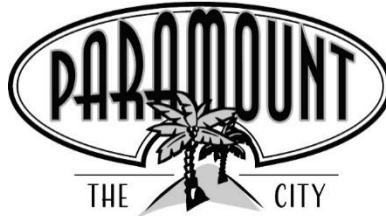


# AGENDA

Paramount Planning Commission

May 7, 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

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## MINUTES

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1. [APPROVAL OF MINUTES \(JOINT MEETING WITH PARAMOUNT CITY COUNCIL\)](#) March 25, 2025
2. [APPROVAL OF MINUTES](#) April 2, 2025

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## PUBLIC COMMENTS

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## PUBLIC HEARINGS

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## NEW BUSINESS

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3. [ZONING ORDINANCE TEXT AMENDMENT NO. 35](#)

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 on private property and in public places in the City of Paramount. This project 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.

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## REPORTS

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

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## COMMENTS

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

## ADJOURNMENT

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To a meeting on Wednesday, June 4, 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.

MAY 7, 2025

APPROVAL OF MINUTES

PARAMOUNT CITY COUNCIL/PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PARAMOUNT CITY COUNCIL/PLANNING COMMISSION  
MINUTES OF A JOINT MEETING ON MARCH 25, 2025.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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

**PARAMOUNT CITY COUNCIL/ PLANNING COMMISSION  
MINUTES OF A JOINT MEETING  
MARCH 25, 2025**

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

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**CALL TO ORDER:** The meeting of the Paramount City Council/Planning Commission was called to order by Vice Mayor Peggy Lemons at 3:32 p.m. in the Council Chamber at City Hall, 16400 Colorado Avenue, Paramount, California.

**PLEDGE OF ALLEGIANCE:** Vice Mayor Lemons led the pledge of allegiance.

**ROLL CALL OF COUNCILMEMBERS:** Present: Councilmember Isabel Aguayo  
Councilmember Brenda Olmos  
Councilmember Vilma Cuellar Stallings  
Vice Mayor Peggy Lemons

Absent: Mayor Annette C. Delgadillo\* *\*Excused*

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

**STAFF PRESENT:** Grissel Chavez, Assistant City Manager  
Nicholas Ghirelli, City Attorney  
John King, Planning Director  
Heidi Luce, City Clerk

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**PUBLIC COMMENTS**

CF 10.3 The following individual addressed the City Council and Planning Commission and provided public comments: Peter Melideo (regarding expiring CUP at 7815 Somerset Blvd.)

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**OLD BUSINESS**

1. **DISCUSSION**  
Clearwater Specific Plan Update  
Planning Director King gave the report and presented a PowerPoint presentation providing an overview of the preliminary land use plan for the Clearwater Specific area, as previously presented, and a brief discussion regarding transfer of development rights (TDR). Following the staff presentation, Beau Bianchi

and Glenn Man (Principal, Architects Orange) explained their requests for further modification of the plan, requesting higher density, reduced building setbacks, reduced minimum housing unit sizes, reduced parking requirements, and reduced open space requirements. Mr. Man provided graphic examples of multifamily housing types.

Discussion ensued concerning the requested changes. Concern was expressed regarding the effect of higher density on the massing, specifically along major thoroughfares and affordability of the units. Following discussion, the City Council requested that staff schedule a special meeting of the City Council to provide the City Council with further details concerning the requested changes and to provide the City Council with additional time to analyze their impact.

#### **ADJOURNMENT**

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There being no further business to come before the City Council, Vice Mayor Lemons adjourned the meeting at 4:47 p.m. in honor of Mayor Delgadillo's newborn granddaughter Charlotte Grace. The next meeting of the City Council will be held on April 8, 2025 at 6:00 p.m. in the Council Chamber at City Hall, 16400 Colorado Ave., Paramount, CA.

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Annette C. Delgadillo, Mayor

There being no further business to come before the Planning Commission, the meeting was adjourned at 4:47 p.m. to a meeting on April 2, 2025 at 6:00 p.m. in the Council Chamber at City Hall, 16400 Colorado Ave., Paramount, CA.

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Gordon Weisenburger, Chair

ATTEST:

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Heidi Luce, City Clerk

MAY 7, 2025

APPROVAL OF MINUTES  
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF APRIL 2, 2025.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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



## **PARAMOUNT PLANNING COMMISSION MINUTES APRIL 2, 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 6:01 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, Planning Director  
Eric Wosick, Assistant Public Safety Director  
Rick Baptista, Building and Safety Manager  
Sol Bejarano, Management Analyst  
Ivan Reyes, Associate Planner  
Abigail Urquiza, Planning Intern  
Biana Salgado, Administrative Assistant

**1. APPROVAL OF MINUTES** Chair Weisenburger presented the Planning Commission minutes of March 3, 2025 for approval.

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

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

### **PUBLIC COMMENTS**

Planning Director John King stated that there are comments related to agenda item number 4 which would be discussed at that time.

### **NEW BUSINESS**

### **PUBLIC HEARINGS**

2. CONDITIONAL USE  
PERMIT NO. 978  
WEN KAN/EXPERT  
COMPUTER  
INTERNATIONAL,  
INC.  
7110 JACKSON  
STREET

Chair Weisenburger presented the item, a request by Wen Kan/Expert Computer International, Inc. to operate a warehouse and distribution facility of computer parts at 7110 Jackson Street in the M-2 (Heavy Manufacturing) zone.

Planning Director John King introduced Associate Planner Ivan Reyes 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 there were no comment cards submitted 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

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 25:010, 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. 979  
MARIAH  
DEFLORES/UNIQ HQ  
13832-13836  
PARAMOUNT  
BOULEVARD

Chair Weisenburger presented the item, a request by Mariah DeFlores/Uniq HQ to operate a gymnasium at 13832-13836 Paramount Boulevard in the C-M (Commercial Manufacturing) zone.

Planning Director John King introduced Associate Planner Ivan Reyes 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 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 Commissioner Gonzalez, 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 Commissioner Gonzalez, seconded by Commissioner Moody, to read by title only, waive further reading, and adopt Planning Commission Resolution No. PC 25:011, 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. UNCLASSIFIED USE  
PERMIT NO. 24-01  
ECDC  
ENVIRONMENTAL,  
LC  
7727 JACKSON  
STREET

Chair Weisenburger presented the item, a request by ECDC Environmental, LC for the operation of Southern California Trans/Rail for loading sealed bins containing RCRA (Resource Conservation and Recovery Act) and non-RCRA waste onto rail flat cars at 7727 Jackson Street in the M-2 (Heavy Manufacturing) zone.

Planning Director John King presented an overview of the request which included the following added conditions: Condition No. 34 (Asphalt and Other Surface Repair), Condition No. 35 (Tire Shakers), Condition No. 36 (Street Sweeper), Condition No. 37 (Gate), Condition No. 38 (Illegal Dumping), and Condition No. 39 (Hours of Operation).

There was further discussion between the Planning Commission and staff.

Chair Weisenburger opened the public hearing.

Planning Director John King stated there were three written comments submitted from the following:

A written correspondence by Mike Radis in opposition to this item was received. A copy of the correspondence has been provided to each Commissioner and will be made part of the record of the proceeding.

A written correspondence by Laurie Guillen in opposition to this item was received. A copy of the correspondence has been provided to each Commissioner and will be made part of the record of the proceeding.

A written correspondence to this item was received by Jon T. Tanklage, President, Chief Operating Officer of Marukan Vinegar (U.S.A.), Inc. With proper conditions and measures, Mr. Tanklage would consider approval of the item to be satisfactory. A copy of the correspondence has been provided to each Commissioner and will be made part of the record of the proceeding.

Beverly Brooks addressed the Planning Commission and provided public comments.

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

There being no other comments in favor or opposed to the request, it was moved by Commissioner Gonzalez, 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 25:013, approving the request along with the added and modified conditions. 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

5. ZONE CHANGE NO.  
250  
APNS 6236-003-901  
AND 6236-003-902

Chair Weisenburger presented the item, a recommendation for the City Council of the City of Paramount to change the official Zoning Map from R-1 (Single-Family Residential) to M-2 (Heavy Manufacturing) on vacant land north of 13900 Orange Avenue identified as APNs 6236-003-901 and 6236-003-902.

Planning Director John King 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 Gonzalez, 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 25:012. 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

## **REPORTS**

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6. CITY COUNCIL  
ACTIONS

On April 1, 2025, the City Council had a follow-up meeting to the joint meeting with the Planning Commission on March 25, 2025 for further discussions regarding the Clearwater Specific Plan.

7. COMMENTS FROM  
CITY ATTORNEY,  
COMMISSIONERS  
AND STAFF

The Planning Commission stated they enjoyed their joint meeting with the City Council.

Planning Director John King stated that 'It's Boba Time' will be opening soon.

Planning Director John King stated that the demolition of the Sprouts project is almost complete. There are signed leases for Sprouts and Panera Bread, and leases for two other tenants are still pending.

### **ADJOURNMENT**

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There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 7:15 p.m. to the next Planning Commission meeting to be held on Wednesday, May 7, 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

MAY 7, 2025

PUBLIC HEARING

ZONING ORDINANCE TEXT AMENDMENT NO. 35

- 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 25:014,  
RECOMMENDING THAT THE CITY COUNCIL 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 ON PRIVATE  
PROPERTY AND IN PUBLIC PLACES IN THE CITY OF PARAMOUNT.

CONTINUED... PLEASE TURN PAGE

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

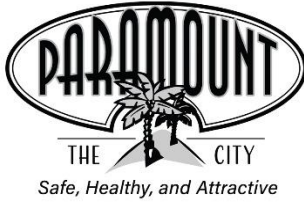
AYES: \_\_\_\_\_

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

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

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





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

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**PROJECT NUMBER:** Zoning Ordinance Text Amendment No. 35

**REQUEST:** Recommend that the City Council 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 on private property and in public places in the City of Paramount

**APPLICANT:** City of Paramount

**MEETING DATE:** May 7, 2025

**LOCATION:** Citywide

**ZONE:** All zones

**GENERAL PLAN:** Citywide

**PLANNER:** Sol Bejarano

**RECOMMENDATION:** Approval



**To:** Honorable Planning Commission  
**From:** John King, AICP, Planning Director  
**By:** Sol Bejarano, Management Analyst  
**Date:** May 7, 2025

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**Subject: ZONING ORDINANCE TEXT AMENDMENT NO. 35, RECOMMENDING THAT THE CITY COUNCIL 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 ON PRIVATE PROPERTY AND IN PUBLIC PLACES IN THE CITY OF PARAMOUNT**

## **BACKGROUND**

In 1993, the City Council adopted Resolution No. 93:036 which established the collection of Public Art Fees in connection with development projects. In 2020, the City Council adopted Ordinance No. 1131 (Chapter 17.112 of the Municipal Code) formalizing public art requirements for private development within Paramount.

This item is a request for the Planning Commission to recommend to the City Council to approve Zoning Ordinance Text Amendment (ZOTA) No. 35, to repeal and replace Chapter 17.112 in its entirety to establish revised regulations for art in publicly accessible places on private property and in public places in the City of Paramount.

## **DISCUSSION**

On November 18, 2023, the City Council approved a professional service agreement with Gail M. Goldman Associates, LLC to prepare the City's Public Art Master Plan. The Public Art Master Plan will be presented to the City Council in May of this year. The revised regulations in Chapter 17.112 of the Municipal Code reflect the Public Art Master Plan's recommendations based on input from the community.

## **Summary of Proposed Revisions:**

The proposed Zoning Ordinance Text Amendment would update Section 17.04.010 and Chapter 17.112 of the Municipal Code and include the following:

- Include new definitions in Section 17.04.010 of the Municipal Code and provide consistency with some of the words found in the Public Art Master Plan and in the revised Policies and Procedures.
- Establish a Public Art Advisory Committee.
- Revise in-lieu contribution. Expanded to include combining artwork and in-lieu fee for 1% total. (An in-lieu contribution occurs in place of installing public art of equivalent value.)
- Define the use of public art funds.
- Designate City Council role and responsibilities. Approval of public art associated with new private development or existing development along with the commissioning and acquisition of public art will be the sole responsibility of the City Council.

### **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. The Strategic Outcomes were implemented to provide a pathway to achieving the City's Vision. This item aligns with Strategic Outcome No. 1: Safe Community.

### **RECOMMENDED ACTION**

Adopt Planning Commission Resolution No. PC 25:014 recommending that the City Council adopt an ordinance approving Zoning Ordinance Text Amendment No. 35.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 25:014**

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. 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 ON PRIVATE PROPERTY AND IN PUBLIC PLACES IN THE CITY OF PARAMOUNT

WHEREAS, the Planning Commission of the City of Paramount setting forth its finding of fact, and recommending that the City Council approve Zoning Ordinance Text Amendment No. 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 regulations for art in publicly accessible places on private property and in public places in the City of Paramount.

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. 35, to repeal and replace Chapter 17.112 of title 17 of the Paramount Municipal Code in its entirety to establish revised regulations for art in publicly accessible places on private property and in public places in the City of Paramount.

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

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

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Paramount this 7th day of May 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 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 ON PRIVATE PROPERTY AND IN PUBLIC PLACES IN THE CITY OF PARAMOUNT

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

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

- A. California Constitution Article XI, Section 7, enables the City of Paramount ("the City") to enact local ordinances and regulations not in conflict with general laws; 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, including resource management, 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 General Plan is comprised of elements, and the Resource Management Element includes *Resource Management Element Policy 18* which states, "The City of Paramount will continue with the development of the community art program."
- E. The City Council adopted the Public Art Master Plan on May \_\_, 2025 in support of the Resource Management Element of the General Plan.
- F. The Planning Commission held a duly noticed public hearing on May 7, 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 25:014, recommending that the City Council adopt this Ordinance; and
- G. The City Council held a duly noticed public hearing on this Ordinance on May \_\_, 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 or amended as follows to read as follows:

**Artist.** A practitioner of the creative arts, generally recognized as such by critics and peers, with a body of work that may include commissions, exhibitions, sales, publications, and collections. For the purposes of this Chapter, “artist” shall not include: (j) persons primarily working in the professional fields of architecture, engineering, design, or landscaping; (ii) an employee or relative of the development project architect, landscape architect, engineer, or project manager; (iii) any person with a business interest in a development project or with respect to individuals or entities serving as project architects, landscape architects, engineers or project managers; or (iv) a relative of or anyone with a financial interest with respect to an individual or entity serving on an art selection panel for the development project.

**Mural.** A one-of-a-kind, hand-painted, hand-tiled, or digitally printed image on the exterior of a building with visibility from the public right-of-way that does not contain any commercial message that advertises a business conducted, services rendered, or goods produced or sold. A mural must be created by an Artist and is not intended as a commercial sign.

**Nonprofit.** A corporation organized under Internal Revenue Code Section 501(c)(3), in good standing with the California Department of Corporations and in compliance with all federal, state, and local licensing, reporting, and tax requirements.

**Placemaking.** A multi-faceted approach, generally including arts and cultural installations, performances, and activities, to the planning, design, and management of public spaces, that improves the quality of life and is documented by recordings, essays, articles, or a combination of media.

**Private Development Project.** Any commercial, industrial, and residential private sector development that requires the issuance of a building permit by the City of Paramount.

**Public Art.** Work created by an artist that is publicly accessible on private property, or on land or in or on a building owned by the City and encompasses a range of culture through the broadest possible expression, media, and materials and that may be permanent, fixed, temporary, or portable; and may be an integral part of a building, facility, structure, or landscape. These may include but are not limited to:

1. Media. Paintings, ceramics, light, sound, electronic, video, media-based, time-based, and web-based.
2. Style. Functional, realistic, abstract, community-based, and process-oriented; permanent and temporary. The public art can include artistic elements of the overall architecture or landscape design if created by an artist.
3. Genre. Fine art, craft, folk art, performance art. For reference, performance art is an art form in which a performance is presented within a fine art context, usually in collaboration with other interdisciplinary artists. The performance may be live or via media and the performer may be present or absent.

**Public Art Advisory Committee.** The City of Paramount committee that advises the City Council on public art policies, procedures, and expenditures from the Public Art Fund.

**Publicly Accessible.** Public art in a public place, accessible to the public for viewing, in its entirety and in a direct line of line of sight without hindrances or visual obstacles, during regular business hours consistent with the operation and use of the premises. Nothing in this definition is intended to require access by any member of the public to any area not otherwise accessible to the public pursuant to the normal operation and use of the premises.

**Public Art Fund.** A separate account into which all monies generated under this Ordinance shall be deposited.

**Public Art Maintenance.** The conservation, preservation, and basic day-to-day care of public art and, where applicable, of the lighting and surrounding landscaping, in good condition to the satisfaction of the City; and protection of the public art against physical defacement, mutilations, or alteration. Maintenance includes those activities required to conserve, repair, or preserve the integrity of the public art and setting within which the public art is located.

**Public Art Policies and Guidelines.** The documents adopted by the Public Art Advisory Committee that include standards and procedures for the implementation and administration of public art.

**Public Art Program.** The City program within the Planning Department that is responsible for the administration of public art, and cultural activities and events, including the acquisition, commission, design, installation, production, presentation, performance, and maintenance of public art for the cultural benefit of the City, its residents, and its visitors, celebrating and illustrating the broad range of cultural expression practiced in the



Paramount community that is funded by the Public Art Fund.

**Public Art Project.** The administration, development, acquisition, and installation of public art in publicly accessible spaces or on public property that enrich the urban landscape and provide a means to express the City's cultural and social heritage by exposure to art, culture, and history in various forms.

**Public Art Workplan.** An annual workplan presented to the City Council that identifies new projects to be initiated within a fiscal year and provides a status report on current and completed projects. The annual workplan serves to inform City policymakers, staff, and the public about arts and cultural activities and opportunities available.

**Public Place.** An area on public property that is publicly accessible to and available for use by the public during normal hours of business operation consistent with the operation and use of the premises, including but not limited to lobbies, meeting spaces, sidewalks, and crosswalks.

**SECTION 4.** Chapter 17.112 (Art in Public Places) of the Paramount Municipal Code is hereby amended in full to read as follows:

**17.112.010. Purpose.**

The purpose of this chapter is to establish and maintain a public art requirement for private development in order to provide the following benefits to the community: (1) maintain Paramount's art and culture for generations; (2) recognize the vital importance of the arts to the City as a whole; and (3) make a lasting contribution to the intellectual, emotional, and creative life of the community at large, and create a more desirable community to live, work, and recreate. A policy is hereby established to require developers and/or owners of certain private developments to use a portion of building development costs for the acquisition and installation of freely accessible works of art. Additionally, requirements for public art not associated with new development are included.

**17.112.020. Contribution requirements – public art associated with new private development.**

A. Calculation.

1. Nonresidential Building Developments. Private nonresidential building developments involving a project valuation of \$100,000.00 or more shall devote an amount not less than one percent of building development costs for acquisition and installation of publicly accessible art on the development site or the adjacent right-of-way within one-fourth mile.

2. Residential Building Developments. Private residential building developments of five or more new dwelling units shall devote an amount not less than one percent of building development costs for acquisition and installation of publicly accessible art on the development site or the adjacent right-of-way within one-fourth mile.

**B. In Lieu Contribution.**

1. At the discretion of the developer and/or owner, and in lieu of installing public art, an in-lieu contribution shall be placed into the Public Art Fund account for acquisition and placement of public art throughout the City.
2. At the discretion of the City, in addition to the required art installation of publicly accessible art on the development site or the adjacent right-of-way within one-fourth mile, an in-lieu contribution may be required from the developer/or property owner when it has been determined that the value of the proposed public art installation is less than the required one percent. The combined total shall be equal to the required one percent of building development costs for acquisition and installation of publicly accessible art on the development site or the adjacent right-of-way within one-fourth mile.

**17.112.030. Applicability.**

- A. The provisions of this chapter shall be applicable to publicly accessible private property, public right-of-way, and City-owned property throughout Paramount.
- B. Publicly accessible public art within residentially developed properties shall be restricted to the following areas:
  1. Within a common outdoor entry area to a commonly identified housing tract of five or more permitted housing units.
  2. Outside or upon a permitted residential or mixed-use with residential building of three or more stories in height.
  3. Upon walls, fences, and structures along rear property lines facing a public alley. (Ord. 1131 § 3, 2020)

**17.112.040 Exceptions and waivers.**

The requirements of this chapter shall not apply to the following activities:

- A. Americans with Disabilities Act (ADA)-compliance projects, not including projects where ADA compliance is a portion of a larger project.

- B. Road, path, and sidewalk repairs, including traffic signals and upgrades, curb and gutter repairs, sign reflectivity, road and parking signage, resurfacing of roads or other existing hardscape areas.
- C. Emergency repair projects.
- D. Cyclical replacement and repair of trails, outdoor furnishings, or fencing.
- E. Studies and plans.
- F. Roof replacement.
- G. Mechanical, security, audio-visual equipment, and information technology (IT) installations, upgrades, and repairs.
- H. Utilities projects unless there is building construction or reconstruction involved.
- I. Seismic upgrades and waterproofing.
- J. Projects where most of the cost is allocated to elements located underground.
- K. Projects where prohibited by federal law, including projects or portions of projects funded by grants from non-City sources that prohibit expenditure of funds for art.

**17.112.050 Maintenance.**

- A. All public art on private property shall become the property of the developer and/or owner and successor(s) in interest with the exception of public art owned by the City and placed on private property.
- B. The obligation to provide public art maintenance and security, as necessary to preserve the public art in good condition, shall remain with the developer and/or owner with the exception of public art owned by the City and placed on private property.

**17.112.060 Use of Public Art Fund.**

There is hereby created a public art fund to account for the public art fee and any and all other revenues appropriated or received for public art, including gifts, grants, and donations made to the City for purposes of this chapter. The public art fund shall be self-perpetuating from year to year.

- A. The revenues in such fund shall be used solely for:

1. The acquisition, commission, design, installation, production, presentation, performance, and maintenance of public art identified by Section 17.04.010 (Definitions) of this chapter.
  2. No more than twenty percent (20%) of the annual Public Art Fund shall be used for all necessary and reasonable administrative costs incurred in connection with Public Art Program staff or consultant supervision of the Public Art Program and the expenditure of all funds appropriated for public art.
  3. Other expenses associated with the implementation and administration of the Public Art Program.
  4. Furthering the purpose of public art as defined in this chapter.
- B. All fees collected under this chapter shall be maintained, managed, and reviewed by the City Manager or designee. The City Manager shall present annually to the City Council for approval an Annual Public Art Workplan that recommends the use of Public Art Fund monies consistent with the purpose of this section including the administrative costs of the Public Art Program annually, staff support and related expenses; curatorial services; documentation; publicity, community education, and any other services or programs in accordance with the intent of this chapter.
- C. Included Appropriations and Expenditures. Included appropriations and expenditures for public art include:
1. Acquisition of public art through direct purchase or through the design, fabrication, transportation, installation, and presentation of public art.
  2. Temporary stages, arenas, and other devices for performance.
  3. Artist fees and expenses.
  4. Supplies and materials.
  5. Costs for insurance, identification plaques, project management by an independent public art consultant, and other reasonable expenses associated with the planning, development, and completion of public art.
  6. Other related expenses associated with the implementation and administration of the Public Art Program approved by the Public Art Advisory Committee.
- D. Excluded appropriations and expenditures for public art include:

1. Reproductions, by mechanical or other means of original artwork, except in cases of film, video, photography, printmaking, theater, or other media arts.
2. Decorative, ornamental, architectural, or functional elements that are designed by the project architect or other design consultants engaged by the architect as opposed to an artist commissioned for this purpose.
3. Landscape architecture, gardening, or materials generally considered to be components of the landscape designed by the project architect, landscape architect, or other design professional engaged by the architect as opposed to an artist commissioned for this purpose.
4. Art objects that are mass produced (excluding artist-created, signed limited-edition works), ordered from a catalog, or of a standard design, such as playground, sculpture, or fountain.
5. Directional or other functional elements such as signage, supergraphics, color coding, or maps that are designed by architect, landscape architect, or other design professional engaged by the primary designer.
6. Utility costs and expenses related to the ongoing operation of the public art such as electrical, water, or mechanical service required to activate the work.

#### **17.112.070 Public Art Advisory Committee**

To promote, encourage, and advise on policies and programs that affect public access to a wide variety of arts and culture opportunities, a Public Art Advisory Committee (PAAC) appointed by the Mayor and approved by the City Council shall be established.

- A. The PAAC shall be comprised of a minimum of five (5) and up to seven (7) voting members appointed by the Mayor and approved by the City Council to advise on and advocate for public art.
- B. A minimum of two (2) voting members of the PAAC shall be arts professionals with considerable knowledge and experience in the arts. Qualifying arts professionals may include contemporary museum and gallery art curators, arts management professionals, arts educators, and design professionals such as licensed architects, landscape architects, and urban planners.

- C. A minimum of one (1) member of the PAAC shall be a community stakeholder.
- D. Two (2) members of the PAAC shall be City Councilmembers.
- E. Appropriate City staff may serve as non-voting advisors. Oversight of the PAAC is the responsibility of Public Art Program staff.
- F. The PAAC would convene on an as-needed basis and no less than two times each year. In general, the powers and duties of the PAAC shall be as follows:
  - 1. Establish and approve the Public Art Program mission and curatorial and programmatic goals, policies, and guidelines.
  - 2. Develop an Annual Public Art Workplan that charts current and future public art projects and arts and culture programming and determines resources and funding priorities.
  - 3. Make recommendations to the City Council on the expenditure of funds in the Public Art Fund.
  - 4. Make recommendations to the City Council and City Manager concerning the resources and needs of the community about the arts and opportunities for participation of artists.
  - 5. Review and make recommendations to the City Council concerning the removal, relocation, or alteration of existing public art or items of cultural significance in the possession of the City in accordance with the deaccession policy.
  - 6. Review and make recommendations to the City Council concerning gifts and loans of public art to the City in accordance with the gifts and donation of art policy.
  - 7. Explore methods of obtaining private, local, state, and federal funds to promote public art and public art programming within the city and make recommendations to the City Council on applying for such grants and funds.
  - 8. Encourage public and private partnerships to assure the survival of the arts and artists in the city.
  - 9. Serve as the key advocacy body for the Public Art Program and participate in community outreach activities and events.

10. Adopt rules, regulations, and procedures for the PAAC chair and conduct of PAAC meetings.
11. Advise and assist the City Council in connection with such other public art matters as may be referred to by City staff.
12. Exercise such other and incidental powers not inconsistent with law, necessary to carry out its functions.

**17.112.080 City Council role and responsibilities.**

A. Included and excluded roles and responsibilities of the City Council:

1. Review, approve, and update the City of Paramount Public Art Master Plan as needed.
2. Approve the annual Public Art Workplan as part of the City's annual budget adoption process, which outlines the projects and expenses the Public Art Program will undertake each year.
3. Consider annual Capital Improvement Program allocations for public art, as outlined in this chapter, as feasible.
4. Approve annual operating allocations for the Public Art Program as part of the City's annual budget process.
5. Make final determinations on PAAC recommendations regarding the commissioning and acquisition of public art on public property and publicly accessible private property in compliance with the City's purchasing policy.
6. Make final determinations on PAAC recommendations regarding deaccession of public art, acceptance of public art gifts and loans, and proposals for memorials and murals on City property, in accordance with each respective policy.

B. Excluded roles and responsibilities:

1. Oversight and/or approval of small-scale art projects identified by Neighborhood Preservation committee action items in need of immediate attention to preserve the health and safety of the community.

**17.112.090 Public Art Policies and Guidelines.**

- A. Policies and guidelines for the implementation and administration of public art shall be adopted by the PAAC. Any major changes to the Public Art

Policies and Guidelines after adoption shall be submitted to the PAAC for review and approval.

- B. Implementation of adopted policies and guidelines is the responsibility of the designated Planning Department staff implementing the Public Art Program.

**17.112.100 Processing public art associated with new private development or existing development.**

- A. Public art associated with new private development or existing development shall be subject to review and recommended approval from the PAAC with final review and approval by the City Council pursuant to Section 17.112.070 of this Chapter.
1. A completed public art application to supplement a development review application shall be submitted to the PAAC for public art associated with new development. An application associated with new development shall indicate whether the applicant has elected to acquire and install or make an in-lieu contribution to the Public Art Fund in accordance with California Government Code Section 66007.
  2. The Planning Department shall submit to the PAAC each application to acquire and install public art on new or existing development. The PAAC shall recommend approval, partial approval, or conditional approval, or deny the application based upon guidelines set forth providing their recommendation to City Council for final review and approval.
  3. With public art in publicly accessible places associated with new development or existing development, when the project applicant elects to acquire and install public art, the art in public places application will be reviewed by the PAAC and a recommendation will be made to the City Council for final approval.
  4. With art in publicly accessible places associated with new development, and the PAAC has recommended approval of the art in publicly accessible places application, the certificate of occupancy shall not be issued until the approved public art has been installed unless an in-lieu contribution is made as a deposit to secure the proper installation of the public art within a reasonable period of time as specified by the Planning Director or designee.



5. When the project applicant has elected to make an in-lieu contribution to the public art development fee, the contribution shall be paid in accordance with Section 66007 of the California Government Code.
6. If the applicant decides to install public art after making an in-lieu contribution, a bond, letter of credit, or other instrument acceptable to the Planning Director or designee will be necessary to ensure completion of the project before any refunds are issued to pay for public art.

**17.112.110 Processing public art on public property.**

- A. Public art on public property shall be subject to review and approval from the PAAC, pursuant to Section 17.114.070 of this Code. A single application for multiple works of public art to be installed simultaneously at one or more locations as part of a group, team, or programmatic event is permitted.
- B. A completed art public art application shall be submitted to the Planning Department for public art proposals. A single application for multiple works of public art to be installed simultaneously at one or more locations as part of a group, team, or programmatic event is permitted.
- C. The Planning Department shall submit to the PAAC each application to acquire and install public art. The PAAC shall recommend approval, partial approval, or conditional approval, or deny the application based upon guidelines set forth with the City Council having the final decision.

**17.112.120. Items are not to be considered as public art.**

- A. Art objects that are mass produced from a standard design. However, limited productions may be considered with specific restrictions.
- B. Reproductions of original artworks.
- C. Decorative, ornamental, or functional elements that are designed by the building architects opposed to an artist commissioned for the purpose of creating the public art.
- D. Landscape architecture and landscape gardening except where these elements are designed or approved by the artist and are an integral part of the public art by the artist.
- E. Any artwork that directly promotes a business or service.

- F. Expressions of obvious bad taste, obscenity, indecency, hate speech, or profanity, which would likely be offensive to the general public are unacceptable.

**17.112.130. Appeal procedure.**

- A. Within 10 calendar days after the date of a recommendation by the Planning Department to the City Council that includes a condition of approval imposing a public art requirement for private development, an appeal from said decision must be filed by the applicant or any other interested party. The appeal shall be submitted to the Planning Department. In the event the last date of appeal falls on a weekend or holiday when the City offices are closed, the next date such offices are open for business shall be the last date of appeal. Such an appeal shall be made on a form prescribed by the Planning Department and shall be filed with the Planning Department to the attention of the Planning Director, along with any appropriate fees required. The appeal application must be complete and shall state specifically wherein it is claimed there was an error or abuse of discretion by the PAAC or wherein the PAAC's decision is not supported by the evidence in the record. The appeal itself must raise each and every issue that is contested, including any and all constitutional claims, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so will preclude the appellant from raising such issues during the appeal and/or in court.
- B. If proposed public art or art project is denied by the PAAC, an appeal process may be initiated by an applicant only based on a process stated in this chapter or in the guidelines and policies adopted not having been followed. Within 10 calendar days after the date of denial of proposed public art or an art project by the PAAC, an appeal from said decision must be filed by the applicant or any other interested party. The appeal shall be submitted to the Planning Department. In the event the last date of appeal falls on a weekend or holiday when City offices are closed, the next date such offices are open for business shall be the last day of appeal. Such an appeal shall be made on a form prescribed by the Planning Department and shall be filed with the Planning Department and submitted to the Planning Director, along with any appropriate fees required. The appeal application must be complete and shall state specifically wherein it is claimed there was an error or abuse of discretion by the PAAC or wherein the PAACs decision is not supported by the evidence in the record. The appeal itself must raise each and every guideline and/or policy that is contested, including all constitutional claims, along with all the arguments and evidence in the record, which supports the basis of the appeal; failure to do so will preclude the appellant from raising such issues during the appeal and/or in court.

**SECTION 5. Severability.** If any section, subsection, sentence, clause, or phrase in this ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall 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 6. 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 May 2025.

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

ATTEST:

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

MAY 7, 2025

ORAL REPORT

CITY COUNCIL ACTIONS

MAY 7, 2025

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF