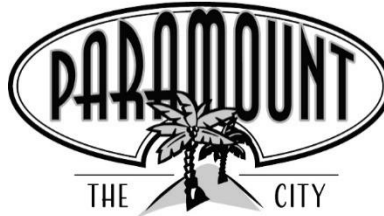


# AGENDA

Paramount Planning Commission

July 2, 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](#) June 4, 2025

---

## PUBLIC COMMENTS

---

---

## PUBLIC HEARINGS

---

---

## NEW BUSINESS

---

2. [CONDITIONAL USE PERMIT NO. 977](#) A request by Jesus Manuel Jauregui Garcia/Wilmington Metals to operate a warehouse and distribution facility of air conditioning units at 15533 Vermont Avenue in the M-1 (Light 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. [CONDITIONAL USE PERMIT NO. 966](#) A request by Dr. Eugene Allen for a one-year extension to operate (1) an urgent care medical facility, (2) children's play areas associated with education and/or tutoring, (3) services and programs for persons who have one or more disabilities, and (4) youth activity programs at 8225 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone. This project was approved in 2024 as a Class 3 (new construction or conversion of small structures) Categorical Exemption pursuant to Article 19, Section 15303 of California Environmental Quality Act (CEQA) Guidelines.

---

## REPORTS

---

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

## COMMENTS

---

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

## ADJOURNMENT

---

To a meeting on Wednesday, August 6, 2025, at 6:00 p.m. in the Council Chamber at City Hall, 16400 Colorado Ave., Paramount, California.

**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.

JULY 2, 2025

APPROVAL OF MINUTES  
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF JUNE 4, 2025.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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

## **PARAMOUNT PLANNING COMMISSION MINUTES JUNE 4, 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  
Commissioner David Moody  
Vice Chair Linda Timmons  
Chair Gordon Weisenburger

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

### **MINUTES**

---

1. **APPROVAL OF MINUTES**
- Chair Weisenburger presented the Planning Commission minutes of May 7, 2025 for approval.
- It was moved by Vice Chair Timmons, 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:** None
- ABSTAIN:** Commissioner Moody

### **PUBLIC COMMENTS**

---

Written correspondence by Mike Radis regarding previously approved Unclassified Use Permit No. 24-01 was received. A copy of the correspondence was provided to each Commissioner.

The following individual addressed the Planning Commission and provided public comments: John Aguilar.

There was further discussion between the Planning Commission and staff.

---

## **NEW BUSINESS**

---

### **PUBLIC HEARINGS**

---

2. CONDITIONAL USE  
PERMIT NO. 980  
ANASTASIOS  
SOTIROPOULOUS/  
AGS WHOLESALERS  
15130 ILLINOIS  
AVENUE

Chair Weisenburger presented the item, 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.

Planning and Building 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 and Building Director John King stated that there were no comment cards submitted in favor or opposed to the request.

Applicant Anastasios Sotiropoulos spoke in favor of the request.

There being no further 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 Vice Chair Timmons, seconded by Commissioner Gonzalez, to read by title only, waive further reading, and adopt Planning Commission Resolution No. PC 25:015, 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. ZONING ORDINANCE  
TEXT AMENDMENT  
NO. 36

Chair Weisenburger presented the item, 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.

Planning and Building 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 and Building 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 Vice Chair Timmons, 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 25:016, 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

---

## REPORTS

---

### 4. CITY COUNCIL ACTIONS

Planning and Building Director John King stated that last month, the City Council adopted the One-Year Action Plan (FY 2025-26) for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) activities.

Planning and Building Director John King stated that the City Council adopted the Public Art Master Plan. Management Analyst Sol Bejarano gave the report and presented an overview of the Paramount Public Art Master Plan to the City Council on May 27, 2025.

The City Council adopted Ordinance No. 1200, an ordinance approving Zoning Ordinance Text Amendment No. 35 regarding public art regulations which will be effective 30 days after the meeting.

The City Council also approved the applications to sell fireworks by the eight nonprofit organizations eligible to sell fireworks.

The City Council received and filed the 2024 General Plan Annual Progress Report which highlighted how many homes have been built and permitted in the city. Assistant Planner Leslie Corrales put together the complex report which was approved by the State.

Lastly, the City Council adopted Ordinance No. 1199, approving Zone Change No. 250, changing the Official Zoning Map from R-1 (Single-Family Residential) to M-2 (Heavy Manufacturing) on vacant land North of 13900 Orange Avenue which would allow for the possibility of a digital billboard.

---

## COMMENTS

---

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

Planning and Building Director John King announced that the "Planning Department" will now be known as the "Planning and Building Department".

Planning and Building Director John King introduced our new Assistant Planning and Building Director Monica Rodriguez, an Urban and Regional Planning professional with a bachelor's degree from Cal Poly Pomona and extensive experience working collaboratively with other municipalities.

Assistant Planning and Building Director Monica Rodriguez thanked the Planning Commission and staff for the welcome and is looking forward to working with the Paramount team.

Planning and Building Director John King announced that Planning Intern Abigail Urquiza is leaving the City of Paramount for a great new opportunity working for another City.

### **ADJOURNMENT**

---

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6.44 p.m. to the next Planning Commission meeting to be held on Wednesday, July 2, 2025 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

---

Gordon Weisenburger, Chair

ATTEST:

---

Biana Salgado, Administrative Assistant

JULY 2, 2025

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 977

- 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 25:007, APPROVING  
A REQUEST BY JESUS MANUEL JAUREGUI GARCIA/WILMINGTON  
METALS TO OPERATE A WAREHOUSE AND DISTRIBUTION  
FACILITY OF AIR CONDITIONING UNITS IN THE M-1 (LIGHT  
MANUFACTURING) ZONE.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

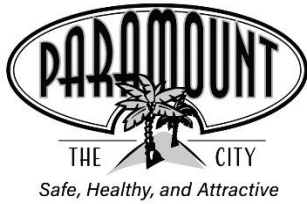
ROLL CALL VOTE:

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

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

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

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



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

---

<b>PROJECT NUMBER:</b>	<b>Conditional Use Permit No. 977</b>
<b>REQUEST:</b>	<b>Operate a warehouse and distribution facility of air conditioning units</b>
<b>APPLICANT:</b>	<b>Jesus Manuel Jauregui Garcia/Wilmington Metals</b>
<b>MEETING DATE:</b>	<b>July 2, 2025</b>
<b>LOCATION:</b>	<b>15533 Vermont Avenue</b>
<b>ZONE:</b>	<b>M-1 (Light 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 and Building Director

**By:** Ivan Reyes, Associate Planner

**Date:** July 2, 2025

---

**Subject: CONDITIONAL USE PERMIT NO. 977  
JESUS MANUEL JAUREGUI GARCIA/WILMINGTON METALS**

## **BACKGROUND**

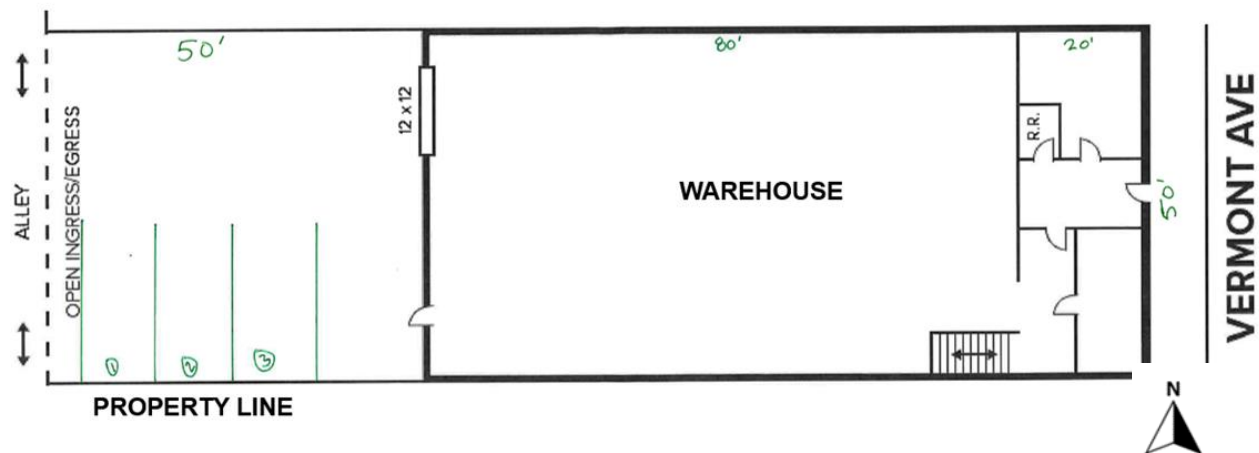
This application is a request by Jesus Manuel Jauregui Garcia/Wilmington Metals for a Conditional Use Permit (CUP) to operate a warehouse and distribution facility of air conditioning units at 15533 Vermont Avenue in the M-1 (Light Manufacturing) zone. The subject property is 7,500 square feet in size, located on the west side of Vermont Avenue. The applicant purchased the property in 2025 and proposes to occupy the 5,000 square foot industrial building to operate a warehouse and distribution facility.

## **DISCUSSION**

Wilmington Metals is an air conditioning contractor with service partnerships with local school districts and government agencies throughout the region. Employees of Wilmington Metals travel to regional sites with new commercial air conditioning units to deliver and pick up inoperable air conditioning units. Upon return to the warehouse, the inoperable air conditioning units are repaired and redistributed. The business hours of operations are Monday through Friday from 7:00 a.m. to 4:00 p.m. and by appointment on weekends for pickups and deliveries of the units. There would be a total of five employees. Wilmington Metals uses a forklift to maximize the storage of air conditioning units and operate three 20-foot flatbed trucks for deliveries.

Furthermore, all of the operational equipment and air conditioning units will be stored inside the warehouse. The applicant is not proposing outdoor storage or to make any additional tenant improvements to the subject property. As part of the conditions of approval, there are several property improvements to enhance the overall appearance of the site. These improvements include restriping the parking lot spaces, refurbishing the exterior of the building with a consistent and uniform color scheme, and adding planters along the street frontage of Vermont Avenue. Additionally, the parking lot will be cleared of any stored materials or equipment to maintain an accessibility area for customers and employees.

Below is the proposed site location and floor plan.



Below are site photos from June 18, 2025.



*The east side of the building,  
adjacent to Vermont Avenue*



*The west side of property facing the area  
of the alley*

## Analysis

The business would be located in an appropriate industrial zone and is compatible with the surrounding businesses in the Central Industrial District. The location is adequate in size, as four 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 25:007, approving Conditional Use Permit No. 977, subject to the conditions of approval in Resolution No. PC 25:007.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 25:007**

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. 977, A REQUEST BY JESUS MANUEL JAUREGUI GARCIA/WILMINGTON METALS FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE A WAREHOUSE AND DISTRIBUTION FACILITY OF AIR CONDITIONING UNITS AT 15533 VERMONT AVENUE IN THE M-1 (LIGHT MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Jesus Manuel Jauregui Garcia/Wilmington Metals for a Conditional Use Permit (CUP) to operate a warehouse and distribution facility of air conditioning units at 15533 Vermont Avenue in the M-1 (Light 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 CUPs; 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 July 2, 2025, the Planning Commission conducted a duly noticed public hearing on the application, at which time it heard a presentation by the Planning and Building 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. 977 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 and Building 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, July 18, 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. Approval of this CUP No. 977 shall be valid for one (1) year from the date of final approval and shall become null and void unless construction has commenced within this time period or an extension of time is granted administratively pursuant to a written request by the applicant no less than thirty days prior to the expiration date of July 2, 2026. The Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application. Commencement of development shall mean that appropriate permits have been obtained, and the development has successfully completed the first Building and Safety Division inspection.
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 and Building Department.
11. Window Security Bars. The installation of exterior window security bars is prohibited in accordance with Section 17.32.090(J) 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 and Building 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 4:00 p.m., Monday through Friday and appointments based on Saturday and Sunday.
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 and Building 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 40 percent of each grouping of adjacent panes of glass.
23. **Existing 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 and Building 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 and Building Department in perpetuity. Landscape changes are subject to Planning and Building Department review and approval. Mature trees shall not be removed without prior written approval by the Planning and Building Department. Plant material shall be maintained in thriving condition in perpetuity in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.
27. Landscaping Maintenance. A five-foot-wide planter with two-inch layer of brown mulch shall be applied along the building street frontage on the east side of the subject site. Plant density and materials for planter shall be reviewed at the direction of the Planning and Building Department prior to installation.
28. Outdoor Storage. Outdoor storage and outdoor work are prohibited.
29. Truck Deliveries. Trucks delivering merchandise to the site shall unload within the property. Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments is prohibited on public streets and alleys.
30. Truck Idling. Truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 – Section 2485 of the California Code of Regulations. Signs shall be installed, following separate Planning and Building Department review and approval, stating that truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 – Section 2485 of the California Code of Regulations.
31. Floor Plan Revisions. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
32. 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.
33. Noise. Outdoor speakers or other exterior audible devices are prohibited.
34. Bicycle Rack. 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 and Building Department prior to purchase or installation of the racks. The precise location shall be within the clear range of a security camera.

35. Building Maintenance. The existing exterior shall be touched up, repaired as needed, and maintained in good condition. The aluminum window screens shall be removed.
36. Parking Lot. The parking lot shall be reslurried/refurbished and maintained free of any cracks or damage.
37. Screening. Screening materials shall be reviewed and approved by the Planning and Building Department prior to installation. Chain-link may not be used as a component of screening material.
38. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
39. Tenant Improvement. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
40. 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 and Building Department.
41. Graffiti Removal. Any graffiti, including graffiti in the form of window etching, shall be promptly removed.
42. Barbed Wire. Barbed/razor wire is prohibited.
43. Noise Ordinance. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
44. Objectionable Operations. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
45. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.

*Final Approval*

46. 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. 25:007. 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.** This Resolution shall take effect at the expiration of the appeal period set out in Section 7 above.

PASSED, APPROVED, and ADOPTED this 2<sup>nd</sup> day of July 2025.

---

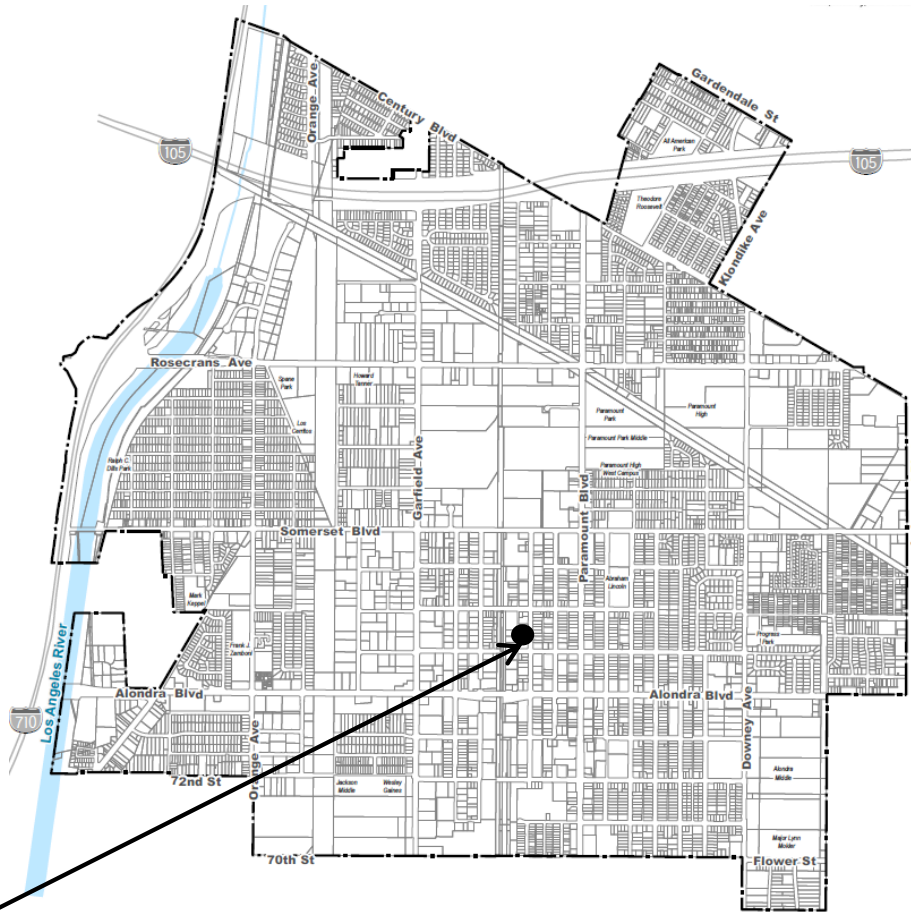
Gordon Weisenburger, Chair

Attest:

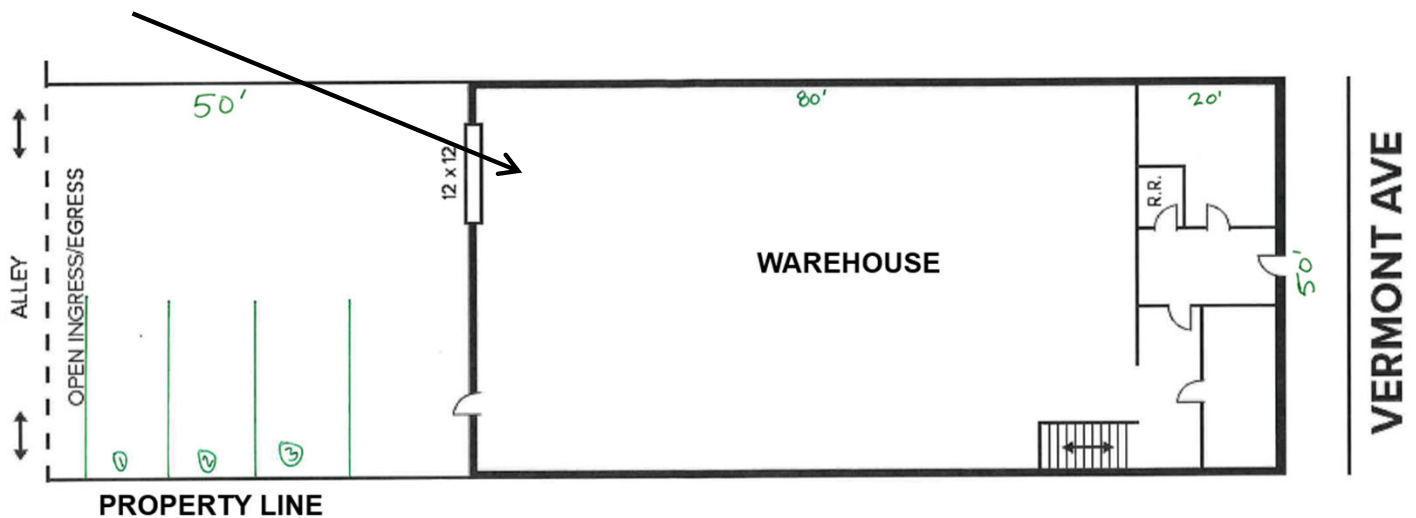
---

Biana Salgado, Administrative Assistant

# Conditional Use Permit No. 977



Subject  
Property



15533 Vermont Avenue

JULY 2, 2025

CONDITIONAL USE PERMIT NO. 966 – ONE-YEAR EXTENSION

MOTION IN ORDER:

APPROVE A REQUEST BY DR. EUGENE ALLEN FOR A ONE-YEAR EXTENSION TO OPERATE (1) AN URGENT CARE MEDICAL FACILITY, (2) CHILDREN’S PLAY AREAS ASSOCIATED WITH EDUCATION AND/OR TUTORING, (3) SERVICES AND PROGRAMS FOR PERSONS WHO HAVE ONE OR MORE DISABILITIES, AND (4) YOUTH ACTIVITY PROGRAMS AT 8225 ALONDRA BOULEVARD IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

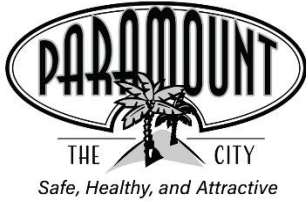
ROLL CALL VOTE:

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

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

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

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



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

---

**PROJECT NUMBER:** Conditional Use Permit No. 966 – One-year extension

**REQUEST:** Remodel an existing building as a new urgent care medical office, along with various other community related uses for education, afterschool classes, and tutoring

**APPLICANT:** Dr. Eugene Allen

**MEETING DATE:** July 2, 2025

**LOCATION:** 8225 Alondra Boulevard

**ZONE:** PD-PS (Planned Development with Performance Standards)

**GENERAL PLAN:** Central Business District

**PLANNER:** Monica Rodriguez

**RECOMMENDATION:** Approval



**To:** Honorable Planning Commission

**From:** John King, AICP, Planning and Building Director

**By:** Monica Rodriguez, Assistant Planning and Building Director

**Date:** July 2, 2025

---

**Subject: CONDITIONAL USE PERMIT NO. 966 – ONE-YEAR EXTENSION  
8225 ALONDRA BOULEVARD**

## **BACKGROUND**

### **Request**

This item is a request by Dr. Eugene Allen for a one-year extension to an approved conditional use permit (CUP) to operate (1) an urgent care medical facility, (2) children's play areas associated with education and/or tutoring, (3) services and programs for persons who have one or more disabilities, and (4) youth activity programs at 8225 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

On May 1, 2024, the Planning Commission adopted Resolution No. PC 24:016, recommending that the City Council adopt an ordinance to replace Ordinance No. 717/Zone Change No. 147 to allow an urgent care facility and activities and services for disabled youth.

On May 28, 2024, the City Council adopted Ordinance No. 1186, replacing Ordinance No. 717/Zone Change No. 147 to allow an urgent care facility and activities and services for disabled youth. Other changes include incorporating regulations that have been adopted for traditional commercial zones in recent years. Examples are drought tolerant landscaping requirements, the prohibition of window security bars and other specific window coverings, the prohibition of razor wire and barbed wire, and clarifying that housing is not a permitted use. The updated regulations took effect on June 28, 2024.

On July 3, 2024, the Planning Commission reviewed and approved Conditional Use Permit No. 966, a request by the applicant to operate (1) an urgent care medical facility, (2) children's play areas associated with education and/or tutoring, (3) services and programs for persons who have one or more disabilities, and (4) youth activity programs at the subject property.

The CUP approval will expire July 2025, and the applicant has not effectuated the entitlements due to the current tenant requiring sufficient time to relocate and needing more time to complete the remodel. A letter of explanation from the applicant is attached.

Later this evening, the Development Review Board will review a one-year extension request for Development Review Application No. 24:005 related to CUP No. 966.

### **Site Description**

The subject property, located at the northwest corner of Alondra Boulevard and Virginia Avenue, is 25,540 square feet in area. A 13,530 square foot building, constructed in 1980, occupies the site. An interior design business and an accounting business have operated from the building most recently. Since 2007, the applicant has operated a medical clinic in Paramount, first at 16415 Colorado Avenue #104 before relocating to 15745 Paramount Boulevard in 2016.

A residential neighborhood zoned R-2 (Medium Density Residential) is to the north, a legal nonconforming residence in the C-3 zone is to the west, a self-serve carwash is to the south, and an office building is to the east.

### **DISCUSSION**

#### **Project Description**

The applicant's extension request is to repurpose the existing building as a new urgent care medical office, along with various other community related uses for education, after-school classes, and tutoring.

A 1,075 square foot karate studio and a 1,152 square music studio are proposed uses that do not require a conditional use permit.

Regarding the urgent care component, Dr. Allen's practice would total approximately 2,194 square feet. This section includes five medical examination rooms.

The remaining 9,109 square foot area would be dedicated to children's play areas associated with education and/or tutoring, services and programs for persons who have one or more disabilities, and youth activity programs. Themes include *Humble Beginnings*, *Guided Light*, and *Find Your Purpose*. These areas would be accessible by appointment only. A sculpture will be included in this portion of the building.

The facility as whole would operate Mondays to Saturdays from 8:00 a.m. to 8:00 p.m. and Sundays from 10:00 a.m. to 4:00 p.m.

The applicant proposes 25 parking stalls, including 24 standard stalls and one Americans with Disabilities Act (ADA) stall. An oversized parking space is provided for van parking. The applicant is required to secure an additional five parking spaces on a nearby off-site parking lot to ensure sufficient parking.

## Photos

Below is a view northward at the south side of the subject site:



Below is a view northwest at the east side of the subject site:

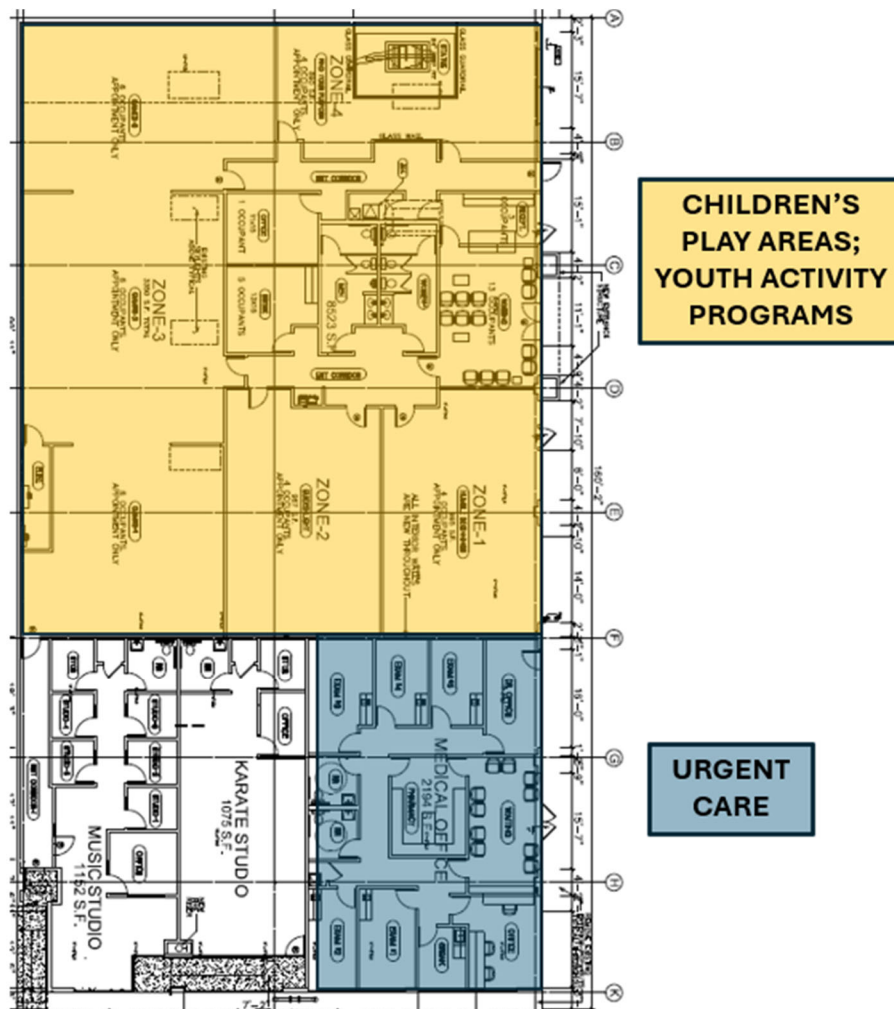


## Plans

The following is the site plan:



The following is the proposed floor plan:



## Environmental Assessment

Blodgett Baylosis Environmental Planning, an environmental planning firm, prepared an analysis in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines. The zone change is exempt from the provisions of the California (b)(3) – general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment for other properties. The associated project is a Class 3 (new construction or conversion of small structures) Categorical Exemption pursuant to Article 19, Section 15303 of CEQA Guidelines. The applicant's requested time extension does not include any changes to the previously approved project that would warrant further CEQA environmental analysis. Therefore, it has been determined that no further CEQA determination is required for the subject request.

## **Summary**

As described by the environmental assessment, the proposed use would not result in any significantly increased capacity, changes in operation, or increased employment. Site access and circulation would not change. In addition, no significant new construction would occur other than that required for the proposed interior tenant improvements. Once occupied, the proposed project would not significantly raise ground-borne noise levels. The project would not be out of character with the General Plan, which the City Council most recently updated in 2007.

Furthermore, conditions of approval have been considered with Development Review Application No. 24:005.

## **FISCAL IMPACT**

None.

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

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

## **RECOMMENDED ACTION**

Approve the one-year extension to Conditional Use Permit No. 966, subject to the conditions of approval in the Resolution No. PC 25:017.

**VECMAR PROPERTIES II, INC.**

15745 Paramount Boulevard  
Paramount, California 90723

June 13, 2025

**\*\*Hand-Delivered\*\***

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

**Re:       Requests for Extensions  
          Conditional Use Permit No. 966  
          Development Review Application No. 24:005  
          8225 Alondra Blvd.**

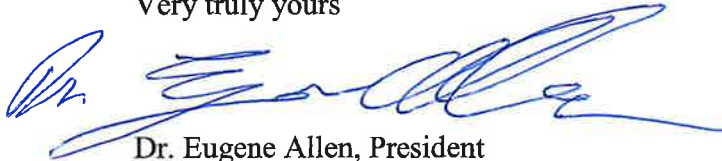
To Whom It May Concern:

The undersigned hereby requests that the Planning Commission grant one-year extensions of the above Conditional Use Permit and Development Review Application. We make this request in order to permit the tenants presently occupying the property an adequate time to relocate as they have requested, and to complete the planning and construction of the project.

Enclosed are the extension fees for the CUP in the amount of \$4,625.00, and the DRA in the amount of \$3,755.00, for a total of \$8,380.00.

Your attention, courtesy and cooperation to this request is very much appreciated.

Very truly yours



Dr. Eugene Allen, President

EA/r

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 25:017**

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. 966, A REQUEST BY DR. EUGENE ALLEN FOR A ONE-YEAR EXTENSION TO A CONDITIONAL USE PERMIT TO OPERATE (1) AN URGENT CARE MEDICAL FACILITY, (2) CHILDREN'S PLAY AREAS ASSOCIATED WITH EDUCATION AND/OR TUTORING, (3) SERVICES AND PROGRAMS FOR PERSONS WHO HAVE ONE OR MORE DISABILITIES, AND (4) YOUTH ACTIVITY PROGRAMS AT 8225 ALONDRA BOULEVARD IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Dr. Eugene Allen for a one-year extension to a conditional use permit (CUP) to operate (1) an urgent care medical facility, (2) children's play areas associated with education and/or tutoring, (3) services and programs for persons who have one or more disabilities, and (4) youth activity programs at 8225 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone; and

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

WHEREAS, in July 2024, this project was determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15303, Class 3 Categorical Exemption – new construction or conversion of small structures.

WHEREAS, the applicant's requested one-year time extension does not include any changes to the previously approved project that would warrant further CEQA environmental analysis. Therefore, it has been determined that no further CEQA determination is required for the subject request.

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 at the time of the original application.

**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 a one-year extension to 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 one-year extension to the approved Conditional Use Permit as to use in the above entitled matter, subject to the following conditions:

*General*

1. **Material Deviation.** Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning and Building Department before construction.
2. **Affidavit.** This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, July 18, 2025. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.

3. Conditions. All conditions of approval of Conditional Use Permit No. 966 shall be printed as general notes on the approved set of building plans.
4. One-Year Approval. Approval of this CUP No. 977 shall be valid for one (1) year from the date of final approval and shall become null and void unless construction has commenced within this time period or an extension of time is granted administratively pursuant to a written request by the applicant no less than thirty days prior to the expiration date of July 2, 2026. The Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application. Commencement of development shall mean that appropriate permits have been obtained, and the development has successfully completed the first Building and Safety Division inspection.
5. Revocation. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated, and the privileges granted hereunder shall lapse.
6. Violations. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
7. Grounds for Modification, Suspension, Revocation. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
  - a) That the approval was obtained by fraud;
  - b) That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
  - c) That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;

- d) That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

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

*Permitting*

- 8. Fees. All applicable development fees are due prior to the issuance of building permits.
- 9. 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 and Building Department.
- 10. Window Security Bars. The installation of exterior security doors, gates and window coverings, including but not limited to bars, grilles, grates, and overhead rolldown doors is prohibited.
- 11. Paint. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti, blemishes, and peeling paint shall be promptly removed.
- 12. 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.
- 13. Tenant Improvement. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division of the Planning and Building Department.
- 14. Lighting. A sufficient amount of lighting, as determined by the Planning and Building Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning Department for their decorative quality and location, and permits shall be obtained.
- 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 South Coast Air Quality Management District, (3) the California Department of Motor Vehicles (DMV), and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
17. **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 on each day the restaurant is open for business to the public. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.

*Business Operations*

18. **Business License.** The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
19. **Special Events.** Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning and Building Department.
20. **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.
21. **The approved floor plan shall not be changed without prior approval by the Planning and Building Department.**
22. **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.
23. **Noise Ordinance.** In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).

24. Curbs, walkways, and parking stalls, including standard, compact, and American with Disabilities Act (ADA)-compliant stalls, shall be painted/striped as provided on the associated site plan. Solid striping shall be maintained in good condition.
25. Graffiti Removal. Graffiti and stickers unrelated to the business on all site features including signs, walls, window panes, mechanical equipment, and curbs shall be removed.
26. Bicycle Racks. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted “U” rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning and Building Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.

#### *Signs*

27. Signs, banners, and feather flags require separate review and approval by the Planning and Building Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
28. Window signs. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
29. Any proposed sign or proposed changes to an existing sign shall be reviewed and approved by the Planning and Building Department.
30. Construction shall only take place between the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Construction is prohibited on Sundays and national holidays.
31. The plans are subject to approval by the Building and Safety Division of the Planning and Building Department and the Los Angeles County Fire Department.
32. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
33. Customers, patrons, and visitors are prohibited from loitering in the parking lot and adjacent neighborhoods.
34. Landscaping. The property shall be landscaped within the yard areas indicated on the approved site plan, and the existing landscaping shall be refurbished as needed. A two-inch layer of brown mulch shall be applied in the planters. A precise landscaping and irrigation plan shall be submitted

showing the size, type, and location of all plant material and irrigation. The plan shall comply with the Model Water Efficient Landscape Ordinance (MWELO) of the State of California and Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code. The plan shall be subject to the approval consideration of the Planning and Building Department and shall be approved separately from the design approval and from the working drawings. Landscaping shall be planted and irrigation shall be installed and maintained in perpetuity in accordance with the approved plan and State and City regulations. No mature trees shall be removed without the authorization of the Planning and Building Department.

35. A trash enclosure with sufficient space for a trash bin, recycle bin, and organic waste barrel shall be constructed and maintained in good, unblemished condition. The enclosure shall include a decorative solid cover with sufficient height to allow bin lid clearance when open.
36. Block Walls. The perimeter block walls and poles within the subject property shall be painted following separate Planning and Building Department review and approval of a paint color.
37. In a form to be reviewed for consideration by the City Attorney and the Planning and Building Director, a long-term joint parking agreement shall be secured with a neighboring property owner within 500 feet of the subject property for the use of a minimum of five parking spaces.
38. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.
39. The project shall comply with all conditions of approval of Development Review Application No. 24:005.

*Final Approval*

40. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.

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

PASSED, APPROVED, and ADOPTED this 2<sup>nd</sup> day of July 2025.

---

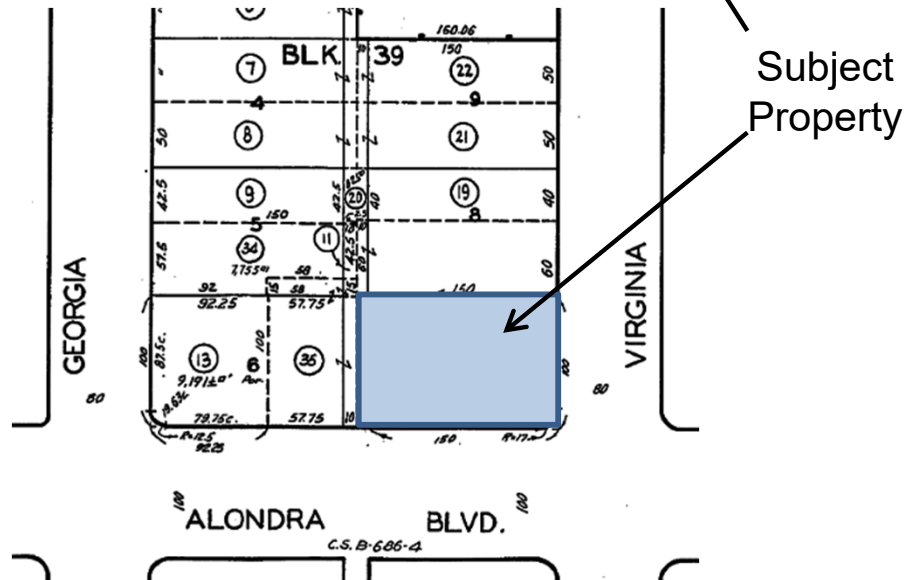
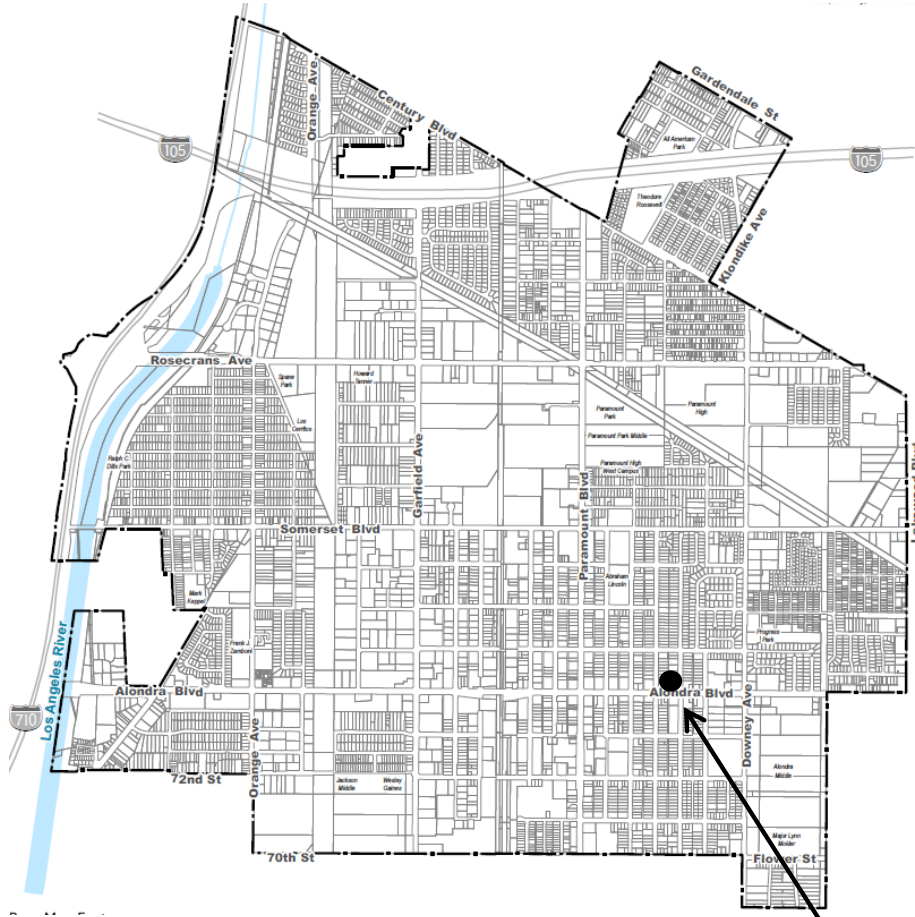
Gordon Weisenburger, Chair

Attest:

---

Biana Salgado, Administrative Assistant

# One-year Extension: Conditional Use Permit No. 966



8225 Alondra Blvd.

JULY 2, 2025

ORAL REPORT

CITY COUNCIL ACTIONS

JULY 2, 2025

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF