SECTIONS 17.28.040, 17.28.060, 17.32.040, AND 17.32.100; AMENDING SECTION 17.36.030(K)(1); ADDING TO SECTION 17.36.100; AMENDING SECTIONS 17.44.170(A), 17.44.170(B), 17.44.460(A) TO (C), AND 17.44.460(G)(3); ADDING TO SECTION 17.44.480; AND AMENDING SECTIONS 17.56.020 AND 17.56.030(A) OF TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE, ADDING, DELETING, AND AMENDING DEFINITIONS; AND INCLUDING MINOR AMENDMENTS TO ALLOWABLE USES, EXTERIOR HOLIDAY DISPLAYS IN RESIDENTIAL AREAS, AND OTHER MINOR REVISIONS FOR THE PURPOSE OF MAINTAINING CONFORMITY WITH STATE LAW, IMPLEMENTING THE PARAMOUNT HOUSING ELEMENT, BRINGING INTERNAL CONSISTENCY WITHIN THE ZONING ORDINANCE, AND CLARIFYING OUTDATED TEXT.

## **BACKGROUND**

This item is a request for the Planning Commission to recommend to the City Council to approve Zoning Ordinance Text Amendment (ZOTA) No. 28, adding, deleting, and amending definitions; and including minor amendments to allowable uses, exterior holiday displays in residential areas, and other minor revisions for the purpose of

maintaining conformity with State law, implementing the Paramount Housing Element, bringing internal consistency with the Zoning Ordinance, and clarifying outdated text.

The City Council adopted the Zoning Code or Zoning Ordinance (Title 17 of the Paramount Municipal Code) in 1962. Since then, the City Council has incrementally updated the Code as topics rise to the forefront or to adapt to changing conventions regarding development standards and processes.

In the course of updating zoning regulations throughout the decades since adopting a City Zoning Code, some companion Code sections were not updated. As such, some internal inconsistencies have been present for years.

The Code also includes outdated text and other necessary changes to meet legal and California Department of Housing and Community Development (HCD) requirements. Specifically, the Paramount Housing Element, as adopted by the City Council in 2022, includes Zoning Code changes that must be implemented.

## **DISCUSSION**

### **Summary of Proposed Revisions**

The proposed Zoning Ordinance Text Amendment would update a number of sections of the Paramount Municipal Code. Some of the provisions of the proposed ordinance include the following:

- New definitions are included in Section 17.04.010 of the Municipal Code. These updated definitions serve a number of purposes. To be a more legally sound code, it is recommended that the definition for “church” be replaced with “religious assembly” to accommodate religions that meet in synagogues, temples, mosques, or shrines. Other definitions (such as smoke shop/tobacco shop) are included to assist with the enforcement of business uses that are not permitted.
- Remove outdated text such as references to zones that no longer exist in Paramount.
- Explicitly prohibit short-term housing rentals.
- Prohibit swimming pool or spa equipment from front yards.
- Introduce regulations for exterior holiday decorations.
- Increase the allowable height of buildings in the R-M (Multiple-Family Residential) zone from 30 feet to 40 feet to comply with a Housing Element program adopted by the City Council and certified by the State.
- Increase the required size of compact parking spaces.

- Allowing digital signs (with development agreement and development review approval) along the south boundary of the Century (I-105) Freeway between the centerline of Orange Avenue and approximately 200 feet due east.
- Updating special event regulations to formally allow special event permitting for non-retail businesses.
- Explicitly prohibiting tandem parking.
- Updating public hearing notice regulations to comply with recent State law changes.

The Planning Commission 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**

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

### **RECOMMENDED ACTION**

Adopt Resolution No. PC 25:008, recommending that the City Council adopt an ordinance approving Zoning Ordinance Text Amendment No. 28.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 25:008**

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. 28, AMENDING SECTIONS 17.04.010 (DEFINITIONS), 17.04.030(A), 17.04.040(A), 17.08.020(B)(1), AND 17.08.020(I); ADDING TO SECTION 17.08.020; AMENDING SECTIONS 17.08.030 AND 17.08.080(A); ADDING TO SECTION 17.08.080; AMENDING SECTIONS 17.12.020(C) AND 17.12.020(J); ADDING TO SECTION 17.12.020; AMENDING SECTIONS 17.12.030 AND 17.12.085(A)(3); ADDING TO SECTION 17.12.120; AMENDING SECTION 17.16.040(I); ADDING TO SECTION 17.16.040; AMENDING SECTIONS 17.16.050, 17.16.110(A), AND 17.16.125(C)(2); ADDING TO SECTIONS 17.16.145 AND 17.24.020(A); AMENDING SECTION 17.24.030(C); ADDING TO SECTIONS 17.24.030 AND 17.24.040; AMENDING SECTIONS 17.24.080(C)(4)(C), 17.24.080(C)(5)(A), AND 17.28.020(A)(1); ADDING TO SECTION 17.28.020; AMENDING SECTION 17.28.040(A)(4); ADDING TO SECTIONS 17.28.040, 17.28.060, 17.32.040, AND 17.32.100; AMENDING SECTION 17.36.030(K)(1); ADDING TO SECTION 17.36.100; AMENDING SECTIONS 17.44.170(A), 17.44.170(B), 17.44.460(A) TO (C), AND 17.44.460(G)(3); ADDING TO SECTION 17.44.480; AND AMENDING SECTIONS 17.56.020 AND 17.56.030(A) OF TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE, ADDING, DELETING, AND AMENDING DEFINITIONS; AND INCLUDING MINOR AMENDMENTS TO ALLOWABLE USES, EXTERIOR HOLIDAY DISPLAYS IN RESIDENTIAL AREAS, AND OTHER MINOR REVISIONS FOR THE PURPOSE OF MAINTAINING CONFORMITY WITH STATE LAW, IMPLEMENTING THE PARAMOUNT HOUSING ELEMENT, BRINGING INTERNAL CONSISTENCY WITHIN THE ZONING ORDINANCE, AND CLARIFYING OUTDATED TEXT.

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. 28, adding, deleting, and amending definitions; and including minor amendments to allowable uses, exterior holiday displays in residential areas, and other minor revisions for the purpose of maintaining conformity with State law, implementing the Paramount Housing Element, bringing internal consistency with the Zoning Ordinance, and clarifying outdated text; and

WHEREAS, Paramount Municipal Code Section 17.48.030 et seq., a portion of the Zoning Ordinance of the City of Paramount, requires the Planning Commission to duly notice a public hearing, receive a report from staff, conduct the hearing and consider all evidence before it, and thereafter 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 (Class 5), 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. 28, adding, deleting, and amending definitions; and including minor amendments to allowable uses, exterior holiday displays in residential areas, and other minor revisions for the purpose of maintaining conformity with State law, implementing the Paramount Housing Element, bringing internal consistency with the Zoning Ordinance, and clarifying outdated text.

**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 3rd day of March 2025.

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Gordon Wiesenberger, Chair

ATTEST

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Biana Salgado, 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. 28, AMENDING SECTIONS 17.04.010 (DEFINITIONS), 17.04.030(A), 17.04.040(A), 17.08.020(B)(1), AND 17.08.020(I); ADDING TO SECTION 17.08.020; AMENDING SECTIONS 17.08.030 AND 17.08.080(A); ADDING TO SECTION 17.08.080; AMENDING SECTIONS 17.12.020(C) AND 17.12.020(J); ADDING TO SECTION 17.12.020; AMENDING SECTIONS 17.12.030 AND 17.12.085(A)(3); ADDING TO SECTION 17.12.120; AMENDING SECTION 17.16.040(I); ADDING TO SECTION 17.16.040; AMENDING SECTIONS 17.16.050, 17.16.110(A), AND 17.16.125(C)(2); ADDING TO SECTIONS 17.16.145 AND 17.24.020(A); AMENDING SECTION 17.24.030(C); ADDING TO SECTIONS 17.24.030 AND 17.24.040; AMENDING SECTIONS 17.24.080(C)(4)(C), 17.24.080(C)(5)(A), AND 17.28.020(A)(1); ADDING TO SECTION 17.28.020; AMENDING SECTION 17.28.040(A)(4); ADDING TO SECTIONS 17.28.040, 17.28.060, 17.32.040, AND 17.32.100; AMENDING SECTION 17.36.030(K)(1); ADDING TO SECTION 17.36.100; AMENDING SECTIONS 17.44.170(A), 17.44.170(B), 17.44.460(A) TO (C), AND 17.44.460(G)(3); ADDING TO SECTION 17.44.480; AND AMENDING SECTIONS 17.56.020 AND 17.56.030(A) OF TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE, ADDING, DELETING, AND AMENDING DEFINITIONS; AND INCLUDING MINOR AMENDMENTS TO ALLOWABLE USES, EXTERIOR HOLIDAY DISPLAYS IN RESIDENTIAL AREAS, AND OTHER MINOR REVISIONS FOR THE PURPOSE OF MAINTAINING CONFORMITY WITH STATE LAW, IMPLEMENTING THE PARAMOUNT HOUSING ELEMENT, BRINGING INTERNAL CONSISTENCY WITHIN THE ZONING ORDINANCE, AND CLARIFYING OUTDATED TEXT.

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 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
- D. The Planning Commission held a duly noticed public hearing on March 3, 2025 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 25:008, recommending that the City Council adopt this Ordinance; and
- E. The City Council held a duly noticed public hearing on this Ordinance on \_\_\_\_\_, 2025, 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. Definitions.** The following provisions of Section 17.04.010 (Definitions) of Title 17 of the Paramount Municipal Code shall be added, deleted, or amended as follows to read as follows:

**Adult day program.** Any community-based facility or program that provides care to persons 18 years of age or older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of these individuals on less than a 24-hour basis.

**Affordable housing.** Housing that is restricted to occupancy at an affordable rent or an affordable sales price to moderate-income households, low-income households, or very low-income households. The terms "affordable rent" and "affordable housing cost" shall be as defined in California Health and Safety Code Sections 50053 and 50052.5 and their implementing regulations.

**Affordable rent.** The maximum monthly rent for a specified income level calculated in accordance with California Health and Safety Code Section 50053 and implementing regulations.

**Affordable sales price.** The maximum housing cost for a specified income level, calculated in accordance with California Health and Safety Code Section 50052.5 and implementing regulations.

**Applicant.** A person who submits a land use application and who is the property owner, or authorized agent of the owner who is legally authorized to act for the owner of record.

**Bars/cocktail lounges.** Establishments principally engaged in the sales of alcoholic beverages for onsite consumption. A bar/cocktail lounge shall not include a brewery, microbrewery, brewpub, winery, or distillery.

**Boarding house.** A dwelling wherein a room or rooms, with or without individual or group cooking facilities, are rented, leased, or subleased under two or more separate written or oral rental agreements, leases, or subleases, whether or not the owner, agent, or rental manager resides within the dwelling unit. Such term shall not include licensed residential care facilities (large or small). Boarding houses numbering six or more shall be considered a hotel. A boarding house shall not be considered a single housekeeping unit.

~~**Childcare facility.** A childcare facility other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school-age childcare centers.~~

**Child day care facility.** A facility that provides nonmedical care to children under 18 years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis, as defined in California Health and Safety Code Section 1596.750 as amended. "Child day care facility" includes child day care centers and family daycare homes.

~~**Church.** An establishment the principal purpose of which is religious worship and for which the principal structure contains the sanctuary, and including accessory uses in the main structure or in separate buildings, including Sunday school rooms, assembly rooms, kitchens, library rooms or reading rooms and a one-family dwelling unit, but excluding day care nurseries and facilities for residences of or training of religious orders.~~

**Condition of approval.** A requirement, stipulation, or covenant that the review authority attaches to a zoned parcel to ensure that the purposes of Title 17 of the Municipal Code shall be achieved.

**Construction contractor office.** An office-type facility, without a warehouse, occupied by businesses that provide professional contracting services. This use does not include outdoor storage of equipment and materials.

**Contractor's storage yard.** Storage yards operated by, or on behalf of, a State-licensed contractor for storage of large equipment, or other materials commonly used in the individual contractor's type of business.

**Cottage food operation.** A small-scale commercial industry within the registered or permitted area of a private home where the cottage food operation operator resides and where cottage food products (as defined by the California Department of Public Health per AB 1616) are prepared or packaged, as defined in California Health and Safety

Code Section 113758. Products from cottage food operations are often found at farmers markets and other small community organized events and fairs. Cottage food home occupations are operated by a cottage food operator, who is a resident of the home.

**Day nursery.** ~~Any type of group child, day care programs, including nurseries for children of working mothers, nursery schools for children under minimum age for education in public schools, parent cooperative nursery schools, play groups for pre-school children, programs covering after school care for school children; provided, that such establishment is licensed by the State or County and conducted in accordance with State and local requirements.~~

**Density, housing.** The number of dwelling units per net or gross acres.

**Drive-in/drive-through restaurants.** ~~A drive-in restaurant is a restaurant with a drive-through lane where patrons place their orders from their personal vehicles. Generally a two-way speaker is located at the drive-through lane entrance where the food orders are placed. The patron then proceeds to a window where the transaction (food delivery and payment) takes place.~~

**Drive-through retail or service.** A facility where food or other products may be purchased, or where services may be obtained by motorists without leaving their vehicles. Examples of drive-through sales facilities include fast-food restaurants, drive-through coffee, pharmacies, etc. Drive-through retail or service does not include curbside pickup uses.

**Electric vehicle charging station (EV Station).** A device or facility that provides power to charge the batteries of electric vehicles. An electric vehicle charging station facility is a retail business that provides charging facilities for electric vehicles. Does not include repair services that are incidental to charging services, the storage or repair of wrecked or abandoned vehicles, vehicle painting, body or fender work, or the rental of vehicle storage or parking spaces. Any retail store on the same site as a charging station is considered a separate land use and is separately defined.

**Emergency shelter.** This definition has the meaning ascribed to it in California Government Code Section 65582(d) and California Health and Safety Code Section 50801(e), as such sections may be amended from time to time, and which presently define the term "emergency shelter" to mean housing with minimal supportive services for people experiencing homelessness and is limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay.

**Extended hour retail.** Any retail/commercial business that is open to the public between the hours of 10:00 p.m., and 7:00 a.m.

**Family.** A group of individuals, not necessarily related by blood or marriage, or adoption, or guardianship, living together in a single dwelling unit as a single housekeeping unit.

**Family daycare home.** A licensed daycare home, in which the daycare provider resides, that provides family child care for up to twelve (12) children, or for up to fourteen (14) children, as may be applicable if the criteria in California Health and Safety Code Sections 1597.44 and 1597.465 are met, as set forth in California Health and Safety Code Section 1596.78, as may be amended from time to time, provided the provider holds a license from the state to operate as such. A family daycare home is not required to pay a business license fee or tax to the city to operate and shall not be considered a home occupation.

**Finding.** A conclusion reached as a result of an inquiry during the permit approval process.

~~**Foster family day care home.** A residence licensed by the State to be used to care for not more than six children by the day, with or without compensation. A foster family day care home may be considered to include a day nursery conducted on a half-day basis when such home is licensed by the State; provided, that the number of children cared for at any one time shall not exceed six.~~

~~**Foster family home, 24-hour care.** A "24-hour care foster family home" means a dwelling occupied by a family who, for compensation or otherwise, accepts and cares for children as full-time residents as a part of the family, and which children are assigned by authorized public authorities.~~

**Glare.** Light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see, and in extreme cases causing momentary blindness.

**Grand opening.** This is a specific type of event or promotional activity celebrating a new, permanent business or use, or change of ownership, opening to the public.

**Handcraft industries.** Establishments manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, furniture, as well as small glass and metal art and craft products.

**Hardscape.** Constructed landscape elements, including items such as colored or textured concrete pavers, wood decks, rockwork, masonry planters, wood box planters, water features, walls and fences.

**Home occupation.** Any use customarily conducted within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the structure for dwelling purposes and which does not change the character thereof or does not adversely affect the uses permitted in the zone of which it is a part.

~~**Licensed residential care facility.** Any family home, group care facility, or similar facility licensed by a Federal, State, or local health/welfare agency for non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. A facility of six or fewer persons does not include the licensee or members of the licensee's family or persons employed as facility staff.~~

**Licensed residential care facility, large.** Any family home, group care facility, or similar facility licensed by a Federal, State, or local health/welfare agency for non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual, serving more than six persons.

**Licensed residential care facility, small.** Any family home, group care facility, or similar facility licensed by a Federal, State, or local health/welfare agency for non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual, servicing six or fewer persons. Small licensed residential care facilities shall be considered a single housekeeping unit.

**Low barrier navigation center.** A housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing, that meets the requirements of California Government Code Section 65662 as may be amended.

**Mortuaries.** Funeral homes and parlors, where deceased are prepared for burial or cremation, and funeral services may be conducted.

**Mulch.** Any organic material such as leaves, bark, straw, or compost, applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.

**Municipal facility.** A structure owned, operated, or occupied by the City to provide a governmental service to the public (e.g., City Hall, community recreation center, etc.).

**Parkway.** Land area between a street curb and sidewalk.

**Pawn shops.** Retail establishments that accept personal property as collateral for loans, and offer the property for sale to the public.

**Religious assembly.** An establishment the principal purpose of which is religious worship and for which the principal structure contains the sanctuary (including churches, synagogues, temples, mosques, or shrines), and including accessory uses in the main structure or in separate buildings, including school rooms, assembly rooms, kitchens,

library rooms or reading rooms and a one-family dwelling unit, but excluding day care nurseries and facilities for residences of or training of religious orders.

**Restaurant.** An establishment which prepares and sells foods and/or beverages for immediate consumption, including, but not limited to, café, dining room, dinner house, cafeteria, coffee shop, tea shop, and pizza parlor.

~~**Rest home, convalescent home, guest home or home for the aged.** A home operated as a boardinghouse, the operator of which is licensed by the State or the County to give special care and supervision to his or her charges, and in which nursing, dietary and other personal services are furnished to convalescents, invalids and aged persons, but in which home are kept no persons suffering from a mental sickness, disease, disorder or ailment or from a contagious or communicable disease, and in which are performed no surgery, maternity or other primary treatments such as are customarily provided in sanitariums or hospitals, or in which no persons are kept or served who normally would be admissible to a mental hospital.~~

**Runoff.** Water which is not absorbed by the soil or landscape to which it is applied and flows from the target landscape area. Runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate), from low head drainage, or when there is a slope.

**Screening.** The use of fences, walls, hedges, berms, or other features to shield, conceal, separate, or hide from view adjacent land uses.

**Senior housing.** A housing development consistent with the California Fair Employment and Housing Act (California Government Code Section 12900 et. Seq., including 12955.9 in particular), which has been “designed to meet the physical and social needs of senior citizens,” and which otherwise qualifies as “housing for older persons” as that phrase is used in the federal Fair Housing Amendments Act of 1988 (P.L. 100-430) and implementing regulations (24 CFR, part 100, subpart E), and as the phrase is used in California Civil Code Sections 51.2 and 51.3. Senior housing shall be allowed the same as other residential uses in the same zone.

**Single housekeeping unit.** An interactive group of persons jointly residing in a single dwelling unit exercising joint responsibility for and use of the dwelling’s common areas, jointly sharing household expenses, and jointly sharing household activities and responsibilities such as meals, chores, and household maintenance.

**Smoke shop or tobacco shop.** Any premises dedicated to the display, sale, distribution, delivery, or offering of tobacco, tobacco products, or tobacco paraphernalia, except grocery stores, supermarkets, convenience stores, retail kiosks, or similar uses that only sell conventional cigars, cigarettes, e-cigarettes, or tobacco as an accessory tobacco sale use.

**Special event.** An event that is outside the scope of normal operation of an establishment. **By way of example only, special events may include short-term sales or promotional events, remodeling sales, campaigns for new memberships on unusual terms, etc.**

**Specific plan.** A detailed plan for the development of a specific area. Specific plans are a significant tool to implement the General Plan.

**Tandem parking.** A parking space configuration where two or more parking spaces are lined up behind each other.

**Transitional housing.** Housing with supportive services for up to 24 months that is exclusively designated for recently homeless persons with the ultimate goal of moving them to permanent housing as quickly as possible, and that limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development's requirements for subsidized housing for low-income persons. Rents and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing. Transitional housing shall be considered as a residential use that is subject to those restrictions that apply to other residential uses, of the same type, in the same zone.

**Turf.** A single-bladed grass or sod, whether live or artificial.

**Warehouse and distribution center.** Facility for the storage of furniture, household goods, or other commercial goods of any nature. Includes terminal facilities for handling freight and cold storage.

**Wholesaling and/or distribution facility.** A commercial establishment engaged in the sale of goods or merchandise to retailers, industrial, commercial, institutional, or other professional business users, or to other wholesalers. In general, it is the sale of goods to anyone other than a standard consumer.

**Zoning Code or Zoning Ordinance.** The City of Paramount Zoning Code, Title 17 of the Paramount Municipal Code, referred to herein as "this title".

**SECTION 4.** Section 17.04.030(A) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

1. In order to accomplish the purposes of this title eight use classifications are established in each of which regulations are prescribed concerning the permissible uses, the height and bulk of buildings, the area of yards and other open spaces about buildings, and density of population. Such classifications shall be known as follows:

1. R-1 – Single-family residential classification;
2. R-2 – Medium density residential classification;
3. R-M – Multiple-family residential classification;
4. C-3 – General commercial classification;
5. C-M – Commercial-manufacturing classification;
6. M-1 – Light manufacturing classification;
7. M-2 – Heavy manufacturing classification;
8. PD-PS – Planned development with performance standards classification.

**SECTION 5.** Section 17.04.040(A) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- A. In the "R" classifications, that classification which establishes the lowest population density and requires the highest standards of lot area, yards, and open spaces is considered to be the most restrictive, and the uses permitted in such classifications are considered to be lightest and most restrictive uses. As greater population density is permitted by classification, the uses permitted are considered to be heavier and less restrictive. In the residential classifications as set forth in this title, the R-1 classification and the uses permitted therein are considered to be the lightest and most restrictive, and the classifications and uses become heavier and less restrictive in the following sequence: R-2, R-M.

**SECTION 6.** Section 17.08.020(B)(1) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

1. Accessory buildings and structures shall not exceed 40% of the required rear yard area; and

**SECTION 7.** Section 17.08.020(I) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- I. Licensed residential care facilities, small.



**SECTION 8.** Section 17.08.020 of the Paramount Municipal Code is hereby amended to add the following subsections to read as follows:

- K. Family daycare homes.
- L. Rental housing. No dwellings units in whole or in part shall be rented for a term shorter than 30 **consecutive** calendar days.

**SECTION 9.** Section 17.08.030 of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

**Section 17.08.030 Uses permitted subject to conditional use permit.**

The following uses may be permitted; provided, that in each instance a conditional use permit is first obtained and continued in full force and effect as provided in Section 17.48.020:

- A. Private schools.

**SECTION 10.** Section 17.08.080(A) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- A. Swimming pools. In any zone, a swimming pool may not be located in any front yard, nor closer than five feet to any exterior property line or to any building on the same premises. Swimming pool or spa filtration equipment and pumps shall not be located in the front setback. All equipment shall be mounted and enclosed so that its sound is not audible from any other parcel.

**SECTION 11.** Section 17.08.080 of the Paramount Municipal Code is hereby amended to add the following subsection to read as follows:

- J. Exterior Holiday Decorations, Excluding Winter Holiday Lights
  - 1. Holiday and seasonal decorations, including, but not limited to, yard ornaments or decorations, and the like, shall not be installed or placed more than 45 days before the date of the holiday for which said decorations are intended and shall be removed within 25 days, following the date of the holiday for which said decorations were intended.
  - 2. In interpreting and applying the provisions of this subsection, the Planning Director and/or designee shall use reasonable judgment to determine the applicability.

3. The decision of the Planning Director may be appealed to the Development Review Board within 10 days after the decision of the Planning Director, which said appeal shall be heard at the next regularly scheduled meeting of the Development Review Board. Any decision of the Development Review Board may be appealed to the City Council within 10 days after the decision of the Development Review Board. The decision of the City Council shall be final.

**SECTION 12.** Section 17.12.020(C) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

C. Accessory buildings and structures, subject to the following conditions:

1. Accessory buildings and structures, as defined by the City of Paramount Building Code, shall not exceed 40% of the required rear yard area;
2. Accessory buildings and detached garages are only permitted with a permissible main building;
3. No eave, projection or overhang shall extend over the property line and precautionary measures shall be taken to ensure the deflection of water runoff away from such property line; and
4. Accessory dwelling units shall comply with all requirements of Chapter 17.104 of the Paramount Municipal Code.

**SECTION 13.** Section 17.12.020(J) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

J. Licensed residential care facilities, small.

**SECTION 14.** Section 17.12.020 of the Paramount Municipal Code is hereby amended to add the following subsections to read as follows:

- A. Family daycare homes.
- B. Permanent supportive housing that meets the criteria set forth in California Government Code Section 65651 et seq.
- C. Rental housing. No dwellings units in whole or in part shall be rented for a term shorter than 30 calendar days.

**SECTION 15.** Section 17.12.030 of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

**Section 17.12.030 Uses permitted subject to conditional use permit.**

The following uses may be permitted; provided, that in each instance a conditional use permit is first obtained and continued in full force and effect as provided in Section 17.48.020:

- A. Private schools.
- B. Supportive housing projects not meeting the criteria specified in California Government Code Article 11 Section 65650.

**SECTION 16.** Section 17.12.085(A)(3) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- 3. Swimming Pools. A swimming pool may not be located in any front yard, nor closer than five feet to any exterior property line or to any building on the same premises. Swimming pool or spa filtration equipment and pumps shall not be located in the front setback. All equipment shall be mounted and enclosed so that its sound is not audible from any other parcel.

**SECTION 17.** Section 17.12.120 of the Paramount Municipal Code is hereby amended to add the following subsection to read as follows:

- I. Exterior Holiday Decorations, Excluding Winter Holiday Lights
  - 1. Holiday and seasonal decorations, including, but not limited to, yard ornaments or decorations, and the like, shall not be installed or placed more than 45 days before the date of the holiday for which said decorations are intended and shall be removed within 25 days, following the date of the holiday for which said decorations were intended.
  - 2. In interpreting and applying the provisions of this subsection, the Planning Director and/or designee shall use reasonable judgment to determine the applicability.
  - 3. The decision of the Planning Director may be appealed to the Development Review Board within 10 days after the decision of the Planning Director, which said appeal shall be heard at the next regularly scheduled meeting of the Development Review Board. Any decision of the Development Review Board may be appealed to the City Council within 10 days after the decision of the Development Review Board. The decision of the City Council shall be final.

**SECTION 18.** Section 17.16.040(I) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- I. Licensed residential care facilities, small.

**SECTION 19.** Section 17.16.040 of the Paramount Municipal Code is hereby amended to add the following subsection to read as follows:

- N. Rental housing. No dwelling unit in whole or in part shall be rented for a term shorter than 30 calendar days.

**SECTION 20.** Section 17.16.050 of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

**Section 17.16.050 Uses permitted subject to conditional use permit.**

The following uses may be permitted in the R-M zone; provided, that in each instance a conditional use permit is first obtained and continued in full force and effect as provided in Section 17.48.020:

- A. Religious assembly.
- B. Licensed residential care facilities, large.
- C. Manufactured buildings as defined by the California Health and Safety Code for temporary offices or classrooms for private education institutions.

**SECTION 21.** Section 17.16.110(A) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- A. Maximum Height. Lots or parcels contained in the R-M zone shall have a maximum height of 40 feet. Height shall be measured to the highest point from adjacent public sidewalk level.

**SECTION 22.** Section 17.16.125(C)(2) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- 2. Number of Off-Street Guest Parking Spaces Required. Guest parking for multiple residential uses shall be provided at the rate of one space per unit, to be located off-street and clearly labeled as such.

**SECTION 23.** Section 17.16.145 of the Paramount Municipal Code is hereby amended to add the following subsection to read as follows:

- J. Exterior Holiday Decorations, Excluding Winter Holiday Lights

1. Holiday and seasonal decorations, including, but not limited to, yard ornaments or decorations, and the like, shall not be installed or placed more than 45 days before the date of the holiday for which said decorations are intended and shall be removed within 25 days, following the date of the holiday for which said decorations were intended.
2. In interpreting and applying the provisions of this subsection, the Planning Director and/or designee shall use reasonable judgment to determine the applicability.
3. The decision of the Planning Director may be appealed to the Development Review Board within 10 days after the decision of the Planning Director, which said appeal shall be heard at the next regularly scheduled meeting of the Development Review Board. Any decision of the Development Review Board may be appealed to the City Council within 10 days after the decision of the Development Review Board. The decision of the City Council shall be final.

**SECTION 24.** Section 17.24.020(A) of the Paramount Municipal Code is hereby amended to add the following subsection to read as follows:

40. Multifamily housing development only when required by State housing law. Multifamily development proposed in any commercial zone shall comply with the objective design standards of the development regulations of the R-M zone.
41. Municipal facilities.

**SECTION 25.** Section 17.24.030(C) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- C. Religious assemblies.

**SECTION 26.** Section 17.24.030 of the Paramount Municipal Code is hereby amended to add the following subsections to read as follows:

- S. Drive-through retail or service.
- T. Extended hour retail.
- U. Freestanding automated teller machines (ATMs).

**SECTION 27.** Section 17.24.040 of the Paramount Municipal Code is hereby amended to add the following subsection to read as follows:

D. Pawn shops

E. Smoke shops or tobacco shops.

**SECTION 28.** Section 17.24.080(C)(4)(c) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- c. Religious assemblies: One parking space for each four seats in the principal place of assembly for worship, including balconies and choir lofts. Where fixed seats consist of pews or benches, the seating capacity shall be computed upon no less than 22 lineal inches of pew or bench length per seat. If there are no fixed seats, there shall be provided one parking space for each 60 square feet of gross floor area of such principal place of assembly or worship.

**SECTION 29.** Section 17.24.080(C)(5)(a) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- a. Size of Parking Spaces. Compact automobile parking spaces shall not be less than eight and one-half feet in width or 16 feet in depth. The total number of compact parking spaces shall not exceed 25% of the required number of parking spaces. Individual spaces shall be identified by a sign located at the front of each space. Several spaces located in a common area shall be identified with adequate signing.

**SECTION 30.** Section 17.28.020(A)(1) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- 1. Any nondiscretionary use permitted in the C-3 zone.

**SECTION 31.** Section 17.28.020 of the Paramount Municipal Code is hereby amended to add the following subsections to read as follows:

- 21. Handcraft industries.
- 22. Multifamily housing development only when required by State housing law. Multifamily development proposed in any commercial zone shall comply with the objective design standards of the development regulations of the R-M zone.

**SECTION 32.** Section 17.28.040(A)(4) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- 4. Religious assemblies.

**SECTION 33.** Section 17.28.040 of the Paramount Municipal Code is hereby amended to add the following subsection to read as follows:

20. Adult day program.
21. Drive-through retail or service.
22. Extended hour retail.
23. Freestanding automated teller machines (ATMs).
24. Restaurants, cafés, dinner houses, or establishments offering food for in-house consumption.

**SECTION 34.** Section 17.28.060 of the Paramount Municipal Code is hereby amended to add the following subsection to read as follows:

- D. Smoke shops or tobacco shops.

**SECTION 35.** Section 17.32.040 of the Paramount Municipal Code is hereby amended to add the following subsection to read as follows:

30. Wholesaling and/or distribution facility.

**SECTION 36.** Section 17.32.100 of the Paramount Municipal Code is hereby amended to add the following subsection to read as follows:

- O. Construction contractor office.
- P. Contractor's storage yard.

**SECTION 37.** Section 17.36.030(K)(1) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

1. Freeway-oriented digital billboards shall be permitted in compliance with Federal and State law only in the areas along the Long Beach (I-710) Freeway between Rosecrans Avenue and the Century (I-105) Freeway and along the south boundary of the Century (I-105) Freeway between the centerline of Orange Avenue and approximately 200 feet due east.

**SECTION 38.** Section 17.36.100 of the Paramount Municipal Code is hereby amended to add the following subsection to read as follows:

34. Construction contractor office.

35. Contractor's storage yard.

**SECTION 39.** Section 17.44.170(A) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

A. Special Events.

1. No special event may be conducted without first obtaining a permit from, and receiving approval by, the Planning Director or designee. The application for this **special event** permit is subject to a fee as adopted by the City Council. A complete **special event** permit application shall be submitted a minimum of 10 business days in advance of the proposed first day of any **special event**.
2. No more than 20 days in each calendar year shall be devoted to special events. Excess days resulting from special events of lesser duration than the limits established by this chapter may not be utilized during special events in any subsequent calendar year.
3. Trash at the **special** event shall be continuously picked up and discarded in trash receptacles. The **special** event area shall be cleared of all stock in trade, merchandise, and equipment by 9:00 a.m. on the day immediately following termination of said **special** event.
4. Such **special** events shall be designed so as not to obstruct the orderly flow of pedestrian traffic in or about existing business areas, or obstruct or hinder the orderly movement of vehicular traffic or emergency vehicles. Special events shall not be permitted on any portion of the public sidewalk, alley, or street.
5. Temporary advertising devices may be permitted only in conjunction with a special event subject to the conditions as set forth below:
  - a. Temporary advertising devices shall include, but not be limited to, banners, balloons, flags, pennants, valances, or advertising displays constructed of cloth, canvas, light fabric, cardboard, wallboard, plywood, or other light material, as well as any mechanical audible or animated statuary device. Feather flags are subject to the provisions of subsection D of this section and shall not be considered under the special event provisions.



- b. All temporary advertising devices and their precise location shall be approved by the Planning Director or designee prior to their installation.
6. No such **special** event shall be permitted in any residential zone excepting religious assembly sites with an associated commercial (nonresidential) structure.
7. In reviewing a **special event permit**, the Planning Director or designee shall determine that the proposed **special** event would not be not detrimental to existing uses on the site in which the proposed **special** event is to be located; would not be detrimental to adjacent properties, tenants, and residents; and that the site for the **special** event is properly designed and improved so as to carry the type and quantity of traffic generated or to be generated by the use.
8. The applicant shall comply with all conditions of approval imposed for safety, health, and the general welfare.
9. Every applicant shall have the right to appeal the actions and decisions of the Planning Director to the Planning Commission within 10 days after a decision. The decision of the Planning Commission may be appealed to the City Council in the manner provided in Section 17.60.050.

**SECTION 40.** Section 17.44.170(B) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- B. Grand Opening. A grand opening may be permitted in the parking area or walkway areas upon private property ~~only for the opening of a new business or change of ownership of an existing business.~~
1. No grand opening may be conducted without first obtaining a permit from the Planning Department, and receiving approval by the Planning Director or designee. The application for this permit is subject to a fee as adopted by the City Council.
2. A grand opening shall be limited to a maximum of 30 days per calendar year per location as stated on the business license.
3. Trash at the grand opening shall be continuously picked up and discarded in trash receptacles. The premises shall be cleared of all stock in trade, merchandise, and equipment by 9:00 a.m. on the day immediately following termination of said grand opening.

4. Such grand openings shall be designed so as not to obstruct the orderly flow of pedestrian traffic in or about existing store areas, or obstruct or hinder the orderly movement of vehicular traffic or emergency vehicles. Grand openings shall not be permitted on any portion of the public sidewalk, alley, or street.
5. Temporary advertising devices may be permitted only in conjunction with a grand opening subject to the conditions set forth below:
  - a. Temporary advertising devices shall include, but not be limited to, banners, balloons, flags, pennants, valances or advertising displays constructed of cloth, canvas, light fabric, cardboard, wallboard, plywood, or other light material, as well as any mechanical, audible or animated statuary device.
  - b. Temporary advertising may be permitted only during a grand opening for any business provided the display of temporary advertising devices shall not exceed 30 days.
  - c. All temporary advertising devices and their precise location shall be approved by the Planning Director or designee prior to their installation.
6. No such grand opening shall be permitted in any residential zone with the exception of religious assembly sites with an associated commercial (nonresidential) structure.
7. In reviewing a Grand Opening Permit, the Planning Director or designee shall determine that the proposed grand opening would not be detrimental to existing uses on the site in which the proposed grand opening is to be located; would not be detrimental to adjacent properties, tenants, and residents; and that the site for the grand opening is properly designed and improved so as to carry the type and quantity of traffic generated or to be generated by the use.
8. The applicant shall comply with all conditions of approval imposed for safety, health, and the general welfare.
9. Every applicant shall have the right to appeal the actions and decisions of the Planning Director to the Planning Commission within 10 days after a decision. The decision of the Planning Commission may be appealed to the City Council in the manner provided in Section 17.60.050.

**SECTION 41.** Sections 17.44.460(A) to (C) of the Paramount Municipal Code are hereby amended in their entirety to read as follows:

- A. R-1 Zones. Each dwelling unit shall be provided with two off-street garage (20-foot by 20-foot minimum interior dimension) parking spaces.
- B. R-2 Zone. Each dwelling unit shall be provided with two off-street garage (20-foot by 20-foot minimum interior dimension) parking spaces. Additionally, one guest parking space shall be provided for each dwelling unit. Guest parking spaces may be covered or uncovered.
- C. R-M Zone.
  - 1. Resident Parking. Resident parking for multiple residential uses shall be provided at the rate of two covered spaces per unit. Parking spaces shall be covered and located within a carport or garage.
  - 2. Orientation. Vehicles shall enter into or exit from all parking areas onto any public street or alley in a forward direction.
  - 3. Guest Parking. Guest parking for multiple residential uses shall be provided at the rate of one space per unit, to be located off-street and clearly labeled as such.
  - 4. Assignments. Resident parking for multiple residential uses shall be assigned to individual units by clearly labeling spaces with unit numbers or other identifying labels. One assigned parking space shall be located no further than 100 feet from the unit assigned to the parking space.

**SECTION 42.** Sections 17.44.460(G)(3) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- 3. Religious assemblies: one parking space for each four seats in the principal place of assembly for worship, including balconies and choir lofts. Where fixed seats consist of pews or benches, the seating capacity shall be computed upon no less than 22 lineal inches of pew or bench length per seat. If there are no fixed seats, there shall be provided one parking space for each 60 square feet of gross floor area of such principal place of assembly or worship.

**SECTION 43.** Section 17.44.480 of the Paramount Municipal Code is hereby amended to add the following subsection to read as follows:

- 4. Tandem parking is not permitted.

**SECTION 44.** Section 17.56.020 of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

**Section 17.56.020 Filing fees.**

Fees shall be paid upon the filing of an application under the provisions of this chapter, and such fees shall not be refundable. Fees are in accordance with the fee schedule adopted by the City Council.

**SECTION 45.** Section 17.56.030(A) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- A. Manner of Giving. Notice of time and place and date of public hearings under the provisions of this chapter shall be given in the following manner:
1. Notice of any public hearing upon a proposed general plan amendment, variance, conditional use permit, unclassified use permit, tentative tract map, tentative parcel map, condominium conversion, or 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. Notice of public hearing shall be given by the following method: mailing of a written notice not less than 10 days prior to the date of such hearing to the last known address of the owners and tenants of the property located within not less than a 500-foot radius of the exterior boundaries of the subject property as indicated on the latest available County assessment rolls.
  2. Notice of any public hearing upon a proposed amendment to this chapter (Zoning Ordinance Text Amendment) or to the map which is a part of this chapter (zone change), shall be given by at least one publication in a newspaper of general circulation in the City not less than 20 days before the date of such public hearing. Notice of public hearing shall be given by the following method: mailing of a written notice not less than 20 days prior to the date of such hearing to the last known address of the owners and tenants of the property located within not less than a 500-foot radius of the exterior boundaries of the subject property as indicated on the latest available County assessment rolls.
  3. A written notice shall be sent to the owner of the subject property and to the applicant if the applicant is a person other than the owner of such property not less than 10 days prior to the date of hearing on any type of application.

**SECTION 46. California Environmental Quality Act (CEQA).** This ordinance is exempt from CEQA pursuant to CEQA Guidelines ~~Section 15305, minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density and~~ Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

**SECTION 47. 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 48. 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 as required by law, 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 \_\_\_\_ 2025.

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Annette C. Delgadillo, Mayor

ATTEST

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Heidi Luce, City Clerk

MARCH 3, 2025

PUBLIC HEARING

GENERAL PLAN AMENDMENT NO. 25-1

- 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: _____

- E. MOTION IN ORDER:

RECOMMEND THAT THE PLANNING COMMISSION ADOPT RESOLUTION NO. PC 25:009, RECOMMENDING THAT THE CITY COUNCIL REVISE THE HEALTH AND SAFETY ELEMENT OF THE PARAMOUNT GENERAL PLAN TO ADOPT THE LOCAL HAZARD MITIGATION PLAN WITH LANGUAGE IN COMPLIANCE WITH ASSEMBLY BILL (AB) 2140.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

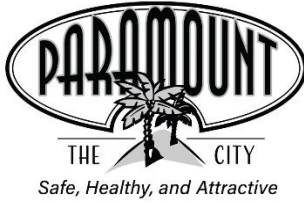
ROLL CALL VOTE:

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

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

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

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



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

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<b>PROJECT NUMBER:</b>	<b>General Plan Amendment No. 25-1</b>
<b>REQUEST:</b>	<b>A recommendation for the City Council of the City of Paramount to revise the Health and Safety Element of the Paramount General Plan to adopt the Local Hazard Mitigation Plan with language in compliance with AB 2140.</b>
<b>APPLICANT:</b>	<b>City of Paramount</b>
<b>MEETING DATE:</b>	<b>March 3, 2025</b>
<b>LOCATION:</b>	<b>Citywide</b>
<b>ZONE:</b>	<b>Citywide</b>
<b>GENERAL PLAN:</b>	<b>Citywide</b>
<b>PLANNER:</b>	<b>John King</b>
<b>RECOMMENDATION:</b>	<b>Approval</b>





**To:** Honorable Planning Commission  
**From:** John King, AICP, Planning Director  
**By:**  
**Date:** March 3, 2025

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**Subject: GENERAL PLAN AMENDMENT 25-1  
RECOMMENDING THAT THE CITY COUNCIL REVISE THE HEALTH AND  
SAFETY ELEMENT OF THE PARAMOUNT GENERAL PLAN TO ADOPT  
THE LOCAL HAZARD MITIGATION PLAN WITH LANGUAGE IN  
COMPLIANCE WITH AB 2140**

## **BACKGROUND**

This item is a recommendation for the City Council of the City of Paramount to revise the Health and Safety Element of the Paramount General Plan to adopt the Local Hazard Mitigation Plan with language in compliance with Assembly Bill (AB) 2140. Following a Planning Commission recommendation, the City Council considers a proposed General Plan amendment.

### **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 implementation. In early 2022, the City Council adopted a new element – environmental justice.

Also in 2022, the City Council adopted an update to the Health and Safety Element. This Health and Safety Element meets the State's requirements for a safety element and a noise element. The Health and Safety Element is concerned with identifying natural and human-made hazards and ways to reduce the risk of property damage, injury, or loss of life associated with living in an urban environment. This element contains a plan that identifies evacuation resources and the locations of emergency shelters. The Element also emphasizes the importance of emergency preparation in reducing the impacts of natural and human-made disasters. Effective disaster response requires cooperation between many government agencies. A primary goal of the City is to continue working with other agencies, both to prevent accidents (as much as possible) and minimize risk.

A copy of the Health and Safety Element is included.

## Local Hazard Mitigation Plan

The Disaster Mitigation Act of 2000, or Public Law 106-390, amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act allowing local governments to apply for assistance through the Federal Emergency Management Agency (FEMA) for grant funding to support the alleviation of suffering and damage caused by hazard events. To be eligible for funding, local jurisdictions are required to develop and update a Local Hazard Mitigation Plan (LHMP). The LHMP is intended to identify potential natural and caused hazards and mitigate those impacts prior to a hazard event.

The City's LHMP outlines a variety of hazards, including earthquakes and droughts, as well as less obvious or likely events, such as dam failures and fires, which have the potential to impact the community. The LHMP includes historical data on past hazard events, locations of potential hazards such as earthquake faults, potential economic effects, and mitigation measures for these events.

While the City continuously takes steps to reduce exposure to hazard events, five-year planning updates are required to remain eligible for federal disaster relief funding. As such, in April 2023, the City Council adopted Resolution No. 23:013. This action adopted the final 2023 LHMP, which replaced the 2015 LHMP.

## DISCUSSION

The California Office of Emergency Services (CalOES) requires an adopted LHMP to be incorporated into the Safety Element of a jurisdiction's General Plan. For a LHMP to be compliant with AB 2140, CalOES guidelines state "the local agency must include language specific to the LHMP within the Safety Element of their General Plan and make the LHMP easily accessible in its entirety as a weblink, appendices, or attachment." Accordingly, the proposed Resolution would make the amendments to the Health and Safety Element as shown below:

*The following paragraph would be added to the end of the introduction section:*

The Local Hazard Mitigation Plan (LHMP) for the City of Paramount planning area was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's Local Hazard Mitigation Plan guidance. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities. The LHMP is part of this Health and Safety Element and is available to view at:

<https://www.paramountcity.gov/government/departments/planning-department/paramount-general-plan/>

*Health and Safety Policy Element 43 would be amended as follows:*

Update the City's Local Hazard Mitigation Plan regularly to assess hazard vulnerabilities and identify mitigation to pursue in order to reduce the level of injury, property damage, and community disruption. The current Local Hazard Mitigation Plan as adopted by the City Council is incorporated as part of this General Plan Health and Safety Element and can be accessed via this link:

<https://www.paramountcity.gov/government/departments/planning-department/paramount-general-plan/>

These proposed amendments ensure that the LHMP is made a part of the General Plan is updated and readopted over time, the Health and Safety Element will not need to be amended.

### **Environmental Assessment**

This project is exempt from the provisions of the California Environmental Quality Act per Section 15061(b)(3) – general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment for the other properties.

### **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**

Adopt Resolution No. PC 25:009, recommending that the City Council revise the Health and Safety Element of the Paramount General Plan to adopt the Local Hazard Mitigation Plan with language in compliance with Assembly Bill (AB) 2140.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 25:009**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO GENERAL PLAN AMENDMENT 25-1, RECOMMENDING THAT THE CITY COUNCIL REVISE THE HEALTH AND SAFETY ELEMENT OF THE PARAMOUNT GENERAL PLAN TO ADOPT THE LOCAL HAZARD MITIGATION PLAN WITH LANGUAGE IN COMPLIANCE WITH AB 2140

WHEREAS, in 2007 the Paramount City Council adopted a comprehensive update to the Paramount General Plan which included an update to the Health and Safety Element; and

WHEREAS, on February 8, 2022, the City Council adopted an updated Health and Safety Element that meets the State of California requirement for a Safety Element; and

WHEREAS, the Federal Emergency Management Agency (FEMA) requires local governments to provide and maintain a hazard mitigation plan in order to qualify for several types of grant funding and assistance programs; and

WHEREAS, Public Law 106-390, Section 322, commonly known as the Disaster Mitigation Act of 2000 (DMA 2000), and the associated Interim Final Rule, 44 CFR Parts 201 and 206, published in the Federal Register on February 26, 2002 establishes planning and funding criteria for states and local communities; and

WHEREAS, local jurisdictions may adopt a local hazard mitigation plan (LHMP) into the Safety Element of a General Plan to provide supplemental information and/or fulfill planning requirements pursuant to Government Code Sections 65302 and 65302.6; and

WHEREAS, pursuant to Assembly Bill (AB) 2140, California cities that adopt a LHMP, as well as incorporate the LHMP into the Safety Element of the city's General Plan, are eligible for increased State cost-share on certain public assistance projects, an important funding source in the event of a disaster; and

WHEREAS, the Paramount Health and Safety Element includes Health and Safety Policy Element 43, which describes a need to update the City's Local Hazard Mitigation Plan regularly to assess hazard vulnerabilities and identify mitigation to pursue in order to reduce the level of injury, property damage, and community disruption; and

WHEREAS, on April 11, 2023, the City Council adopted the City's current LHMP; and

WHEREAS, in order for the City's Health and Safety Element to be compliant with the specifications of AB 2140, language must be added to make the LHMP accessible in its entirety to the reader; and

WHEREAS, the LHMP represents a critical part of emergency preparedness and planning for the City, and this amendment to the Health and Safety Element will increase the City's eligibility for disaster assistance and ongoing resiliency to disasters; and

WHEREAS, Paramount Municipal Code Section 17.48.030 et seq., a portion of the Zoning Ordinance of the City of Paramount, requires the Planning Commission to duly notice a public hearing, receive a report from staff, conduct the hearing and consider all evidence before it, and thereafter announce its findings and decisions in zoning matters; and

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act per Section 15061(b)(3) – general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment for the other properties.

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 AB 2140 requires a revision in the Health and Safety Element of the General Plan.
2. That the proposed change is necessary and proper and is not likely to be detrimental.
3. That the amendment will be in the interest of public health, safety, and general welfare.
4. That the amendment is necessary or desirable for 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.

**SECTION 6.** The Planning Commission recommends that the Health and Safety Element of the General Plan shall be amended as follows:

*The following paragraph would be added to the end of the introduction section:*

The Local Hazard Mitigation Plan (LHMP) for the City of Paramount planning area was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's Local Hazard Mitigation Plan guidance. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities. The LHMP is part of this Health and Safety Element and is available to view at:

<https://www.paramountcity.gov/government/departments/planning-department/paramount-general-plan/>

*Health and Safety Policy Element 43 would be amended as follows:*

Update the City's Local Hazard Mitigation Plan regularly to assess hazard vulnerabilities and identify mitigation to pursue in order to reduce the level of injury, property damage, and community disruption. The current Local Hazard Mitigation Plan as adopted by the City Council is incorporated as part of this General Plan Health and Safety Element and can be accessed via this link:

<https://www.paramountcity.gov/government/departments/planning-department/paramount-general-plan/>

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Paramount this 3<sup>rd</sup> day of January 2024.

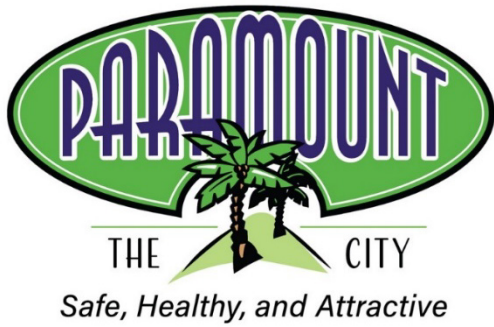
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Gordon Weisenburger, Chair

ATTEST:

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Biana Salgado, Administrative Assistant



## Paramount General Plan

# Health and Safety Element

City of Paramount

Adopted February 8, 2022  
Resolution No. 22:014

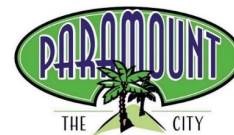




PARAMOUNT STATION

ENTRANCE





## Health and Safety Element

Public safety and community health are fundamental to long-term community stability. This Health and Safety Element establishes City policy relative to the reduction and mitigation of natural and human-made hazards that must be considered in future planning and decision-making. Due to Paramount's location in a seismically active region, public health and safety has always been a critically important component of the City's General Plan.

Maintaining a safe community requires assessment of the City's public safety needs. The Health and Safety Element identifies, evaluates, and addresses such safety issues and provides the goals, policies, and implementation programs that will help reduce future loss of life, injuries, property loss, environmental damage, and social and economic disruption from natural and human-caused emergencies and other public safety concerns.

This Health and Safety Element meets the State's requirements for a safety element and a noise element. The Health and Safety Element is concerned with identifying natural and human-made hazards and ways to reduce the risk of property damage, injury, or loss of life associated with living in an urban environment. State law requires that every safety element consider the following:

- The identification, mapping, and appraisal of seismic hazards that should be of concern to planning and future development, including areas subject to liquefaction, ground-shaking, surface rupture or seismic sea waves (Government Code Section 65302); and,
- An appraisal of mudslides, landslides, and slope stability that might occur as a result of seismic disturbance (Government Code Section 65302) and,
- The identification of potential for fires and other natural and human-made disasters and measures designed to reduce the loss of life,

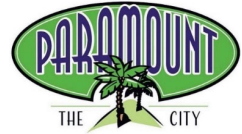
injury, and damage to property (Government Code Section 65302(i)).

This element contains a plan that identifies evacuation resources and the locations of emergency shelters. The Element also emphasizes the importance of emergency preparation in reducing the impacts of natural and human-made disasters. Effective disaster response requires the cooperation of many government agencies. A primary goal of the City is to continue working with other agencies, both to prevent accidents (as much as this is possible) and to minimize risk.

### Early Safety Element Requirements

The seismic safety element was one of the first mandatory general plan elements. Since 1970, changes in planning law require those issues previously considered in the seismic safety element to be incorporated into the "safety elements," the scopes of which were broadened to consider other safety-related issues of concern. Seismic hazards, though, continue to be a central theme of the Paramount General Plan Health and Safety Element. As an example, the City has experienced the damaging effect of the 1991 Northridge Earthquake. This earthquake revealed that there was a much more extensive fault system underlying the Los Angeles Basin compared to what was previously known. It is probable that an earthquake of even greater intensity will occur sometime during the "life" of this General Plan.

As indicated previously, this Element also addresses those issues mandated by the State for consideration in noise elements. The State recognizes that noise may have a significant impact on a community's well-being, and therefore requires all jurisdictions to



prepare a noise element to identify ways to minimize exposure to excessive noise levels.

The State guidelines are also very specific as to the content of noise elements. Government Code Section 65302(f) describes requirements for a noise element. At a minimum, the Government Code requires that the Element analyze and project noise levels for the following:

- Highways and Freeways;
- Primary arterial and major local streets;
- Passenger and freight online railroad operations and ground rapid transit systems;
- Commercial, general aviation, heliport, helistop, and military airport operations; aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operations;
- Local industrial plants, including, but not limited to, railroad classification yards; and,
- Other ground stationary sources identified by local agencies as contributing to the community noise environment.

The State General Plan guidelines further indicate that noise exposure information should be used to develop the Land Use Element to achieve noise-compatible land use patterns (Section 65302(f)). Because land use patterns in Paramount generally are well-established, this Element focused on resolving existing noise concerns. The policies related to noise issues stress the importance of protecting residents from excessive noise. Complementary policies, and programs that address noise impacts, are also found in the other elements.

## Health and Safety Element Policies

The Health and Safety Element is organized according to the following sections, reflecting the format of the other Elements included in the Paramount General Plan:

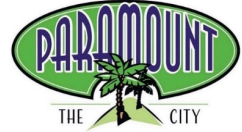
- The Introduction to the Element sections provided an overview of objectives with respect to health and safety, summarizes key issues, and discusses this Element's relationship to the other General Plan elements.
- The Health and Safety Policies section states the City's vision with respect to emergency preparedness and response, as well as environmental health.
- The Health and Safety Plan indicates standards and plans related to emergency preparedness, response, and environmental health.

### Fire Protection in Early Paramount...

One of the endeavors of the public-spirited citizens was the establishment of a fire-protection district in 1925. A 350-gallon pumping engine was purchased and placed in a rented garage on Ocean Avenue in Hynes and a volunteer fire department was formed. There was only one fire hydrant in the district at that time. Water was obtained from irrigation ditches, deep-well pumps, and wherever else it could be found. As this was most unsatisfactory, the people elected to form a water district. In 1927 the Clearwater-Hynes County Water District was formed which later became the Paramount County Water District.

The policies included in this section will serve as the foundation for the Health and Safety Element. The following key health and safety objectives will be realized through the implementation of the policies contained in this Element:

- The City's continued commitment to identifying emergency response strategies that will improve the community's overall safety;
- The continuation of efforts to prepare for, and response to emergencies arising from a major earthquake;



- The continued support of the Fire Department and fire prevention programs;
- The ongoing support of law enforcement efforts and crime preventions programs; and,
- The reduction of noise in the community.

### Issue: Emergency Preparedness

The following policies underscore the City's continued commitment to identifying strategies that will improve the community's overall safety. The policies included in this section promote education and prevention as a means to address a number of safety-related issues.

- **Health and Safety Element Policy 1.** The City of Paramount will strive to minimize damage to life and property in the event of a major disaster.
- **Health and Safety Element Policy 2.** The City of Paramount will work to identify and improve existing buildings that do not meet fire or earthquake standards.
- **Health and Safety Element Policy 3.** The City of Paramount will identify areas of high risk (high densities, older structures, fire hazards) so that disaster response may be prioritized.
- **Health and Safety Element Policy 4.** The City of Paramount will maintain an inventory of alternative emergency resources in the City (portable water, water delivery systems, communication, security, waste collection, and emergency power for critical facilities).
- **Health and Safety Element Policy 5.** The City of Paramount will identify critical facilities for use during disasters and inform appropriate disaster assistance agencies of their location and capabilities.

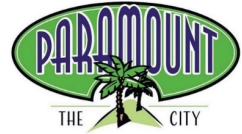
- **Health and Safety Element Policy 6.** The City of Paramount will assign disaster response duties to appropriate public employees.

### Long Beach Earthquake...

The Long Beach earthquake on Friday, March 10, 1933, did considerable damage to Hynes-Clearwater. The town was practically closed Saturday and Sunday following the quake, but on Monday people commenced to stir about to remove the wreckage. Some made impromptu camps on lawns and vacant lots. The Red Cross set a tent on Paramount Boulevard.

### Issue: Seismic Safety

- The major natural hazard that will face the City and region in the coming years is related to the numerous earthquake faults found in the Southern California region. The following policies underscore the City's recognition of these hazards.
- **Health and Safety Element Policy 7.** The City of Paramount will work to minimize serious injury and loss of life in the event of a major disaster.
- **Health and Safety Element Policy 8.** The City of Paramount will strive to prevent serious structural damage to critical facilities and structures, particularly where large numbers of people are apt to congregate.
- **Health and Safety Element Policy 9.** The City of Paramount will work to ensure that vital services and functions can continue following a major earthquake.



- **Health and Safety Element Policy 10.** The City of Paramount will work to educate the community on how the effects of a major earthquake can be reduced.
- **Health and Safety Element Policy 11.** The City of Paramount will develop an information program to familiarize citizens with emergency preparedness in the event of a major earthquake.
- **Health and Safety Element Policy 12.** The City of Paramount will require special soils and structural investigations for all larger structures or development involving large groups of people pursuant to State requirements.
- **Health and Safety Element Policy 13.** The City of Paramount will continue to employ the code enforcement program, including the identification of pre-1933 structures, and require their rehabilitation.
- **Health and Safety Element Policy 14.** The City of Paramount will continue redevelopment efforts, particularly in older commercial and industrial areas.

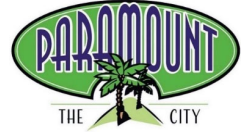
### Creation of the Fire Department...

A regular fire station was erected later at 345 North Ocean in Clearwater. A fireman's ball was held to supply the station with cooking utensils, dishes and a radio. The sign over the door read "Los Angeles County Fire Department, Engine No. 31." Captain T. F. Mitchell was in charge and he had two assistants. In 1949, the Paramount Fire Protection District merged with nine other county districts to form the Los Angeles County Consolidated Fire Protection District. Another larger fire station was constructed on Colorado Street in 1952.

### Issue: Fire Protection

The City has maintained a contract with the Los Angeles County Fire Department since incorporation. The Department currently operates one station (Station 31) on Somerset Boulevard in the City, and the fire protection rating overall is very good. The City, through the following policies, remains committed to the Fire Department's ongoing prevention and inspection programs, and the continued maintenance of the high standards related to emergency response.

- **Health and Safety Element Policy 15.** The City of Paramount will strive to protect life and property from fire damage.
- **Health and Safety Element Policy 16.** The City of Paramount will work to reduce fire danger.
- **Health and Safety Element Policy 17.** The City of Paramount will continue to provide efficient fire protection services.
- **Health and Safety Element Policy 18.** The City of Paramount will continue code enforcement efforts as a means to reduce fire hazards often associated with older buildings and unpermitted structures.
- **Health and Safety Element Policy 19.** The City of Paramount will require contemporary fire protection for multi-story structures and larger industrial facilities.
- **Health and Safety Element Policy 20.** The City of Paramount will require all development to comply with established fire safety standards.
- **Health and Safety Element Policy 21.** The City of Paramount will require new development to install sprinkler systems and smoke detectors, as appropriate.



- **Health and Safety Element Policy 22.** The City of Paramount will encourage improved fire insurance programs.
- **Health and Safety Element Policy 23.** The City of Paramount will monitor, review, and improve, as needed, the City's emergency response capabilities.

### Issue: Law Enforcement

The City has also utilized the services of the Los Angeles County Sheriff's Department since incorporation. The Sheriff's Department maintains a station on Paramount Boulevard. In addition, the Sheriff's Department is able to draw on its extensive resources from nearby communities, should the need arise. As indicated in the following policies, the City remains committed to the support of those services provided by the Sheriff's Department.

- **Health and Safety Element Policy 24.** The City of Paramount will strive to provide an atmosphere of security and safety for residents and businesses in the City.
- **Health and Safety Element Policy 25.** The City of Paramount will encourage good relations between all residents and police.
- **Health and Safety Element Policy 26.** The City of Paramount will cooperate with local law enforcement as a means to suppress crime.
- **Health and Safety Element Policy 27.** The City of Paramount will support "neighborhood watch" programs in conjunction with neighborhood improvement associations to encourage cooperation between residents, businesses, and police.
- **Health and Safety Element Policy 28.** The City of Paramount will cooperate with police and probation departments in the rehabilitation of residents involved in crimes through

employment assistance, counseling, and related programs.

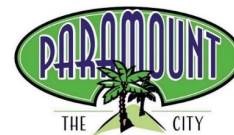
- **Health and Safety Element Policy 29.** The City of Paramount will strive to continue the development of youth programs.
- **Health and Safety Element Policy 30.** The City of Paramount will incorporate defensible space design principles and other security measures into new development in the City.

### Issue: Noise Control

Noise levels may be significantly reduced by employing relatively simple design measures, such as the use of sound walls, extra insulation, double-paned windows, etc. The following policies underscore the City's continued efforts to control noise exposure through land use planning and building design.

- **Health and Safety Element Policy 31.** The City of Paramount will strive to ensure that public buildings (schools, libraries, etc.) are sufficiently noise insulated to permit their intended function to be uninterrupted by exterior noise.
- **Health and Safety Element Policy 32.** The City of Paramount will cooperate with State and Federal agencies so as to minimize transportation related noise.
- **Health and Safety Element Policy 33.** The City of Paramount will ensure that the design and improvement of future master planned roadway links in the City are accomplished in a manner that minimizes noise impacts on adjacent noise sensitive land uses.
- **Health and Safety Element Policy 34.** The City of Paramount will promote the development of a compatible noise environment throughout the City.





- **Health and Safety Element Policy 35.** The City of Paramount will continue to require noise attenuation in new residential developments that are exposed to significant noise levels from freeway and arterial roadway traffic.
- **Health and Safety Element Policy 36.** The City of Paramount will periodically review County and regional plans for land use, transportation, airport operation, etc. to identify any potential noise impacts and to develop corresponding noise attenuation strategies.
- **Health and Safety Element Policy 37.** The City of Paramount will continue to promote the application of noise insulation and other noise control techniques in new schools, hospitals, and convalescent homes consistent with State and Federal regulations.
- **Health and Safety Element Policy 38.** The City of Paramount will consider the effects of truck mix, speed limits, and ultimate motor vehicle volumes on noise levels adjacent to master planned roadways when improvements to the circulation system are planned.

### Flooding in the City...

Flooding was one of the big problems facing the Hynes-Clearwater territory. In 1884 the San Gabriel River went out of its bounds. Its tributary became the Rio Hondo. Thousands of acres of farmland were inundated. Bridges and roads were washed out. Some people were stranded for ten days at a time. The Los Angeles river, too, changed its channel many times. One of the most destructive storms in the history of California occurred in February of 1927.

### Issue: Climate Adaptation

Climate change is a long-term shift in global or regional climate patterns. Climate adaptation refers to the process of preparing for these evolving environmental conditions. The leading cause of the changing climate are greenhouse gas (GHG) emissions. In response, California law requires that the cities throughout the State, take actions to reduce local greenhouse gas emissions toward State reduction goals. State legislation under AB 320 (2006) set out goals to reduce emissions by at least 40 percent below 1990 levels by 2030, with this target date subject to change based on measured progress. Thus, it is critical that the General Plan include policies not merely to comply with State requirements but to be part of the California-wide solution. The Paramount City Council adopted a Climate Action Plan in 2021 to guide local reduction in greenhouse gas emissions.

### Vulnerability Assessment: Climate Adaptation:

By itself, the mitigation of greenhouse gases as required by State law will not be enough to protect the community from the dangerous effects of climate change.

In particular, climate change will exacerbate numerous natural hazards that face the Paramount community. A vulnerability assessment, as developed with the Paramount Climate Action Plan, helps identify priority climate vulnerabilities. The vulnerability rating identified here identify the potential impact and adaptive capacity. Table 5-1 identifies risks that could affect Paramount and the impact it could pose to the community.

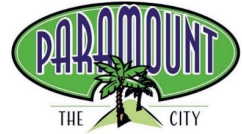
**Extreme Heat.** A study by the California Energy Commission states that "over the past 15 years, heat waves have claimed more lives in California than all other declared disaster events combined," and the

state continues to get warmer. Given higher temperatures, the City is expected to experience more extreme heat events, and these are expected to occur more frequently and to persist for longer time periods. City residents will face increased risk of death from dehydration, heat stroke, heat exhaustion, heart attack, stroke and respiratory distress caused by extreme heat. In response, the City will need to designate more cooling centers and take preventive actions such as planting more trees to help cool buildings and neighborhoods.

**Extreme Storms.** According to the California Climate Adaptation Study (CAS), climate change is expected to only cause a slight increase or decrease in average annual rainfall. However, the intensity of individual rainfall events is anticipated to increase. The prospect of more intense rainfall events increases the likelihood that these storms will overwhelm stormwater systems built to historic rainfall averages, making localized flooding more likely. In addition, more intense thunderstorms as a result of climate change are also likely to bring stronger more destructive winds.

**Table 5-1 Vulnerability Assessment**

Table 5-1 Vulnerability Assessment		
Risk	Potential Impact	Adaptive Capacity
Extreme Heat (EH)	Medium	Low
Extreme Storms (ES)	Medium	Low
Droughts and Water Shortages (D)	Medium	Medium
Power Outage (P)	Medium	Medium
Flooding (F)	Low	High
Dam Failure (DF)	Low	Low
Score	Potential Impact	Adaptive Capacity
<b>Low</b>	Impact is unlikely based on projected exposure; would result in minor consequences to public health, safety, and/or other metrics of concern.	The population lacks capacity to manage climate impact; major changes would be required.
<b>Medium</b>	Impact is somewhat likely based on projected exposure; would result in some consequences to public health, safety, and/or other metrics of concern.	The population has some capacity to manage climate impact; some changes would be required.
<b>High</b>	Impact is highly likely based on projected exposure; consequences to public health, safety, and/or other metrics of concern	The population has high capacity to manage climate impact; minimal to no changes are required.



**Droughts and Water Shortages.** Given warmer temperatures, droughts are more likely to become more frequent and persistent in coming decades. The CAS notes that climate change is likely to significantly diminish California's future water supply and create greater competition for limited water supplies needed by the environment, agriculture, and cities. Given the increasing vulnerability of its water supply, the City will need to verify that new developments will have access to a reliable water supply. Long-term conservation efforts will be critical to maintaining economic and social well-being, especially in light of the impacts of climate change on California's water supply. Additionally, droughts will also cause local trees to dry out and become more vulnerable to falling over during storm events.

The Central Basin Water District, which services the City of Paramount (Division V) has prepared a Drought Response Plan that identifies actions to address changes in future water supplies as a result of climate change and increase in regular drought conditions.

**Flooding and Dam Failure.** Climate change can influence variables that contribute to floods such as the more intense rainfall events described above. In early 1995, heavy winter rains caused local flooding events in Los Angeles County in close proximity to the City of Paramount. Typically, portions of the City of Paramount have been prone to occasional urban flooding due to debris accumulation on storm drains and aged drainage systems. Otherwise, the City of Paramount has long had a high degree of flood protection due to the construction of dams along the San Gabriel and Rio Hondo Rivers and the channelization of the Los Angeles River in the 1950s.

There are, however, two major dams that could potentially affect the City in the event of a dam failure. The Whittier Narrows Dam on the San Gabriel River at the southern end of the San Gabriel Valley, and the

Hansen Dam located on the northern edge of the San Fernando Valley. In particular, the U.S. Army Corps of Engineers has determined that the 60-year-old Whittier Narrows Dam is structurally unsafe and poses a potentially catastrophic risk to the communities along the San Gabriel River floodplain, including the City of Paramount, which is geographically located in the flood inundation area should a dam failure occur.

**Power Outage.** Climate change is causing an increase in many types of extreme weather. Heat waves are hotter, heavy rain events are heavier, and winter storms have increased in both frequency and intensity. To date, these kinds of severe weather are among the leading causes of large-scale power outages in the United States.



## Vulnerable Population: Climate Adaptation

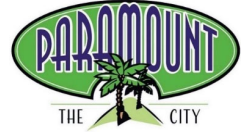
Due to the rise and frequency of extreme weather and climate-related events, it's important to emphasize the health threats and challenges imposed by climate change. While most residents and businesses will be faced with the health impacts inflicted by climate change, certain groups will disproportionately feel the health impacts, as they can be less climate resilient. Evacuation scenarios are particularly difficult for seniors and people with disabilities who may be physically unable or prepared to leave their homes.

Secondary health impacts that are indirectly exacerbated by climate change include air pollution complicated by warmer weather and increase in vector-borne diseases with the prolonged stay of mosquitos.

Table 5-2 identifies specific populations in Paramount the potential climate effects that will impact them the most.

Table 5-2 Vulnerable Population			
Population (2019)	Percent of Total		Climate Effects
	Paramount	LA County	
Total	54,205	10,012,895	DW, P, AP, V
Children (age 0 to 17)	28.7%	22.1%	AP, EH, DW, V
Older Adults (age 65 and over)	8.2%	13.1%	AP, EH, F PO, DW, DF, V
Disability	15.4%	20.7%	AP, EH, F PO, DF, V
Below Poverty	16.7%	14.9%	EH, P, AP, V

Notes: Climate Effects acronym: Extreme Heat (EH), Extreme Storms (ES), Droughts and Water Shortages (DW), Flooding (F), Dam Failure (DF), Power Outage (P), Air Pollution (AP), Vector (V).



## Policies

- **Health and Safety Policy Element 39.**  
Integrate climate change hazards, adaptation, and resiliency into the update of city plans, regulatory codes, and policies
- **Health and Safety Policy Element 40.** Evaluate, identify, and implement strategies to reduce the negative effects of climate change on the health of disadvantaged communities and socially vulnerable populations lacking adaptive capacities (e.g., older population, children, low-income households, disability, etc.)
- **Health and Safety Policy Element 41.** Set up systems to predict and communicate with the public about heat waves and severe storm events.
- **Health and Safety Policy Element 42.** Establish cooling centers and emergency shelters to reduce City of Paramount residents' vulnerability to extreme heat events and severe storms.
- **Health and Safety Policy Element 43.** Update the City's Local Hazard Mitigation Plan regularly to assess hazard vulnerabilities and identify mitigation to pursue in order to reduce the level of injury, property damage, and community disruption
- **Health and Safety Policy Element 44.**  
Maximize the resiliency of essential public facilities to risks and hazards of flooding.
- **Health and Safety Policy Element 45.** Evaluate the need to expand the capacity of flood control facilities to minimize flood hazards resulting from extreme weather events.
- **Health and Safety Policy Element 46.** Monitor the work of the Army Corps of Engineers' and other federal agencies' response plan to repair the Whittier Narrows Dam.
- **Health and Safety Policy Element 47.**  
Encourage natural flood control infrastructure and techniques to capture storm water, recharge aquifers, and prevent flooding near established drainage systems and channels.
- **Health and Safety Policy Element 48.** Conduct appropriate outreach and engagement efforts with community residents and businesses for community feedback and buy-in, particularly targeting vulnerable populations.
- **Health and Safety Policy Element 49.**  
Decrease the urban heat island effect, especially in areas with populations most vulnerable to heat.
- **Health and Safety Policy Element 50.** Enhance resilience of community tree canopy and urban forest.
- **Health and Safety Policy Element 51.** Enhance the resilience of buildings within the community to extreme heat, weather, and energy disruptions.
- **Health and Safety Policy Element 52.** Improve the energy efficiency and weatherization of homes and businesses to reduce energy costs and carbon pollution.
- **Health and Safety Policy Element 53.** Consult with Greater Los Angeles County Vector Control District to address the potential increased risk of disease due to changes in vector populations.
- **Health and Safety Policy Element 54.** Consult with Central Basin Water District to implement Drought Response Plan.
- **Health and Safety Policy Element 55.** Monitor progress of implementation of the Paramount Climate Action Plan and update the plan regularly.

## Health and Safety Element Plan

The graphic depiction of the City of Paramount's official policy relative to emergency preparedness is presented on Exhibit 5-1 that includes an identification of critical facilities and potential evacuation centers as well as evacuation routes. The COVID-19 pandemic and the local emergency response highlighted the need to prepare for and adapt to unique and unusual emergencies. The areas of the City that may be impacted by natural hazards is indicated in the environmental impact report (EIR) prepared for the General Plan. The information contained in the EIR includes the existing seismic hazards, soil constraints, and flood hazards that impact the community. These hazards are identified to alert the City to the naturally occurring hazards that are to be mitigated in order to reduce the risk to life and property in the City.

The City seeks to control noise levels within those areas of Paramount that include noise sensitive receptors. These areas are shown in Exhibit 5-2.

Appropriate measures should be implemented as a means to reduce the effects of noise exposure in these areas.

### Noise and Land Use Compatibility

The State Office of Noise Control has prepared Guidelines for the Preparation and Content of Noise Elements of General Plans. These guidelines serve as a guide for compatibility of noise-sensitive land uses. Residential uses should not be located in areas exceeding 70 dB CNEL. Schools, libraries, hospitals, and nursing homes are treated as noise-sensitive land uses, requiring mitigation when such development occurs in areas where the ambient noise levels exceed 60 dB CNEL. These guidelines are shown in Table 5-3.

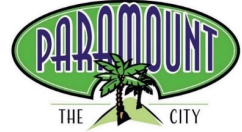
**Table 5-3 Noise and Land Use Compatibility Guidelines**

Land Use	Maximum Desirable Noise Level	Maximum Acceptable Noise Level
Low Density Residential	55 dBA	65 dBA
Medium Density Residential	60 dBA	65 dBA
High Density Residential	65 dBA	70 dBA
Schools	60 dBA	70 dBA
Office and Commercial	65 dBA	75 dBA
Industrial	70 dBA	75 dBA

### Noise Control Regulations

A number of other federal, state, and local agencies have adopted standards and recommended noise criteria to protect people in both the working and home environments. A summary of major existing noise regulations is provided below:

- The **Federal Highway Works Administration (FHWA)** has established noise exposure standards for different land uses. These standards apply to the planning and design of federally funded highway projects and are expressed in terms of both Equivalent Noise Level (Leq) and L<sub>10</sub>.
- The **Department of Housing and Urban Development (HUD)** has adopted

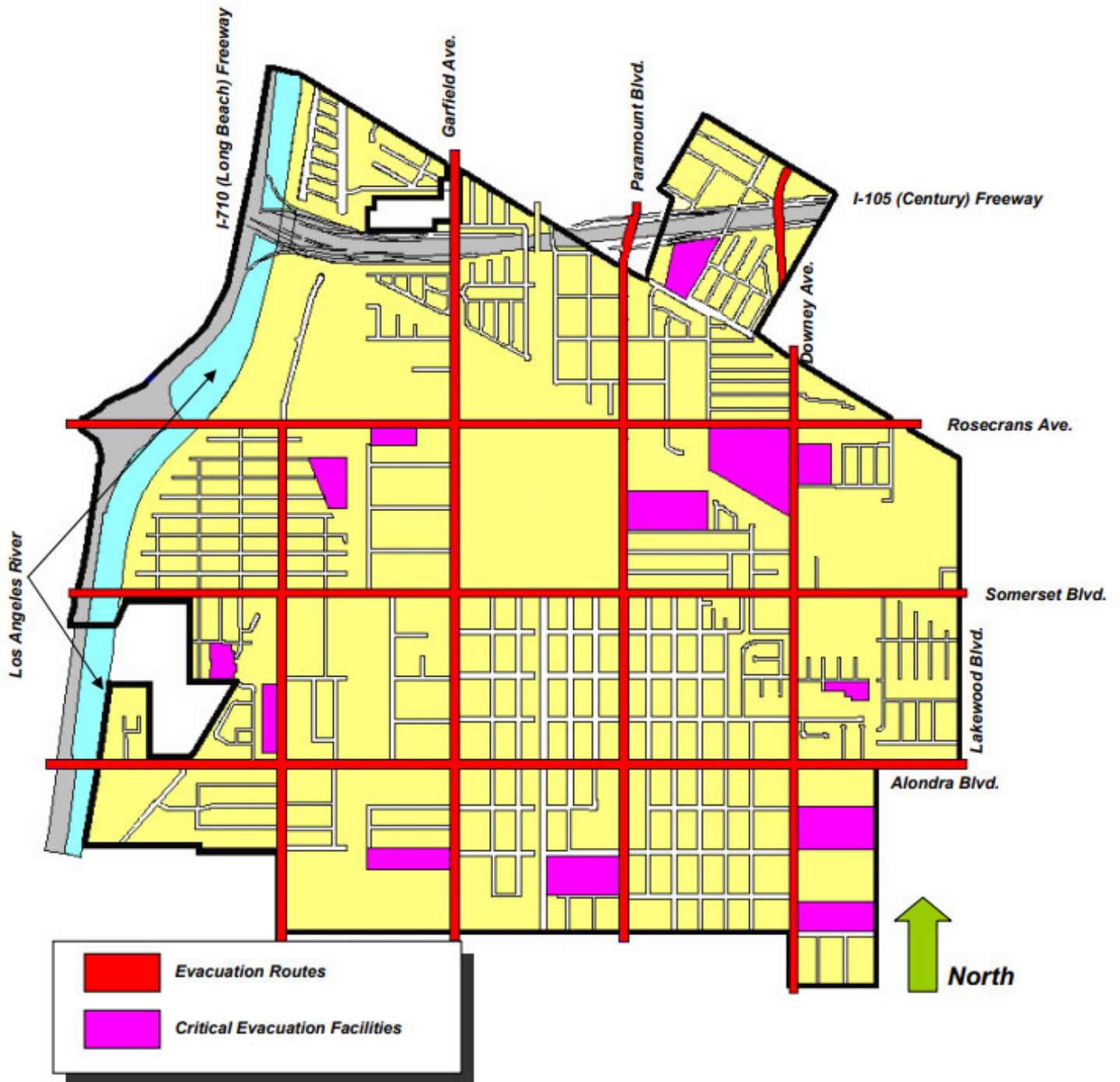


environmental criteria and standards for determining project acceptability and necessary mitigation measures to ensure that projects assisted by HUD provide a suitable living environment. Standards include maximum levels of 65 dB Ldn for residential areas.

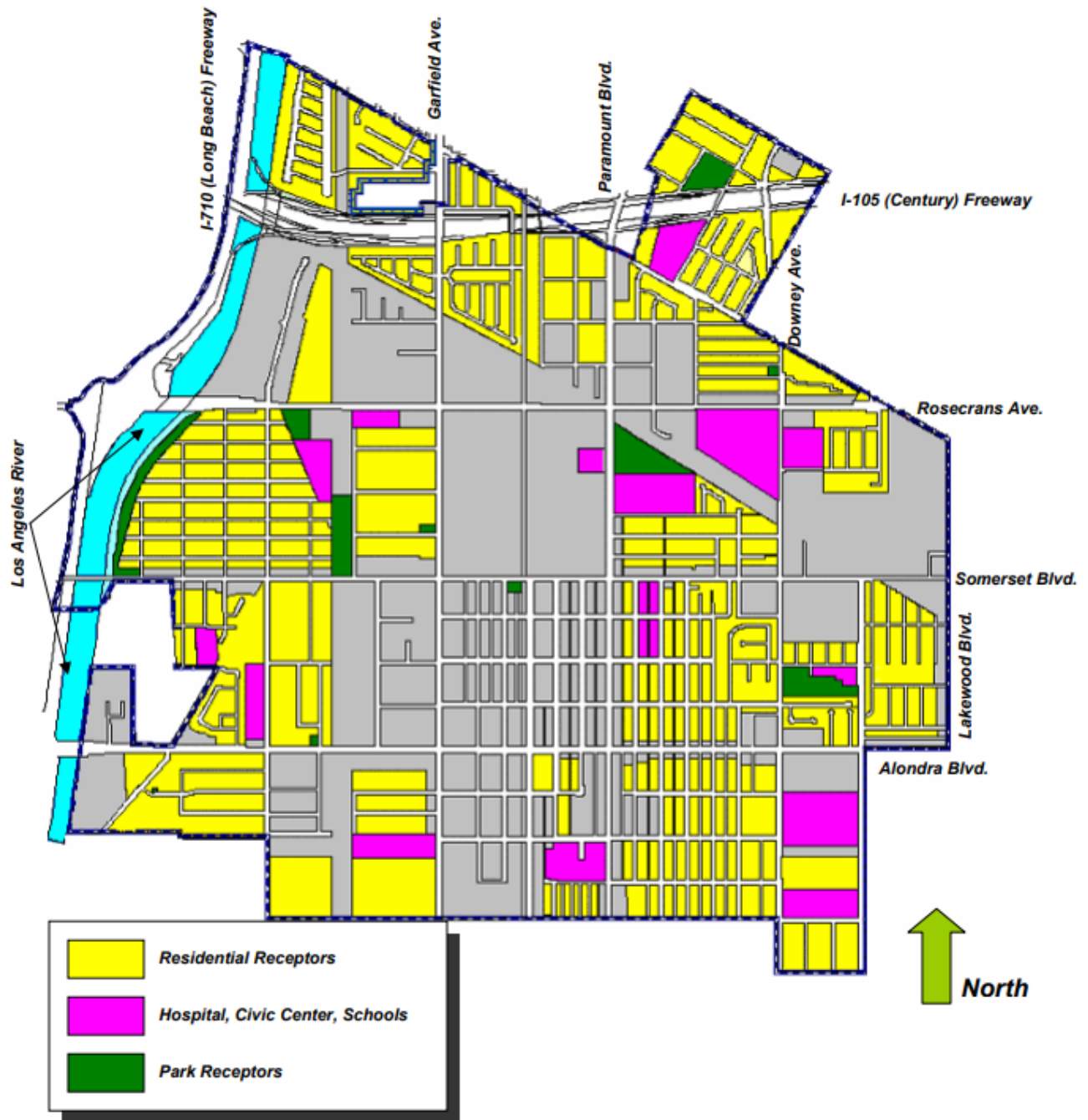
- The **Noise Control Act of 1972** authorized the Environmental Protection Agency (EPA) to publish descriptive data on the effects of noise and establish levels of sound "requisite to protect the public welfare with an adequate margin of safety." These levels are separated into health (hearing loss levels), and welfare (annoyance levels), with an adequate margin of safety.
- The **California Motor Vehicle Code** establishes noise standards for those areas not regulated by the federal government. State standards regulate the noise levels of motor vehicles and motorboats; establish noise impact boundaries around airports; regulate freeway noise affecting classrooms, sound transmission control, and occupational noise control; and identify noise insulation standards. The California Motor Vehicle Code sets operational noise limits according to the type of vehicle and date of manufacture.
- **Sound Transmission Control Standards** contained in the California Administrative Code, Title 24, Building Standards, Chapter 2.35, outline noise insulation performance standards to protect persons within new hotels, motels, apartment houses, and dwellings other than detached single-family dwellings. These standards require an interior noise level of 45 dB CNEL or less for residential projects. For residential buildings or structures within the 60 dB CNEL of an airport, or vehicular or industrial noise source, an acoustical analysis

must be conducted to show compliance with the standards.

- The **California Occupational Noise Control Standards** contained in the California Code of Regulations, Title 8, Industrial Relations, Chapter 4, outline permissible noise exposure at a workplace. Employees should not be exposed to noise levels of 90 dBA for more than eight hours in any workday.



**Exhibit 5-1**  
**Health and Safety Plan –Critical Facility & Evacuation Routes**  
 City of Paramount General Plan



**Exhibit 5-2**  
**Noise Exposure-Noise Sensitive Land Uses**  
 City of Paramount General Plan

MARCH 3, 2025

ORAL REPORT

CITY COUNCIL ACTIONS



MARCH 3, 2025

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF