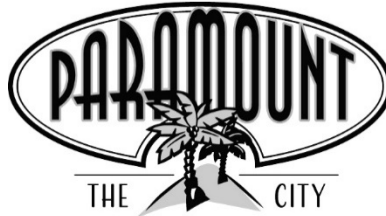


AGENDA

Paramount Planning Commission

October 1, 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

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

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 Linda Timmons

PLEDGE OF ALLEGIANCE:

Chair Linda Timmons

ROLL CALL OF MEMBERS:

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

MINUTES

1. [APPROVAL OF MINUTES](#) September 3, 2025

PUBLIC COMMENTS

PUBLIC HEARINGS

OLD BUSINESS

2. [CONDITIONAL USE PERMIT NO. 982](#) A request by Alberto Perez-Arvizu/Bestone Construction, Inc. for Paramount Illinois, LLC to construct a 1,225 square foot metal building at 15538 Rosales Alley in the M-2 (Heavy Manufacturing) zone. This project is 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.

NEW BUSINESS

3. [GO STORE IT PROJECT](#)
 - A. [ZONE CHANGE NO. 251](#) A request by Go Store It/Madison Capital Holdings for the Planning Commission to recommend to the City Council of the City of Paramount to change the official Zoning Map from M-2 (Heavy Manufacturing) to PD-PS (Planned Development with Performance Standards) zone at 7342 Petterson Lane. This project is a Class 32 Categorical Exemption (infill development) pursuant to Article 19, Section 15332 of California Environmental Quality Act (CEQA) Guidelines.

B. **TENTATIVE
PARCEL MAP
NO. 84936**

A request by Go Store It/Madison Capital Holdings to approve a tentative parcel map to abandon and relocate an existing 10-foot-wide sewer easement in the M-2 (Heavy Manufacturing) zone at 7342 Petterson Lane. This project is a Class 32 Categorical Exemption (in-fill development) pursuant to Article 19, Section 15332 of California Environmental Quality Act (CEQA) Guidelines.

4. **ZONING ORDINANCE
TEXT AMENDMENT
NO. 38**

A recommendation for the City Council of the City of Paramount to revise requirements for facilities for recyclable materials, organic waste, and solid waste citywide.

REPORTS

5. **ORAL REPORT**

City Council Actions

COMMENTS

6. **COMMENTS**

- City Attorney
- Commissioners
- Staff

ADJOURNMENT

To a meeting on Wednesday, November 5, 2025, at 6:00 p.m. in the Council Chamber at City Hall, 16400 Colorado Avenue, Paramount, California.

OCTOBER 1, 2025

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF SEPTEMBER 3,
2025.

MOTION:

MOVED BY: _____

SECONDED BY: _____

☐ APPROVED

☐ DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES SEPTEMBER 3, 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 Linda Timmons at 6:00 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF COMMISSIONERS:

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

Absent: Commissioner Ernie Esparza

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

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

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
Heidi Luce, City Clerk

MINUTES

1. APPROVAL OF MINUTES August 6, 2025

Chair Timmons presented the Planning Commission minutes of August 6, 2025 for approval, noting the following corrections: on page 1 correct Commissioner Gonzalez to ABSENT and on page 5 correct the adjournment to September 3, 2025.

It was moved by Vice Chair Weisenburger and seconded by Commissioner Moody to approve the minutes as corrected. The motion was passed by the following roll call vote:

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

PUBLIC COMMENTS

Planning and Building Director King stated that there are no general public comments, but there will be one comment related to an item on the Development Review Board agenda which will be discussed at that time.

NEW BUSINESS

PUBLIC HEARINGS

2. **CONDITIONAL
USE PERMIT NO.
981**

Chair Timmons announced the item, a request by Noel Rouda-Trout/Los Angeles Educational Corps to operate a charter school at 6838 Somerset Boulevard.

Planning and Building Director King introduced Associate Planner Reyes who presented an overview of the request by Noel Rouda-Trout/Los Angeles Educational Corps (LAEC) to operate a charter school at 6838 Somerset Boulevard in the C-3 (General Commercial) zone. During the presentation, Associate Planner Reyes noted one correction to Condition of Approval No. 50 – the completion date should be March 31, 2026.

Chair Timmons opened the public hearing and called for public testimony.

Applicant Noel Rouda-Trout addressed the Planning Commission in support of the project.

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

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

It was moved Commissioner Gonzalez, seconded by Commissioner Moody, to adopt Planning Commission Resolution No. 25:022, "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. 981, A REQUEST BY NOEL ROUDA-TROUT/LOS ANGELES EDUCATIONAL CORPS (LAEC) FOR A CONDITIONAL USE PERMIT (CUP) TO ESTABLISH A CHARTER SCHOOL AT 6838 SOMERSET BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE," approving Conditional Use Permit No. 981, subject to the conditions of approval in the resolution as amended. The motion was passed by the following roll call vote:

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

3. CONDITIONAL
USE PERMIT NO.
982

Chair Timmons announced the item, a request by Alberto Perez-Arvizu/Bestone Construction, Inc. for Paramount Illinois, LLC to construct a 1,225 square foot metal building at 15538 Rosales Alley.

Planning and Building Director King stated that it is recommended that this item be continued to the October 1, 2025 Planning Commission meeting.

Chair Timmons opened the public hearing.

There being no public testimony, it was moved by Vice Chair Weisenburger, seconded by Commissioner Moody, to continue the public hearing to October 1, 2025. The motion was passed by the following roll call vote:

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

4. ZONE VARIANCE NO.
413

Chair Timmons announced the item, a request by Matthew Oldenkamp/Mattco Forge, Inc. for a variance from the front yard setback to legalize the construction of fencing at 16443 Minnesota Avenue.

Planning and Building Director King presented an overview of the request by Matthew Oldenkamp/Mattco Forge, Inc. for a variance from the front yard setback to legalize the construction of fencing at 16443 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone.

Chair Timmons opened the public hearing and called for public testimony.

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

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

It was moved Vice Chair Weisenburger, seconded by Commissioner Moody, to adopt Planning Commission Resolution No. PC 25:023, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO ZONE VARIANCE NO. 413, A REQUEST BY MATTHEW OLDENKAMP/MATTCO FORGE, INC. FOR A VARIANCE FROM THE FRONT YARD SETBACK TO LEGALIZE THE CONSTRUCTION OF FENCING AT 16443 MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE," approving Zone Variance No. 413, subject to conditions of approval included in the resolution. The motion was passed by the following roll call vote:

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

5. COMMERCIAL
DESIGN GUIDELINES

Chair Timmons announced the item, consideration of revised Commercial Design Guidelines.

Planning and Building Director King introduced Associate Planner Reyes who presented an overview of the proposed Commercial Design Guidelines.

Vice Chair Weisenburger expressed concern regarding several aspect of the proposed Commercial Design Guidelines, including the effect the proposed traffic calming measures and the impact the requirements for trees in parking areas may have on parking availability. Staff responded to Commissioner Weisenburger's concerns and provided clarification. Staff commented that changes can be incorporated in the final document.

Chair Timmons opened the public hearing and called for public testimony.

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

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

A. RESOLUTION NO.
PC 25:024

It was moved Commissioner Gonzalez, seconded by Commissioner Moody, to adopt Planning Commission Resolution No. 25:024, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDING OF FACT, AND RECOMMENDING THAT THE CITY COUNCIL REPLACE THE CENTRAL BUSINESS DISTRICT ARCHITECTURAL DESIGN GUIDELINES WITH COMMERCIAL DESIGN GUIDELINES." The motion was passed by the following roll call vote:

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

B. ZONING ORDINANCE
TEXT AMENDMENT
NO. 37.

It was moved Commissioner Gonzalez, seconded by Commissioner Moody, to adopt Planning Commission Resolution No. 25:025, "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. 37, APPROVING THE REPLACEMENT OF THE ARCHITECTURAL GUIDELINES OF THE C-3 (GENERAL COMMERCIAL) ZONE WITH COMMERCIAL DESIGN GUIDELINES AND

ESTABLISHING COMMERCIAL DESIGN GUIDELINES AS A REQUIREMENT OF THE C-M (COMMERCIAL-MANUFACTURING) ZONE.” The motion was passed by the following roll call vote:

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

REPORTS

6. ORAL REPORT

Planning and Building Director King reported that the City Council adopted an ordinance approving Zoning Ordinance Text Amendment No. 36 related to regulating garage, estate, and yard sales in residential zones and received a comprehensive report on the City’s hexavalent chromium monitoring program at its August 12th meeting. He further reported that at the August 26th meeting, the City Council approved an agreement to update the City’s Historic Context Statement to include the 1980s and beyond and prepare a historical preservation ordinance for consideration.

COMMENTS

7.

There were no comments from the City Attorney, Commissioners, or staff.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Timmons at 7:09 p.m. to the next Planning Commission meeting to be held on Wednesday, October 1, 2025 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Linda Timmons, Chair

ATTEST:

Biana Salgado, Administrative Assistant
Minutes Prepared by: Heidi Luce, City Clerk

<https://paramountcity1957.sharepoint.com/sites/Planning/Shared Documents/ADMIN/MINUTES/PC MINUTES 2025/August PC ACTION.docx>

OCTOBER 1, 2025

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 982

- 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 25:026, APPROVING
A REQUEST BY ALBERTO PEREZ-ARVIZU/BESTONE
CONSTRUCTION, INC. FOR PARAMOUNT ILLINOIS, LLC TO
CONSTRUCT A 1,225 SQUARE FOOT METAL BUILDING AT 15538
ROSLAES ALLEY IN THE M-2 (HEAVY MANUFACTURING) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

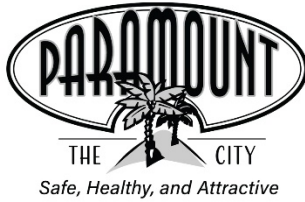
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 982
REQUEST:	Construct a 1,225 square foot metal building
APPLICANT:	Albert Arvizu/Bestone Construction, Inc. for Paramount Illinois, LLC
MEETING DATE:	October 1, 2025
LOCATION:	15538 Rosales Alley
ZONE:	M-2 (Heavy Manufacturing)
GENERAL PLAN:	Central Industrial District
PLANNER:	Ivan Reyes
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John King, AICP, Planning and Building Director
By: Ivan Reyes, Associate Planner
Date: September 3, 2025

**Subject: CONDITIONAL USE PERMIT NO. 982
ALBERT ARVIZU/BESTONE CONSTRUCTION, INC. FOR PARAMOUNT
ILLINOIS, LLC**

BACKGROUND

This application is a request by Albert Arvizu/Bestone Construction, Inc. for Paramount Illinois, LLC to approve Conditional Use Permit (CUP) No. 982, a request to construct a 1,225 square foot metal building at 15538 Rosales Alley in the M-2 (Heavy Manufacturing) zone.

The overall project site is rectangular in shape and 5,000 square feet in size. The project site is located at the east side of Rosales Alley, between Jefferson Street and Madison Street. The site abuts M-2-zoned properties to the north, south, and west, across the alley. To the east, the project site abuts the railroad right-of-way.

Pursuant to the Paramount Municipal Code (PMC) Section 17.36.040, new metal structures, main or accessory and including additions, require approval of a CUP.

Later this evening, the Development Review Board will review Development Review Application No. 25:009, which complements CUP No. 982.

DISCUSSION

The project site is currently vacant and has been vacant for the past two years. The property is fully enclosed with existing six-foot-high block walls with corrugated metal extensions on the south, west, and east. To the north, the building wall of the adjacent property abuts the project site. On the west side of the property, a 12-foot-wide rolling gate is provided for access to the site.

As part of the proposed project, the applicant is requesting to construct a 1,225 square foot metal building, along with associated site improvements. The site improvements will include the following:

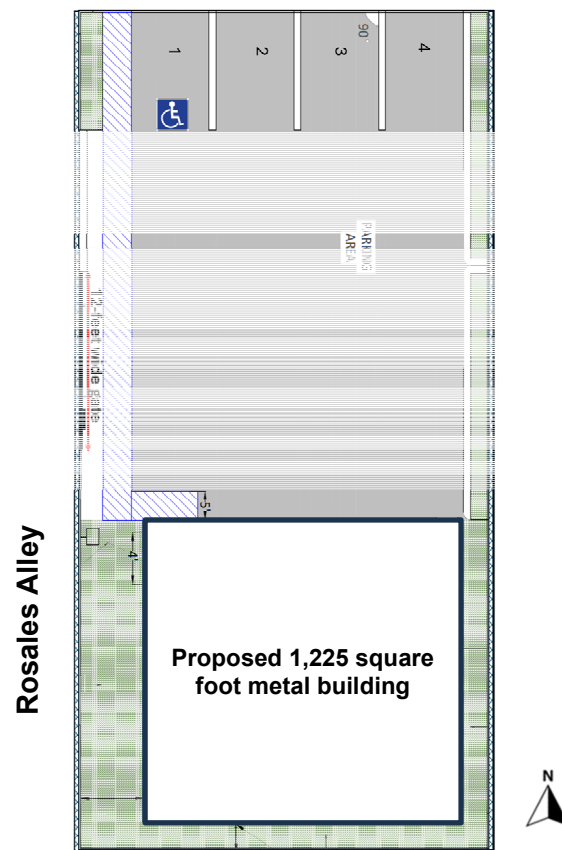
- Slurry seal and stripe parking lot;

- Provide a total of four parking spaces, including one Americans with Disabilities Act (ADA)-compliant parking space; and
- Install 700 square feet of landscaping within the setback areas.

As required by Section 17.036.090 of the PMC, all required setback areas shall be fully landscaped for the purposes of aesthetics, noise mitigation, and dust mitigation. As a condition of approval, the applicant is required to submit a landscape and irrigation plan specifying the size, type, quantity, and location of all plant and irrigation material subject to the review and approval of the Planning and Building Department.

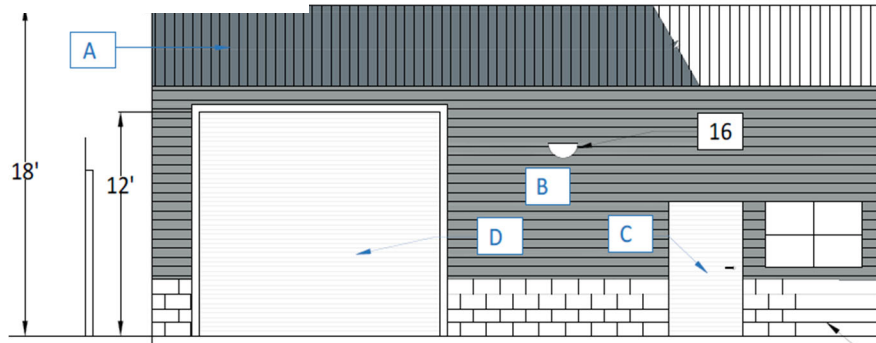
In addition, CUP No. 982 is necessitated due to the construction of the metal building. The interior of the metal building will remain as an open floor plan. No partitions are proposed for the building. The applicant has indicated that future use of the building will be to secure construction equipment and jobsite supplies. The number of employees will be two at the most. Establishment and operation of any use of the metal building shall be subject to the review and approval of the Planning and Building Department, and a condition of approval has been added accordingly.

Below is the proposed site plan of the site location.

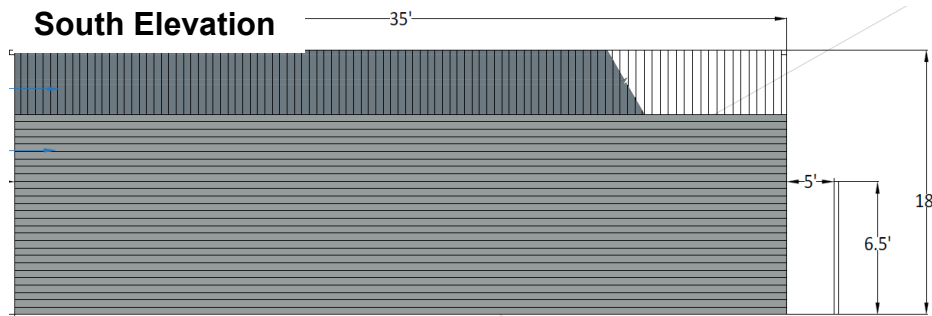


Below are the metal building elevations. The Development Review Board will review the materials and design elements in more detail.

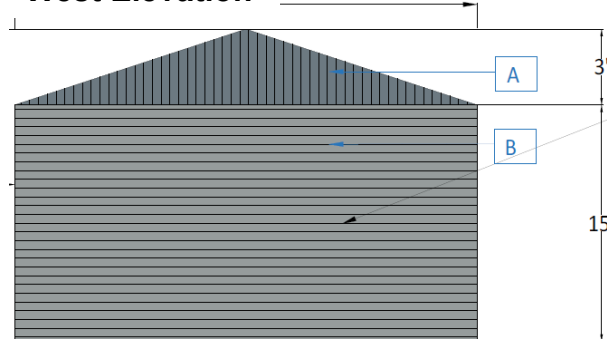
North Elevation



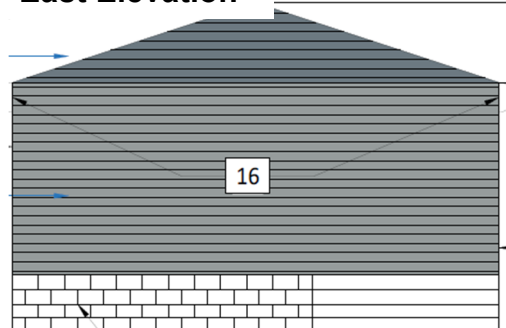
South Elevation



West Elevation



East Elevation



Below are site photos from August 19, 2025.



*The east side of the property,
adjacent to Rosales Alley*



*Interior of project site, facing
north*

Analysis

The metal building would be located in an appropriate industrial zone and is compatible with the surrounding businesses in the vicinity. The location is adequate in size, as four parking spaces, including one American with Disabilities Act (ADA)-compliant 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 15303, Class 3 Categorical Exemption – new construction or conversion of small structures.

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 25:026, approving Conditional Use Permit No. 982, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 25:026**

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. 982, A REQUEST BY ALBERT PEREZ-ARVIZU/BEST ONE CONSTRUCTION, INC. FOR PARAMOUNT ILLINOIS, LLC FOR A CONDITIONAL USE PERMIT (CUP) TO CONSTRUCT A 1,225 SQUARE FOOT METAL BUILDING AT 15538 ROSALES ALLEY IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Albert Perez-Arvizu/Bestone Construction, Inc. for Paramount Illinois, LLC for a conditional use permit (CUP) for the construction of a 1,225 square foot metal building at 15538 Rosales Alley in the M-2 (Heavy Manufacturing) zone; and

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

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15303, Class 3 Categorical Exemption – new construction of small structures; and

WHEREAS, on October 1, 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. 982 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, October 17, 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 Conditional Use Permit No. 982 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 October 1, 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 17.36.090(L) of the Paramount Municipal Code.
12. Paint. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
13. Tarps. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
14. Lighting. A precise lighting plan shall be submitted showing the location and types of exterior lighting. The plan shall be subject to the approval of the Planning 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.
19. **Infrastructure.** The applicant shall ensure that the public streets and other public infrastructure remain clean from dirt and other debris during construction. The applicant shall comply with South Coast Air Quality Management District Rule 403 regarding reduction of fugitive dust with best available fugitive dust control measures.

Construction

20. **Business License.** All contractors shall obtain a business license to work and/or do business in the City of Paramount.
21. **Hours of Construction.** Construction shall take place 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.

Business Operations

22. Business License. Establishment and operation of any use of the metal building shall be subject to the review and approval of the Planning and Building Department. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
23. 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.
24. Window Signs. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
25. 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.
26. Special Events. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning and Building Department.
27. 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.
28. Landscaping and Irrigation. Existing and new planters shall be planted, refurbished, and maintained as needed. A two-inch layer of brown mulch shall be applied in the planters. Red mulch is not an acceptable material. A precise landscaping and irrigation plan shall be submitted showing the size, type, and location of all plant material (including trees, shrubs, groundcover and mulch) 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 written authorization of the Planning and Building Department.
29. Trees. The applicant shall plant and maintain a minimum of one 24-inch-box shade/canopy tree subject to Planning and Building Department review and approval of the specific quantity, type, and location.

30. Outdoor Storage. Outdoor storage and outdoor work are prohibited without first obtaining a separate conditional use permit.
31. Truck Delivery. Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments is prohibited on public streets and alleys.
32. Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
33. 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.
34. Noise. Outdoor speakers or other exterior audible devices are prohibited.
35. 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 rack. The precise location shall be within the clear range of a security camera.
36. Fence Maintenance. The exterior stucco of the existing perimeter walls shall be restored by powerwashing/sandblasting and/or repainting the walls (following separate Planning Division review of a proposed paint color) as needed. The metal gate on the west side of the property shall be refurbished and repainted. The metal extensions along the block wall on the west side of the property shall be removed or legalized. The applicant shall submit a fence and wall plan detailing all proposed fences and walls for the development and shall be subject to the review and approval of the Planning and Building Department prior to purchase, installation, or construction.
37. Parking Lot. The parking lot shall be refurbished and maintained free of any cracks or damage.
38. Screening. Screening materials shall be reviewed and approved by the Planning and Building Department prior to installation. Chainlink may not be used as a component of screening material.
39. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
40. Tenant Improvement. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.

41. Exterior. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
42. Graffiti Removal. Any graffiti, including graffiti in the form of window etching, shall be promptly removed.
43. Barbed Wire. Barbed/razor wire is prohibited.
44. Noise Ordinance. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
45. Objectable Operations. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
46. Use of Building/Property. Establishment and operation of any use to the metal building shall be subject to the review and approval of the Planning and Building Department.
47. 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

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

SECTION 7. Appeal. Within 10 calendar days after approval of this Resolution by the Planning Commission, any aggrieved or interested person may, if dissatisfied with or aggrieved by the action of the Planning Commission, file with the City Clerk an appeal in writing to the City Council from such action of the Planning Commission upon depositing a filing fee as set forth in Resolution No. 24:040. The filing of such appeal within the stated time shall stay the effective date of decision of the Planning Commission until such time as the City Council has acted on the appeal as set forth in this chapter. The hearing on the appeal by the City Council shall be a hearing de novo. In the absence of such appeal, the action of the Planning Commission shall be final.

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

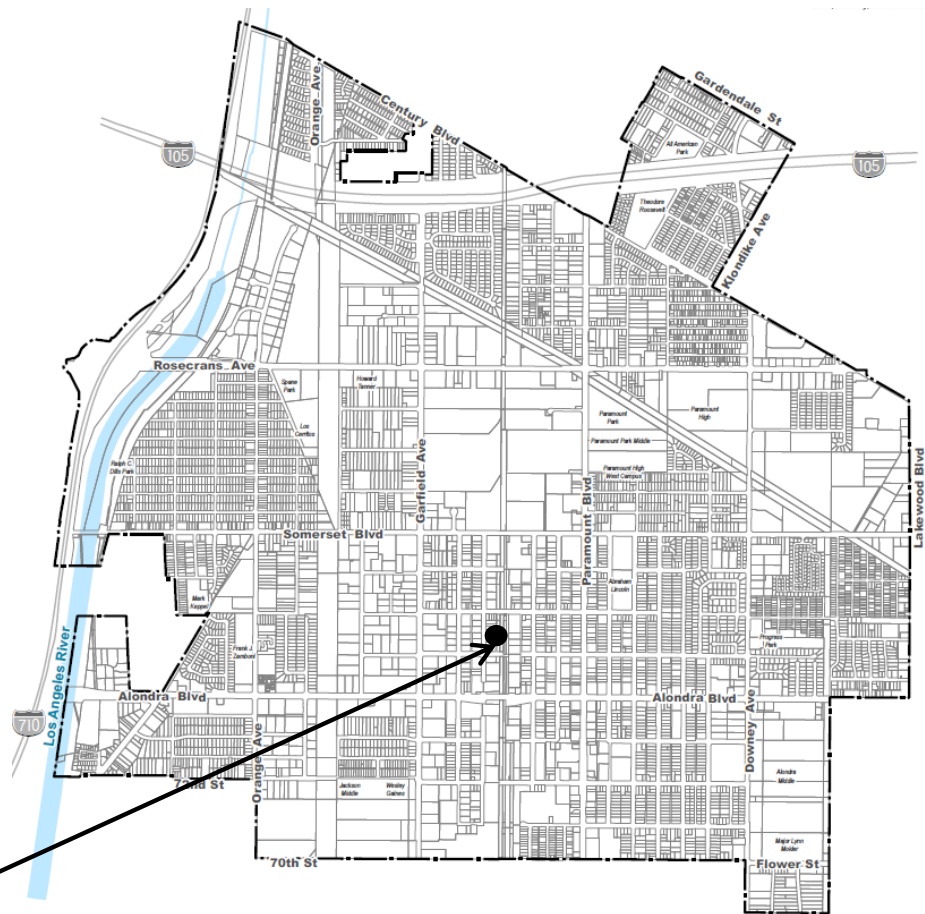
PASSED, APPROVED, and ADOPTED this 1st day of October 2025.

Linda Timmons, Chair

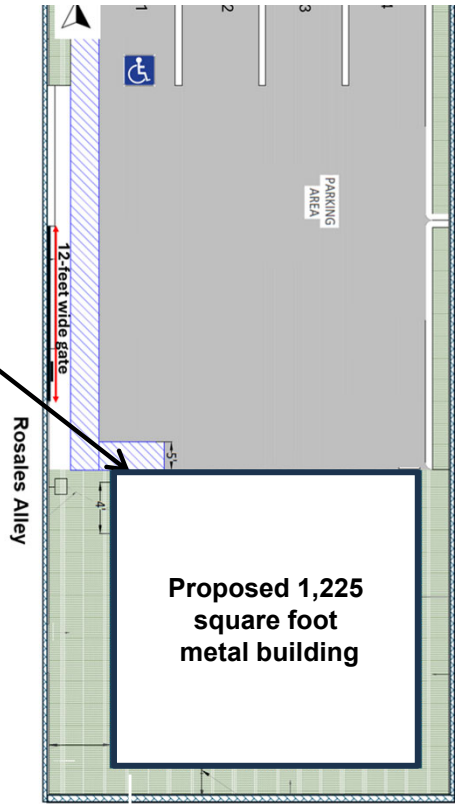
Attest:

Biana Salgado, Administrative Assistant

Conditional Use Permit No. 982/ Development Review Board Application No. 25:009



Subject
Property



15538 Rosales Alley

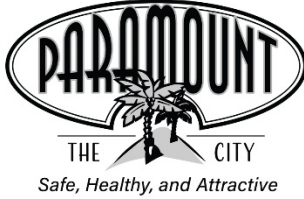
OCTOBER 1, 2025

PUBLIC HEARING

GO STORE IT PROJECT

- 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 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: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:

Zone Change No. 251 and Tentative Parcel Map No. 84936

REQUEST:

A) Recommend that the City Council change the official Zoning Map from M-2 (Heavy Manufacturing) zone to PD-PS (Planned Development with Performance Standards) zone to allow a 154,550 square foot self-storage facility

B) Abandon and relocate an existing 10-foot wide sewer easement

APPLICANT:

Go Store It/Madison Capital Holdings

MEETING DATE:

October 1, 2025

LOCATION:

7342 Petterson Lane

ZONE:

M-2 (Heavy Manufacturing)

GENERAL PLAN:

Central Industrial 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: October 1, 2025

**Subject: ZONE CHANGE NO. 251 AND TENTATIVE PARCEL MAP NO. 84936
7342 PETTERSON LANE**

BACKGROUND

Request

This item is a request by Go Store It/Madison Capital Group Holdings for the Planning Commission to approve (1) a recommendation to the City Council to change the official Zoning Map from M-2 (Heavy Manufacturing) to PD-PS (Planned Development with Performance Standards); and (2) approve a tentative parcel map to abandon and relocate an existing 10-foot wide sewer easement to allow the construction of a 155,550 square foot self-storage facility at 7342 Petterson Lane.

Later this evening, the Development Review Board will consider Development Review Application No. 25:003, a request to allow the construction of a six-story, 154,550 square foot self-storage facility on the 66,731 square foot subject property. The review will include design and property details.

The applicant is a real estate investment and development firm that specializes in self-storage and various other storage sectors throughout the United States. Go Store It began in 2013 and now operates 144 self-storage facilities across the U.S., including a location at 15932 Minnesota Avenue in the City of Paramount. The proposed self-storage facility will be the second in the city.

DISCUSSION

Project Site

The project site encompasses one parcel totaling 66,731 square feet of gross lot area (1.53-acres). The project site is bounded by Petterson Lane to the north, Garfield Avenue to east and industrial uses to the south and west. The site is currently developed with a 2,010 square foot office building, a 3,200 square foot warehouse building, covered working area, and concrete paved parking areas, which will be demolished as part of the request.

The project site is surrounded by industrial uses which are also zoned M-2 with a General Plan Land Use Designation of Industrial. Directly north of the project site across Petterson Lane is a right-of-way easement with overhead electrical transmission lines and a vacant Southern Pacific Railroad easement. The closest residential use to the project site is approximately 200 feet north and northeast of the project site across Petterson Lane and Garfield Avenue.

Project Description

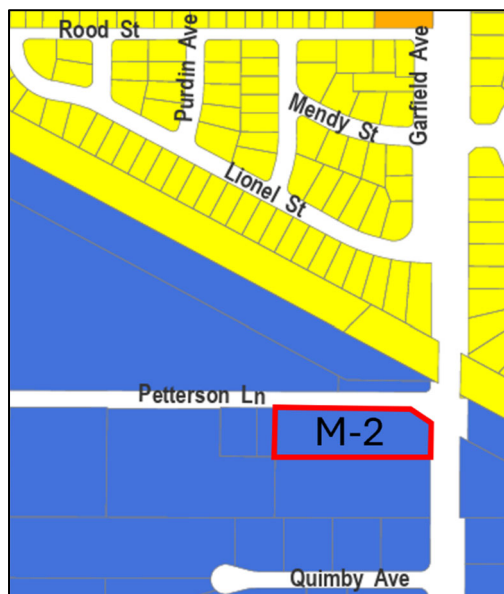
As noted in the background section, the applicant proposes to develop a six-story, 154,550 square foot self-storage facility, which includes a 200 square foot ancillary leasing office. The project includes an approximate 1,830 square foot dedication along Garfield Avenue and a 12,335 square foot dedication along Petterson Lane, resulting in a net lot area of 52,552 square feet (1.21-acres).

The project site is located in the M-2 zone, which limits the building height to 55 feet and limits the floor area at a maximum of two and one-half times the area of the lot. The project is proposing a maximum height of 67 feet above grade and a total floor area of 154,550 square feet, resulting in a floor area ratio of 2.31 to 1. Along with the M-2 zone not allowing self-storage facilities, the applicant is requesting a zone change from M-2 (Heavy Manufacturing) to PD-PS (Planned Development with Performance Standards) to allow a 154,550 gross square foot, 67-foot-high self-storage facility.

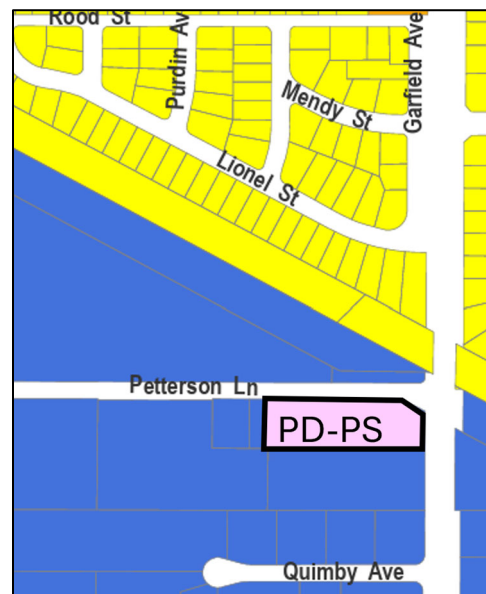
Proposed Zone Change

The two maps below show the existing and proposed Zoning Map for the zone change from M-2 to PD-PS:

EXISTING



PROPOSED



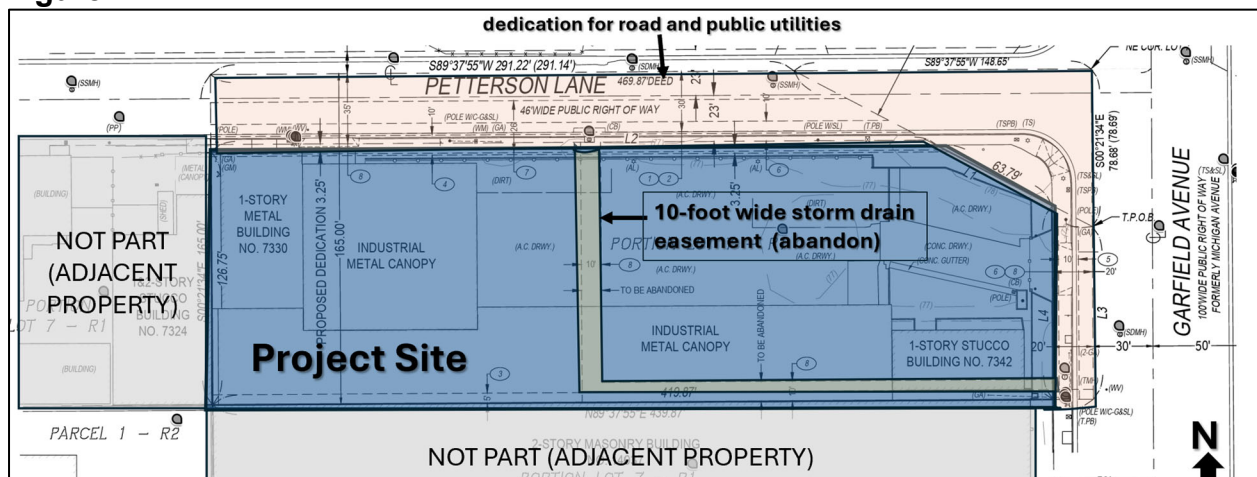
The PD-PS zone is intended to encourage development of superior design and quality through the creation of performance standards. In addition, the PD-PS zone ensures a fuller realization of the Paramount General Plan. The project will involve the development of a six-story, 154,550 square foot, 67-foot high, self-storage facility with 10 parking spaces and three loading bays.

The zone change is necessary and proper to allow the construction of the said storage facility. The project site is predominately surrounded by industrial and commercial buildings; therefore, the proposed self-storage building will not be detrimental to the adjacent or surrounding properties. The proposed self-storage building will enhance the character of the area and will assist with the removal of dilapidated buildings, avoid the constant vandalism to an underutilized site, and be a catalyst for redevelopment of the area. The project as proposed will not be detrimental to the adjacent properties given the nature of a storage facility is in character with the surrounding area.

Tentative Parcel Map

The applicant is requesting approval of Tentative Parcel Map No. 84936 to include roadway and utility easements along Petterson Lane and Garfield Avenue, as well as abandon a 10-foot-wide storm drain easement that runs along the middle of the property as shown below in Figure 1.

Figure 1



The project site encompasses one parcel, approximately 66,731 square feet of total gross lot area before the dedications. The proposed parcel map will allow the dedication of an approximately 1,830 square foot dedication along Garfield Avenue and a 12,335 square foot dedication along Petterson Lane, resulting in a net lot area of 52,552 square feet (1.21-acres). The project will include a 10-foot-wide landscape buffer along Petterson Lane and Garfield Avenue.

In addition, the applicant is proposing to abandon a 10-foot-wide storm drain easement that is no longer in use. A condition of approval will be included to require the applicant to submit a drainage plan and hydrology study to ensure proper drainage of the site and stormwater management. The applicant completed a preliminary geotechnical report that demonstrated that the project site is physically suitable for the type of development proposed. The site is relatively flat, located in a fully urbanized area, and has direct access to public streets and utilities. There are no physical constraints—such as flooding, geologic hazards, or steep topography—that would preclude development in accordance with industrial standards. In addition, appropriate drainage and stormwater management will be developed during the building plan check phase.

In accordance with the California Subdivision Map Act and the Municipal Code, subdivision maps are processed in two phases. The first phase is the Tentative Map process, which requires a public hearing before the Planning Commission. When approved, the application continues to the second phase, in which the applicant prepares a Final Map for City Council review and approval at the direction of the City Engineer.

Community Benefits Agreement

A Community Benefits Agreement is a tool that establishes and implements the provision of community benefits to the immediate and greater Paramount community. In exchange for approval of a project that benefits a private investor, an applicant may opt to share economic benefits with the community-at-large.

Changing a zone to accommodate the proposed business is a complex endeavor. For a small jurisdiction with limited resources, the analysis of the zone change in a compressed timeframe has required the dedication of hours of staff time. In the case of the present self-storage proposal which is not listed as a permitted use in the M-2 zone, an approval grants the applicant the authorization to construct and operate a self-storage business. This business type is known as a high income generator for a developer, but as it is mostly a service-based business, the City will only receive minimum sales tax proceeds from accessories such as box and packing tape sales.

As such, the City and the applicant have negotiated and agreed upon a Community Benefits Agreement with a one-time payment of \$400,000 from the applicant to the City. Although the details of the agreement are pending, the applicant has agreed in principle, and a condition of approval will be included with the Development Review Application to be reviewed by the Development Review Board. The City Attorney will review and approve such an agreement, and the City will determine the expenditure of the \$400,000.

Summary

Due to the minimal activity typically associated with self-storage facilities, the proposed project will align with existing land uses and will not disrupt the surrounding area. The requested zone change will enable the development of a modern storage facility that significantly enhances the physical and visual condition of a currently blighted site. The

project design will adhere to the City's architectural expectations and integrate seamlessly with nearby uses. Through the Community Benefits Agreement, the applicant demonstrates a commitment to long-term investment and collaboration with the Paramount community.

This facility will contribute positively to the area's appearance and supports the City's industrial development objectives. As described in the Land Use Element of the City's General Plan, the Industrial land use classification includes land uses involved in manufacturing, processing and warehousing activities. The proposed project includes a self-storage facility, which is a type of warehousing activity. As such, the proposed project is consistent with the allowable uses for the Industrial land use designation. Additionally, the proposed project complies with the following General Plan Land Use Policies:

Land Use Element Policy 14: The City of Paramount will encourage the continued revitalization of its industrial districts to accommodate economic development and growth.

The proposed project would develop a new six-story self-storage building on a site that is presently improved with dilapidated metal structures and an office building. The proposed project would generally improve the quality of the project site compared to existing conditions and would promote economic development and growth in the City of Paramount.

Land Use Element Policy 15: The City of Paramount will promote the development of modern and attractive business parks that will enhance the community's economic wellbeing.

The proposed project would provide a safe, secure, and high-quality self-storage facility that is compatible with the character of existing land uses in the vicinity. Industrial buildings are located to the north, south, east, and west of the project site. The proposed project would be consistent with the existing zoning and land use designations in the vicinity of the project site. The design of the proposed project is compatible with the architectural themes of existing land uses in the vicinity.

Environmental Analysis

The California Environmental Quality Act (CEQA) Class 32 exemption applies to infill development projects (CEQA Guidelines Section 15332). A project can qualify for a Class 32 exemption if the proposed project: (1) is consistent with applicable General Plan designation and all general plan policies, as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare, or threatened species; (4) the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the site can be adequately served by all required utilities and public services (CEQA Guidelines Section 15332). The project is consistent with General Plan policies and regulations in that it has a land use designation of Industrial. In addition,

the project site is located entirely within an urbanized area in the City, on 1.21-acre site. The subject site was surveyed, and does not contain any known habitat for endangered, threatened, or rare species of wildlife. Traffic, noise, air quality, and water quality have been studied, and no significant impacts have been identified. Consequently, it can be determined that the project can be exempted from further CEQA action under the Class 32 exemption.

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 No. 3: Economic Health; and No. 4: Environmental Health.

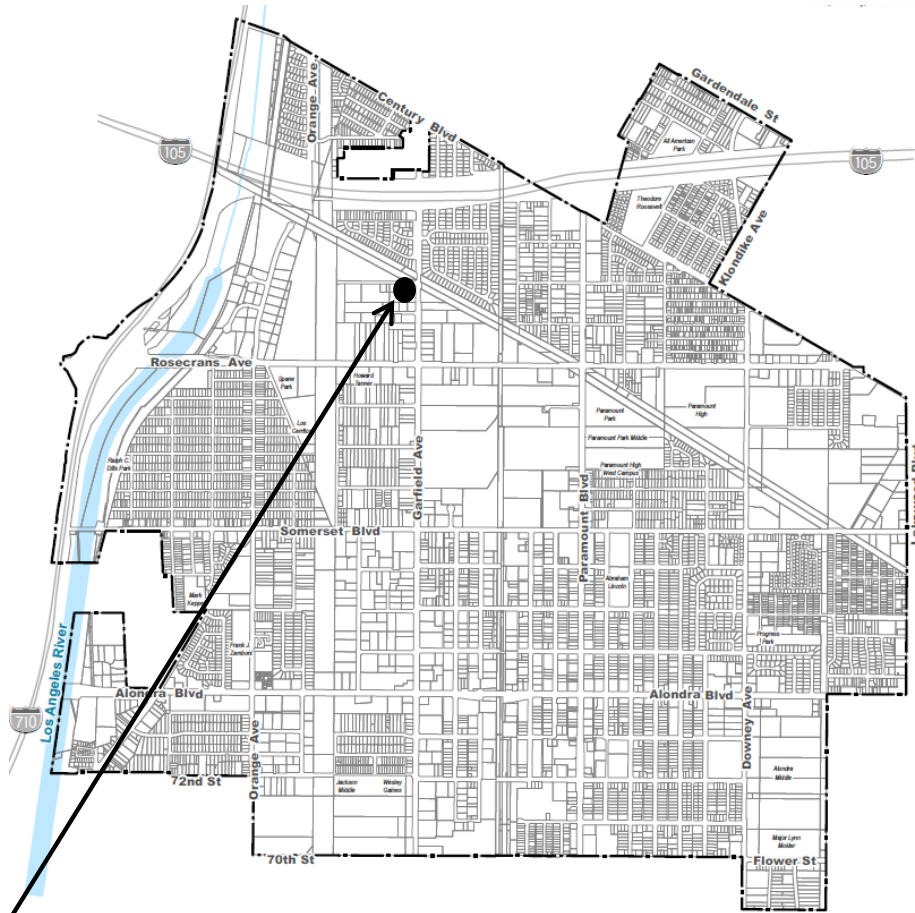
RECOMMENDED ACTION

It is recommended that the Planning Commission hold a public hearing and take the following actions:

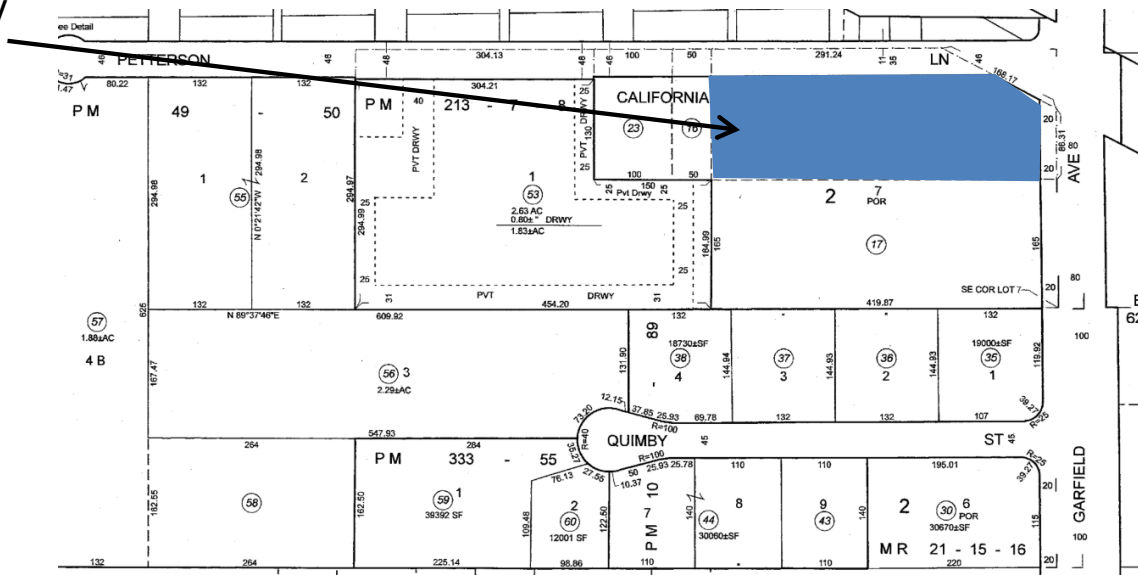
- A. Adopt the attached Resolution No. 25:027, recommending that the City Council approve Zone Change No. 251, changing the official Zoning Map from M-2 (Heavy Manufacturing) to PD-PS (Planned Development with Performance Standards).
- B. Adopt the attached Resolution No. 25:28, approving Tentative Parcel Map No. 84936.

Zone Change No. 251

Tentative Parcel Map No. 84936



Subject
Property



7342 Petterson Lane

OCTOBER 1, 2025

PUBLIC HEARING

ZONE CHANGE NO. 251

A. MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 25:027, A REQUEST BY GO STORE IT/MADISON CAPITAL HOLDINGS FOR THE PLANNING COMMISSION TO RECOMMEND TO THE CITY COUNCIL OF THE CITY OF PARAMOUNT TO CHANGE THE OFFICIAL ZONING MAP FROM M-2 (HEAVY MANUFACTURING) ZONE TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE AT 7342 PETTERSON LANE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 25:027**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT AMEND ORDINANCE NO. 178, THE COMPREHENSIVE ZONING ORDINANCE, APPROVING ZONE CHANGE NO. 251, A REQUEST BY GO STORE IT/MADISON CAPITAL HOLDINGS TO CHANGE THE OFFICIAL ZONING MAP OF THE CITY OF PARAMOUNT FROM M-2 (HEAVY MANUFACTURING) TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) TO ALLOW A 154,550 SQUARE FOOT SELF-STORAGE FACILITY AT 7342 PETTERSON LANE IN THE CITY OF PARAMOUNT

WHEREAS, the Planning Commission of the City of Paramount has received an application from Go Store It/Madison Capital Holdings to change the official Zoning Map of the City of Paramount from M-2 (Heavy Manufacturing) to PD-PS (Planned Development with Performance Standards) to allow a 154,550 square foot self-storage facility at 7342 Petterson Lane; and

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

WHEREAS, the Planning Commission of the City of Paramount hereby determines that the propose project is categorically exempt from the review under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development Projects) of the State CEQA Guidelines (14 Cal. Code Regs., Section 15332). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with applicable General Plan designation and all general plan policies, as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare, or threatened species; (4) the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the site can be adequately served by all required utilities and public services. Therefore, it can be determined that the project is exempted from further CEQA action under the Class 32 exemption.

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

SECTION 1. The above recitations are true and correct.

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

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

SECTION 4. The Planning Commission finds that the evidence presented does justify the granting of this application for the following reasons:

1. That modified conditions warrant a revision in the Zoning Map as it pertains to the area under consideration.
2. That a need for the proposed zone classification exists within such area and that the proposed change is necessary and proper and is not likely to be detrimental to adjacent properties.
3. That the particular properties under consideration are proper locations for the said zone classification within such area and is suitable for uses permitted in the zone in terms of access and size of parcel.
4. That placement of the proposed zone at such location will be in the interest of public health, safety, and general welfare.
5. That the proposed classification will be consistent with the comprehensive General Plan as adopted by the City Council in 2007.

SECTION 5. Based on the foregoing findings the Planning Commission recommends that the City Council adopt an ordinance following public hearings to be conducted as required by law.

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Paramount this 1st day of October 2025.

Linda Timmons, Chair

ATTEST:

Biana Salgado, Administrative Assistant

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT AMENDING ORDINANCE NO. 178, THE COMPREHENSIVE ZONING ORDINANCE, APPROVING ZONE CHANGE NO. 251, A REQUEST BY GO STORE IT/MADISON CAPITAL HOLDINGS TO CHANGE THE OFFICIAL ZONING MAP OF THE CITY OF PARAMOUNT FROM M-2 (HEAVY MANUFACTURING) TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) TO ALLOW A 154,550 SQUARE FOOT SELF-STORAGE FACILITY AT 7342 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:

WHEREAS, California Constitution Article XI, Section 7, enables the City of Paramount ("the City") to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce zoning regulations, including the location and boundaries of the various zones shown and delineated on the Official Zoning Map of the City, is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, the City desires to ensure that development occurs in a prudently effective manner, consistent with the goals and objectives of the General Plan as updated and adopted by the City Council on August 7, 2007 and reasonable land use planning principles; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 1, 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 25:027, recommending that the City Council adopt this Ordinance; and

WHEREAS, the City Council held a duly noticed public hearing on this Ordinance on _____, 2025, at which time it considered all evidence presented, both written and oral.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PARAMOUNT DOES ORDAIN AS FOLLOWS:

SECTION 2. The official Zoning Map of the City of Paramount adopted by Ordinance No. 178 on February 20, 1962 is amended as shown on the map attached hereto, marked "Exhibit A", to be zoned PD-PS (Planned Development with Performance Standards). Said change shall be made on the official Zoning Map of the City of Paramount

Said zone change shall be subject to the following conditions:

Permitted Uses:

The following use shall be permitted in this PD-PS zone:

1. Self-storage facilities
2. Sales of small accessories, such as cardboard boxes and locks, by the storage facility owner or manager from the interior of the building.

Prohibited Uses:

The following uses shall be prohibited in this PD-PS zone:

1. Vehicle storage. Truck and/or van storage is prohibited at all times. All other vehicle storage is prohibited overnight.
2. Housing. Any type of residence or caretaker unit is prohibited.
3. Customer businesses. Subleasing of or operating businesses from storage units is prohibited.
4. Recreational vehicles. The outdoor parking or outdoor storage of any recreational vehicle shall not be allowed. Such recreational vehicles shall include, but are not limited to motorhomes, boats, travel trailers, and transport trailers.

Performance Standards:

1. Vehicle repair. The maintenance, repair, or dismantling of any vehicle within the PD-PS (Planned Development with Performance Standards) zone is prohibited.
2. Vehicle parking. The parking of any vehicle in any area of any lot, other than designated parking stalls and loading areas, is prohibited.
3. Satellite dish. The installation of a satellite dish shall be on the rooftop or otherwise concealed from public view.
4. Pole/antennae. Any wireless telecommunications equipment shall be reviewed and approved by the Development Review Board.

5. Trash/recyclables. Trash, recyclables, organic waste, or other waste shall be disposed of in the designated trash enclosure in compliance with Chapter 17.118 of the Paramount Municipal Code.
6. Storage enclosed. All property being stored at the storage facility must be kept entirely within enclosed buildings.
7. Storage restrictions. The storage or accumulation of trash, manure, and other offensive or noxious materials in a self-storage unit or any other location is specifically prohibited.
8. Hazardous materials. Hazardous materials are prohibited at the storage facility.
9. Noise. Any building equipment, such as air conditioning devices, must comply with the Paramount Noise Ordinance. To limit the effects of noise pollution in the area, metal roll-up storage unit doors shall be properly maintained and lubricated on a monthly basis at minimum.
10. Modifications. Alterations or modifications to the exterior of the building, fences, railings, walls, or other improvements constructed on the property, or changes to the grade or drainage pattern of the property, are prohibited without the prior consent of the Planning and Building Director.

Development Standards:

1. Setbacks. Building setbacks are to be as shown on the submitted site plan and made by reference a part of this zone change.
2. Parking. Parking shall be provided as shown on the submitted site plan and made by reference a part of this zone change.
3. Driveways. The driveways shall not be widened.
4. Signage. All signs on the exterior of the building shall comply with Central Business District sign regulations.
5. Fences, etc. No fence or hedge exceeding 42 inches in height shall be erected or permitted in the front setback area on any lot. No chain link fences are permitted.
6. Security bars. No wrought iron, metal, steel, etc. burglar bars shall be installed on exterior of any window. All exterior doors must be able to open without special knowledge or tools.
7. Security wire. No barbed wire, concertina wire, razor wire or cut glass shall be used as a fence or part of a fence, wall, or hedge along any property line or within any required side, rear, or front yard.

8. Tarps. The use of tarps is prohibited in front setbacks, side setbacks, rear yard areas, over driveways, and in parking and circulation areas.
9. Landscaping/irrigation. Landscaping and irrigation shall comply with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.
10. Development Review. All conditions of Development Review Application No. 22:005 are applicable unless superseded by relevant changes to the Paramount Municipal Code.

Compliance with Chapter 17.72 (PD-PS, Planned Development with Performance Standards Zone) of the Paramount Municipal Code.

This zone change case shall comply with all conditions set forth in Chapter 17.72 (PD-PS, Planned Development with Performance Standards Zone) of the Paramount Municipal Code zone, Section 17.72.010 to 17.72.210, inclusive.

SECTION 3. California Environmental Quality Act (CEQA). The City Council hereby determines that the proposed project is categorically exempt from the review under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development Projects) of the State CEQA Guidelines (14 Cal. Code Regs., Section 15332). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with applicable General Plan designation and all general plan policies, as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare, or threatened species; (4) the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the site can be adequately served by all required utilities and public services. Therefore, it can be determined that the project is exempted from further CEQA action under the Class 32 exemption.

SECTION 4. 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 5. 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 adoption of this Ordinance to be published as required by law.

ORDINANCE NO. ____

Page 5

PASSED, APPROVED, and ADOPTED by the City Council of the City of
Paramount this __ day of ____ 2025.

Peggy Lemons, Mayor

ATTEST:

Heidi Luce, City Clerk

OCTOBER 1, 2025

PUBLIC HEARING

TENTATIVE PARCEL MAP NO. 84936

B. MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 25:028, A REQUEST BY GO STORE IT/MADISON CAPITAL HOLDINGS TO APPROVE A TENTATIVE PARCEL MAP TO ABANDON AND RELOCATE AN EXISTING 10-FOOT-WIDE SEWER EASEMENT IN THE M-2 (HEAVY MANUFACTURING) ZONE AT 7342 PETTERSON LANE.

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

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 25:028**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO TENTATIVE PARCEL MAP NO. 84936, A REQUEST BY GO STORE IT/MADISON CAPITAL HOLDINGS TO ABANDON AND RELOCATE AN EXISTING 10-FOOT-WIDE SEWER EASEMENT TO ALLOW THE CONSTRUCTION OF A 154,550 SQUARE FOOT SELF-STORAGE FACILITY AT 7342 PETTERSON LANE IN THE CITY OF PARAMOUNT

WHEREAS, the Planning Commission of the City of Paramount has received an application from Go Store It/Madison Capital Holdings for a tentative parcel map to abandon and relocate an existing 10-foot-wide sewer easement to allow the construction of a 155,500 square foot self-storage facility at 7342 Petterson Lane in the City of Paramount; and

WHEREAS, Ordinance No. 268, the Subdivision Ordinance of the City of Paramount, as implemented in Chapter 39 of the Municipal Code, requires the Planning Commission to announce its findings and decisions in subdivisions and other divisions of land; and

WHEREAS, the public hearing to consider the proposed tentative parcel map has been properly noticed pursuant to State Law and the Paramount Municipal Code; and

WHEREAS, public testimony has been taken and considered, and responses to comments have been prepared and considered.

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

SECTION 5. The Planning Commission finds that the evidence presented does justify the granting of this application and the Planning Commission hereby approves the applied for tentative parcel map, subject to the following conditions:

General

1. This tentative parcel map shall not be effective for any purposes until the owner of the properties involved or duly authorized representative has filed at the office of the Planning Commission an affidavit stating awareness and acceptance of all conditions of this approval. The affidavit shall be submitted by Friday, October 17, 2025.
2. A final parcel map shall be prepared by or under the direction of a registered Civil Engineer or licensed land surveyor. The map shall be filed with the City of Paramount and recorded pursuant to the Paramount Municipal Code and the Subdivision Map Act of the State of California.
3. Prior to submitting the final parcel map to the City Engineer for approval by the City Council, pursuant to Section 66442 of the Government Code, the applicant must obtain clearances from all departments, divisions, and utility companies which have set conditions of approval on this subdivision.
4. A preliminary title report/parcel map guarantee is needed showing all fee interest holders, all interest holders whose interest could ripen into a fee, all trust deeds, together with the name of the trustees and all easements holders. The account for the title report should remain open until the final map is filed with the county recorder.
5. Easements shall not be granted or recorded within right-of-way proposed to be deeded or dedicated for public streets until after the parcel is recorded, unless such easements are subordinated to the road easement by certification on the title sheet of the final map.
6. Documentation of parcel map boundaries, street centerlines, and lot boundaries is required.
7. The applicant shall comply with City Engineer requirements regarding street and drainage improvements and easements needed for street drainage or slopes.
8. All applicable fees shall be paid to the City of Paramount. Fees shall be determined on the basis of the prevailing fee schedule at the time of permit issuance.
9. The applicant shall submit a tentative parcel map to and notify all utility companies of proposed development.
10. Prior to filing of a final map, the applicant shall submit a soils engineering report on all building sites in the subdivision before grading plan approval.

11. The grading plan must be approved prior to filing of a final map.
12. The applicant shall submit plans and specifications for the water system facilities for approval of the water company serving the land division.
13. All applicable water capital improvements and sewer reconstruction fees shall be paid prior to submitting the final map to the City Engineer for approval by City Council.
14. Details shown on the tentative parcel map which are inconsistent with requirements of ordinances, general conditions of approval, or City Engineer's policies must be specifically approved by the City Engineer.
15. Any broken or damaged sidewalk panels, driveways, curbs, and gutters shall be repaired by the applicant.
16. Documentation of parcel map boundaries, street centerlines, and lot boundaries is required.
17. Fire Department. The plans are subject to Los Angeles County Fire Department approval.
18. BMP. The contractor shall ensure that Best Management Practices (BMPs) will be implemented during construction to prevent storm water runoff.
19. NPDES. The applicant shall comply with all National Pollutant Discharge Elimination System (NPDES) regulations.
20. All grading shall be completed in accordance with the NPDES regulations.
21. A State of California NPDES construction permit shall be obtained prior to construction.
22. During construction, tires scrubs shall be utilized at every entry/exit point to the subject property.
23. This application is subject to all conditions and performance standards of Zone Change No. 251 and Development Review Application No. 25:003.
24. The applicant shall dedicate approximately 1,830 square feet along Garfield Avenue and 12,335 square feet along Petterson Lane for public roadway purposes. A minimum five-foot-wide sidewalk shall be maintained along both frontages.

Final Approval

25. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.
26. The precise grading plan for Tentative Parcel Map No. 84936 shall address any drainage issues, if they become trapped by any wall separating the proposed parcels.
27. Trash Enclosures. The trash enclosures and containers shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures, and concrete aprons for roll-out areas.

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Paramount this 1st day of October 2025.

Linda Timmons, Chair

ATTEST:

Biana Salgado, Administrative Assistant

OCTOBER 1, 2025

REVISED 10/1/25

PUBLIC HEARING

ZONING ORDINANCE TEXT AMENDMENT NO. 38

- 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 25:029,
RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING
ORDINANCE TEXT AMENDMENT NO. 38, TO REVISE
REQUIREMENTS FOR FACILITIES FOR **NON-ORGANIC**
RECYCLABLE MATERIALS, ORGANIC WASTE, AND SOLID WASTE
CITYWIDE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

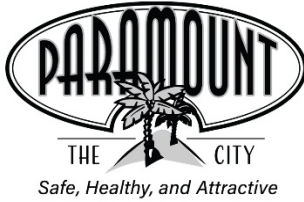
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Zoning Ordinance Text Amendment No. 38
REQUEST:	Recommend that the City Council approve an ordinance revising requirements for facilities for non-organic recyclable materials, organic waste, and solid waste
APPLICANT:	City of Paramount
MEETING DATE:	October 1, 2025
LOCATION:	Citywide
ZONE:	All zones
GENERAL PLAN:	Citywide
PLANNER:	John King
RECOMMENDATION:	Approval



To: Honorable Planning Commission

From: John King, AICP, Building and Planning Director

By:

Date: October 1, 2025

Subject: ZONING ORDINANCE TEXT AMENDMENT NO. 38, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 38, AMENDING SECTIONS 17.04.010 (DEFINITIONS), 17.08.080(E), 17.12.120(B), 17.16.160(B)(2), AND 17.24.080(E); ADDING SECTION 17.28.050(M); AMENDING SECTIONS 17.32.090(I), 17.36.090(K), AND 17.44.120(E)(1); AND ADDING SECTION 17.72.208 AND CHAPTER 17.118 (FACILITIES FOR **NON-ORGANIC** RECYCLABLE MATERIALS, ORGANIC WASTE, AND SOLID WASTE) TO TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE REGARDING FACILITIES FOR **NON-ORGANIC** RECYCLABLE MATERIALS, ORGANIC WASTE, AND SOLID WASTE CITYWIDE.

BACKGROUND

This item is a request for the Planning Commission to recommend to the City Council to approve Zoning Ordinance Text Amendment (ZOTA) No. 38, revising requirements for facilities for **non-organic** recyclable materials, organic waste, and solid waste citywide.

The City Council adopted the Zoning Code or Zoning Ordinance (Title 17 of the Paramount Municipal Code) in 1962. Since then, the City Council has incrementally updated the Code when needed.

DISCUSSION

The City's residential, commercial, and manufacturing zoning regulations include various requirements for trash containers and trash enclosures. Single-family homes are required to store trash barrels out of public view after the City's franchise hauler picks up trash, and businesses and multifamily residential properties (five or more housing units) are required to provide for trash bins and enclosures. In the early 1990s to follow State law, the City added Code sections related to recycling bins in trash enclosures.

In 2016, the State of California passed legislation (SB 1383) requiring the collection of organic waste such as food scraps and yard trimmings. In 2021, the City Council adopted an ordinance establishing regulations implementing State law.

While the City now complies with State requirements for organic waste and recycling, zoning regulations, particularly for trash enclosures, require updating to account for these recent changes.

Summary of Proposed Revisions

The proposed Zoning Ordinance Text Amendment would delete trash enclosure-related sections of the Paramount Municipal Code within individual zones and introduce a new chapter that incorporates all trash facility requirements into a single regulatory set. Some of the provisions of the proposed ordinance include the following:

- Separating trash enclosure requirements into two categories – (1) residential properties with four or fewer housing units; and (2) commercial, industrial, institutional, and residential properties with five or more housing units.
- Accounting for new organic waste container storage.
- Providing minimum requirements for container maintenance.
- Setting development standards that include block construction, openings, surface, interior curb, roof, and lid.
- Establishing a process to allow the conversion of one parking space with an administrative permit to accommodate the expansion of an enclosure.

Environmental Assessment

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. Strategic Outcomes were implemented to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcome No. 1: Economic Health and No. 6: Efficient, Effective, and Fiscally Responsible Government.

RECOMMENDED ACTION

Adopt Resolution No. PC 25:029, recommending that the City Council adopt an ordinance approving Zoning Ordinance Text Amendment No. 38.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 25:029**

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. 38, AMENDING SECTIONS 17.04.010 (DEFINITIONS), 17.08.080(E), 17.12.120(B), 17.16.160(B)(2), AND 17.24.080(E); ADDING SECTION 17.28.050(M); AMENDING SECTIONS 17.32.090(I), 17.36.090(K), AND 17.44.120(E)(1); AND ADDING SECTION 17.72.208 AND CHAPTER 17.118 (FACILITIES FOR **NON-ORGANIC** RECYCLABLE MATERIALS, ORGANIC WASTE, AND SOLID WASTE) TO TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE REGARDING FACILITIES FOR **NON-ORGANIC** RECYCLABLE MATERIALS, ORGANIC WASTE, AND SOLID WASTE CITYWIDE.

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. 38, amending Sections 17.04.010 (Definitions), 17.08.080(E), 17.12.120(B), 17.16.160(B)(2), and 17.24.080(E); adding Section 17.28.050(M); amending Sections 17.32.090(I), 17.36.090(K), and 17.44.120(E)(1); and adding Section 17.72.208 and Chapter 17.118 (Facilities For **Non-organic** Recyclable Materials, Organic Waste, and Solid Waste) to Title 17 of the Paramount Municipal Code regarding Facilities for **Non-organic** Recyclable Materials, Organic Waste, and Solid Waste Citywide; and

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

WHEREAS, the Planning Commission of the City of Paramount finds that this zoning ordinance text amendment is exempt from 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. 38, amending Sections 17.04.010 (Definitions), 17.08.080(E), 17.12.120(B), 17.16.160(B)(2), and 17.24.080(E); adding Section 17.28.050(M); amending Sections 17.32.090(I), 17.36.090(K), and 17.44.120(E)(1); and adding Section 17.72.208 and Chapter 17.118 (Facilities For **Non-organic** Recyclable Materials, Organic Waste, and Solid Waste) to Title 17 of the Paramount Municipal Code regarding Facilities for **Non-organic** Recyclable Materials, Organic Waste, and Solid Waste Citywide.

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 1st day of October 2025.

Linda Timmons, Chair

Attest:

Biana Salgado, Administrative Assistant

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 38, AMENDING SECTIONS 17.04.010 (DEFINITIONS), 17.08.080(E), 17.12.120(B), 17.16.160(B)(2), AND 17.24.080(E); ADDING SECTION 17.28.050(M); AMENDING SECTIONS 17.32.090(I), 17.36.090(K), AND 17.44.120(E)(1); AND ADDING SECTION 17.72.208 AND CHAPTER 17.118 (FACILITIES FOR NON-ORGANIC RECYCLABLE MATERIALS, ORGANIC WASTE, AND SOLID WASTE) TO TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE REGARDING FACILITIES FOR NON-ORGANIC RECYCLABLE MATERIALS, ORGANIC WASTE, AND SOLID WASTE CITYWIDE.

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

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

- A. California Constitution Article XI, Section 7, enables the City of Paramount ("the City") to enact local planning and land use regulations; and
- B. The authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and
- C. The City desires to ensure that development occurs in a prudently effective manner, consistent with the goals and objectives of the General Plan as updated and adopted by the City Council on August 7, 2007 and reasonable land use planning principles; and
- D. The Planning Commission held a duly noticed public hearing on October 1, 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 25:029, recommending that the City Council adopt this Ordinance; and
- E. The City Council held a duly noticed public hearing on this Ordinance on _____, 2025, at which time it considered all evidence presented, both written and oral.

SECTION 2. The Recitals set forth hereinabove are true and correct and incorporated herein by reference as if fully set forth herein.

SECTION 3. Definitions. The following provisions of Section 17.04.010 (Definitions) of Title 17 of the Paramount Municipal Code shall be added to read as follows:

California Code of Regulations (CCR). State of California Code of Regulations.

Non-organic recyclables. Nonputrescible and non-hazardous recyclable wastes, including, but not limited to, bottles, cans, metals, plastics, and glass, or as otherwise defined in Title 14 of California Code of Regulations Section 18982(a)(43).

Solid waste. This definition has the same meaning as defined in California Public Resources Code Section 40191, which defines solid waste as all putrescible and nonputrescible solid, semi-solid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, dewatered, treated, or chemically fixed sewage sludge which is not hazardous waste, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid and semi-solid wastes, with the exception that solid waste does not include any of the following wastes:

1. Hazardous waste as defined in California Public Resources Code Section 40141.
2. Radioactive waste regulated pursuant to the California Radiation Control Law (Chapter 8, commencing with Section 114960, of Part 9 of Division 104 of the California Health and Safety Code).
3. Medical waste regulated pursuant to the California Medical Waste Management Act (Part 14, commencing with Section 117600, of Division 104 of the California Health and Safety Code). Untreated medical waste shall not be disposed of in a solid waste landfill, as defined in California Public Resources Code Section 40195.1. Medical waste that has been treated and deemed to be solid waste shall be regulated pursuant to Division 30 of the California Public Resources Code.

Solid waste contractor. Any person or business with whom the City may have a contract pursuant to this chapter for the collection, removal, and disposal of garbage, waste, or rubbish.

SECTION 4. Section 17.08.080(E) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- E. Garbage, waste, refuse, trash, organic waste, and **non-organic** recyclables shall comply with Chapter 17.118 of the Paramount Municipal Code.

SECTION 5. Section 17.12.120(B) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- B. Garbage, waste, refuse, trash, organic waste, and **non-organic** recyclables shall comply with Chapter 17.118 of the Paramount Municipal Code.

SECTION 6. Section 17.16.160(B)(2) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

2. Garbage, waste, refuse, trash, organic waste, and **non-organic** recyclables shall comply with Chapter 17.118 of the Paramount Municipal Code.

SECTION 7. Section 17.24.080(E) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- E. Garbage, waste, refuse, trash, organic waste, and **non-organic** recyclables shall comply with Chapter 17.118 of the Paramount Municipal Code.

SECTION 8. Section 17.28.050 of the Paramount Municipal Code is hereby amended to add the following subsection to read as follows:

- M. Facilities for **Non-organic** Recyclable Materials, Organic Waste, and Solid Waste. Garbage, waste, refuse, trash, organic waste, and **non-organic** recyclables shall comply with Chapter 17.118 of the Paramount Municipal Code.

SECTION 9. Section 17.32.090(I) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- I. Garbage, waste, refuse, trash, organic waste, and **non-organic** recyclables shall comply with Chapter 17.118 of the Paramount Municipal Code.

SECTION 10. Section 17.36.090(K) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- K. Garbage, waste, refuse, trash, organic waste, and **non-organic** recyclables shall comply with Chapter 17.118 of the Paramount Municipal Code.

SECTION 11. Section 17.44.120(E)(1) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

1. Facilities for **Non-organic** Recyclable Materials, Organic Waste, and Solid Waste. Garbage, waste, refuse, trash, organic waste, and **non-organic** recyclables shall comply with Chapter 17.118 of the Paramount Municipal Code.

SECTION 12. Section 17.72.208 is hereby added to the Paramount Municipal Code read as follows:

17.72.208 Facilities for non-organic recyclable materials, organic waste, and solid waste.

Garbage, waste, refuse, trash, organic waste, and non-organic recyclables shall comply with Chapter 17.118 of the Paramount Municipal Code.

SECTION 13. Chapter 17.118 is hereby added to the Paramount Municipal Code to read as follows:

Chapter 17.118

FACILITIES FOR NON-ORGANIC RECYCLABLE MATERIALS, ORGANIC WASTE, AND SOLID WASTE

17.118.010 Purpose

The provisions of this Chapter are established to comply with State of California standards and requirements, including those set forth in California Green Building Standards Code, 24, California Code of Regulations, Part 11, as those may be amended from time to time.

17.118.020 Applicability of other code sections.

The provisions of Chapter 13.09 (Mandatory Organic Waste Disposal Reduction) and Chapter 13.20 (Refuse, Garbage, and Weeds) of the Paramount Municipal Code are applicable.

17.118.030 Residential – four or fewer housing units per property.

A. Solid Waste, Non-organic Recyclables, and Organic Waste Containers

1. Containers. All solid waste, non-organic recyclables, and organic waste shall be placed, maintained, and stored in containers provided by the City's solid waste contractor.
2. Container Separation. Designated materials shall be separated and placed in designated black, blue, brown, and green containers in accordance with Chapter 13.09.020 of the Paramount Municipal Code. Prohibited container contaminants shall not be placed in collection containers.
3. Container Lid. Each container lid shall be completely closed at all times when the container is not being filled or emptied.

4. Container Storage. Garbage, waste, refuse, trash, organic waste, and **non-organic** recyclable materials and/or containers shall not be stored in the front yard, or in any other place that is visible from a public street. If the physical design of the dwelling does not allow for obscuring containers from public view because of the type of fencing or lack thereof, or lack of an appropriate enclosed area, containers shall be stored in an area adjacent to the dwelling at the point farthest from the closest **public** street or roadway or in an enclosure adjacent to the dwelling.
 5. Container Maintenance. It shall be the duty of every owner or occupant of any residential dwelling within the City to maintain such containers in a clean condition, free of graffiti and vandalism, at all times.
 6. Containers in Disrepair. If such containers are broken, vandalized, or in unusable condition, the household is responsible to inform the City's solid waste contractor of said condition.
 7. Container Use. It is unlawful to use any container furnished by a solid waste contractor for any purpose other than the collection, accumulation and storage of waste, or to convert or alter such containers for other uses, or to intentionally damage such containers.
- B. Waste Outdoors. No person shall deposit, maintain, accumulate, dispose of, or allow the deposit, accumulation, maintenance, or any disposal of any garbage, waste, refuse, trash, or organic waste outside of a building except as authorized in this section.

17.118.040 Trash storage facilities – commercial, industrial, institutional, and residential – five or more housing units per property.

A. Enclosure

1. Access and Location Requirements

- a. Distance from Building. There shall be provided and maintained within 100 feet of each building, an enclosure for the purpose of storing garbage, waste, refuse, trash, **non-organic** recyclables, and organic waste of all persons utilizing said parcel.

- b. Access. Maneuvering areas shall meet the minimum requirements of equivalent size loading area. A turnaround must be provided for any street, driveway, or travel aisle that would otherwise require the collection vehicle to back up a distance greater than 100 feet. A minimum of a 42-foot turning radius is required for solid waste collection vehicles.
- c. Overhead Clearance. Overhead clearance of 20 feet must be provided in front of the enclosure to allow containers to be emptied by the front-end loader collection vehicles.

2. Enclosure Construction Requirements.

- a. Block Construction. Said enclosure for the purpose of storing garbage, waste, refuse, trash, non-organic recyclables, and organic waste shall have on each side thereof a solid masonry wall constructed of minimum six-inch reinforced block, of not less than six feet in height except for openings.
- b. Openings. All openings shall be equipped with gates or doors which meet the height requirement of this subsection and requirements for durability. Such gates or doors shall be equipped at all times with a fully operating, self-closing device. Gates or doors shall be not less than five feet in height and made of a solid noncombustible material with latches and bolts. The enclosure opening, including gates and hinges, must provide a minimum opening of nine feet to allow containers to be moved in and out of the enclosure. At least one opening or gate or door shall be of sufficient width to provide reasonable and necessary access to the storage area and said opening door or gate shall at all times be located and maintained at such a place and in such fashion that access to the storage area for the deposit and removal of waste, trash, refuse, non-organic recyclables, organic waste, and garbage is reasonably afforded.
- c. Surface. The floor of an enclosure shall be a concrete pad, flush with the adjacent driveway.
- d. Interior Curb. A six-inch-wide by eight-inch-high concrete curb at the base of interior walls for the protection of walls from containers/bins shall be installed within an enclosure.

- e. Roof. Enclosures shall be constructed with a sloped noncombustible material solid roof, designed to screen the bins and direct rainfall away from the enclosure. An enclosure roof shall be of a noncombustible decorative material and color to complement the design of the primary structure. The enclosure roof shall extend sufficiently outward so that wind-blown rain will not enter the interior of the storage area within an enclosure. A minimum of eight feet of vertical clearance within the storage area shall be provided to allow the container lids to be fully opened and closed inside the trash enclosure. If fire sprinklers or drop lighting are installed within the enclosure, the minimum vertical clearance of eight feet will be measured from the lowest point of the sprinkler heads, lighting, or any other fixture.
 - f. Lid. All garbage, waste, refuse, trash, **non-organic** recyclables, and organic waste stored within such enclosure shall be placed and maintained in a metal bin container or plastic barrel container with an overlapping fly-tight lid as provided and designated by the City's solid waste contractor. The lid shall be secured in place at all times when the container is not being filled or emptied.
 - g. Structural **and Accessibility** Review. Structural **and accessibility** details for an enclosure shall be reviewed by the Building and Safety Division for possible approval.
- 3. Garbage, waste, refuse, trash, and **non-organic** recyclables may also be stored in metal bins equipped with wheels as provided and designated by the City's solid waste contractor. All garbage, waste, refuse, trash, and **non-organic** recyclables contained in such bins shall be maintained within the interior of said metal bins and **the bins** shall be equipped with a lid which shall be completely closed at all times except when being filled or emptied.
 - 4. Container Location. All of said aforementioned containers, including bins and barrels, shall be kept and maintained within the walls of said enclosure except when being emptied by a collector.
 - 5. Enclosure Area. Enclosures shall provide sufficient space for adequate capacity, number and distribution of solid waste, **non-organic** recyclables, and organics containers to serve a development or use. The developer, property owner, or business owner associated with the property is responsible for contacting the City's solid waste contractor to review the specific service level needs for a development or use.

6. Enclosure Landscape Screening. Following separate Planning Division review and approval, landscaping (with appropriate irrigation) shall be utilized to screen the trash enclosure on all sides visible from a public right-of-way or parking lot. The landscaping shall consist of hedges or vines to be maintained between four and five feet high.
 7. Enclosure Expansion. If the required expansion of any existing enclosure for garbage, waste, refuse, trash, **non-organic** recyclables, and organic waste requires the removal of one parking space beyond the minimum parking space requirement under Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 (General Provisions, Conditions, and Exceptions Regarding this Title) of the Paramount Municipal Code, and/or the equivalent area of a landscaped planter that is not within the required front setback of a property, it may be granted following Planning Division review of an Administrative Permit application.
 8. Maintenance. All enclosures, containers/bins, and adjacent paving shall be maintained in good, clean condition. Graffiti and vandalism shall be promptly removed and repaired as needed. Chipped or faded paint shall be repainted to result in a consistent as-new paint color on the subject surface. Changes in paint color shall be submitted to the Planning Division for review and possible approval. Irrigation serving vines or other plants upon or adjacent to an enclosure shall be maintained in working condition without leaks or loss of pressure. Vines or other plants upon or adjacent to an enclosure shall be maintained in a thriving and orderly condition.
- B. Waste Outdoors. No person shall deposit, maintain, accumulate, dispose of, or allow the deposit, **maintenance, accumulation, or disposal** of any garbage, waste, refuse or trash outside of a building except as authorized in this section.

SECTION 14. California Environmental Quality Act (CEQA). This ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

SECTION 15. 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

OCTOBER 1, 2025

ORAL REPORT

CITY COUNCIL ACTIONS

OCTOBER 1, 2025

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF