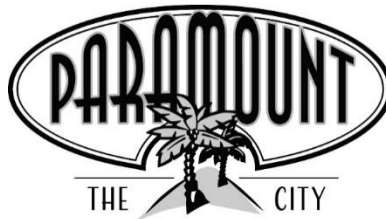


# AGENDA

Paramount Planning Commission

June 4, 2025



*Safe, Healthy, and Attractive*

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

City of Paramount

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

## 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.gov](mailto:planning@paramountcity.gov)

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

---

## MINUTES

---

1. [APPROVAL OF MINUTES](#) May 7, 2025

---

## PUBLIC COMMENTS

---

---

## PUBLIC HEARINGS

---

---

## NEW BUSINESS

---

2. [CONDITIONAL USE PERMIT NO. 980](#) A request by Anastasios Sotiropoulos/AGS Wholesalers for outdoor storage of restaurant supplies in shipping containers in a designated area at 15130 Illinois Avenue 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.
3. [ZONING ORDINANCE TEXT AMENDMENT NO. 36](#) A recommendation for the City Council of the City of Paramount to approve an ordinance approving garage, estate, and yard sale regulations in residential zones and legal nonconforming residential properties. This project is exempt from the California Environmental Quality Act (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.

---

## REPORTS

---

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

---

## COMMENTS

---

5. **COMMENTS**
- City Attorney
  - Commissioners
  - Staff

---

## ADJOURNMENT

---

To a meeting on Wednesday, July 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.

JUNE 4, 2025

APPROVAL OF MINUTES  
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF MAY 7, 2025.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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

## **PARAMOUNT PLANNING COMMISSION MINUTES MAY 7, 2025**

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

---

**CALL TO ORDER:** The meeting of the Planning Commission was called to order by Chair Gordon Weisenburger at 6:00 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

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

Absent: Commissioner David Moody

**STAFF PRESENT:** Lindsay Thorson, Planning Commission Attorney  
John King, 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 Commissioner Gonzalez, seconded by Vice Chair Timmons, to excuse Commissioner Moody from the Planning Commission meeting. The motion was passed by the following roll call vote:

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

**NOES:** None

**ABSENT:** Commissioner Moody

**ABSTAIN:** None

### **PUBLIC COMMENTS**

There were none.

---

1. **APPROVAL OF MINUTES** Chair Weisenburger presented the Paramount City Council/Planning Commission minutes of a joint meeting on March 25, 2025 for approval.

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

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

2. APPROVAL OF  
MINUTES

Chair Weisenburger presented the Planning Commission minutes of April 2, 2025 for approval.

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

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

---

**NEW BUSINESS**

---

**PUBLIC HEARINGS**

3. ZONING ORDINANCE  
TEXT AMENDMENT  
NO. 35

Chair Weisenburger presented the item, a recommendation for the City Council of the City of Paramount to approve Zoning Ordinance Text Amendment No. 35, amending section 17.04.010 (Definitions) and repealing and replacing Chapter 17.112 of Title 17 of the Paramount Municipal Code in its entirety to establish revised regulations for art in publicly accessible places in the City of Paramount.

Planning Director John King introduced Management Analyst Sol Bejarano who presented an overview of the request.

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

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

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

It was moved by Commissioner Esparza, seconded by Commissioner Gonzalez, to read by title only, waive further reading, and adopt Planning Commission Resolution No. PC 25:003, approving the request. The motion was passed by the following roll call vote:

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

## **REPORTS**

---

### **4. CITY COUNCIL ACTIONS**

Planning Director John King stated that the City Council approved Ordinance No. 1197/Zone Change No. 249 to allow for the construction of four homes at 15539 Colorado Avenue (previously known as the Firehouse property).

The City Council adopted Ordinance No. 1198/Zoning Ordinance Text Amendment No. 28, a comprehensive zoning update which includes minor changes to modernize the Paramount Municipal Code and minor changes to bring the City in compliance with our housing element.

Following the joint meeting with the Planning Commission on March 25, 2025, the City Council held several follow up meetings to clarify and reach a consensus on the allowable density regarding the Clearwater Specific Plan.

There was further discussion between the Planning Commission and staff regarding the Clearwater Specific Plan and the City Council's direction.

### **5. COMMENTS FROM CITY ATTORNEY, COMMISSIONERS AND STAFF**

There were none.

**ADJOURNMENT**

---

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6.38 p.m. to the next Planning Commission meeting to be held on Wednesday, June 4, 2025 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

---

Gordon Weisenburger, Chair

ATTEST:

---

Biana Salgado, Administrative Assistant



JUNE 4, 2025

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 980

- 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 25:015, APPROVING  
A REQUEST BY ANASTASIOS SOTIROPOULOS/AGS WHOLESALERS  
FOR OUTDOOR STORAGE OF RESTAURANT SUPPLIES IN  
SHIPPING CONTAINERS IN A DESIGNATED AREA AT 15130 ILLINOIS  
AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

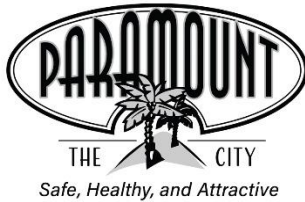
ROLL CALL VOTE:

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

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

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

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



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

---

<b>PROJECT NUMBER:</b>	<b>Conditional Use Permit No. 980</b>
<b>REQUEST:</b>	<b>Outdoor storage of restaurant supplies in shipping containers in a designated area</b>
<b>APPLICANT:</b>	<b>Anastasios Sotiropoulos/AGS Wholesalers</b>
<b>MEETING DATE:</b>	<b>June 4, 2025</b>
<b>LOCATION:</b>	<b>15130 Illinois Avenue</b>
<b>ZONE:</b>	<b>M-2 (Heavy Manufacturing)</b>
<b>GENERAL PLAN:</b>	<b>Central Industrial District</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:** June 4, 2025

---

**Subject: CONDITIONAL USE PERMIT NO. 980  
ANASTASIOS SOTIROPOULOS/AGS WHOLESALERS**

## **BACKGROUND**

This application is a request by Anastasios Sotiropoulos/AGS Wholesalers for a Conditional Use Permit (CUP) for outdoor storage of shipping containers in a designated area at 15130 Illinois Avenue in the M-2 (Heavy Manufacturing) zone. Under Section 17.36.040 of the Paramount Municipal Code, outdoor storage is permitted with a CUP. The industrial building, constructed in 1968, is located on a 15,000 square foot property to the immediate south of Village Skate Park.

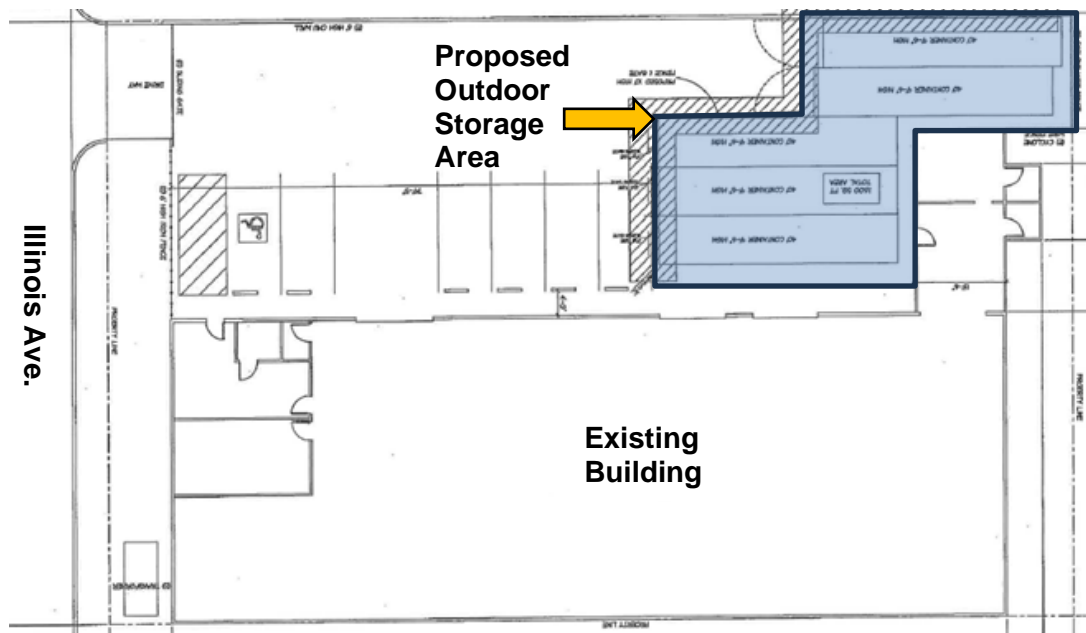
## **DISCUSSION**

The business has been in operation since 2022 and specializes in wholesale of restaurant supplies to food service establishments of all sizes, including restaurants, cafes, and catering companies. The inventory ranges from cookware, utensils, tableware, disposables, and takeout containers. The business hours of operations are Monday through Friday from 7:00 a.m. to 5:00 p.m. There would be a total of one employee working onsite.

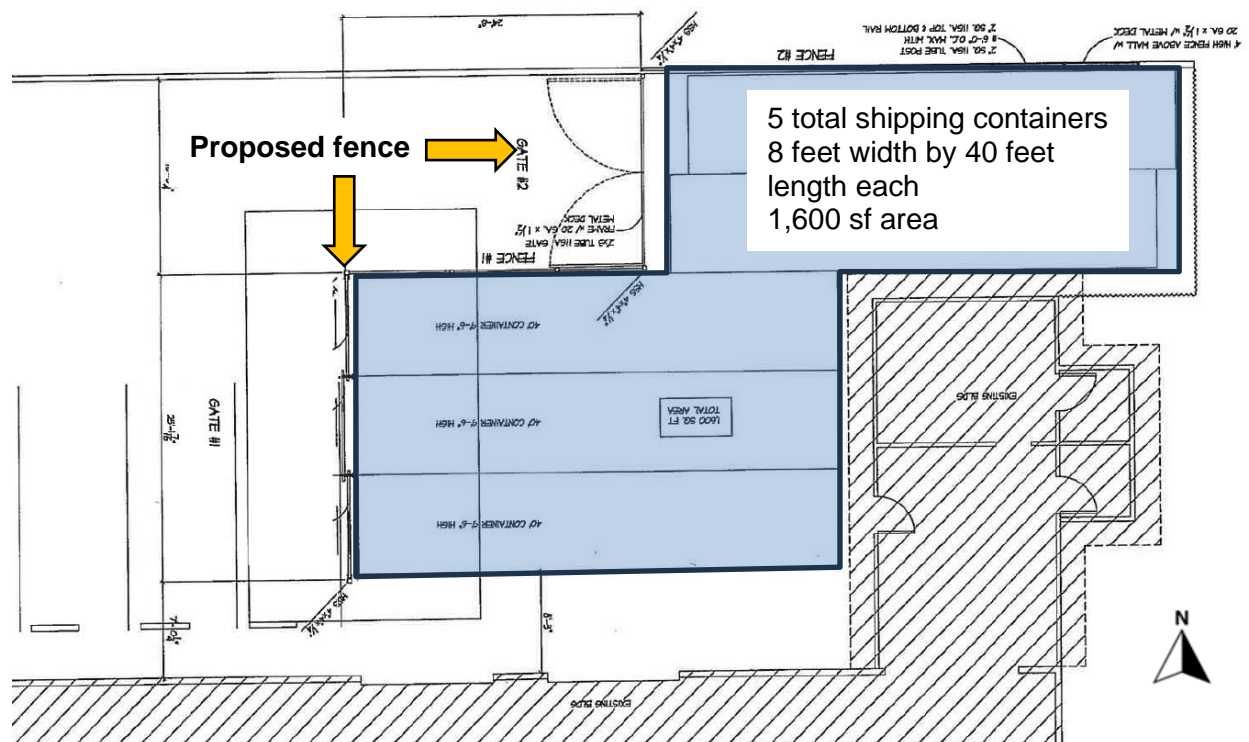
As part of the CUP review, outside storage may be permitted only if the storage is accessory to the property's main use and represents not more than 25% of the site. The applicant is proposing to store six shipping containers each measuring eight feet in width, 40 feet in length, and nine feet six inches in height. Stacking one shipping container upon another is prohibited. The proposed outdoor storage would occupy 1,600 square feet within the 15,000 square foot property which makes up 10% of the property. Based on the total square footage of the property, the proposed outdoor storage containers are below the allowable area and meets the requirement.

Furthermore, the shipping containers will be completely screened with a combination of solid masonry block wall and solid metal sliding gate. Placement of containers will not interfere in any way with required off-street parking or driveway areas. The proposed outdoor storage will adhere to all provisions from Section 17.36.040 (29) regarding the screening and outdoor storage use.

Below is the proposed site location.



Below is the floor plan.



Below are site photos from May 20, 2025.



*The north side of the building,  
adjacent to Illinois Avenue*



*The east side property facing the area of  
the proposed outdoor storage*

## **Analysis**

The business would be located in an appropriate commercial zone and is compatible with the surrounding businesses in the commercial center. The location is adequate in size, as six parking spaces, including one American with Disabilities Act (ADA) parking space will provide sufficient parking.

## **Environmental Assessment**

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

## **FISCAL IMPACT**

None.

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

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

## **RECOMMENDED ACTION**

Adopt Resolution No. PC 25:015, approving Conditional Use Permit No. 980, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 25:015**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO CONDITIONAL USE PERMIT NO. 980, A REQUEST BY ANASTASIOS SOTIROPOULOS/AGS WHOLESALERS FOR A CONDITIONAL USE PERMIT (CUP) FOR OUTDOOR STORAGE OF RESTAURANT SUPPLIES IN SHIPPING CONTAINERS IN A DESIGNATED AREA AT 15130 ILLINOIS AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Anastasios Sotiropoulos/AGS Wholesalers for a conditional use permit (CUP) for outdoor storage of restaurant supplies in shipping containers in a designated area at 15130 Illinois Avenue 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; and

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

WHEREAS, on June 4, 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. Conditions. All conditions of approval of Conditional Use Permit No. 980 shall be printed as general notes on the approved set of building plans.
2. Material Deviation. 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.
3. 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, June 20, 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.



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 extensions 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 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. License. All contractors shall obtain a business license to work and/or conduct business in the City of Paramount.
9. Fees. All applicable development fees are due prior to the issuance of building permits.
10. Alterations. 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.
11. Window Security Bars. The installation of exterior window security bars is prohibited in accordance with Section 17.36.090 (L) of the Paramount Municipal Code.
12. Paint. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
13. Tarps. 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.
14. Lighting. 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.
15. Labor Regulations. 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).
16. Agency Regulations. 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).

17. **Parking.** All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking lot shall be restriped and maintained in a clear condition in compliance with Americans with Disabilities Act (ADA) requirements. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.
18. **Urban Stormwater Management.** The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter at least weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.

*Business Operations*

19. **Business Hours.** Business hours shall be limited to 7:00 a.m. to 5:00 p.m., Monday through Friday.
20. **Business License.** The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
21. **Signs.** Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Signs shall not conceal architectural features on the exterior of the building. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
22. **Window Signs.** Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
23. **Signs.** Any sign on the building and parking lot area of the subject suite in disrepair shall be repaired or replaced with an equivalent sign and maintained in good condition.
24. **Special Events.** Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.

25. Clean Premises. 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.
26. Landscaping. Landscaping shall be maintained to the satisfaction of the Planning Department in perpetuity. Landscape changes are subject to Planning Department review and approval. Mature trees shall not be removed without prior written approval by the Planning Department. Plant material shall be maintained in a thriving condition in perpetuity in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.
27. Landscaping Maintenance. A two-inch layer of brown mulch shall be applied along the west side of the perimeter landscaping areas. The trees must be trimmed when branches extend beyond property lines and encroach upon the public right-of-way.
28. Outdoor Storage. Outdoor storage shall comply with all provisions from Section 17.36.040 (29) of the Paramount Municipal Code. Vertical stacking of a shipping container is prohibited.
29. Truck Delivery. Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments is prohibited on public streets and alleys.
30. The approved floor plan shall not be changed without prior approval by the Planning Department.
31. Security Cameras. 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.
32. Noise. Outdoor speakers or other exterior audible devices are prohibited.
33. Bicycle Racks. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" 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 racks. The precise location shall be within the clear range of a security camera.
34. Building Maintenance. The existing exterior slumpstone block, tile roof, stucco wall finish, and storefront windows and door shall be touched up, repaired as needed, and maintained in good condition.

35. **Parking Lot.** The parking lot shall be refurbished and maintained free of any cracks or damage. The merchandise and wood pallets shall be removed from the parking area and stored inside the building or shipping containers.
36. **Outdoor Storage.** The outdoor storage area shall not exceed a maximum of 10% as noted on the submitted site plan. Anything in excess of 10% of outdoor storage (outside the designated area) shall be reviewed and approved by the Planning Department.
37. **Deliveries.** Trucks delivering merchandise to the site shall unload within the property. Truck parking, stopping, loading, and unloading are prohibited on public streets and alleys.
38. **Screening.** Screening materials shall be reviewed and approved by the Planning Department prior to installation. Chain-link may not be used as a component of screening material.
39. **Organic Waste.** The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
40. **Tenant Improvement.** Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
41. **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.
42. **Graffiti Removal.** Any graffiti, including graffiti in the form of window etching, shall be promptly removed.
43. **Barbed Wire.** Barbed/razor wire is prohibited.
44. **Noise Ordinance.** In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
45. **Objectable Operations.** All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
46. **Digital Plans.** An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.

*Final Approval*

47. 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 as set forth in Resolution No. 24:040. The filing of such appeal within the stated time shall stay the effective date of 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 4<sup>th</sup> day of June 2025.

---

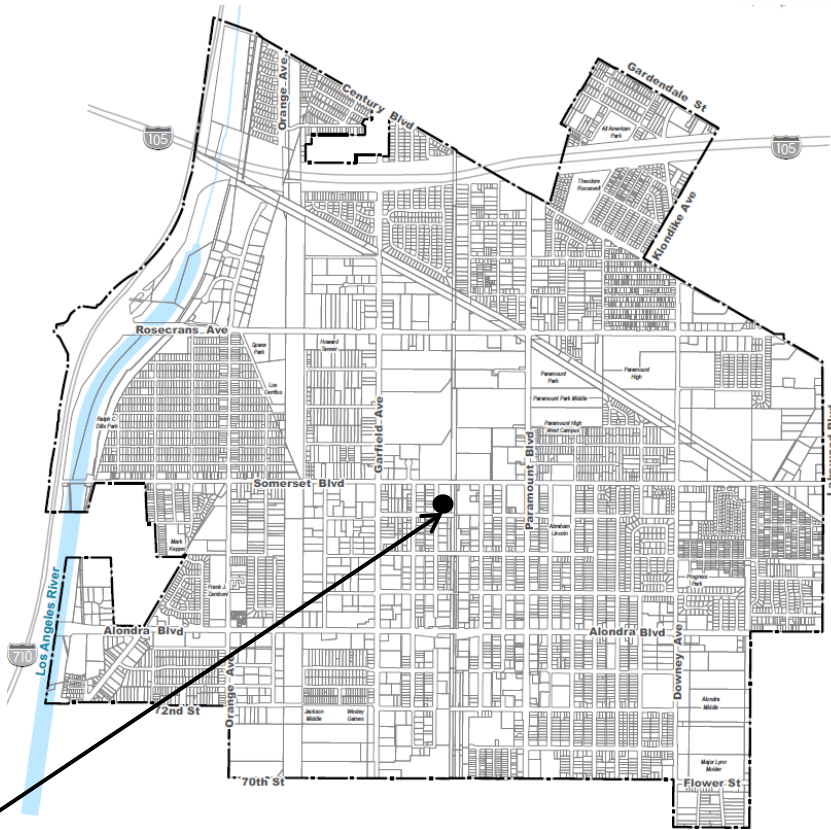
Gordon Weisenburger, Chair

Attest:

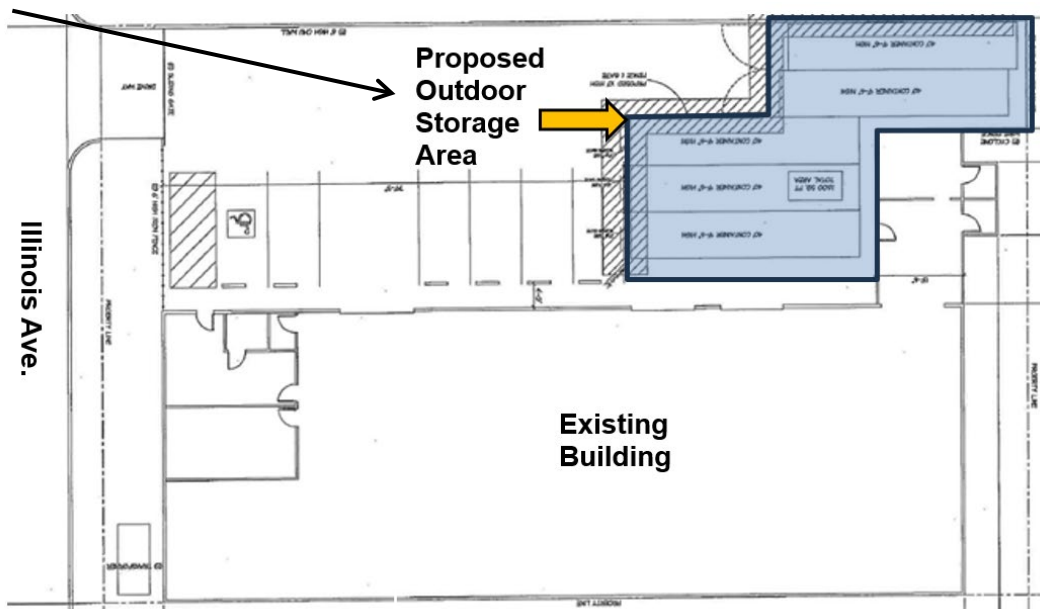
---

Biana Salgado, Administrative Assistant

# Conditional Use Permit No. 980



Subject  
Property



15130 Illinois Avenue

JUNE 4, 2025

PUBLIC HEARING

ZONING ORDINANCE TEXT AMENDMENT NO. 36

- 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 25:016,  
RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING  
ORDINANCE TEXT AMENDMENT NO. 36, APPROVING GARAGE,  
ESTATE, AND YARD SALE REGULATIONS IN RESIDENTIAL ZONES  
AND LEGAL NONCONFORMING RESIDENTIAL PROPERTIES.



MOTION:

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

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

[ ] APPROVED

[ ] DENIED

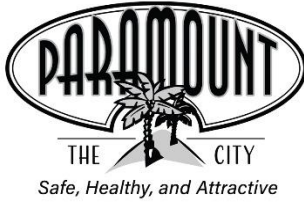
ROLL CALL VOTE:

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

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

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

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



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

---

<b>PROJECT NUMBER:</b>	<b>Zoning Ordinance Text Amendment No. 36</b>
<b>REQUEST:</b>	<b>Recommend that the City Council approve an ordinance regulating garage, estate, and yard sales</b>
<b>APPLICANT:</b>	<b>City of Paramount</b>
<b>MEETING DATE:</b>	<b>June 4, 2025</b>
<b>LOCATION:</b>	<b>Citywide</b>
<b>ZONE:</b>	<b>Residential zones and legal nonconforming residential properties</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:** June 4, 2025

---

**Subject: ZONING ORDINANCE TEXT AMENDMENT NO. 36, AMENDING SECTION 17.04.010 (DEFINITIONS) AND ADDING SECTION 17.44.165 TO ARTICLE 1 (USES) OF CHAPTER 17.44 (GENERAL PROVISIONS, CONDITIONS, AND EXCEPTIONS REGARDING THIS TITLE) OF TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE, REGULATING GARAGE, ESTATE, AND YARD SALES IN RESIDENTIAL ZONES AND LEGAL NONCONFORMING RESIDENTIAL PROPERTIES**

## **BACKGROUND**

This item is a request for the Planning Commission to recommend to the City Council to approve Zoning Ordinance Text Amendment (ZOTA) No. 36, amending Section 17.04.010 (Definitions) and adding Section 17.44.165 to Article 1 (Uses) of Chapter 17.44 (General Provisions, Conditions, and Exceptions Regarding this Title) of Title 17 of the Paramount Municipal Code, regulating garage, estate, and yard sales in residential zones and legal nonconforming residential properties.

Regulations for garage sales (and similar sales such as yard sales and estate sales) were most recently updated in 1990 with Ordinance No. 787. These regulations were previously within Title 5 (Business License Regulations) of the Municipal Code.

In November 2024, voters approved Measure LR, which revised the Paramount business license tax to apply to gross receipts. Doing so replaced Chapter 5.12 with updated regulations (implementing Ordinance No. 1192). As garage and yard sale provisions were previously in the same Municipal Code chapter as the business license regulations, it is necessary to reintroduce garage and yard sale requirements into a more relevant Code section – Title 17 (Zoning).

## **DISCUSSION**

### **Summary of Proposed Revisions**

In addition to bringing the sale provisions to the Zoning portion of the Municipal Code, some minor changes to the previous regulations are proposed. Some of the provisions of the proposed ordinance include the following:

- Definitions. Definitions for estate sale, garage sale, and yard sale are included in Section 17.04.010 of the Municipal Code.
- Sale frequency. The City presently allows one garage or yard sale every 12 months. The draft ordinance would increase the number of possible sales to two per every 12 months. Doing so would encourage residents to remove unwanted items to ideally clear space for vehicle parking in garages.
- Food sales. The ordinance would prohibit food sales.
- Religious assembly. For consistency with other Code sections, the ordinance would change the reference to sales on church property to sales on religious assembly property.
- Signs. As advertising in the public right-of-way is generally prohibited, the ordinance includes the same prohibition regarding advertising for garage and yard sales.
- Legal nonconforming residential properties. The ordinance clarifies the garage and yard sales are possible at legal nonconforming residential properties located in commercial and manufacturing zones.

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

### **Environmental Assessment**

This ordinance is exempt from California Environmental Quality Act (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.

### **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: Safe Community and No. 3: Economic Health.

**RECOMMENDED ACTION**

Adopt Resolution No. PC 25:016, recommending that the City Council adopt an ordinance approving Zoning Ordinance Text Amendment No. 36.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 25:016**

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. 36, AMENDING SECTION 17.04.010 (DEFINITIONS) AND ADDING SECTION 17.44.165 TO ARTICLE 1 (USES) OF CHAPTER 17.44 (GENERAL PROVISIONS, CONDITIONS, AND EXCEPTIONS REGARDING THIS TITLE) OF TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE, REGULATING GARAGE, ESTATE, AND YARD SALES IN RESIDENTIAL ZONES AND LEGAL NONCONFORMING RESIDENTIAL PROPERTIES

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. 36, amending Section 17.04.010 (Definitions) and adding Section 17.44.165 to Article 1 (Uses) of Chapter 17.44 (General Provisions, Conditions, and Exceptions Regarding this Title) of Title 17 of the Paramount Municipal Code, regulating garage, estate, and yard sales in residential zones and legal nonconforming residential properties; 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 California Environmental Quality Act (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.

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. 36, amending Section 17.04.010 (Definitions) and adding Section 17.44.165 to Article 1 (Uses) of Chapter 17.44 (General Provisions, Conditions, and Exceptions Regarding this Title) of Title 17 of the Paramount Municipal Code, regulating garage, estate, and yard sales in residential zones and legal nonconforming residential properties.

**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 4th day of June 2025.

---

Gordon Wiesenberger, Chair

ATTEST:

---

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. 36, AMENDING SECTION 17.04.010 (DEFINITIONS) AND ADDING SECTION 17.44.165 TO ARTICLE 1 (USES) OF CHAPTER 17.44 (GENERAL PROVISIONS, CONDITIONS, AND EXCEPTIONS REGARDING THIS TITLE) OF TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE, REGULATING GARAGE, ESTATE, AND YARD SALES IN RESIDENTIAL ZONES AND LEGAL NONCONFORMING RESIDENTIAL PROPERTIES

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 June 4, 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 25:016, 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 to read as follows:

**Estate sale.** A sale conducted to sell goods, merchandise, and equipment of the property's deceased resident. The deceased person must be a principal resident of the property.

**Garage sale or yard sale.** The sale of tangible personal property on residential premises, provided the actual and principal current use of such premises is for residential purposes, and provided the personal property for sale is the personal property of the person residing upon the property from which such selling activity is being conducted.

**SECTION 4.** Section 17.44.165 (Garage, Estate, and Yard Sales) is hereby added to the Paramount Municipal Code to read as follows:

**Section 17.44.165 Garage, Estate, and Yard Sales.**

- A. **Sale Frequency.** Subject to the regulatory provisions as set forth in this chapter, a sale, as defined in Section 17.04.010 of the Paramount Municipal Code, in a residentially zoned property or legal nonconforming residential property may be conducted on two occasions every 12 months for up to two consecutive days each occasion. Such sale shall be by a person residing on such property.
- B. **Allowable Sales.** For the purpose of this section, "sale" means a garage, estate, or yard sale of goods, merchandise, and equipment owned by the resident and confined to the lot or parcel of property upon which structure the person conducting their sale resides. Food sales are prohibited. No person shall sell or offer for sale any new goods, merchandise, or equipment. No person shall sell or offer for sale any used goods, merchandise, or equipment that has been consigned or otherwise acquired for the purpose of resale.
- C. **Permit.** A permit issued by the Planning Director or designee shall be obtained by such resident before selling or offering to sell any goods, merchandise, or equipment. The application shall be in a form and content as the Planning Director or designee deems advisable. The applicant shall submit proof of residency (such as a government-issued identification or current utility bill) at the sale address to the satisfaction of the Planning Director or designee. An issued garage, estate, or yard sale permit shall be posted in a location clearly visible from the public street or right-of-way during each day and hour of operation of the approved sale.

- D. Estate Sales. A permit for a garage or yard sale shall not be issued on the same lot or parcel more than two occasions in a 12-month period for up to two consecutive days each occasion. However, one additional sale permit may be issued on the same lot or parcel during the same 12-month period for a maximum of two consecutive days if it is for the sole purpose of an estate sale. An estate sale is defined as a sale conducted to sell goods, merchandise, and equipment of the property's deceased resident. The deceased person must be a principal resident of the property, and a death certificate is required to obtain the license to conduct the sale.
- E. Religious Assembly Sales. Religious assemblies as defined in Title 17 of the Paramount Municipal Code may be permitted to have a garage or yard sale on the same lot or parcel not more than two occasions in a 12-month period for up to two consecutive days each occasion.
- F. Change in Occupancy or Residence. A change in the occupancy or residence shall not operate to cause a permit to be issued more frequently than previously stated.
- G. Signs. In accordance with Article 7 (Signs in the Public Right-of-Way, Public Property and Parkways – Prohibited) of Chapter 9.04 (Miscellaneous Offenses) of the Paramount Municipal Code, no signs advertising a garage, estate, or yard sale shall be placed, attached, or installed on any tree, shrub, tree stake or guard, or upon any public building or structure, or upon any building or structure located upon public property or in, over or across the public rights-of-way, or within a parkway.

**SECTION 5. California Environmental Quality Act (CEQA).** This ordinance 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.

**SECTION 6. 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 7. 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.

\_\_\_\_\_  
Peggy Lemons, Mayor

ATTEST:

\_\_\_\_\_  
Heidi Luce, City Clerk

JUNE 4, 2025

ORAL REPORT

CITY COUNCIL ACTIONS

JUNE 4, 2025

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF