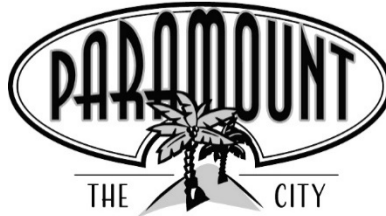


AGENDA

Paramount Planning Commission
December 2, 2025



Safe, Healthy, and Attractive

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

City of Paramount

16400 Colorado Avenue ♦ Paramount, CA 90723 ♦ (562) 220-2000 ♦ www.paramountcity.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](#) November 5, 2025

PUBLIC COMMENTS

NEW BUSINESS

PUBLIC HEARINGS

2. [CONDITIONAL USE PERMIT NO. 984](#) A request by David Vazquez/Mexican Monk, LLC dba Mexican Monk Brewhouse to allow the sale of beer for onsite consumption with a "Type 40" California Department of Alcoholic Beverage Control (ABC) license at 15950 Paramount Boulevard, Suites B and C in the PD-PS (Planned Development with Performance Standards) zone. This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.
3. [CONDITIONAL USE PERMIT NO. 985](#) A request by Horacio Villarreal/Oil Well Service Co. to operate an office with limited interior storage of equipment and exterior storage at the rear of the building restricted to two oil rig vehicles and seven service trucks for offsite oil well services at 7243 Somerset Boulevard in the C-M (Commercial-Manufacturing) zone. This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of California Environmental Quality Act (CEQA) Guidelines.
4. [ZONING ORDINANCE TEXT AMENDMENT NO. 39](#) A recommendation for the City Council of the City of Paramount to adopt an ordinance prohibiting short-term rentals citywide.

APPEAL

5. **APPEAL OF PLANNING AND BUILDING DIRECTOR DECISION NO. 25-1** A request by Hugo Laurel-Sanchez/Optima Funeral Home Paramount appealing a Planning and Building Director Decision denying a request by the applicant for a mortuary or funeral home with end-of-life ceremonies for bereaved families to honor recently deceased family members to be considered a permitted use at 8131 Rosecrans Avenue in the North Paramount Gateway Specific Plan Area.

REPORTS

6. **ORAL REPORT** City Council Actions

COMMENTS

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

ADJOURNMENT

To a meeting on Wednesday, January 7, 2026, at 6:00 p.m. in the Council Chamber at City Hall, 16400 Colorado Avenue, Paramount, California.

DECEMBER 2, 2025

APPROVAL OF MINUTES

PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF NOVEMBER 5, 2025.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES NOVEMBER 5, 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 Ernie Esparza
Commissioner David Moody
Vice Chair Gordon Weisenburger
Chair Linda Timmons

Absent: Commissioner Javier Gonzalez

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

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

STAFF PRESENT:

Lindsay Thorson, Planning Commission Attorney
John King, Planning and Building Director
Monica Rodriguez, Assistant Planning and Building Director
Sol Bejarano, Interim Building and Safety Manager
Ivan Reyes, Associate Planner
Caitlin Au, Planning Intern
Biana Salgado, Administrative Assistant

MINUTES

1. APPROVAL OF MINUTES October 1, 2025

Chair Timmons presented the Planning Commission minutes of October 1, 2025 for approval.

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

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

PUBLIC COMMENTS

The following individuals addressed the Planning Commission and provided public comments: David C. Nguyen, representative from the Office of Los Angeles Mayor Karen Bass, spoke in support of Aim High Living; Mayra Martinez, founder and CEO of Aim High Living.

NEW BUSINESS

PUBLIC HEARINGS

2. SOO-HYUN
YOON/15529
COLORADO
AVENUE
PROJECT

Chair Timmons announced the item, a request by Soo-Hyun Yoon for the Planning Commission to recommend to the City Council of the City of Paramount to change the official Zoning Map from R-M (Multiple-Family Residential) to PD-PS (Planned Development with Performance Standards) at 15529 Colorado Avenue.

Planning and Building Director King introduced Associate Planner Reyes who presented an overview of Zone Change No. 253 (a request to change the official Zoning Map from R-M to PD-PS), Tentative Parcel Map No. 084884 (a request to create four single-family lots from one lot), and Development Review Application No. 25:010 (a request to construct four single-family homes).

Associate Planner Reyes noted that for Tentative Parcel Map No. 084884, staff is requesting that the application review be postponed to the January 7, 2026 Planning Commission meeting to allow additional time for the City Engineer to complete a thorough review on the proposed tentative parcel map.

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

Applicant Soo-Hyun Yoon spoke in favor of the request.

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

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

A. ZONE CHANGE NO.
253

It was moved by Vice Chair Weisenburger, seconded by Commissioner Moody, to adopt Planning Commission Resolution No. 25:030, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVE ZONE CHANGE NO. 253, A REQUEST BY SOO-HYUN YOON TO CHANGE THE OFFICIAL ZONING MAP FROM R-M (MULTIPLE-FAMILY RESIDENTIAL) TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)", approving Zone Change No. 253. The motion was passed by the following roll call vote:

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

B. TENTATIVE PARCEL
MAP NO. 084884

It was moved by Vice Chair Weisenburger, seconded by Commissioner Moody, to continue Tentative Parcel Map No. 084884 to the January 7, 2026 Planning Commission Meeting. The motion was passed by the following roll call vote.

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

3. CONDITIONAL USE
PERMIT NO. 983

Chair Timmons announced the item, a request by Kurt A. Leingang/Beergang, Inc. to approve the warehouse storage of beer and wine at 7625 Rosecrans Avenue, Unit #19 in the M-2 (Heavy Manufacturing) zone.

Planning and Building Director King introduced Planning Intern Au who presented an overview of the request.

Chair Timmons asked if extra security was required onsite. Planning Intern Au stated that there is a condition of approval from the Public Safety Department requiring the applicant to install security cameras.

Applicant Kurt A. Leingang spoke in favor of the request.

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

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

It was moved by Vice Chair Weisenburger, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. 25:032, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDING OF FACT AND DECISION RELATIVE TO CONDITIONAL USE PERMIT NO. 983, A REQUEST BY KURT A. LEINGANG/BEERGANG, INC. TO ALLOW THE WAREHOUSE STORAGE OF BEER AND WINE AT 7625 ROSECRANS AVENUE UNIT #19 IN THE M-2 (HEAVY MANUFACTURING) ZONE", approving Conditional Use Permit No. 983. The motion was passed by the following roll call vote:

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

REPORTS

4. ORAL REPORT

Planning and Building Director King reported that since the last Planning Commission meeting on October 1, 2025, the City Council approved Zone Change No. 251 related to allowing the construction of a self-storage facility (Go Store It!) at 7342 Petterson Lane.

Secondly, the City Council approved Zoning Ordinance Text Amendment No. 38 regarding trash enclosures regulations.

Lastly, an update to the Building Standards Code was introduced to the City Council.

COMMENTS

5. COMMENTS

Planning and Building Director King congratulated Planning Intern Caitlin Au on her first presentation to the Planning Commission.

Building and Safety Manager Rick Baptista retired from the City of Paramount after more than 19 years of service. Planning and Building Director King noted some of Mr. Baptista's retirement plans and accomplishments.

Planning and Building Director King announced that Management Analyst Sol Bejarano is now serving as Interim Building and Safety Manager.

Planning and Building Director King noted some upcoming holiday events coming in the month of December.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Timmons at 6:43 p.m. to the next Planning Commission meeting to be held on Tuesday, December 2, 2025 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Linda Timmons, Chair

ATTEST:

Biana Salgado, Administrative Assistant

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

DECEMBER 2, 2025

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 984

- 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 25:033, A REQUEST
BY DAVID VAZQUEZ/MEXICAN MONK, LLC DBA MEXICAN MONK
BREWHOUSE TO ALLOW THE SALE OF BEER FOR ONSITE
CONSUMPTION WITH A "TYPE 40" CALIFORNIA DEPARTMENT OF
ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE AT 15950
PARAMOUNT BOULEVARD, SUITES B AND C IN THE PD-PS

CONTINUED... PLEASE TURN PAGE

(PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)
ZONE.

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



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 984
REQUEST:	Allow the sale of beer for onsite consumption with a "Type 40" California Department of Alcoholic Beverage Control (ABC) license
APPLICANT:	David Vazquez/Mexican Monk, LLC dba Mexican Monk Brewhouse
MEETING DATE:	December 2, 2025
LOCATION:	15950 Paramount Boulevard, Suites B and C
ZONE:	PD-PS (Planned Development with Performance Standards)
GENERAL PLAN:	Central Business District
PLANNER:	Monica Rodriguez
RECOMMENDATION:	Approval



To: Honorable Planning Commission

From: John King, AICP, Planning and Building Director

By: Monica Rodriguez, Assistant Planning and Building Director

Date: December 2, 2025

**Subject: CONDITIONAL USE PERMIT NO. 984
DAVID VAZQUEZ/MEXICAN MONK, LLC DBA MEXICAN MONK
BREWHOUSE**

BACKGROUND

This application is a request by David Vazquez/Mexican Monk, LLC dba Mexican Monk Brewhouse for a conditional use permit (CUP) to allow the sale of beer for onsite consumption with a "Type 40" California Department of Alcoholic Beverage Control (ABC) license at 15950 Paramount Boulevard, Suites B and C in the PD-PS (Planned Development with Performance Standards) zone. The property is located in Downtown Paramount. The 24,935 square foot site is developed with the subject building that was constructed in 1977 as a bank and remodeled in 2015 into general commercial use.

Ordinance No. 1171/Zone Change No. 243 provides the zoning regulations for the property at 15950 Paramount Boulevard. This ordinance states that a CUP is required for "Any establishment offering alcoholic beverages for sale for consumption on the premises".

On February 17, 2017, the Planning Commission approved CUP No. 828, a request by David Vazquez/Horchateria Rio Luna to operate a bakery and coffee shop with 57 customer seats and drive-through service at the subject location. Tenant improvement construction was finalized on February 3, 2020, and Horchateria Rio Luna opened for business in a 4,907 square foot portion of the ground floor of this location (relocating from 15729 Downey Avenue) soon thereafter. A 693 square foot area that includes a restroom, stairs, and hallway provided additional ground floor area for use by the applicant. A 1,415 square foot area (Suite B) was not included in the approved Horchateria Rio Luna lease area.

On October 5, 2021, the City Council approved a request by David Vazquez/Rio Luna, Inc. dba Horchateria Rio Luna for a City Council Permit for live entertainment. The City Council Permit allowed for an "open mic night" on alternating Wednesdays from 6:00 p.m. to 8:00 p.m. No more than 10 participants were permitted to participate on each date. The format was open to a mix of performers, including poets, comedians, literature readings, and acoustic musicians. The owners have discontinued the performances, and the City Council Permit is no longer applicable.

On October 4, 2023, the Planning Commission approved Conditional Use Permit No. 942, a request by David Vazquez/Rio Luna, Inc. dba Horchateria Rio Luna for the sale of beer and wine for onsite consumption.

On November 1, 2023, the Planning Commission approved a request by Rio Luna, Inc. dba Horchateria Rio Luna for an amendment to Conditional Use Permit No. 828 to allow expanded seating. The approval allowed the business to reconfigure existing seating and add indoor customer seats to the other indoor areas, including Suite B. At the time, the applicant presented Suite B as a division into two suites – Suite B and Suite C. The updated total number of customer seats was 138. The approved seating made Horchateria Rio Luna the sole tenant of the standalone building.

On July 29, 2025, the Building and Safety Manager issued a stop work notice for unpermitted tenant improvements within Suites B and C of the building. The improvements that prompted the issuance of this notice included the installation of new counter tops, updated lighting fixtures, and new cooler storage. These modifications were undertaken without the required permits. Since then, the applicant has submitted plans to the Building and Safety Division and is currently in plan check. If the request is approved, the applicant will have to obtain all required permits prior to operating their business.

DISCUSSION

The proposed business hours of Mexican Monk Brewhouse are Wednesday through Saturday from 2:00 p.m. to 10:00 p.m. and Sunday from 12:00 p.m. to 9:00 p.m. The hours of alcoholic beverage sales will be limited to Wednesday to Saturday from 2:00 p.m. to 9:30 p.m. and Sunday from 12:00 p.m. to 8:30 p.m. Three employees will staff the business.

A total of 58 customer seats is proposed for Mexican Monk Brewhouse within Suite B and C. The proposed establishment, Mexican Monk Brewhouse, will operate in conjunction with Horchateria Rio Luna. Although these businesses are separate entities, they will be under the same ownership. The existing building configuration permits an interior connection between the two operations. In accordance with the amendment to CUP No. 828, seating for Horchateria Rio Luna, which previously occupied Suites A and B, was limited to 138 seats. This number will be reduced to 80 seats for Horchateria Rio Luna, which has filed with ABC for a reduction in square footage to allow for the allocation of 58 seats in Suites B and C for the proposed Mexican Monk Brewhouse. At no time shall the combined seating capacity for Suites A, B, and C exceed a total of 138 seats between the two business or a modification to their CUP will be required.

ABC Review

The California Department of Alcoholic Beverage Control (ABC) has general guidelines, based on population, which are used to determine a recommended number of alcohol licenses within a given census tract. Without the need for a determination of public convenience and/or necessity, ABC allows up to six licenses for onsite consumption of alcohol in Census Tract 5539.02 where the property is located. There are six active licenses in Census Tract 5539.02 and one license (Gus's Deli BBQ and Grill) that was suspended on May 22, 2025. ABC categorizes alcohol beverage licenses into several different "types." The applicant is proposing to apply for a "Type 40" ABC license for the sale of beer for onsite consumption for a proposed taproom. The existing other Paramount establishments in Census Tract 5539.02 with active licenses for onsite consumption as approved by ABC are summarized in the chart below.

BUSINESS	ADDRESS	TYPE OF LICENSE	DATE APPROVED
Casa Gamino Family Restaurant	8330 Alondra Boulevard	Type 47 – On-Sale General – Eating place	11/16/1998
Mariscos El Perihuete No. 2	16600 Paramount Boulevard	Type 47 – On-Sale General – Eating place	8/18/2021
Japanese Castle Sushi & Roll	16222 Paramount Boulevard	Type 41 – On-Sale Beer and Wine – Eating place	1/3/2022
El Peri Sushi	16604 Paramount Boulevard	Type 41 – On-Sale Beer and Wine – Eating place	4/15/2025
Cate's Corner	8400 Alondra Boulevard	Type 41 – On-Sale Beer and Wine – Eating place	3/8/2022
Horchateria Rio Luna	15950 Paramount Boulevard, Suites A, B, and C	Type 41 – On-Sale Beer and Wine – Eating place	11/15/2023
Mexican Monk Brewhouse	15950 Paramount Boulevard, Suites B and C	Type 40 – On-Sale Beer	Pending Approval

Findings of Public Convenience and/or Necessity

In considering alcohol licenses, ABC reviews the number of licenses in a census tract to determine if the tract is overconcentrated. Per the census tract in which the property is located within and as shown in the table above, the number of allowed alcohol licenses for onsite consumption within Census Tract 5539.02 will be exceeded with the addition of the proposed Type 40 ABC license for the Mexican Monk Brewhouse.

Since the Census Tract will exceed the number of allowed licenses, the proposed request requires the Planning Commission to make the determination that Public Convenience and/or Necessity (PCN) would be served by the issuance of the license associated with this CUP. These State findings are required for alcoholic beverage sales to be established in an undue concentration area as defined by State law. State law defines “undue concentration” in an area if either of the following conditions exists:

1. The proposed site is located in a high crime district. High crimes is where there is a 20% greater number of reported crimes than the average number of reported crimes for all districts in the City (Business and Professions Code 23958.4); or
2. The number of licenses allowed in the census tract in which the applicant's premises is located is exceeded.

Although the proposed project will exceed the number of licenses permitted within the census tract, it complies with the Zoning Ordinance and advances the objectives and policies outlined in the General Plan, including the following:

Land Use Element Policy 11. The City of Paramount will continue to preserve and promote the improvement of the existing commercial areas, including those districts located along Paramount Boulevard and Alondra Boulevard.

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 well-being.

Economic Development Element Policy 9. The City of Paramount will strive to attract industries with high sales tax generation and high assessed valuation that will benefit the community.

If the Planning Commission grants approval and determines that the proposed use serves public convenience and/or necessity without negatively impacting public health and safety, ABC will issue the license accordingly.

The proposed business, Mexican Monk Brewhouse, is situated in the Downtown area, which is considered an appropriate location for a taproom offering beer for onsite consumption. Previously, Conditional Use Permit (CUP) No. 828 for Horchateria Rio Luna included Suites A, B, and C; however, Suites B and C were not utilized. The property owner has now partnered with a local craft beer specialist to introduce craft beer at this site and to revitalize the business. An application has been submitted to ABC requesting a reduction in square footage to allow Suites B and C to be occupied by Mexican Monk Brewhouse as a new taproom. This collaboration is expected to create synergy between Horchateria Rio Luna and Mexican Monk Brewhouse and within the Downtown area.

Additionally, ABC has strict operating criteria for taprooms that sell beer, effectively minimizing negative impacts. ABC also conducts random monitoring to ensure that the guidelines are being properly observed.

Public Safety

Furthermore, the Los Angeles County Sheriff's Department and Paramount Public Safety Department have reviewed the request to allow the sale of beer for onsite consumption and found no concerns. Furthermore, the applicant is required to submit a security plan to the Public Safety Department for approval and is required to ensure that the security system remains operational in the future. Staff has incorporated conditions of approval to mitigate impacts such as litter, noise, loitering and security. In addition, ABC requires training in safe practices for serving alcohol.

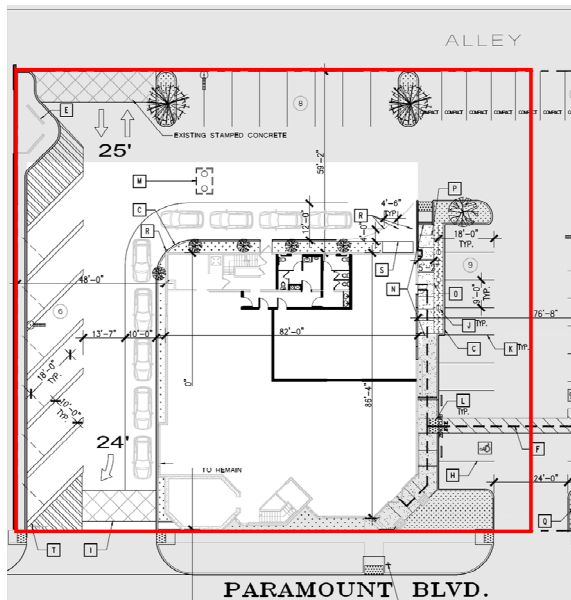
Photo

Below is a photo looking northeast at the subject building.

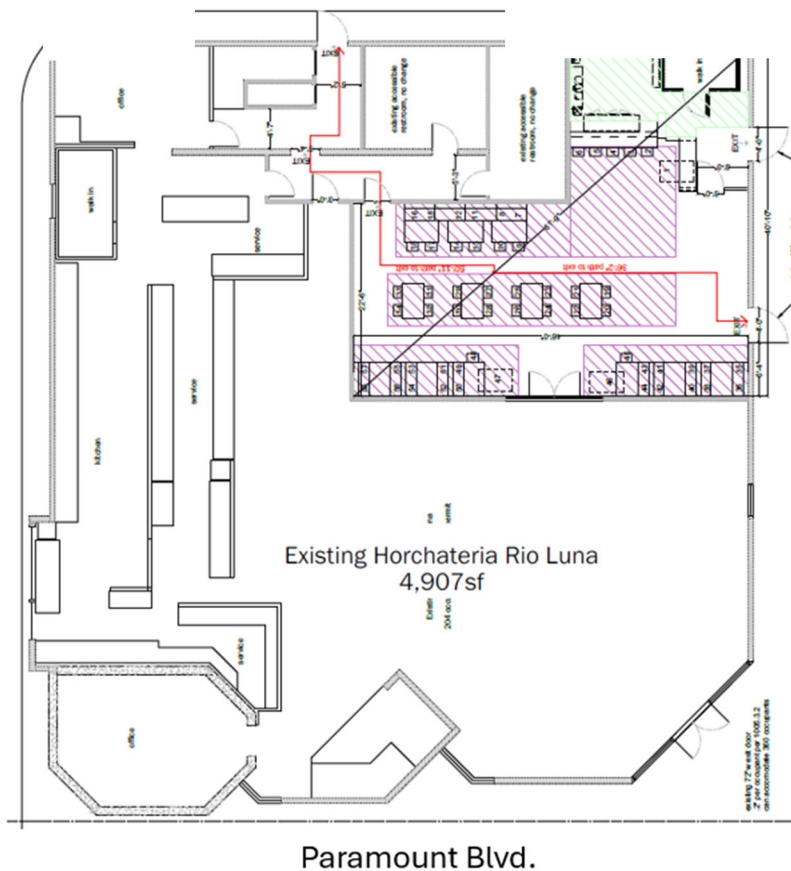


Plans

The following is the existing site plan for the property. The subject property is outlined in red.



Below is the floor plan. The highlighted section in purple is the new customer seating area. Restrooms are a common area.



Environmental Assessment

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

Read by title only, waive further reading, and adopt Resolution No. PC 25:033, approving Conditional Use Permit No. 984, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 25:033**

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. 984, A REQUEST BY DAVID VAZQUEZ/MEXICAN MONK, LLC DBA MEXICAN MONK BREWHOUSE TO ALLOW THE SALE OF BEER FOR ONSITE CONSUMPTION ("TYPE 40") LICENSE AT 15950 PARAMOUNT BOULEVARD, SUITES B AND C IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from David Vazquez/Mexican Monk, LLC dba Mexican Monk Brewhouse for a conditional use permit (CUP) to allow the sale of beer for onsite consumption with a "Type 40" California Department of Alcoholic Beverage Control (ABC) license at 15950 Paramount Boulevard, Suites B and C in the PD-PS (Planned Development with Performance Standards) zone; and

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

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

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.
4. The proposed sale of beer for the proposed taproom will not be detrimental to the public health, safety or welfare or materially injurious to the properties in the vicinity for the following reasons:
 - a. The proposed business hours will be limited to Wednesday through Saturday from 2:00 p.m. to 10:00 p.m. and Sunday from 12:00 p.m. to 9:00 p.m. The hours of alcoholic beverage sales will be limited to Wednesday to Saturday from 2:00 p.m. to 9:30 p.m. and Sunday from 12:00 p.m. to 8:30 p.m.
 - b. The proposed business is located in an area of the City consisting of commercial uses.
 - c. The sale of beer will be for onsite consumption only. Conditions have been placed on the Conditional Use Permit for alcohol licenses, which will mitigate any potential impacts created by the use and ensure it will not negatively impact the surrounding community.
 - d. The proposed use complies with the Zoning Ordinance and advances the objectives and policies outlined in the General Plan, including the following:

Land Use Element Policy 11. The City of Paramount will continue to preserve and promote the improvement of the existing commercial areas, including those districts located along Paramount Boulevard and Alondra Boulevard.

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 well-being.

Economic Development Element Policy 9. The City of Paramount will strive to attract industries with high sales tax generation and high assessed valuation that will benefit the community.

- e. The proposed sale of beer will allow the business to sell alcohol to customers for consumption as part of their meal from the adjacent business, which will lead to increased tax revenue.

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. Based upon the findings set forth in Section 4 of this Resolution, the Planning Commission hereby finds that public convenience and/or necessity would be served by the issuance of the license associated with Conditional Use Permit No. 984 and directs the Planning and Building Director to forward necessary documentation to the California Department of Alcoholic Beverage Control (ABC). The primary reason for supporting the public convenience and necessity is because it will provide for diverse options within the Downtown area, census tract, and citywide. In addition, the proposed business will contribute to the sale tax generation and promote the improvement of the existing commercial areas, including those districts located along Paramount Boulevard.

SECTION 7. 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. 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 both acknowledging and accepting all conditions of approval of this Conditional Use Permit application. The affidavit shall be submitted by Friday, December 19, 2025. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the Conditional Use Permit void.
2. Conditions. All planning conditions of approval of Conditional Use Permit No. 984 shall be printed as general notes on the approved set of building plans.

3. One-Year Approval. Approval of this Conditional Use Permit No. 984 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 December 2, 2026. The Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application. Commencement of development shall mean that appropriate permits have been obtained.
4. Deviations. 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.
5. Revocation. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
6. Violations. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute, or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
7. Grounds for Modification, Suspension, Revocation. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a. That the approval was obtained by fraud;
 - b. That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c. That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;

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

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

Permitting

- 8. Conditions of Approval. The applicant shall comply with all conditions of approval from Conditional Use Permit No. 984.
- 9. Fees. All applicable development fees are due prior to the issuance of building permits.
- 10. Seat capacity. At no time shall the combined seating capacity for Suites A, B, and C exceed a total of 138 seats. The applicant or successor tenant shall apply for an amendment to the associated conditional use permit before the combined seating capacity exceeds 138 seats.
- 11. Permits. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
- 12. 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.
- 13. Window Security Bars and Other Coverings. The installation of exterior security doors, gates, and window coverings is prohibited in accordance with Zone Change No. 243/Ordinance No. 1171 or any successor ordinance regulating the subject PD-PS (Planned Development with Performance Standards) zone).
- 14. Paint. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
- 15. Unpermitted Fencing. Barbed wire, concertina wire, and razor wire are prohibited where visible from the public right-of-way in accordance with Section 17.36.090(F)(C) of the Paramount Municipal Code.
- 16. 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.

17. Business License. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
18. Parking. A total of 46 parking spaces shall be provided onsite or through a joint use parking agreement with another property within 500 feet of the subject site. The parking agreement shall be provided to the City for review.
19. Signs. Signs, including but not limited to wall sign, monument sign, projecting sign, portable sign, and awning sign; banners; and feather flags require separate review and approval by the Planning and Building Department prior to fabrication and installation. Damage to the building exterior from signs that have been removed shall be repainted and repaired as needed. The cabinet and base of the monument sign shall be refurbished as needed and maintained in good condition.
20. Live Entertainment. A separate City Council Permit for live entertainment shall be obtained for live entertainment, including but not limited to karaoke, open mic night, musicians, and DJs, or any combination thereof, for the proposed business located at 15950 Paramount Boulevard, Suites B and C with City Council consideration for possible approval.
21. Special Events. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning and Building Department. The applicant shall submit a Special Event Permit application at least two weeks in advance of a proposed event.
22. Trash Enclosure. The exterior of the outside trash, recyclables, and organic waste enclosure shall be repainted and refurbished as needed and maintained in good condition. No storage shall be permitted above the height of the surrounding walls. The enclosure must be contain sufficient space to contain the associated trash, recyclables, and organic waste containers.
23. Metal Railing. The metal railing shall be repainted a solid color, eliminated all areas of rust, corrosion, and blemishes, and shall be maintained in good condition.

Business Operations

24. Business Hours. The business hours of operation are limited to Wednesday through Saturday from 2:00 p.m. to 10:00 p.m. and Sunday from 12:00 p.m. to 9:00 p.m. The hours of alcoholic beverage sales will be limited to Wednesday to Saturday from 2:00 p.m. to 9:30 p.m. and Sunday from 12:00 p.m. to 8:30 p.m.
25. Approved Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.

26. Hookah Tobacco. Hookah tobacco use is prohibited.
27. Customers/Patrons. There shall be no customers or patrons in or about the premises when the establishment is closed.
28. Entrance Fee. No payment (entrance fee/cover charge) shall be made to gain access to business at any time.
29. Training. The licensee shall attend a Licensee Education on Alcohol and Drugs (LEAD) training or a Responsible Beverage Service (RBS) training sponsored by the California Department of Alcoholic Beverage Control within six months, and any employee engaged in the sale/service of alcohol shall attend the LEAD or RBS training within 90 days of employment. The business shall show proof to the Public Safety Department that all members of the business staff have completed the LEAD training through Alcoholic Beverage Control (ABC) or an ABC approved "Responsible Beverage Service (RBS) Training" program.
30. Licenses. The applicant shall maintain all licenses issued by the California Department of Alcoholic Beverage Control.
31. Alcohol Storage. The applicant shall store all alcoholic beverages in a secured area designated only for the storage of alcohol.
32. Building Access. The owner, corporate officers, and managers shall cooperate fully with all City officials, law enforcement personnel, and code enforcement officers and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties to the extent authorized by law.
33. Minimum Age. Employees engaged in the sale or distribution of alcoholic beverages must be at least 21 years old.
34. Sales Area. Sales of alcoholic beverages shall be restricted within the confines of the building portion of the licensed premises.
35. Sandwiches or Snacks Required. In accordance with State law and California Department of Alcoholic Beverage Control policy regarding Type 40 licenses for the sale of beer, sandwiches or snacks must be available to customers.
36. Off-site. The sale of alcohol for consumption off the premises shall only be allowed as required by the California Department of Alcoholic Beverage Control.
37. Containers. Alcoholic beverages shall be sold in containers which are distinguishable from nonalcoholic beverages sold at the premises.

38. Advertising. There shall be no exterior advertising of any kind or type promoting the availability of alcoholic beverages or messages such as "Happy Hour" signs.
39. Promotions. There shall be no promotions encouraging intoxication or drinking contests.
40. Sales Hours. Beer sales shall be limited to Wednesday to Saturday from 2:00 p.m. to 9:30 p.m. and Sunday from 12:00 p.m. to 8:30 p.m.
41. Intoxication. It shall be unlawful for any person, who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
42. Unpermitted Activity. No employee or agent shall be permitted to accept money or any other object of value from a customer for the purpose of sitting or otherwise spending time with customers while on the premises, nor shall the licensee provide, permit, or make available persons who act as escorts, companions, or guests of and for the customers, either with or without compensation.
43. No Soliciting Drinks. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while on the premises. Solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit drinks from customers, as per Section 303 of the California Penal Code.
44. Obstructions. No obstructions shall be attached, fastened, or connected to either the partitions or ceiling to separate the interior space of the licensed premises.
45. Self-service. No self-service of alcoholic beverages shall be permitted.
46. Future Compensation. There shall be no selling of alcoholic beverages for future compensation.
47. Outside Beverages. The applicant shall not have, upon the subject premises, any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607(a) of the California Business and Professions Code.
48. Furnishing or Selling to Person Under 21. The applicant and/or any employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the California Business and Professions Code.

49. Responsible Person. The person designated to be responsible for the operation of the business shall not perform official police or investigative activities but shall immediately report every violation of law and every unusual occurrence to the Los Angeles County Sheriff's Department.
50. Secure Area. All stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
51. Bicycle Rack. The existing bicycle rack shall be straightened and refurbished as needed and maintained in good condition in perpetuity.
52. Construction Hours. Construction shall take place only between 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.
53. Loitering. Customers, patrons, and visitors are prohibited from loitering in the parking lot and adjacent neighborhoods.
54. Security Cameras. The Public Safety Department and Planning and Building Department shall review and approve the security camera locations and orientations, including comprehensive camera views of the establishment interior, exterior, and parking lot. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. In the event of an incident and upon request, the business owners shall allow unimpeded inspection of the security camera system to Sheriff's Department and City of Paramount personnel.
55. Lighting. The exterior lighting fixtures on the building shall be painted and refurbished as needed and maintained in good condition. A sufficient amount of lighting, as determined by the Planning and Building Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning and Building Department for their decorative quality and location, and permits shall be obtained.
56. Labor Laws. 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).
57. Other Agencies. 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) Los Angeles County Sanitation Districts, (4) the South Coast Air Quality Management District, (4) the California Department of Resources Recycling and Recovery

(CalRecycle), and the California Department of Alcoholic Beverage Control (ABC).

58. Noise. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
59. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
60. Trash and Other Waste. The business shall comply with Chapter 17.118 of the Paramount Municipal Code.
61. Window Signage. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
62. Stormwater. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter on each day the restaurant is open for business to the public. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
63. Graffiti. Graffiti and blemishes on all site features including signs, walls, windows, mechanical equipment, and curbs shall be removed. The suite and adjacent site shall be maintained free of graffiti and other vandalism.
64. 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.
65. Tenant Improvements. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
66. Public Art. Any mural on the exterior of the building, perimeter wall, trash enclosure, or other exterior element shall comply with Chapter 17.112 (Art in Public Places) of the Paramount Municipal Code. The Public Art Advisory Committee shall review and approve any proposed exterior mural before the mural can be painted or installed.

Final Approval

67. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.
68. Final Inspection. At the completion of the project and before Building and Safety Division final inspection, written final approval from the Planning Division shall be obtained. All conditions of approval shall be met prior to final approval by the Planning Division and prior to any sale of any type of alcoholic beverage.

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

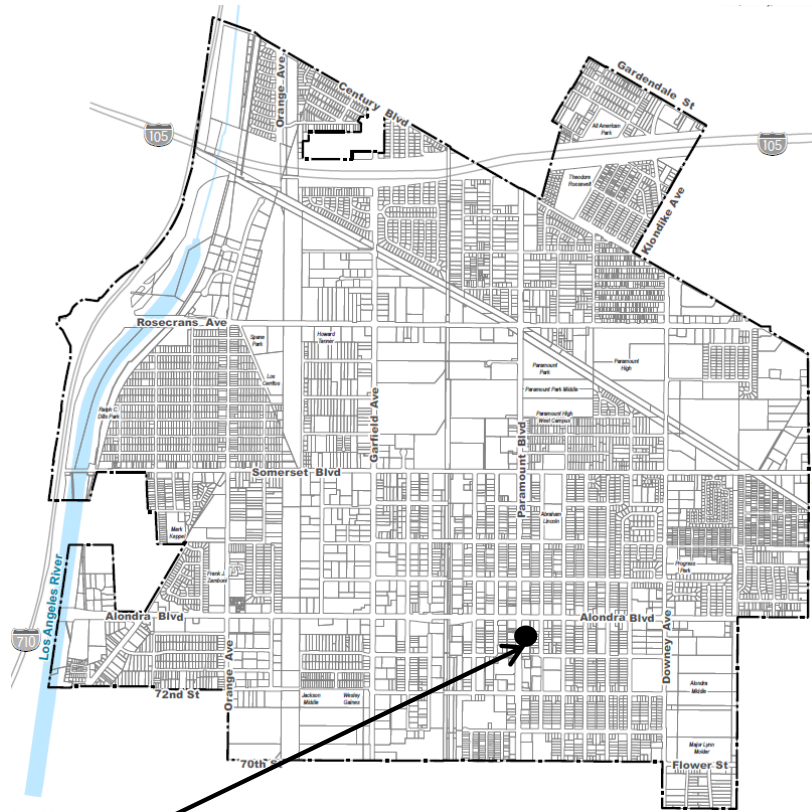
PASSED, APPROVED, and ADOPTED this 2nd day of December 2025.

Linda Timmons, Chair

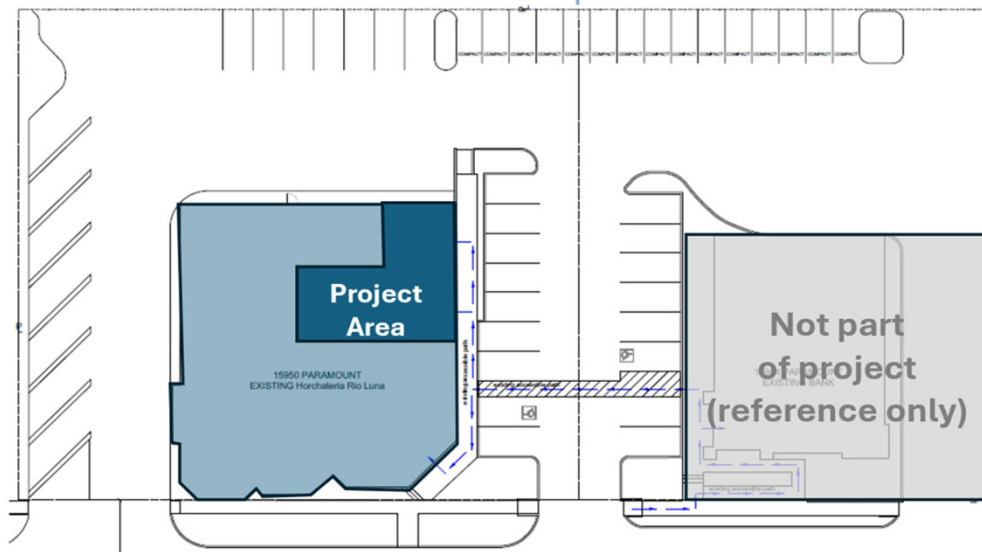
Attest:

Biana Salgado, Administrative Assistant

Conditional Use Permit No. 984



Subject
Property



15950 Paramount Blvd, Suites B and C

DECEMBER 2, 2025

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 985

- 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 25:034, A REQUEST
BY HORACIO VILLAREAL/OIL WELL SERVICE CO. TO OPERATE AN
OFFICE WITH LIMITED INTERIOR STORAGE OF EQUIPMENT AND
EXTERIOR STORAGE AT THE REAR OF THE BUILDING
RESTRICTED TO TWO OIL RIG VEHICLES AND SEVEN SERVICE
TRUCKS FOR OFFSITE OIL WELL SERVICES AT 7243 SOMERSET
BOULEVARD IN THE C-M (COMMERCIAL-MANUFACTURING) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

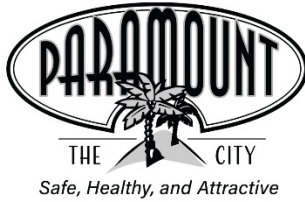
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 985
REQUEST:	Operate an office with limited interior storage of equipment and exterior storage at the rear of the building restricted to two oil rig vehicles and seven service trucks for offsite oil well services.
APPLICANT:	Horacio Villareal/Oil Well Service Co.
MEETING DATE:	December 2, 2025
LOCATION:	7243 Somerset Boulevard
ZONE:	C-M (Commercial-Manufacturing)
GENERAL PLAN:	Commercial
PLANNER:	Leslie A. Corrales
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John King, AICP, Planning and Building Director
By: Leslie A. Corrales, Assistant Planner
Date: December 2, 2025

**Subject: CONDITIONAL USE PERMIT NO. 985
HORACIO VILLAREAL/OIL WELL SERVICE CO.**

BACKGROUND

This application is a request by Horacio Villareal/Oil Well Service Co. to approve Conditional Use Permit (CUP) No. 985, a request to operate an office with limited interior storage of equipment and exterior storage at the rear of the building restricted to two oil rig vehicles and seven service trucks for offsite oil well services at 7243 Somerset Boulevard in the C-M (Commercial-Manufacturing) zone. The building is on a property identified as 7237 Somerset Boulevard with Los Angeles County.

The overall project site is 45,412 square feet in area. The project site is located on the north side of Somerset Boulevard. The site abuts C-M (Commercial-Manufacturing) zoned properties to the east, M-1 (Light Manufacturing) to the south, and R-M (Multiple Family Residential) properties to the west and north.

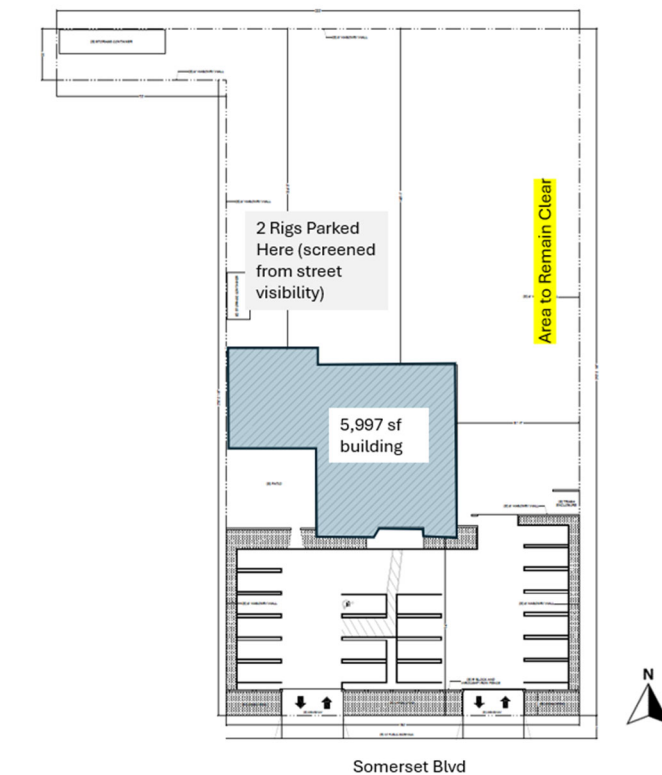
Pursuant to the Paramount Municipal Code (PMC) Section 17.28.010, the permissible classifications may involve activities and storage greater than uses permitted in commercial zones but lighter than those permitted in a manufacturing zone.

Built in 1986, the office building was enlarged with an addition in 2005 to include a warehouse portion. Originally classified as M-1 (Light Manufacturing), the property underwent a zone change in 2018 along with a number of other properties to C-M (Commercial-Manufacturing).

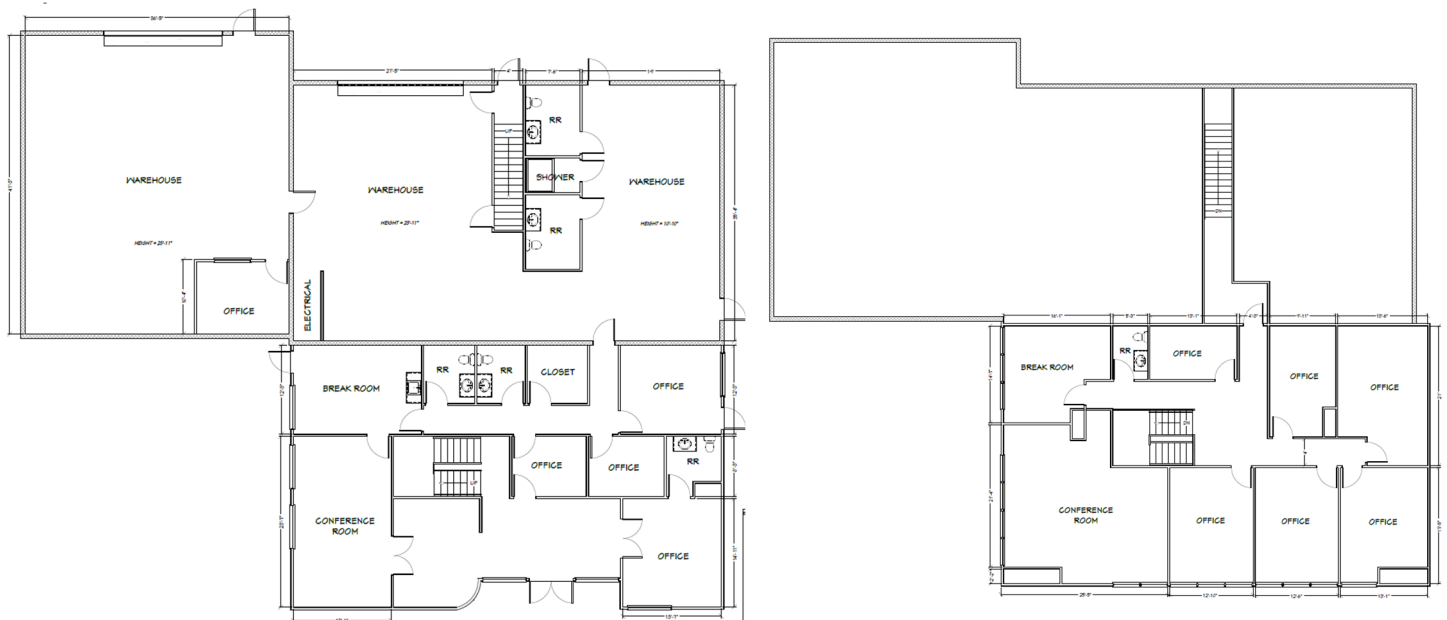
DISCUSSION

A 5,997 square foot, two-story building is located on the site that will be utilized as the applicant's main office. The project site has been vacant for the past year. The property is fully enclosed with existing six-foot-high block walls and a six-foot high metal gate to the front. The business employs 30 staff members and operates Monday through Friday from 6:00 a.m. to 2:00 p.m. The business would store seven work vehicles and two oil rigs on the premises, concealed from public view. This property is proposed for office use and limited storage only.

Below is the proposed site plan of the site location.



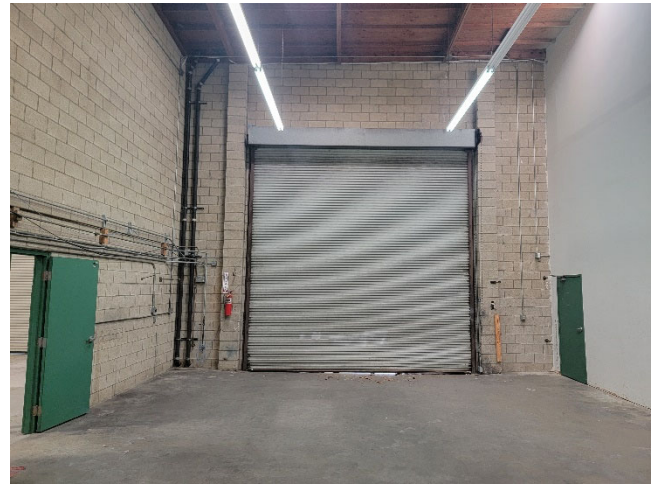
Below is the building floor plan.



Below are site photos from October 2, 2025.



*The south side of the property,
adjacent to Somerset Boulevard*



Interior of project building

Analysis

The proposed use is located in an appropriate zone and is compatible with the surrounding businesses in the vicinity. The location is adequate in size, as 19 parking spaces, including one American with Disabilities Act (ADA)-compliant parking space will provide sufficient parking.

Placement of the two oil rigs is designated for the rear of the property, where they will have restricted street visibility and minimal safety concerns.

Environmental Assessment

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15301, Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of CEQA Guidelines.

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 25:034, approving Conditional Use Permit No. 985, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 25:034**

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. 985, A REQUEST BY HORACIO VILLAREAL/OIL WELL SERVICE CO. FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE AN OFFICE WITH LIMITED INTERIOR STORAGE OF EQUIPMENT AND EXTERIOR STORAGE AT THE REAR OF THE BUILDING RESTRICTED TO TWO OIL RIG VEHICLES AND SEVEN SERVICE TRUCKS FOR OFFSITE OIL WELL SERVICES AT 7243 SOMERSET BOULEVARD IN THE C-M (COMMERCIAL-MANUFACTURING) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Horacio Villareal/Oil Well Service Co. for a conditional use permit (CUP) to operate an office with limited interior storage of equipment and exterior storage at the rear of the building restricted to two oil rig vehicles and seven service trucks for offsite oil well services at 7243 Somerset Boulevard in the C-M (Commercial-Manufacturing) zone; and

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

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15301, Class 1 Categorical Exemption – existing facilities; and

WHEREAS, on December 2, 2025, the Planning Commission conducted a duly noticed public hearing on the application, at which time it heard a presentation by the Planning and Building Department staff as well as the opportunity for testimony regarding the proposed Project.

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

SECTION 1. The above recitations are true and correct.

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

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

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

1. The requested use at the location proposed will not:
 - a. Adversely affect the health, peace, safety, or welfare of persons residing or working in the surrounding area;
 - b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; nor
 - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this chapter, or as is otherwise required in order to integrate such use with the uses in the surrounding area; and
3. That the proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - b. By other public or private service facilities as are required.

SECTION 5. That pursuant to Resolution No. 82:043 of the City Council the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

SECTION 6. The Planning Commission hereby approves the applied for Conditional Use Permit as to use in the above entitled matter, subject to the following conditions:

General

1. 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 December 19, 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.

2. **One-Year Approval.** Approval of this Conditional Use Permit No. 985 shall be valid for one (1) year from the date of final approval and shall become null and void unless the approved use 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 December 2, 2026. The Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application.
3. **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.
4. **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.
5. **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

6. License. All contractors shall obtain a business license to work and/or conduct business in the City of Paramount.
7. Fees. All applicable development fees are due prior to the issuance of building permits.
8. 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.
9. Exterior Security Bars, Doors, Gates, and Window Coverings. The installation of exterior security doors, gates and window coverings, including, but not limited to, bars, grilles, grates, and overhead roll down doors, or any exterior mounted covering of any type, shall be prohibited.
10. Paint. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
11. 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.
12. Lighting. The parking lot and yard area shall be illuminated to a demonstrated degree equal to or exceeding one point five candles per foot. Lighting shall be designed and directed to avoid disturbance to neighbors.
13. 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).
14. Agency Regulations. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the South Coast Air Quality Management District, and (3) the California Department of Resources Recycling and Recovery (CalRecycle).

15. **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.
16. **Urban Stormwater Management.** The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter at least weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.

Business Operations

17. **Business License.** The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
18. **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.
19. **Window Signs.** Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
20. **Sign Maintenance.** Any sign on the building and parking lot area of the subject suite in disrepair shall be cleaned, repaired or replaced with an equivalent sign and maintained in good condition.
21. **Special Events.** Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning and Building Department.
22. **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.

23. 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. Landscaping and irrigation shall be maintained in perpetuity in accordance with State and City regulations. No mature trees shall be removed without the written authorization of the Planning and Building Department.
24. Outdoor Storage. Outdoor storage is limited to seven company or work vehicles and two oil rig vehicles.
25. Vehicles and Equipment. At no time shall there be more than seven company vehicles or crew trucks actively in use or operating onsite. Each vehicle or truck shall not exceed a maximum dimension of 20 feet in length, seven feet in width, and seven feet in height. Additionally, the maximum number of rigs permitted on the premises at any given time shall not exceed two, and each rig shall not exceed 63 feet in length, 10 feet in width, and 14 feet in height in size.
26. Truck Delivery. Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments is prohibited on public streets and alleys.
27. Hours. Hours of Operation are limited to Monday to Friday from 6:00 a.m. to 2:00 p.m.
28. Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
29. Security Cameras. The Public Safety Department shall review and approve the security camera system, including technology, locations, orientations, and comprehensive camera views of the establishment interior, exterior, and parking lot. The approved camera system shall be maintained in perpetuity and be capable of retaining video footage for a minimum of 30 days. In the event of an incident or upon request, the business owner shall allow unimpeded inspection of the security camera system and all related footage to Sheriff's Department and City of Paramount personnel.
30. Noise. Outdoor speakers or other exterior audible devices are prohibited.
31. 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.

32. Parking Lot. The parking lot shall be refurbished and maintained free of any cracks or damage.
33. Chain-link. Chain-link material is not permitted.
34. Front Gate. The gate, gate motor, and associated equipment shall be repaired or refurbished.
35. Repaint. Repainting shall include the front gate in black and the metal extensions along the property's perimeter walls.
36. Rear Yard Items. All junk, clutter, and debris in the rear yard shall be cleared.
37. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
38. Tenant Improvement. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
39. 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.
40. Graffiti Removal. Any graffiti, including graffiti in the form of window etching, shall be promptly removed.
41. Barbed Wire. Barbed/razor wire is prohibited.
42. Noise Ordinance. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
43. Objectable Operations. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
44. Trash and Other Waste. The business shall comply with Chapter 17.118 of the Paramount Municipal Code.
45. Use of Building/Property. Establishment and operation of any use to the property shall be subject to the review and approval of the Planning and Building Department.
46. 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

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

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

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

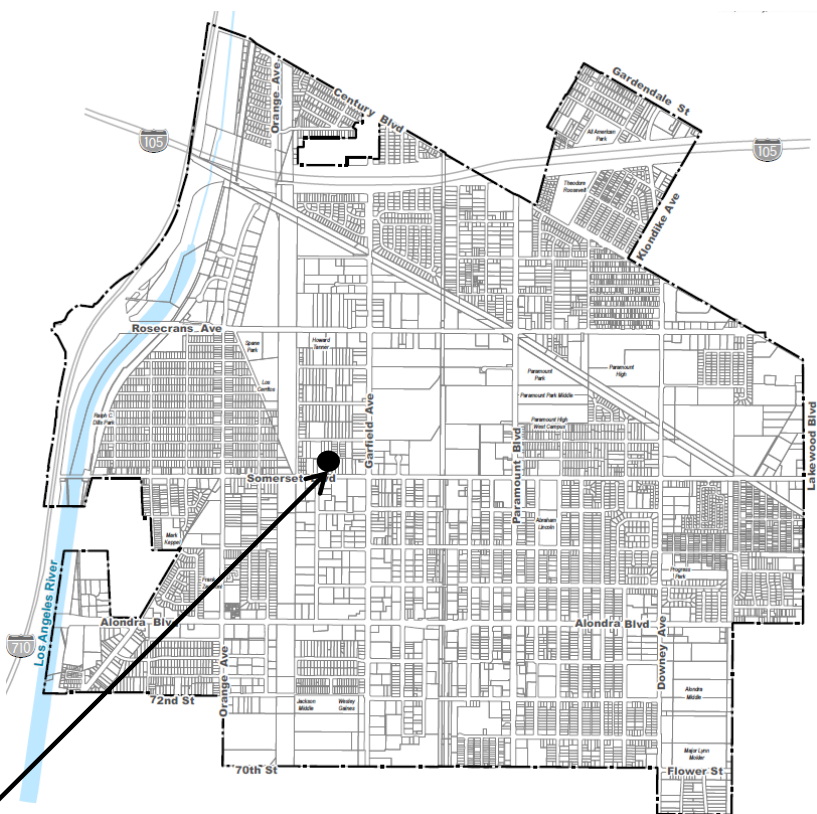
PASSED, APPROVED, and ADOPTED this 2nd day of December 2025.

Linda Timmons, Chair

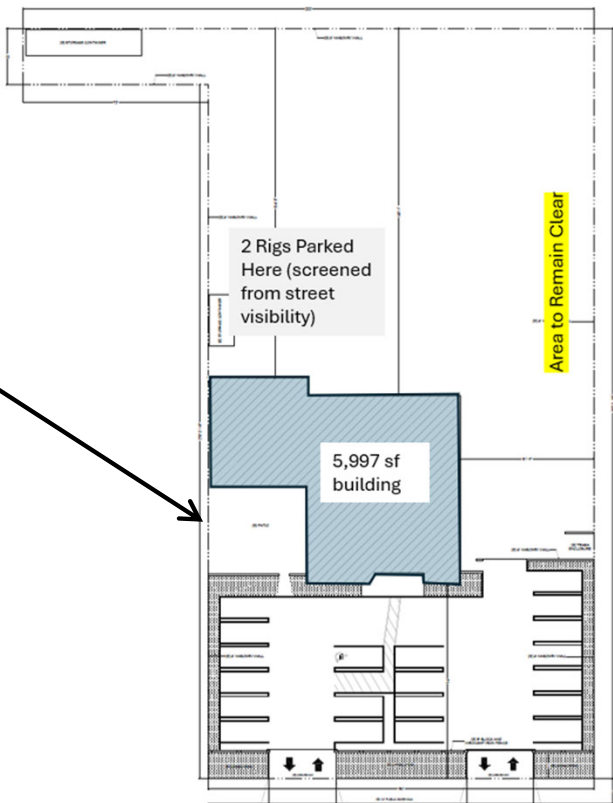
Attest:

Biana Salgado, Administrative Assistant

Conditional Use Permit No. 985



Subject
Property



Somerset Blvd

7243 Somerset Boulevard

DECEMBER 2, 2025

PUBLIC HEARING

ZONING ORDINANCE TEXT AMENDMENT NO. 39

- 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.

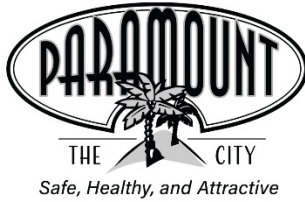
<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[] APPROVED	ABSENT: _____
[] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:
READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT
PLANNING COMMISSION RESOLUTION NO. PC 25:036,
RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING
ORDINANCE TEXT AMENDMENT NO. 39, AMENDING SECTION
17.04.010 (DEFINITIONS); ADDING SUBSECTIONS 17.08.020(L),
17.12.020(M), AND 17.16.040(N); AMENDING SUBSECTIONS
17.24.020(A)(40) AND 17.28.020(22); ADDING SECTIONS 17.44.200
AND 17.44.690; AND ADDING SUBSECTION 17.72.150(B) TO TITLE

CONTINUED... PLEASE TURN PAGE

17 OF THE PARAMOUNT MUNICIPAL CODE, PROHIBITING SHORT-TERM RENTALS CITYWIDE.

<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:	Zoning Ordinance Text Amendment No. 39
REQUEST:	Recommend that the City Council adopt an ordinance prohibiting short-term rentals
APPLICANT:	City of Paramount
MEETING DATE:	December 2, 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: December 2, 2025

Subject: RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 39, AMENDING SECTION 17.04.010 (DEFINITIONS); ADDING SUBSECTIONS 17.08.020(L), 17.12.020(M), AND 17.16.040(N); AMENDING SUBSECTIONS 17.24.020(A)(40) AND 17.28.020(22); ADDING SECTIONS 17.44.200 AND 17.44.690; AND ADDING SUBSECTION 17.72.150(B) TO TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE, PROHIBITING SHORT-TERM RENTALS 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. 39, prohibiting short-term rentals 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.

A short-term housing rental is the renting of a residential property for a period of less than 30 consecutive days. A rental can encompass the entire house or a room of a home, which may be a single-family home, duplex, apartment, mobile home, accessory dwelling unit (ADU), and other housing types. With websites like Airbnb, Vrbo, and other services creating a relatively simple platform and process for property owners to rent on a short-term basis, short-term rentals have been growing in popularity.

With the exception of ADUs and Junior Accessory Dwelling Units (JADUs), short-term rentals are not defined or expressly addressed in the Municipal Code. Because they are not expressly permitted, they are prohibited under the City's Zoning Code (Title 17 of the Municipal Code).

On April 8, 2025, the City Council introduced Ordinance No. 1198/Zoning Ordinance Text Amendment No. 28, which included minor revisions to the Municipal Code for the purpose of maintaining conformity with State law, implementing the Paramount Housing Element, bringing internal consistency with the Zoning Ordinance, and clarifying outdated text.

Following discussion, the City Council expressed a desire to consider the portions of the ordinance related to the prohibition of short-term rentals separately.

On April 22, 2025, the City Council adopted Ordinance No. 1198/Zoning Ordinance Text Amendment No. 28 with sections related to short-term rentals removed.

On September 9, 2025, the City Council heard a report on short-term rentals. Planning and Building Department staff described the history of the existing prohibition of short-term rentals in Paramount, provided a survey of surrounding cities indicating short-term rentals are commonly prohibited in the subregion, and detailed arguments in support of and in opposition to permitting limited or extensive short-term housing rentals. Following discussion, with City Council consensus, staff was directed to schedule a separate workshop for additional consideration of this item.

On October 14, 2025, the City Council directed staff to draft an ordinance strictly prohibiting short-term rentals in the City for City Council consideration. A copy of the agenda report, which includes the September 9, 2025 agenda report, is attached.

DISCUSSION

Summary of Proposed Revisions

The proposed Zoning Ordinance Text Amendment would update a number of sections of the Zoning Code to explicitly prohibit short-term housing rentals to more clearly state the existing prohibition. Some of the provisions of the proposed ordinance include the following:

- Prohibiting short-term rentals in residentially developed properties citywide.
- Prohibiting short-term rentals in the R-1 (Single-Family Residential), R-2 (Medium Density Residential), R-M (Multiple-Family Residential), and PD-PS (Planned Development with Performance Standards) zones.
- Prohibiting short-term rentals in multifamily housing developments when required by State housing law in the C-3 (General Commercial) and C-M (Commercial-Manufacturing) zones.
- Prohibiting short-term rentals in a residentially developed legal nonconforming property located in a commercial or manufacturing zone.

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 25:036, recommending that the City Council adopt an ordinance approving Zoning Ordinance Text Amendment No. 39.



To: Honorable City Council
From: John Moreno, City Manager
By: John King, AICP, Planning and Building Director
Date: October 14, 2025

SUBJECT: REPORT ON SHORT-TERM RENTALS

BACKGROUND

A short-term housing rental is the renting of a residential property for a period of less than 30 days. Websites such as Airbnb and Vrbo operate online platforms that facilitate the short-term housing rental process for property owners.

On September 9, 2025, the City Council reviewed an overview of short-term rentals as they relate to Paramount. Planning and Building Department staff described the history of the existing prohibition of short-term rentals in the City, provided a survey of surrounding cities indicating short-term rentals are commonly prohibited in the subregion, and detailed arguments in support of and in opposition to permitting limited or extensive short-term housing rentals.

The overview and options are included in the attached copy of the September 9, 2025 staff report for the short-term rental agenda item.

DISCUSSION

Adopting a more explicit prohibition of short-term rentals is the preferred option. Alternatives include legalizing existing short-term rentals only, permitting short-term rentals with limits (such as distance, overall number in Paramount, or defined geographic area), and permitting short-term rentals with minimum limits.

During the City Council discussion on September 9, 2025, a property owner with an active Code Enforcement case regarding the unpermitted use of a single-family home for short-term rentals provided public comment. The property owner, a three-year Airbnb host, explained that she is now in agreement that rentals over 30 days are preferred over short-term rentals. Drawing on her experience as a short-term rental operator, the property owner pointed to the need for regular cleaning, disinfecting, monitoring; violations such as noisy parties, excessive drug and alcohol use (including marijuana and cocaine), and disruptions to neighbors; and unauthorized smoking and vaping.

At the conclusion of the September 9, 2025 discussion, the City Council requested a follow-up meeting to explore the primary recommendation and other options in more detail.

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

The City's Vision, Mission, and Values set the standard for the organization, establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The Strategic Outcomes were implemented to provide a pathway to achieving the City's Vision. This item aligns with Strategic Outcome No 1: Safe Community - Provide a safe place to live, work, and visit.

RECOMMENDED ACTION

Provide direction to staff for the development of a short-term rental ordinance and receive and file.



To: Honorable City Council

From: John Moreno, City Manager

By: John King, AICP, Planning and Building Director
Leslie Corrales, Assistant Planner

Date: September 9, 2025

SUBJECT: REPORT ON SHORT-TERM RENTALS

BACKGROUND

A short-term housing rental is the renting of a residential property for a period of less than 30 consecutive days. A rental can encompass the entire house or a room of a home, which may be a single-family home, duplex, apartment, mobile home, accessory dwelling unit (ADU), and other housing types. With websites like Airbnb, Vrbo, and other services creating a relatively simple platform and process for property owners to rent on a short-term basis, short-term rentals have been growing in popularity.

Short-term Rental Prohibition History

With the exception of ADUs and Junior Accessory Dwelling Units (JADUs), short-term rentals are not defined or expressly addressed in the Municipal Code. Because they are not expressly permitted, they are prohibited under the City's Zoning Code (Title 17 of the Municipal Code).

In 2017, the City Council adopted Ordinance No. 1090/Zoning Ordinance Text Amendment No. 7, establishing new regulations for ADUs. As part of the ordinance, ADU rentals were specifically limited to terms longer than 30 days in compliance with State law.

In 2021, the City Council adopted Ordinance No. 1151/Zoning Ordinance Text Amendment No. 21, which extended the stated prohibition of short-term rentals in ADUs to also include Junior Accessory Dwelling Units (JADUs) to meet updated State law.

In addition to express prohibition of short-term rentals in ADUs and JADUs, the City Council has included similar prohibition language in regulations for housing developments in newly created PD-PS (Planned Development with Performance Standards) zones. These projects include the 10-unit Jazmin at Orizaba, the four-unit development at the former Firehouse on Colorado Avenue, and the two-unit Habitat for Humanity project on Hunsaker Avenue.

City Council Direction

On April 8, 2025, the City Council reviewed the introduction to Ordinance No. 1198/Zoning Ordinance Text Amendment No. 28, which included minor amendments to a number of land use regulations. The draft ordinance included a provision expressly prohibiting short-term rentals, or adding text declaratory of existing law. During the discussions on that date, the City Council requested a hold on such a prohibition, and the sections of the draft ordinance pertaining to short-term rentals were removed from the ordinance. On April 22, 2025, the City Council adopted Ordinance 1198 without references to minimum housing rental terms.

DISCUSSION

Survey

To help understand policies regarding short-term rentals in the Gateway Cities region, Planning Department staff surveyed neighboring cities. The following are the results.

City	Allowed in ADU?	Allowed in main homes?	Details	Reasoning
Bellflower	No	No	Policy based – staff member mentioned the city looking to prohibit them officially but have not begun the process	Prohibited due to community feedback due to unpermitted operations and number of complaints
Cerritos	No	No	By Code - short-term rentals, vacation rentals, and home sharing activities are not allowed citywide	City Council direction and feedback
Downey	No	No	By Code: short-term rentals shall be prohibited in the principal dwelling unit or ADU.	Prohibited due to community feedback and City Council direction
Lakewood	No	No	Rentals must be more than 30 days	Prohibited due to City Council direction and complaints of unpermitted operations
Norwalk	No	No	Policy - no short-term rentals allowed	Prohibited due to City Council direction and complaints
Pico Rivera	No	No	Policy - no short-term rentals allowed	Information not available
South Gate	No	No	Policy - no short-term rentals allowed	Information not available
Whittier	No	No	Policy - no short-term rentals allowed	Prohibited due to community feedback and unpermitted operations

In summary, surrounding cities do not permit short-term housing rentals. All follow State law and prohibit short-term rentals in ADUs, and they extend the prohibition to all other housing types. Additionally, at present these cities do not anticipate changing their policies to adapt to upcoming major events such as FIFA World Cup 26 or the 2028 Olympic and Paralympic Games.

Other cities do, in fact, permit, regulate, and collect revenue from short-term rentals. Typically, these cities are the location of or near regional attractions. Examples include Anaheim, Inglewood, Pasadena, and San Clemente.

Reasons for Prohibition

An underlying theme in support of prohibiting short-term rentals is related to the ongoing housing affordability and availability crisis. Each home removed from the housing market for vacation rentals is a contributor to the housing crisis. Taken as a whole, an entire subset of housing available for travelers becomes unavailable for permanent residents who are searching, often with increased desperation, for a means to remain in Paramount. Preserving housing for long-term rental or sale would help address housing needs.

Jurisdictions cite a number of other reasons for prohibiting short-term rentals. In terms of complaints related to specific unpermitted short-term rentals and neighborhood preservation, noise is the most common source of complaints received by other cities. Other concerns are vehicle parking, litter and trash, and exceeding permitted occupancy. In Paramount, residents have contacted the City to report unpermitted construction, such as an owner dividing a single-family home into two homes, in order to accommodate a short-term rental.

Unpermitted Short-term Rentals in Paramount

A review of the two most popular short-term rental websites – Airbnb and Vrbo – indicates approximately 13 properties in Paramount currently listed for rent. Some properties are readily identifiable by specific address, and others with no clear exterior photos showing neighborhood context are almost impossible to identify. Setting aside two outliers, the average rate per one-night stay is \$207.

Potential Revenue

Although there are no hotels in Paramount, Municipal Code Chapter 3.24 (Transient Occupancy Tax – TOT) regulates the taxation of hotels. The Code sets the tax at 10% of the amount charged by a hotel operator. This TOT could potentially extend to short-term rentals at the future direction of the City Council.

Using the current \$207 average per night as a baseline amount and multiplied by the 13 apparent unsanctioned short-term rentals in Paramount, this totals \$2,691.00 per night in short-term rental charges. If these operators maintain guests at an average of 200 nights per year (which is an optimistic estimate), this totals \$538,200 over the year. A TOT at the current rate of 10% would bring in \$53,820 per year as tax revenue if each location was “fully” rented 200 nights per year. To be more conservative and realistic, the existing short-term rentals under a legalized system would generate TOT ranging from \$13,455 (slightly less than an average of two nights of rentals each week) to \$53,820 for the year.

The consequence of establishing short-term rentals as a permitted use (or discretionary use – requiring approval by the Planning Commission with a public hearing and conditional use permit) would naturally be the expansion of interest and more permanent housing converted to short-term rentals. The abovementioned range of \$13,455 to \$53,820 in annual tax revenue to the City could easily grow to \$53,820 to \$215,280 if the number of short-term rentals quadruples.

However, it should be clear that removing more housing units from the Paramount permanent housing market in favor of short-term rentals would further stress the already strained status of local housing affordability. If the City wishes to invest more funding toward housing assistance programs in the future, the added revenue from short-term rentals would be minimized or even negated.

Pros and Cons

The following chart summarizes the arguments for and against legalizing short-term rentals.

Pros	Cons
Extra income to owners	Less permanent housing
Creates jobs/supports small business	Noise
Incentivizes owners to upgrade homes	Trash/litter
Additional revenue to City	New revenue would be directed to permitting, enforcement, housing assistance (no meaningful net gain)
Supports neighborhood investment	Detracts from neighborhood stability and character
SB 346 is a bill under consideration that will help cities track rentals	Difficult to track rentals; SB 346 untested and challenges from industry are expected
Meets need for temporary housing during major events	Exacerbates parking

Summary

Cities are at a crossroads with competing issues and events at hand, and it is difficult to find an issue more immediate and pressing than housing. With housing affordability (both rental and ownership) worsening, most cities located away from the beach and amusement parks have opted to maintain a prohibition against short-term rentals. In addition to taking steps to preserve permanent housing, cities wish to preserve the character of residential neighborhoods and ensure nuisances such as noise, litter, and parking are not exacerbated by problematic short-term guests.

All points in favor and against short-term rentals considered, on balance it appears the best option for the community-at-large is to continue the existing prohibition against short-term rentals. To better clarify the prohibition, the preferred option is to adopt an ordinance specifically declaring the prohibition of short-term rentals in the City's residential zones. However, if the City Council wishes to take a different direction, staff will draft an ordinance accordingly based on the requested timing.

Options

The following are possible options:

- No change. Maintain the prohibition of short-term rentals across-the-board and adopt an ordinance more explicitly declaring the prohibition.
- Legalize existing short-term rentals. Adopt an ordinance prohibiting new short-term rentals but consider legalizing and regulating unpermitted short-term rentals established before a set date (such as operating before 2024).
- Permit short-term rentals with limits. Adopt an ordinance allowing short-term rentals, excluding ADUs and JADUs, with limitation.
 - Limit by distance.
 - Limit by overall number throughout the city.
 - Limit number within a defined geographic area (such as districts or even within a given property or building).
- Permit short-term rentals with minimal limits. Adopt an ordinance allowing short-term rentals in any residence without limitation except for ADUs and JADUs.

The following are other considerations:

Conditional use permit option. While it is uncommon for cities to require a conditional use permit (CUP) for short-term rentals, this is also a possibility. In doing so, the City could require a minimum number of parking spaces and a clear process for suspending or revoking a CUP.

Interim ordinance. One potential option is to implement an interim ordinance for short-term rentals when the events surrounding the Olympics are more imminent. Doing so would allow a regulatory framework for short-term rentals on a temporary basis. Proper findings substantiating an immediate threat to public health, safety, or welfare would be required.

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 City's Vision. This item aligns with Strategic Outcome No. 1: Safe Community – Provide a safe place to live, work, and visit.

RECOMMENDED ACTION

Provide direction to staff and receive and file.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 25:036**

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. 39, AMENDING SECTION 17.04.010 (DEFINITIONS); ADDING SUBSECTIONS 17.08.020(L), 17.12.020(M), AND 17.16.040(N); AMENDING SUBSECTIONS 17.24.020(A)(40) AND 17.28.020(22); ADDING SECTIONS 17.44.200 AND 17.44.690; AND ADDING SUBSECTION 17.72.150(B) TO TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE, PROHIBITING SHORT-TERM RENTALS 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. 39, amending Sections 17.04.010 (Definitions); adding Subsections 17.08.020(L), 17.12.020(M), and 17.16.040(N); amending Subsections 17.24.020(A)(40) and 17.28.020(22); adding Sections 17.44.200 and 17.44.690; and adding Subsection 17.72.150(B) to Title 17 of the Paramount Municipal Code, prohibiting short-term rentals citywide; and

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

WHEREAS, the Planning Commission of the City of Paramount finds that this zoning ordinance text amendment is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

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

SECTION 1. The above recitations are true and correct.

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

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

SECTION 4. The Planning Commission hereby finds that the Zoning Ordinance Text Amendment is consistent with desirable land use trends.

SECTION 5. The Planning Commission determines that upon applying the principles and practices of land use planning, the amendment to the Code should be made to encourage activity that will produce a desirable pattern of growth, encourage the most appropriate use of land, enhance the value of property, and promote the health, safety, and general welfare of the public in the best interests of the City.

SECTION 6. The Planning Commission hereby recommends that the City Council approve Zoning Ordinance Text Amendment No. 39, amending Sections 17.04.010 (Definitions); adding Subsections 17.08.020(L), 17.12.020(M), and 17.16.040(N); amending Subsections 17.24.020(A)(40) and 17.28.020(22); adding Sections 17.44.200 and 17.44.690; and adding Subsection 17.72.150(B) to Title 17 of the Paramount Municipal Code, prohibiting short-term rentals 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 2nd day of December 2025.

Linda Timmons, Chair

Attest:

Biana Salgado, Administrative Assistant

DECEMBER 2, 2025

APPEAL OF PLANNING AND BUILDING DIRECTOR DECISION NO. 25-1

MOTION IN ORDER:

APPROVE A REQUEST BY HUGO LAUREL-SANCHEZ/OPTIMA FUNERAL HOME PARAMOUNT APPEALING A PLANNING AND BUILDING DIRECTOR DECISION DENYING A REQUEST BY THE APPLICANT FOR MORTUARY OR FUNERAL HOME WITH END-OF-LIFE CEREMONIES FOR BEREAVED FAMILIES TO HONOR RECENTLY DECEASED FAMILY MEMBERS TO BE CONSIDERED A PERMITTED USE AT 8131 ROSECRANS AVENUE IN THE NORTH GATEWAY SPECIFIC PLAN AREA.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Appeal of Planning and Building Director Decision No. 25-1

REQUEST: Appeal of a Planning and Building Director Decision denying a request by the applicant for a mortuary or funeral home with end-of-life ceremonies for bereaved families to honor recently deceased family members to be considered a permitted use

APPLICANT: Hugo Laurel-Sanchez/Optima Funeral Home
Paramount

MEETING DATE: December 2, 2025

LOCATION: 8131 Rosecrans Avenue

ZONE: North Paramount Gateway Specific Plan

GENERAL PLAN: North Paramount Gateway Specific Plan

PLANNER: John King

RECOMMENDATION: Denial



To: Honorable Planning Commission

From: John King, AICP, Planning and Building Director

By:

Date: December 2, 2025

**Subject: APPEAL OF PLANNING AND BUILDING DIRECTOR DECISION NO. 25-1
HUGO LAUREL-SANCHEZ/OPTIMA FUNERAL HOME PARAMOUNT**

BACKGROUND

Request

This application is a request by Hugo Laurel-Sanchez/Optima Funeral Home Paramount appealing a Planning and Building Director Decision denying a request by the applicant for a mortuary or funeral home with end-of-life ceremonies for bereaved families to honor recently deceased family members to be considered a permitted use at 8131 Rosecrans Avenue in the North Paramount Gateway Specific Plan Area.

The applicant leases an approximately 5,000 square foot commercial space (8131 Rosecrans Avenue, Suite B) within a 19,398 square foot building. The original building was constructed in 1977, and an addition was constructed in 1987.

Site Photos

Below are site photos from November 24, 2025.

Front of property from Rosecrans Avenue:



View of business suite entrance on west side of the building toward the rear of the property:

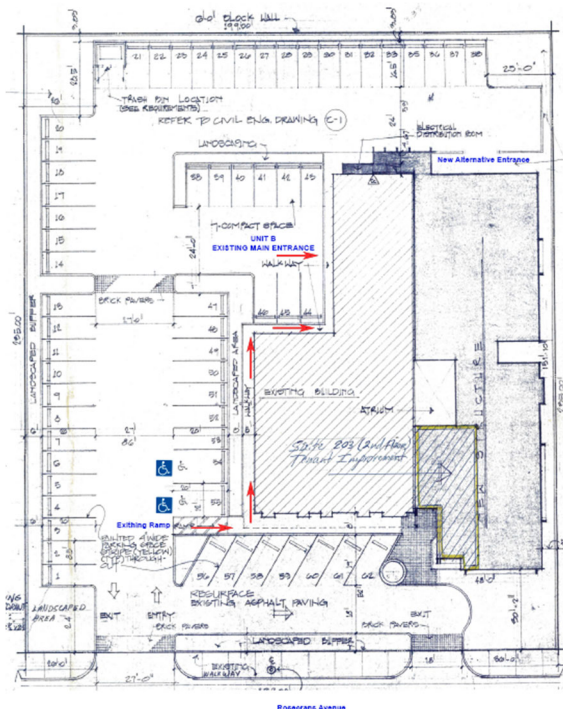


The following photo of the interior of the business suite was taken on May 12, 2025:



Site Plan

The following is a site plan provided by the applicant on March 21, 2025.



Definitions and Land Use

In Section 17.04.010 (Definitions) of the Paramount Municipal Code, mortuaries are defined as the following:

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

The Paramount Municipal Code presently allows for new mortuaries as a possibility with an approved conditional use permit (CUP) in the C-3 (General Commercial) zone and no other zone.

North Paramount Gateway Specific Plan

On September 12, 2023, the City Council adopted Ordinance No. 1173/Zone Change No. 240, changing the zone encompassing 8131 Rosecrans Avenue and other properties from Howe-Orizaba Specific Plan to North Paramount Gateway Specific Plan.

The North Paramount Gateway Specific Plan contains four land use designations. The subject property is in the MU-2 (Mixed-use, high density) zone within North Paramount Gateway. As described in the North Paramount Gateway Specific Plan, “The MU-2 zone is like the MU-1 [Mixed-use, medium density] designation except it allows the residential component to have a greater density of residential units per acre and provides greater job opportunities such as offices.”

Section 3.4 (Permitted Uses by Zone) of the North Paramount Gateway Specific Plan lists permissible land uses by zone within Table 3.4. Mortuaries, funeral homes, and “end-of-life ceremonies for bereaved families to honor recently deceased family members” are not listed as permitted uses or uses possible with a CUP. The table concludes with a category – “Other similar uses approved by the Planning Director” that allows for an administrative determination without the need for Planning Commission or City Council review.


Initial Contact with Optima Funeral Home

On May 21, 2024, the Planning Department (predecessor to the present Planning and Building Department) responded by letter to the applicant’s zoning verification request. The letter is included as Attachment A for reference. The letter confirmed that the property could be used for office purposes as the MU-2 zone of the North Paramount Gateway Specific Plan allows for office and professional uses.

A zoning verification form is a form used at the start of the business license review process to ensure a proposed business is located in an appropriate land use zone. On October 1, 2024, the applicant’s “office coordinator” contacted the Planning and Building Department to request a zoning verification form to be signed for a proposed “funeral

home business office". Planning and Building Department staff signed the form with a note stating "Office use only, no services shall be performed on site".

Below is a copy of the zoning verification form.

Zoning Verification		 Planning Department 16400 Colorado Avenue Paramount, CA 90723-5050 (562) 220-2036 planning@paramountcity.com	
The City of Paramount wishes you good luck with your new business venture. Please consult the Planning Department to verify that your business is located in the correct zone. If approved, please note that permanent and temporary signs outside a building require a permit with the Planning Department.			
Business Address:	<u>8131 Rosecrans Ave. # B</u>		
Name of Business:	<u>Optima Funeral Home</u>		
Proposed Business:	<u>Funeral Home Business office</u>		
For City Use Only	Permitted Business:	Yes <input checked="" type="radio"/> No <input type="radio"/>	Zoning: <u>MU-1</u>
Other City Permits Required:	Yes <input checked="" type="radio"/> No <input type="radio"/>	<u>* signs and banners require planning approval *</u>	
Notes:	<u>* Office use only, no services shall be performed on site *</u>		
<u>Carmelone J. J.</u> Authorized Signature		<u>10/1/24</u> Date	

As part of the business license review process, applicants submit forms for Los Angeles County Fire Department and the South Coast Air Quality Management District (SCAQMD) review.

Under the Business and Equipment Description section of the SCAQMD Air Quality Permit Checklist form, the applicant noted the following:

"This office will be use to display, products related to funeral services such as coffins, flower brochures it is a sales office. Other than desks and conference room equipment table chairs. No special equipment required".

Within an "intended use" letter for Fire Department review, the applicant noted the following:

"Operations conducted in the building are as follows

- a. Show room. Display set up of funeral services
- b. General Office activities
- c. Waiting room
- d. Consultation space"

On November 1, 2025, the City issued a business license to Optima Funeral Home Paramount, Inc. based on the information provided by the applicant.

Unpermitted Construction and Use

In December 2024, a Building Inspector issued a stop-work notice for unpermitted construction at the applicant's suite at 8131 Rosecrans Avenue, Suite B. An email from the applicant on December 31, 2024 acknowledging the stop-work notice is included as Attachment B.

On February 24, 2025, the applicant submitted an incomplete permit application to the Building and Safety Division. The applicant's engineer prepared additional plans for plan check review in March 2025.

On May 12, 2025, Planning and Building Department staff met the applicant at his office at 8131 Rosecrans Avenue. Staff observed changes to the interior of the building suite that confirmed the use of the suite for gatherings. Such gatherings are outside the scope of the business use previously described. On May 13, 2025, Planning and Building Director John King emailed the applicant and reaffirmed that the "property is not zoned for a mortuary or funeral home" and that the location at 8131 Rosecrans Avenue "is to be used as a sales office/showroom only." A copy of this email is included as Attachment C.

To date the unpermitted construction has not been legalized.

Code Enforcement Case

On June 16, 2025, the Code Enforcement Division of the Public Safety Department issued a Notice of Violation for three violations:

1. P.M.C. [Paramount Municipal Code] Section 17.44.020(A) Limitations on land use - Limitations on land use. Except as provided in this chapter, no building shall be erected, reconstructed or structurally altered, nor shall any building or land be used for any purpose other than is specifically permitted in the zone in which such building or land is located. **The business is being used as a mortuary/funeral home in a property that is not zoned for that use. The property was approved to be used as offices for a funeral home business.**

Note: The applicant has opted to appeal the Planning and Building Director decision denying the applicant's request for the business operations to be considered a permitted use.

2. C.B.C. [California Building Code] 105.1 Permits Required - Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. **An unpermitted front door awning was installed that must be either removed or legalized.**

Note: In August 2025, the applicant removed the unpermitted awning.

3. C.B.C. [California Building Code] 11B-202.4 Path of Travel Requirements in Alterations, Additions and Structural Repairs – When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided. The primary accessible path of travel shall include: A primary entrance to the building or facility. **An alteration was made to the building to create a new entrance for the funeral home but the accessible path of travel to the new entrance was not built to ADA standards.**

Note: The applicant has informed the Code Enforcement Division that he has placed the alteration legalization on hold until the City concludes the appeal review.

Planning and Building Director Determination

On July 15, 2025, the applicant's representative (Timothy D. Martin, Esq. for Law Offices of Timothy D. Martin) submitted a letter requesting a "Planning Director's Determination" to allow the applicant to use its leased premises at 8131 Rosecrans Avenue for the purpose of hosting end-of-life assemblies/ceremonies to honor recently deceased family members. The letter is included as Attachment D.

On September 11, 2025, a formal Planning and Building Director Determination was issued to the applicant. The determination concluded that a funeral home as described by the applicant is not similar to the uses listed in Table 3.4 of the North Paramount Gateway Specific Plan. The determination also concluded that a funeral home as described does not align with the goals and policies of the Paramount General Plan and the North Paramount Gateway Specific Plan. A copy of the determination is included as Attachment E.

On September 24, 2025, the applicant submitted an application requesting an appeal of the Planning and Building Director's Decision. The appeal application is included as Attachment F.

DISCUSSION

The applicant considers the Planning and Building Department determination that the applicant's business is not compatible with other permitted uses in the MU-2 zone of the North Paramount Gateway Specific Plan as an overly restrictive view. The applicant contends that the business "does not differ in any meaningful respect, in terms of use, character or intensity, from other expressly enumerated assembly uses."

The applicant further states that the determination "appears to be a purposefully misleading attempt to conflate Optima's proposed use – namely a venue for end-of-life assemblies/ceremonies – with a full mortuary, which involves the extensive handling, storage, chemical processing, cremation, etc. of deceased people."

Analysis

In short, the applicant's contention that assemblies for end-of-life ceremonies for bereaved families to honor recently deceased family members as a use similar or less intense than uses such as entertainment and assembly uses is flawed. While the North Paramount Gateway Specific Plan does include an Entertainment and Assembly Uses section in the Permissible Land Uses by Zone table, this section only includes three categories – (1) art galleries; (2) Indoor recreation (excluding billiard parlors) as a primary use such as: bowling alleys, game rooms or game arcades, gymnasiums, karaoke lounges; and (3) Youth Centers and Senior Centers. Describing a large portion of the applicant's business as an "assembly" is accurate. However, this is a form of assembly not considered during the careful development of the North Paramount Gateway Specific Plan. The applicant's business type is of a unique nature that includes motorcades for the deceased – an "off-site" element that is not a part of indoor recreation types of businesses.

Furthermore, the applicant attempts to draw a distinction between providing assemblies for end-of-life ceremonies and traditional mortuaries and/or funeral homes. However, the optimafuneralhome.com website for Optima Funeral Home Paramount notes the following:

Optima Funeral Home Paramount Inc, established on September 12, 2024, is a family-owned funeral home located at 8131 Rosecrans Ave, Suite B, Paramount, CA 90723. They offer compassionate and personalized funeral and cremation services to families of all backgrounds and beliefs. Their services include traditional funerals, cremations, domestic and international funeral shipping, and veteran services. The funeral home is committed to providing comprehensive support to families during their time of need.

The applicant also states that the business suite is too large to function only as an office and showroom. However, as evidenced by Planning and Building Department staff's early notification to the applicant and by the applicant's business license application information that accepted the limitation of the suite to be used only for office and showroom, the applicant was fully aware of the zoning restrictions for the property.

Land use zoning is established to provide for the orderly development of a city. In Paramount, zoning sets locations and approval processes for business uses in residential, commercial, and manufacturing zones. The only zone that presently allows mortuaries or funeral homes is the C-3 (General Commercial) zone. The applicant's approach of establishing a business in a property in the MU-2 zone of the North Paramount Gateway Specific Plan as a permitted office/showroom business, adding unpermitted services and conducting unpermitted construction after the City issued a business license, and followed then by an appeal of an administrative decision upholding the process and established zoning regulations does not reflect a reasoned or typical process for a business seeking good standing for the City and Paramount community.

In summary, based on the above facts and analysis, the conclusion of the Planning and Building Director Decision denial still stands.

Environmental Assessment

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

FISCAL IMPACT

None.

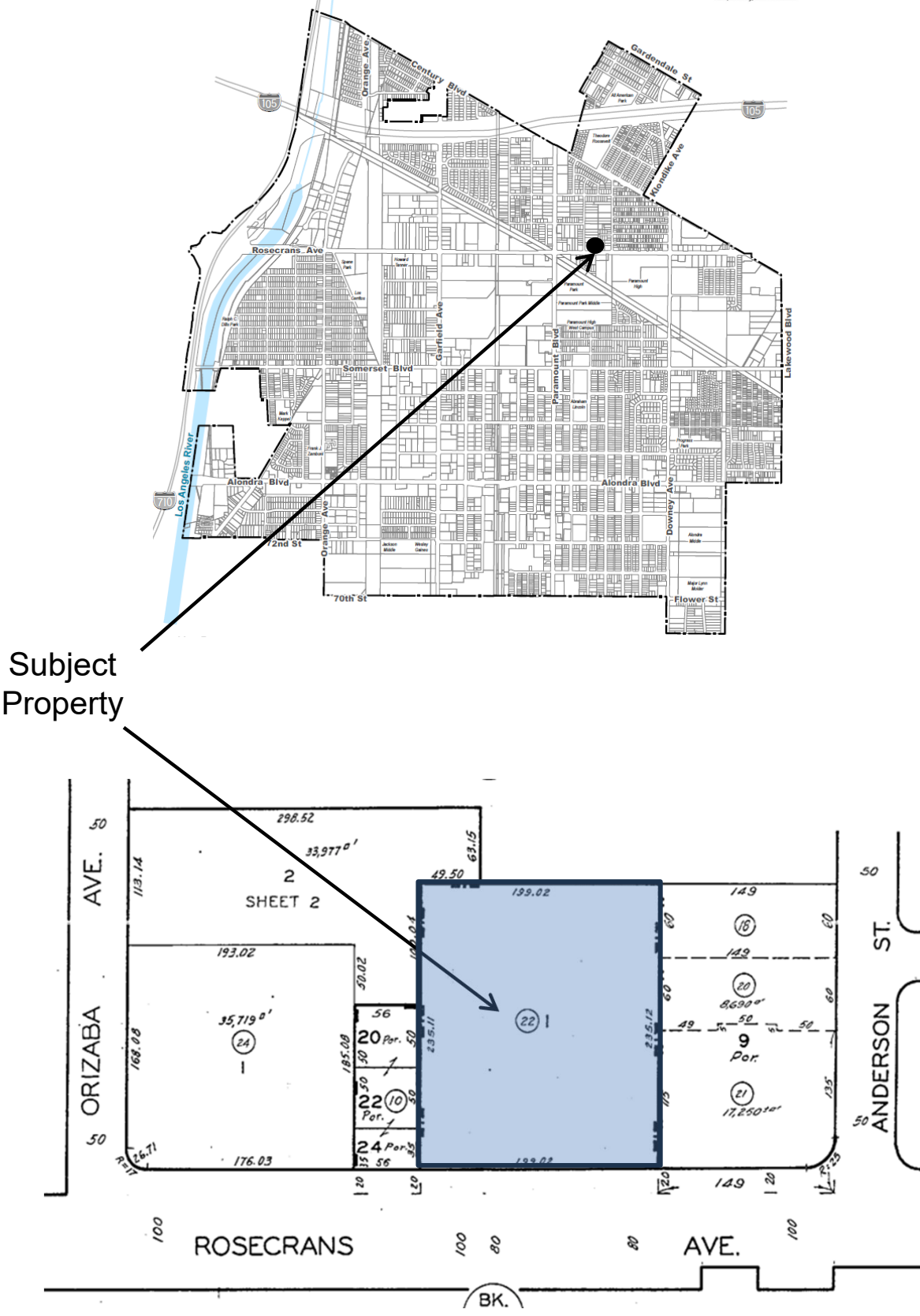
VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The Strategic Outcomes were implemented to provide a pathway to achieving the 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 25:035, denying Appeal of Planning and Building Director Decision No. 25-1.

Appeal of Planning and Building Director Decision No. 25-1



CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 25:035**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO PLANNING AND BUILDING DIRECTOR DECISION NO. 25-1, A REQUEST BY HUGO LAUREL-SANCHEZ/OPTIMA FUNERAL HOME PARAMOUNT APPEALING A PLANNING AND BUILDING DIRECTOR DECISION DENYING A REQUEST BY THE APPLICANT FOR A MORTUARY OR FUNERAL HOME WITH END-OF-LIFE CEREMONIES FOR BEREAVED FAMILIES TO HONOR RECENTLY DECEASED FAMILY MEMBERS TO BE CONSIDERED A PERMITTED USE AT 8131 ROSECRANS AVENUE IN THE NORTH PARAMOUNT GATEWAY SPECIFIC PLAN AREA.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Hugo Laurel-Sanchez/Optima Funeral Home Paramount appealing a Planning and Building Director Decision denying a request by the applicant for a mortuary or funeral home with end-of-life ceremonies for bereaved families to honor recently deceased family members to be considered a permitted use at 8131 Rosecrans Avenue in the North Paramount Gateway Specific Plan Area; and

WHEREAS, in Section 17.04.010 (Definitions) of the Paramount Municipal Code, mortuaries are defined as *Funeral homes and parlors, where deceased are prepared for burial or cremation, and funeral services may be conducted*. The Paramount Municipal Code presently allows for new mortuaries as a possibility with an approved conditional use permit (CUP) in the C-3 (General Commercial) zone and no other zone; and

WHEREAS, on September 12, 2023, the City Council adopted Ordinance No. 1173/Zone Change No. 240, changing the zone encompassing 8131 Rosecrans Avenue and other properties from Howe-Orizaba Specific Plan to North Paramount Gateway Specific Plan; and

WHEREAS, the North Paramount Gateway Specific Plan contains four land use designations. The property at 8131 Rosecrans Avenue is in the MU-2 (Mixed-use, high density) zone within the North Paramount Gateway Specific Plan. As described in the North Paramount Gateway Specific Plan, “The MU-2 zone is like the MU-1 [Mixed-use, medium density] designation except it allows the residential component to have a greater density of residential units per acre and provides greater job opportunities such as offices”; and

WHEREAS, Section 3.4 (Permitted Uses by Zone) of the North Paramount Gateway Specific Plan lists permissible land uses by zone within Table 3.4. Mortuaries, funeral homes, and “end-of-life ceremonies for bereaved families to honor recently deceased family members” are not listed as permitted uses or uses possible with a CUP; and

WHEREAS, on May 21, 2024, the Planning Department (predecessor to the present Planning and Building Department) responded by letter to the applicant's zoning verification request. The letter confirmed that the property could be used for office purposes as the MU-2 zone of the North Paramount Gateway Specific Plan allows for office and professional uses; and

WHEREAS, on October 1, 2024, for the purposes of obtaining a City of Paramount business license, the applicant submitted a form known and identified as a zoning verification form to the City of Paramount. Planning and Building Department staff signed the form with a note stating "Office use only, no services shall be performed on site"; and

WHEREAS, on November 1, 2025, the City issued a business license to Optima Funeral Home Paramount, Inc. based on the information provided by the applicant, including information on forms provided by the Los Angeles County Fire Department and the South Coast Air Quality Management District; and

WHEREAS, in December 2024, a Building Inspector issued a stop-work notice for unpermitted construction at the applicant's suite at 8131 Rosecrans Avenue, Suite B; and

WHEREAS, on February 24, 2025, the applicant submitted an incomplete permit application to the Building and Safety Division of the Planning and Building Department. The applicant's engineer prepared additional plans for plan check review in March 2025. The application remains incomplete, and to date the unpermitted construction has not been legalized; and

WHEREAS, on May 12, 2025, Planning and Building Department staff met the applicant at his office at 8131 Rosecrans Avenue. Staff observed changes to the interior of the building suite that confirmed the use of the suite for gatherings. Such gatherings are outside the scope of the business use previously described. On May 13, 2025, Planning and Building Director John King emailed the applicant and reaffirmed that the "property is not zoned for a mortuary or funeral home" and that the location at 8131 Rosecrans Avenue "is to be used as a sales office/showroom only"; and

WHEREAS, on June 16, 2025, the Code Enforcement Division of the Public Safety Department issued a Notice of Violation for three violations related to the unpermitted use of land, an unpermitted awning, and an unpermitted alteration to the building to create a new entrance for the funeral home but the accessible path of travel to the new entrance was not built to Americans with Disabilities Act (ADA) standards; and

WHEREAS, on July 15, 2025, the applicant's representative (Timothy D. Martin, Esq. for Law Offices of Timothy D. Martin) submitted a letter requesting a "Planning Director's Determination" to allow the applicant to use its leased premises at 8131 Rosecrans Avenue for the purpose of hosting end-of-life assemblies/ceremonies to honor recently deceased family members; and

WHEREAS, on September 11, 2025, a formal Planning and Building Director Determination was issued to the applicant. The determination concluded that a funeral home as described by the applicant is not similar to the uses listed in Table 3.4 of the North Paramount Gateway Specific Plan. The determination also concluded that a funeral home as described does not align with the goals and policies of the Paramount General Plan and the North Paramount Gateway Specific Plan; and

WHEREAS, on September 24, 2025, the applicant submitted an application requesting an appeal of the Planning and Building Director's Decision; and

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

WHEREAS, on December 2, 2025, the Planning Commission reviewed the application, at which time it heard a presentation by the Planning and Building Department staff as well as the opportunity for testimony from the applicant regarding the appeal.

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 the evidence presented does not justify the granting of the use described in this appeal application for the following reasons:

1. The requested use at the location will:
 - 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

The applicant has demonstrated a willingness to operate outside the bounds of City land use regulations and California Building Standards Code requirements. The location at 8131 Rosecrans Avenue is not zoned for a mortuary or funeral home, and the development of the North Paramount Gateway Specific Plan did not contemplate adding such a use to this area of the City of Paramount. The applicant's business type is of a unique nature

that includes motorcades for the deceased – an “off-site” element that is not a part of indoor recreation types of businesses.

2. That such use is not necessary and desirable for the development of the community, is essentially inharmonious with the various elements of the General Plan, including the North Paramount Gateway Specific Plan, and is detrimental to existing uses or to uses specifically permitted in the zone in which the proposed use is located.

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. 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 7. 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 2nd day of December 2025.

Linda Timmons, Chair

Attest:

Biana Salgado, Administrative Assistant

Attachment A



ISABEL AGUAYO
Mayor

ANNETTE C. DELGADILLO
Vice Mayor

PEGGY LEMONS
Councilmember

BRENDA OLMOS
Councilmember

VILMA CUELLAR STALLINGS
Councilmember

May 21, 2024

Hugo Sanchez Laurel
4901 Compton Ave
Los Angeles, CA 90011

Subject: 8131 Rosecrans Ave #B, Paramount, CA 90723

Dear Mr. Sanchez Laurel,

Thank you for the zoning verification request for 8131 Rosecrans Ave, Suite #B. This property is based in the North Paramount Gateway Specific Plan and is zoned as MU-1 (Mixed Use, Medium-Density). The surrounding properties are also in the North Paramount Gateway Specific Plan and properties to the west are in the MU-1 zone, the MU-2 (Mixed Use, High-Density), the R-M-HD (Multiple Family Residential, High-Density), and the R-M (Multi-Family Residential) zone. Properties to the north are located in the RM (Multi-Family Residential) zone, and properties to the east are in the MU-1 zone. Properties to the south are *not* included in the specific plan and are in the M-2 (Heavy Manufacturing zone). There are no records for variance or special permits. This specific plan-based property is regulated by Chapter 17.84 of the Paramount Municipal Code, which begins with Section 17.84.010. This property permits office and professional uses at the ground level, with the exclusion of medical, dental, and optometrist offices and shall conform to the provisions of the North Paramount Gateway Specific Plan. A funeral home office is allowed at this location with no on-site embalming permitted.

There are no outstanding building, zoning, or fire violations on file. If you would like to obtain a copy of any permits, including the certificate of occupancy, please contact the City Clerk's Office and submit a Public Records request at 562-220-2225.

If you have any questions, please contact me at 562-220-2046 or by email at cyounger@paramountcity.com

CITY OF PARAMOUNT

Cameron Younger
Planning Intern

Attachment B

John King

From: OPTIMA FUNERAL HOME <optimafh@gmail.com>
Sent: Tuesday, December 31, 2024 10:08 AM
To: John King
Cc: Rick Baptista; Felicity Mora; Julie Bueno
Subject: Re: 8131 Rosecrans Ave, Suite B - Optima Funeral Home Paramount

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi John, Thanks for the update. Yes, I stopped by last week and spoke with Building and Safety Division staff regarding the stop-work notice. I'll be submitting for permits on the changes, and yes, construction has been stopped. I'm working on the side elevation and floor plans, as it is my intention to resolve this issue with your guidance and help. Thank you very much, and have a beautiful New Year's Eve.

Best regards
Hugo Sanchez



On Tue, Dec 31, 2024 at 9:21 AM John King <JKing@paramountcity.com> wrote:

Hugo,

On behalf of the City of Paramount, I'd like to welcome you and Optima Funeral Home Paramount to [8131 Rosecrans Avenue](#). Your business license application will be issued shortly.

Please note that construction involving your business suite has come to our attention, and a building inspector issued a stop-work notice two weeks ago. For your convenience to help address this issue, I've included Building and Safety Division staff on this message. Please contact us by Monday, January 6, 2025 and let us know if you have questions.

Thank you,

John



JOHN KING, AICP

Interim Planning Director | City of Paramount

[16400 Colorado Ave. Paramount, CA 90723](https://www.paramountcity.com/16400-Colorado-Ave-Paramount-CA-90723)

jking@paramountcity.com

P: 562-220-2049



Attachment C

From: [John King](#)
To: [OPTIMA FUNERAL HOME](#)
Cc: [Rick Baptista](#); [Julie Bueno](#); [Felicity Mora](#)
Bcc: [Enrique Reynoso](#)
Subject: RE: Thanks for stopping by today - 8131 Rosecrans Ave
Date: Tuesday, May 13, 2025 8:35:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hugo,

Thanks for your time yesterday at your office. As we discussed, and as noted on your business license application documents (City, Fire Dept, AQMD), your location at 8131 Rosecrans Avenue, Suite B is to be used as a sales office/showroom only. The property is not zoned for a mortuary or funeral home. The property is in the North Paramount Gateway Specific Plan area which does not allow for mortuaries or funeral homes.

In the City of Paramount, mortuaries are **possible** only at properties in the C-3 (General Commercial) zone with an approved conditional use permit (CUP).

Additionally, unpermitted work has been completed on the premises at 8131 Rosecrans Avenue. We're happy to continue guiding you through the approval process to legalize this unpermitted construction, but in the end you will be restricted to conducting business as a sales office/showroom at this location.

Please let us know if you have any questions. Thanks again.

John



From: OPTIMA FUNERAL HOME <optimafh@gmail.com>
Sent: Monday, May 12, 2025 12:17 PM
To: John King <JKing@paramountcity.gov>; Rick Baptista <RBaptista@paramountcity.gov>; Julie Bueno <JBueno@paramountcity.gov>; Felicity Mora <FMora@paramountcity.gov>
Subject: Thanks for stopping by today

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

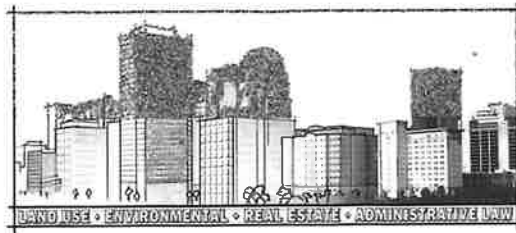
hi john thanks for stopping by today im looking forward continue to work together to resolve this a timely manner

--



**4901 COMPTON AVE
LOS ANGELES, CA 90011
213-820-2798**

Attachment D



TIMOTHY D. MARTIN, ESQ.
LAW OFFICES OF TIMOTHY D. MARTIN
1151 S. Bedford St.
Los Angeles, CA 90035
(310) 734-7443
(310) 849-2904 cell
tim@tdmlawfirm.com
www.tdmlawfirm.com

July 15, 2025

VIA E-MAIL (jking@paramountcity.gov)

John King, AICP
Planning and Building Director
City of Paramount
16400 Colorado Ave.
Paramount, CA 90723

Re: Request for a Planning Director's Determination
Optima Funeral Home Paramount
8131 Rosecrans Ave., Paramount, CA

Dear Mr. King:

This letter is intended to constitute the formal request by Optima Funeral Home Paramount ("Optima") for a Planning Director's Determination allowing Optima to use its leased premises, located at 8131 Rosecrans, Ave., Paramount, CA 90723 (the "Premises"), for the purpose of hosting end-of-life assemblies/ceremonies to honor recently deceased family members.

Optima strongly believes that its proposed use for the Premises does not differ in any meaningful respect, in terms of use, character or intensity, from other expressly enumerated uses permitted under the North Paramount Gateway Specific Plan (the "Specific Plan"). Accordingly, we respectfully request that you issue a positive written determination permitting the proposed use, pursuant to your authority under the Specific Plan to allow "similar uses" within the MU-1 zone.

Please refer to the attached "Appendix A" for a complete discussion of the justification for your issuance of a positive Planning Director Determination. We greatly appreciate your thoughtful consideration of this request. Please let us know if there is anything else that Optima needs to submit in order to complete this request or you or your colleagues have any questions, etc.

July 15, 2025 Letter

Thank you again for your anticipated cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim D. Martin". The signature is fluid and cursive, with the first name "Tim" and last name "Martin" clearly distinguishable.

TIMOTHY D. MARTIN, ESQ. for
LAW OFFICES OF TIMOTHY D. MARTIN

TDM:bl

Attachment

cc: Monica Rodriguez (MMRodriguez@paramountcity.org)
Rick Baptista (RBaptista@paramountcity.gov)
Hugo Sanchez Laurel

ATTACHMENT A

8131 ROSECRANS AVE., PARAMOUNT, CA 90723

I. PROJECT OVERVIEW/REQUEST.

Optima Funeral Home Paramount (the "Optima") is the lessee of an approximately 5,000 square foot commercial space (the "Premises") situated on the first floor of a two-story, multi-unit commercial building commonly identified as 8131 Rosecrans Ave. (the "Property"), in the City of Paramount ("City"). The Property is located mid-block on the north side of Rosecrans Avenue between Orizaba Ave. and Anderson Ave.

Optima proposes to use a portion of the Premises to conduct end-of-life ceremonies/assemblies for bereaved families to honor recently deceased family members. The Premises (and the Property generally) is mostly built-out already for this purpose with ample space inside to host such gatherings, as well as ample off-street available parking. Optima will be able to host affordable end-of-life ceremonies that serve primarily working-class and immigrant communities in a manner that graciously, attractively and distinctively honors the recently deceased. The proposed use of the Premises will be carried out by Optima without any material adverse impact on its immediate neighbors or on the community and City as a whole.

The Property is located in the North Paramount Gateway Specific Plan (the "Specific Plan") which was adopted by the City of Paramount City Council in 2023 to guide and control the development of the northern portion of the City over the next 25 years or more. The Specific Plan was a consolidation of two previous specific plans - the Clearwater North Specific Plan and the Howe/Orizaba Specific Plan.

As discussed in more detail below, Optima's proposed use of the Premises will be consistent with the overarching vision and primary goals of the Specific Plan, and can be expected to materially benefit the City, and its residents and businesses. Accordingly, Optima respectfully requests that the proposed use of the Premises as an end-of-life assembly space be permitted by the City's Planning Director as a "similar use" to expressly enumerated uses identified by the Specific Plan

II. BACKGROUND.

A. The Property

The Premises consists of an approximately 5,000 square foot space located entirely within the first floor of a two-story commercial building located at 8131 Rosecrans Avenue. The other

occupants of the Property consist of a law firm, dental practice and labor union offices. The Property, as a whole, is owned by the labor union.

The Property is attractive and well-maintained and was designed and constructed in a style consistent with the overall design ethos of the neighborhood. The Property contains a large surface parking lot that readily serves all of the current and contemplated uses of all of the building's tenants, including the new proposed use by Optima.

B. Surrounding Properties

On the northern side of Rosecrans Ave., the Property is surrounded by a mixture of one and two-story commercial and residential structures. The properties situated immediately adjacent to the Property's parking lot (to the west and north) are separated by an approximately 8-foot-tall concrete wall that effectively serves as a protective and visual barrier. Across Rosecrans Ave., to the south, area situated larger commercial/industrial businesses, including an equipment supply company, a metal construction company, a shoe store and a storage facility.

C. Zoning

Prior to the enactment of the Specific Plan in 2023, the Property was situated within the former Howe/Orizaba Specific Plan. Under this former specific plan, the Property was classified as a C-M (Commercial-Manufacturing) zone, which allowed a range of commercial and manufacturing enterprises that involved a degree of noise, truck traffic and other intensive uses that were generally not compatible with retail and/or residential uses. (See, e.g., City of Paramount Municipal Code ("PMC") §17.28.010).

The City's enactment of the Specific Plan in September 2023 was intended to modernize the plan area's zoning scheme to better reflect the overarching goals of increasing the City's housing stock and facilitating (and taking advantage of) the region's improving mass-transit system, within a context of high-quality urban design and increased opportunities for sustainability and walkability. In particular, the development of the West Santa Ana Branch light rail line will better connect the City to downtown Los Angeles and to other nearby communities. Once operational, the new rail line will have two stations within the City, including one within ready walking distance to/from the Property.¹

Under the Specific Plan's new zoning scheme, the Property is now classified as MU-1, which contemplates a variety of allowable uses, some as by-right uses and others as conditioned uses. (See Specific Plan, Table 3.4.) Importantly, the specifically enumerated allowable uses within the various zones created by the Specific Plan are not intended to be exclusive, as the

¹ An at grade station situated at or near the corner of Rosecrans Ave. and Paramount Blvd.

City's Planning Director has been given the authority to reasonably determine that other "similar uses" can be permitted within each of the relevant zoning classifications.

III. PROJECT DESCRIPTION

Optima proposes to conduct end-of-life assemblies/ceremonies held by grieving families to honor the lives of recently deceased people within Optima's existing Premises. The Premises, which has already been physically and visually inspected by multiple City staff, is well-suited for this purpose. Other than a few improvements that have been identified by City staff necessary to bring the Premises and parking lot into full compliance with applicable code requirements (including, but not limited to, a new and more sturdy awning), the Premises is essentially ready to host end-of-life assemblies/ceremonies in a safe, attractive and welcoming manner to grieving families.

Operationally, Optima anticipates that up to two assemblies would be conducted on a daily basis, one in the morning/mid-day and one later in the day. These assemblies will not occur prior to 9am nor after 9pm. Optima will not perform any preparation of the deceased at or near Premises, and all such activities, including, but not limited to, embalming and/or cremation related activities. Any and all preparations of the deceased will occur off-site at Optima's fully licensed, State and locally regulated mortuary facilities in other jurisdictions. The body (or ashes) of the recently deceased will be transported to/from the Premises on the day of the assembly via a licensed and well-maintained van or hearse.

The Property's large parking lot is ample enough to satisfy the parking needs of the bereaved family members in attendance at each assembly, without significantly impacting the availability of on-street parking along Rosecrans Ave. More generally, the proposed new use of the Premises by Optima will constitute, at all times, a low intensity operation which will not adversely impact the immediate neighborhood or the broader community in any measurable way. To this end, Optima anticipates that the new use will not generate any significant noise, traffic or other negative impacts. To ensure this low-impact, low-intensity profile, Optima is willing to comply with reasonable operating conditions, such as noise levels, operating hours, etc.

IV. REQUESTED ACTIONS

1. Optima respectfully requests that the City Planning Director issue a written determination confirming that the proposed new use of the Premises by Optima be permitted as constituting a "similar use" to other permitted uses specifically enumerated by the Specific Plan. Subject to complying with any reasonable conditions that the City believes to be appropriate to ensure that the new use operates as a Code-compliant, low-intensity facility,

Optima believes that it should be allowed to host end-of-life assemblies/ceremonies forthwith.

V. FINDINGS

A. Similar Use Finding

The Director of Planning has the authority to approve the proposed new use at the Premises and Property upon a finding that the Project constitutes a “similar use” to enumerated uses set forth in Table 3.4 of the Specific Plan (Permissible Land Uses by Zone):

1 Optima’s End-of-Life Assemblies/Ceremonies Constitutes a “Similar Use” to Those Uses Expressly Enumerated in the Specific Plan

Table 3.4 of the Specific Plan (Permissible Land Uses by Zone) identifies various uses that are allowed in the MU-1 zone, either as by-right or conditioned uses. By way of example, the following uses are allowed:

- A variety of housing developments and mixed-use developments, including large projects with extensive construction activities;
- Alcohol beverage sales with either off-site and on-site consumption;
- Bars/cocktail lounges with food sales (i.e., a restaurant/bar establishment);
- Breweries/wineries/distilleries with on-site consumption;
- Various retail establishments;
- Laundromats;
- Restaurants/cafes/food halls with onsite dining (including indoor and outdoor dining areas);
- Various entertainment and assembly uses, including art galleries, indoor recreation establishments (including arcades, bowling alleys and karaoke lounges) and Youth/Senior Centers (including venues for large gatherings such as group counseling, music/art/dance and cultural gatherings, etc.);
- Public facilities, such as fire stations, libraries, public parks/outdoor recreation and schools.

Optima’s proposed use of the Premises/Property as an end-of-life assembly/ceremonial venue for bereaved families to honor their recently passed loved ones clearly fits well within the above-referenced wide array of permitted uses pursuant to the Specific Plan.

First, as mentioned, the Specific Plan expressly allows a variety of “entertainment and assembly” uses that contemplate people gathering together for positive purposes. A venue for end-of-life ceremonies that allow bereaved family members to assemble together to honor a loved one does not differ in any meaningful respect, in terms of use, character or intensity, from other expressly enumerated assembly uses, such as a Youth Center, on the one hand, to karaoke lounges, on the other. Without disparaging the latter, which is a purely an entertainment use, the end-of-life assemblies to be hosted by Optima constitute core functions of a society that must

honorably address the inevitable passing of each of its members. Optima provides a truly necessary assembly service to many low-income, often immigrant members of society that otherwise have difficulties affording often very expensive end-of-life services.

Second, as with the expressly enumerated uses set forth in the Specific Plan, Optima's proposed new use of the Premises/Property creates a venue that is compatible with the City's vision for the Specific Plan area that enhances increased housing density, walkability and reliance on mass transit. Compared to the historical uses that are associated with the commercial/manufacturing uses allowed by the former specific plan, a venue for end-of-life assembly/ceremonial services represents a modern, but truly essential use that is compatible with a more sustainable urban dynamic. The Specific Plan contemplates the facilitation of uses that promote people living and gathering together in respectful and harmonious ways, taking advantage of increased opportunities for the building of sustainable communities. Optima's proposed low-intensity use of the Premises allows people to gather for an important – even sacred – purpose. Accordingly, Optima strongly contends that it constitutes a “similar use” to many of the uses identified in the Specific Plan (such as Youth and Senior Centers, etc.). Further, it is patently much less intensive and prone to negative externalities as are several of the enumerated uses expressly permitted by the Specific Plan (such as bar, restaurants, distilleries, etc.).

2 The Proposed New Use is Low-Intensity and Will Not Result in Any Adverse Impacts to the Neighborhood or the City Generally.

Optima's proposed new use of the Premises/Property will not result in any measurable negative impacts to the immediate neighborhood or to the City more generally. First, the Property's large parking lot is ample enough to satisfy the parking needs of the bereaved family members in attendance at each assembly, without significantly impacting the availability of on-street parking along Rosecrans Ave. Second, the proposed new use of the Premises by Optima will constitute, at all times, a low intensity use which will not adversely impact the immediate neighborhood or broader community in any measurable way. The new use will not generate any significant noise, traffic or other negative externalities that will disturb or otherwise adversely affect its neighbors. Additionally, Optima's proposed use does not involve the use of any chemicals, heavy equipment, refrigeration or other materials/systems that prepare, handle or store the bodies of the deceased, except to the extent that the deceased is transported to/from the Premises via licensed van or hearse so as to be present at the time of the assembly.

To ensure this low-impact, low-intensity profile, Optima is willing to comply with reasonable operating conditions, such as noise levels, operating hours, capacity limits, etc., in addition to any condition ensuring compliance with the City's building code.

3 The Proposed New Use Will Benefit Other Business in the City

Optima's proposed new use of the Premises/Property is supported by the other tenants/occupants of the two-story commercial building. Each of these businesses recognizes that Optima is a high-quality, family run enterprise that will enhance the City's business community.

Additionally, the end-of-life assembly/ceremony services that Optima is proposing will increase revenues for other local businesses, particularly local restaurants/food purveyors and flower shops. Optima will seek, to the fullest extent possible, opportunities to refer business to local establishments, which will benefit from the gathering of bereaved family members who often purchase refreshments food, etc. or go out to dine after the ceremony. Similarly, Optima will direct floral and related business opportunities to local establishments whenever possible. Other local vendors/professionals will also be referred by Optima to the extent possible.

Attachment E



PEGGY LEMONS
Mayor

BRENDA OLMOS
Vice Mayor

ISABEL AGUAYO
Councilmember

ANNETTE C. DELGADILLO
Councilmember

VILMA CUELLAR STALLINGS
Councilmember

September 11, 2025

Timothy D. Martin, ESQ.
Law Offices of Timothy D. Martin
1151 S. Bedford St.
Los Angeles, CA 90035

SUBJECT: Planning and Building Director Determination

The City of Paramount received your letter requesting a use determination to decide whether a funeral home can be considered “similar” to the uses listed in Table 3.4 – Permissible Land Uses contained in the North Paramount Gateway Specific Plan (the “Specific Plan”).

The property located at 8131 Rosecrans Avenue was previously zoned as C-M (Commercial-Manufacturing). The Paramount Municipal Code (PMC) classifies funeral homes as “mortuaries” which includes funeral homes and parlors, where the deceased are prepared for burial or cremation, and funeral services may be conducted. Furthermore, prior to the rezoning of the said property, mortuaries or similar uses were not listed as permitted uses nor with a Conditional Use Permit within the C-M zone. Mortuaries, funeral homes and the like are currently permitted with a Conditional Use Permit within the C-3 (General Commercial) zone.

Additionally, on September 12, 2023, the City Council adopted the Specific Plan in order to replace two existing specific plans – the Clearwater North Specific Plan and the Howe/Orizaba Specific Plan – into a single specific plan. The Specific Plan incorporates key parcels along Paramount Boulevard and Rosecrans Avenue, as well as provides a land use plan to support the existing neighborhood fabric and the future light rail system within the specific plan area.

The Specific Plan was shaped from discussions between community stakeholders and City officials, and the City Council did not opt to open the new zone to include mortuaries. Land uses, existing and new were contemplated that would complement the future light rail and move away from auto dependency. In addition, the provisions outlined in the Specific Plan were strategically implemented to align with the goals and objectives of the City of Paramount General Plan.

Therefore, based on the goals and policies outlined in the Specific Plan, staff has determined that a funeral home is not similar to the uses listed in Table 3.4 of the Specific Plan nor does it align with the goals and policies of the General Plan and Specific for the following reasons:

Goal 1.2 - aims at increasing the amount, variety, and quality of commercial uses such as retail, restaurants, office and hotels along major streets such as Rosecrans Avenue. Furthermore, the objective of the Specific Plan is to allow neighborhood-serving community services such as grocery stores, food halls, and other commercial uses that will serve and fill in the gaps with the future redevelopment of the Swap Meet.

The MU-1 zone is intended to active the Paramount Boulevard and Rosecrans Avenue corridors by allowing a variety of housing types at higher density coupled with uses that complement and support daily living such as restaurants, grocery stores, youth and senior centers, drug stores, mail and shipping services, hardware and home improvement stores, and retail stores. As stated in the Land Use Element Policy 10 and Economic Development Element Policy 3, the Specific Plan aims at discouraging the further creation of auto-oriented commercial development and promotes the development of larger, more efficient, commercial retail shopping centers as opposed to smaller auto-oriented commercial centers.

Goal 1.7 - permits use which are compatible with a walkable, transit-oriented community and prohibits uses which are auto-oriented. The goal further states that ground floor frontage of major streets, such as Rosecrans Avenue should be devoted to retail, restaurants, and other pedestrian friendly uses. According to the Vehicle Miles Traveled (VMT) analysis prepared for the Specific Plan and in accordance with the Los Angeles County Public Works Transportation Impact Analysis Guidelines determined that specific uses as listed in the Specific Plan, would be considered to have a less-than significant impact on VMT and therefore would be screened out from further analysis. Funeral homes are not listed as a permitted use nor with a Conditional Use Permit and have not been screened out from potential VMT analysis. Additionally, funeral homes can have the potential to generate more daily trips due to volatility of the use, which may include the disruption of traffic due to processions, fluctuation of attendance for an end-of-life ceremony, and number of funerals conducted for the proposed use. The Specific Plan aims at reducing greenhouse gas (GHG) emissions and vehicle miles traveled (VMT) and encourage growth in the city in an equitable and sustainable manner, which the findings provided in the request for use determination has not demonstrated.

General Plan Policy 3 - Economic Development Element Policy. Promote and support revitalization of commercial districts in the city. Enhance the Central Business District, promote the creation of smaller commercial neighborhood centers at key intersections, and discourage the further creation of auto-oriented commercial development.

Based on the findings provide in Attachment A of your letter dated July 15, 2025, staff has determined that a funeral home is not similar and comparable to an entertainment and assembly use – there is no entertainment factor with end-of-life ceremonies, as listed in Table 3.4 of the Specific Plan.

Should you wish to appeal the Planning and Building Director's decision, please file an appeal application with the City Clerk during normal business hours within fifteen (15) days of the date of this letter.

If you need any additional information to process this request, please let us know.

CITY OF PARAMOUNT

A handwritten signature in blue ink, appearing to read 'J. King', is positioned above the printed name.

John King
Planning and Building Director

Attachment F



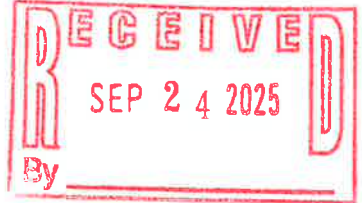
Type of Case: Appeal

Case No. (if applicable) _____

Filing Fee \$2,010.00

CITY OF PARAMOUNT

APPEAL OF THE DIRECTOR'S DECISION



1. Identify property which is subject of the proceeding:

8131 ROSECRANS AVE., PARAMOUNT, CA 90723

Approximately 5,000 square foot, first-floor premises (the "Premises") currently leased by Optima Funeral Home Paramount (the "Optima").

2. In ordinary and concise language, state the specific order or action protested, together with any material facts supporting the contentions of the appellant(s).

This appeal is brought by appellant Optima challenging the September 11, 2025 written determination by the City of Paramount's Planning and Building Director (the "Determination"). As fully discussed in the attached Statement of Reasons, Optima contends that the Decision was arbitrary and capricious, unreasonable and without merit. Optima respectfully requests that the City Planning Commission find that the proposed use of the Premises is "similar" in character and intensity to expressly enumerated uses identified in the North Paramount Gateway Specific Plan (the "Specific Plan"). As a consequence, the Commission should reverse the Determination and allow Optima's proposed use of the Premises as consistent with a reasonable, not overly restrictive interpretation of the goals and strategies set forth in the Specific Plan.

3. In ordinary and concise language, state the relief sought and the reasons why it is claimed the protested order or action should be reversed, modified, or otherwise set aside:

See Answer to #2, above, and the attached Statement of Reasons.

4. Names/signatures of all parties named as appellants and their official mailing addresses:

**Optima Funeral Home Paramount
8131 Rosecrans Ave.
Paramount, CA 90723
Attn: Mr. Hugo Laurel-Sanchez**

5. Email address(es) and Phone Numbers(s) of Appellant(s):

**Optima Funeral Home Paramount
Attn: Mr. Hugo Laurel-Sanchez
optimafh@gmail.com
(213) 820-2798**

6. I state that the information set forth herein is true and correct to my best belief and knowledge.



For Optima Funeral Home Paramount

09/24/2025

Date

STATEMENT OF REASONS

APPEAL BY OPTIMA FUNERAL HOME PARAMOUNT OF SEPTEMBER 11, 2025 PLANNING AND BUILDING DIRECTOR'S DETERMINATION

I. SUMMARY OF APPEAL.

Appellant Optima Funeral Home Paramount's ("Optima" or "Appellant") proposed use of a portion of its leased premises to conduct end-of-life ceremonies/assemblies for bereaved families to honor recently deceased family members was rejected by the City of Paramount's (the "City") Planning and Building Director (the "Director") as being not "similar" to expressly permitted uses set forth in the North Paramount Gateway Specific Plan (the "Specific Plan") for the applicable MU-1 zone. Optima believes, for the reasons set forth below, that the Director's determination is overly restrictive, superficially argued and does not benefit the City. Optima appeals to the City's Planning Commission to reverse the Director's determination and allow Optima's proposed use of its leased premises.

II. OPTIMA'S REQUEST FOR FUNERAL ASSEMBLY USE OF THE PREMISES

Optima is the lessee of an approximately 5,000 square foot commercial space (the "Premises") situated on the first floor of a two-story, multi-unit commercial building commonly identified as 8131 Rosecrans Ave. (the "Property"), in the City. The Property is located mid-block on the north side of Rosecrans Avenue between Orizaba Ave. and Anderson Ave.

Optima proposes to use a portion of the Premises to conduct end-of-life ceremonies/assemblies for bereaved families to honor recently deceased family members. The Premises (and the Property generally) is mostly built out already and immediately suitable for this purpose with ample space inside to host such gatherings, as well as ample available off-street parking. Until City staff forced it to cease operations, Optima was able to host affordable end-of-life ceremonies that served primarily working-class and immigrant communities in a manner that graciously, attractively and distinctively honored the recently deceased. Further, Optima did so operationally, in a manner that had no negative impact whatsoever on the neighborhood or the City as a whole. It is clear based on direct experience, that the proposed use of the Premises can be conducted by Optima in a manner beneficial to the City and without any material adverse impact on immediate neighbors or on the community and City as a whole.

As directed by City Planning Department staff in early July 2025, Optima submitted a written request for a Planning Director decision to authorize its proposed use of the Premises (the "Request"), pursuant to his authority under the controlling Specific Plan which was adopted by the City Council in 2023 to guide and control the development of the northern portion of the City. See Specific Plan, Table 3.4 (Permissible Land Uses by Zone). The Request (attached hereto as

Exhibit 1), explained to City Planning staff in detail that its requested use of the Premises for end-of-life assemblies was manifestly “similar” in character and intensity to other specifically enumerated uses permitted under the Specific Plan. Additionally, the Request described multiple benefits that Optima’s proposed use of the Premises would confer upon the community and City as a whole.

III. THE DIRECTOR’S DETERMINATION

After an unreasonable almost two-month delay, the City’s Planning and Building Director (Mr. John King) issued a September 11, 2025 letter to Optima’s counsel entitled “Planning and Building Director’s Determination” (the “Director’s Determination” which is attached hereto as Exhibit 2). To Optima’s chagrin, the Director’s Determination found that Appellant’s proposed use of the Premises is not “similar” to those expressly enumerated uses set forth in Table 3.4 of the Specific Plan. Further, the Director’s Determination stated that Optima’s proposed use “does not align with the goals and policies” of the Specific Plan.

As discussed below, the Director’s Decision embraces an overly restrictive view of both the Specific Plan and the City’s General Plan that, if supported by the Planning Commission, will deprive Optima from benefitting from the Premises’ most productive and economically feasible use. Further, the Director’s Determination is superficial and misleading in its argumentation and fails to consider at all the manifest benefits that Optima’s proposed of the Premise confers. Additionally, the Director’s Determination presents no evidence whatsoever that the proposed use would have any negative impacts, on either the surrounding neighborhood or the City generally.

Lastly, from an economic/financial perspective, the Planning Commission should be cognizant of the fact that the Premises is too large (approximately 5,000 square feet) to justify merely a corporate and/or sales operation by Optima. Further, the Premises is already built out in a manner that allows for end-of-life assemblies without incurring substantial construction or renovation expenditures. Without a reversal of the overly restrictive Director’s Determination, Optima anticipates that it will have no choice but to cease operations in the City of Paramount, leaving the space vacant and unproductive.

IV. DISCUSSION

A. Optima’s Proposed Use is “Similar” to Permitted Uses Enumerated in the Specific Plan

As the Planning Commission understands, under the Specific Plan’s new zoning scheme, the Property is classified as MU-1, which contemplates a variety of allowable uses, some as by-right uses and others as conditioned uses. (See Specific Plan, Table 3.4.) Importantly, the specifically enumerated allowable uses within the various zones created by the Specific Plan are not intended to be exclusive, as the City (i.e., the Planning Director and the Planning Commission)

the authority to reasonably determine that other “similar uses” can be permitted within each of the relevant zoning classifications.

In the Request, Optima explained that Table 3.4 of the Specific Plan (Permissible Land Uses by Zone) identifies various uses that are allowed in the MU-1 zone, either as by-right or conditioned uses. By way of example, the following uses are allowed:

- A variety of housing developments and mixed-use developments, including large projects with extensive construction phases;
- Alcohol beverage sales with either off-site and on-site consumption;
- Bars/cocktail lounges with food sales (i.e., a restaurant/bar establishment);
- Breweries/wineries/distilleries with on-site consumption;
- Various retail establishments;
- Laundromats;
- Restaurants/cafes/food halls with onsite dining (including indoor and outdoor dining areas);
- Various entertainment and assembly uses, including art galleries, indoor recreation establishments (including arcades, bowling alleys and karaoke lounges) and Youth/Senior Centers (including venues for large gatherings such as group counseling, music/art/dance and cultural gatherings, etc.);
- Public facilities, such as fire stations, libraries, public parks/outdoor recreation and schools.

Optima’s proposed use of the Premises/Property as an end-of-life assembly/ceremonial venue for bereaved families to honor their recently passed loved ones clearly fits squarely within the wide array of permitted uses pursuant to the Specific Plan. In particular, the Request referenced the Specific Plan’s express allowance of a variety of “entertainment and assembly” uses that contemplate people gathering together for positive purposes. A venue for end-of-life ceremonies that allow bereaved family members to assemble together to honor a loved one does not differ in any meaningful respect, in terms of use, character or intensity, from other expressly enumerated assembly uses, such as a Youth Center, on the one hand, to karaoke lounges, on the other. Without disparaging the latter, which is a purely an entertainment use, the end-of-life assemblies to be hosted by Optima constitute core functions of a society that must honorably address the inevitable passing of each of its members. Optima provides a truly necessary assembly service to many low-income, often immigrant members of society that otherwise have difficulties affording often very expensive end-of-life services.

The Director’s Determination does not adequately rebut Optima’s argument that its proposed use is “similar” to enumerated “Assembly” uses as permitted in the Specific Plan. To the contrary it unreasonably focuses its argument on the Specific Plan’s use of the term “Entertainment” in Table 3.4. Specifically, it states that Optima’s end-of-life assemblies have “no entertainment factor” which, apparently the Planning Director believes must be present in all assembly uses. This is a spurious and deceptive argument and does not withstand serious scrutiny.

Table 3.4 refers to “Entertainment and Assembly Uses” (emphasis added), which makes both terms of equal importance. Thus, “assembly” uses, such as group counseling at youth and senior centers are permitted uses under the Specific Plan, separate and apart from whether they have an “entertainment factor.” Further, it is highly questionable from a public policy perspective for the City Planning staff to arbitrarily favor “entertainment” uses over all other assembly uses, even where the overall community and societal good is advanced by a non-entertainment use.

Additionally, notwithstanding the strained argumentation set forth in the Director’s Determination, Optima’s end-of-life assemblies will create a venue that is compatible with the City’s vision for the Specific Plan area that enhances increased housing density, walkability and reliance on mass transit. Compared to the historical uses that are associated with the commercial/manufacturing uses allowed by the former specific plan, a venue for end-of-life assembly/ceremonial services represents a modern, but truly essential use that is compatible with a more sustainable urban dynamic.

The Specific Plan contemplates the facilitation of uses that promote people living and gathering together in respectful and harmonious ways, taking advantage of increased opportunities for the building of sustainable communities. Optima’s proposed low-intensity use of the Premises allows people to gather for an important – even sacred – purpose. Accordingly, as explained clearly in the Request, the proposed use is “similar” to uses identified in the Specific Plan (such as Youth and Senior Centers, etc.).

The Director’s Determination states that the City, when it was developing the Specific Plan, chose not to include “mortuaries” as a permitted use for the applicable zone. This appears to be a purposefully misleading attempt to conflate Optima’s proposed use – namely a venue for end-of-life assemblies/ceremonies – with a full mortuary, which involves the extensive handling, storage, chemical processing, cremation, etc. of deceased people. On this point, the Request expressly states that “Optima will not perform any preparation of the deceased at or near the Premises, and all such activities, including, but not limited to, embalming and/or cremation related activities. Any and all preparations of the deceased will occur off-site at Optima’s fully licensed, State and locally regulated mortuary facilities in other jurisdictions. The body (or ashes) of the recently deceased will be transported to/from the Premises on the day of the assembly via a licensed and well-maintained van or hearse.” (Request, Attachment A, pg. 3.)

Further, as discussed below, Optima’s proposed use of the Premises is patently much less intensive and prone to negative externalities as are several of the enumerated uses expressly permitted by the Specific Plan (such as bar, restaurants, distilleries, etc.).

B. Proposed Use is Low Intensity and Will Not Result in Any Material Negative Impacts

As explained in the Request, Optima's proposed new use of the Premises will not result in any measurable negative impacts to the immediate neighborhood or to the City more generally, for the following reasons:

- The Property's large parking lot is ample enough to satisfy the parking needs of the bereaved family members in attendance at each assembly, without significantly impacting the availability of on-street parking along Rosecrans Ave.
- Second, the proposed new use of the Premises will constitute, at all times, a low intensity use which will not adversely impact the immediate neighborhood or broader community in any measurable way. The new use will not generate any significant noise, traffic or other negative externalities that will disturb or otherwise adversely affect its neighbors. Prior to having its operations terminated by City staff, Optima held multiple such ceremonies without incident.
- Additionally, the proposed use does not involve the use of any chemicals, heavy equipment, refrigeration or other materials/systems that prepare, handle or store the bodies of the deceased.

These factual contentions are un rebutted by City staff and, in particular, the Director's Determination is completely devoid of any discussion of any potential impacts from Optima's proposed use.

Further, to ensure that no material impacts result from the proposed use, Optima is willing to comply with reasonable operating conditions, such as noise levels, operating hours, capacity limits, etc., in addition to any condition ensuring compliance with the City's building code.

C. The Proposed Use Constitutes a Viable Business Activity That Benefits the City

As noted above, Optima's proposed end-of-life assemblies constitute a core function of a society that must honorably address the inevitable passing of each of its members. Optima has the qualification, experience and integrity to provide a truly necessary assembly service to many low-income, often immigrant members of society that otherwise have difficulty in affording often very expensive end-of-life services. Optima's proposed new use of the Premises/Property is supported by the other tenants/occupants of the two-story commercial building. Each of these businesses recognizes that Optima is a high-quality, family run enterprise that will enhance the City's business community.

Additionally, the end-of-life assembly/ceremony services that Optima is proposing will increase revenues for other local businesses, particularly local restaurants/food purveyors and flower shops. Optima will seek, to the fullest extent possible, opportunities to refer business to

local establishments, which will benefit from the gathering of bereaved family members who often purchase refreshments food, etc. or go out to dine after the ceremony. Similarly, Optima will direct floral and related business opportunities to local establishments whenever possible.

D. The Director's Determination Fails to Establish That the Proposed Use Does Not Align With the Goals and Policies of the Specific Plan

First, as noted above, the Director's Determination misleadingly attempts to argue that the Specific Plan only allows uses involving the assembly of people if there is an "entertainment factor." That position is not supported by the text of Table 3.4 of the Specific Plan, which makes both "Entertainment" and "Assembly" as co-equal terms. Additionally, some of the enumerated uses under these broad categories (most particularly "group counseling") are clearly not "entertainment" related. Also, as a public policy, it would be perplexing to disproportionately favor "entertainment" uses without also allowing beneficial non-entertainment uses.

Second, the Director's Determination cites to Specific Plan, Goal 1.2, which aims to increase commercial uses (retail centers, restaurants, hotels, grocery stores) of the Rosecrans Ave. corridor as well as increase City housing stock. While this goal is laudable, the overly restrictive Director's Determination fails to acknowledge the basic reality of the present case – namely that the Premise already exists as an approximately 5,000 square foot underutilized office space in an existing office building. There is simply no feasible, foreseeable pathway for any of the uses cited to by the Director's Determination to become a reality, at least in the absence of a major redevelopment plan by the (current or future) Property owner. No such plan is pending or is being contemplated, to the best of Optima's knowledge.

Given that the Property is owned by an active labor union, that conducts its operations from another office space within the same building, there is literally no chance in the foreseeable future that the Premises will be redeveloped into a retail center, hotel, grocery store and/or restaurant. Similarly, there is little possibility that the Premises will be redeveloped into housing stock in the foreseeable future. If such a plan was to materialize, it would not face serious interference from Optima's use, as that is controlled by a lease with the landlord that could either expire on its own term or be terminated via agreement of the parties. Thus, it is clear that Optima's proposed use of the Premises would not interfere with an otherwise financially viable plan to redevelop the entire Property, and that the Director's Determination is purposefully placing a laudable, but unrealistic goal expressed in the Specific Plan to prevent a realistic economic opportunity for the Premises from coming to fruition.

Third, the Director's Determination contends that Optima's proposed use of the Premises is inconsistent with Specific Plan, Goal 1.7, which promotes walkable, transit-oriented communities. Specifically, it suggests that a venue for end-of-life assemblies (which it equates with "funeral homes") could have significant traffic/vehicle miles travelled impacts. This appears

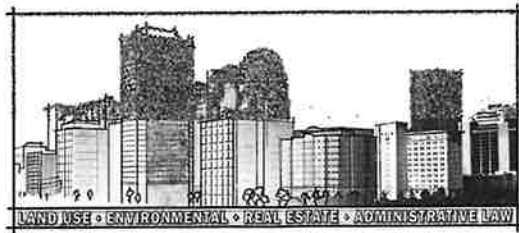
to be pure pretextual scaremongering, given that Optima's proposed activities do not involve processions or other disruptions to traffic. Also, given that the Property already has ample off-street parking, which will suffice to handle the modest size of the proposed assemblies (which are limited by existing office capacity limits and fire regulations, etc.), there is no evidence that the proposed use will interfere whatsoever with existing traffic or parking in the area.

Lastly, in terms of vehicle-miles travelled ("VMT"), the Specific Plan has already been fully modelled for VMT impacts as part of the climate change analysis as conducted in the accompanying Environmental Impact Statement ("EIR"), which assumed active commercial, retail and/or housing uses (including intensive "entertainment" options such as alcohol serving establishments, hotels, etc.) The City has not placed any substantial evidence in the record that supports any argument that Optima's proposed modest use of the Premises would exceed the VMT values already modelled by the Specific Plan's EIR, which were based on the assumption of intensive uses in the zone, such as bowling alleys and other entertainment venues, bars/restaurants, retail centers, public facilities, schools, etc.

E. Conclusion

Optima believes that the City Planning Commission, which consists of experienced and thoughtful members of the community, will readily ascertain, based on the entirety of the record, that the proposed use of the Premises for end-of-life ceremonies is consistent with the Specific Plan, similar to expressly permitted uses in the MU-1 zone and should be allowed to proceed as a low-intensity, beneficial use. The Director's Determination is overly restrictive, superficially argued does not account for the realities of the Premises, which is a large, existing underutilized office space ideally suited to the proposed use. Optima's proposed use represents the optimal, most economically productive use of the Premises under current circumstances, and the Planning Commission should exercise its authority to authorize it expeditiously.

EXHIBIT 1



TIMOTHY D. MARTIN, ESQ.
LAW OFFICES OF TIMOTHY D. MARTIN
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Los Angeles, CA 90035
(310) 734-7443
(310) 849-2904 cell
tim@tdmlawfirm.com
www.tdmlawfirm.com

July 15, 2025

VIA E-MAIL (jking@paramountcity.gov)

John King, AICP
Planning and Building Director
City of Paramount
16400 Colorado Ave.
Paramount, CA 90723

Re: Request for a Planning Director's Determination
Optima Funeral Home Paramount
8131 Rosecrans Ave., Paramount, CA

Dear Mr. King:

This letter is intended to constitute the formal request by Optima Funeral Home Paramount ("Optima") for a Planning Director's Determination allowing Optima to use its leased premises, located at 8131 Rosecrans, Ave., Paramount, CA 90723 (the "Premises"), for the purpose of hosting end-of-life assemblies/ceremonies to honor recently deceased family members.

Optima strongly believes that its proposed use for the Premises does not differ in any meaningful respect, in terms of use, character or intensity, from other expressly enumerated uses permitted under the North Paramount Gateway Specific Plan (the "Specific Plan"). Accordingly, we respectfully request that you issue a positive written determination permitting the proposed use, pursuant to your authority under the Specific Plan to allow "similar uses" within the MU-1 zone.

Please refer to the attached "Appendix A" for a complete discussion of the justification for your issuance of a positive Planning Director Determination. We greatly appreciate your thoughtful consideration of this request. Please let us know if there is anything else that Optima needs to submit in order to complete this request or you or your colleagues have any questions, etc.

July 15, 2025 Letter

Thank you again for your anticipated cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim D. Martin". The signature is fluid and cursive, with the first name "Tim" and last name "Martin" clearly distinguishable.

TIMOTHY D. MARTIN, ESQ. for
LAW OFFICES OF TIMOTHY D. MARTIN

TDM:bl

Attachment

cc: Monica Rodriguez (MMRodriguez@paramountcity.org)
Rick Baptista (RBaptista@paramountcity.gov)
Hugo Sanchez Laurel

ATTACHMENT A

8131 ROSECRANS AVE., PARAMOUNT, CA 90723

I. PROJECT OVERVIEW/REQUEST.

Optima Funeral Home Paramount (the "Optima") is the lessee of an approximately 5,000 square foot commercial space (the "Premises") situated on the first floor of a two-story, multi-unit commercial building commonly identified as 8131 Rosecrans Ave. (the "Property"), in the City of Paramount ("City"). The Property is located mid-block on the north side of Rosecrans Avenue between Orizaba Ave. and Anderson Ave.

Optima proposes to use a portion of the Premises to conduct end-of-life ceremonies/assemblies for bereaved families to honor recently deceased family members. The Premises (and the Property generally) is mostly built-out already for this purpose with ample space inside to host such gatherings, as well as ample off-street available parking. Optima will be able to host affordable end-of-life ceremonies that serve primarily working-class and immigrant communities in a manner that graciously, attractively and distinctively honors the recently deceased. The proposed use of the Premises will be carried out by Optima without any material adverse impact on its immediate neighbors or on the community and City as a whole.

The Property is located in the North Paramount Gateway Specific Plan (the "Specific Plan") which was adopted by the City of Paramount City Council in 2023 to guide and control the development of the northern portion of the City over the next 25 years or more. The Specific Plan was a consolidation of two previous specific plans - the Clearwater North Specific Plan and the Howe/Orizaba Specific Plan.

As discussed in more detail below, Optima's proposed use of the Premises will be consistent with the overarching vision and primary goals of the Specific Plan, and can be expected to materially benefit the City, and its residents and businesses. Accordingly, Optima respectfully requests that the proposed use of the Premises as an end-of-life assembly space be permitted by the City's Planning Director as a "similar use" to expressly enumerated uses identified by the Specific Plan

II. BACKGROUND.

A. The Property

The Premises consists of an approximately 5,000 square foot space located entirely within the first floor of a two-story commercial building located at 8131 Rosecrans Avenue. The other

occupants of the Property consist of a law firm, dental practice and labor union offices. The Property, as a whole, is owned by the labor union.

The Property is attractive and well-maintained and was designed and constructed in a style consistent with the overall design ethos of the neighborhood. The Property contains a large surface parking lot that readily serves all of the current and contemplated uses of all of the building's tenants, including the new proposed use by Optima.

B. Surrounding Properties

On the northern side of Rosecrans Ave., the Property is surrounded by a mixture of one and two-story commercial and residential structures. The properties situated immediately adjacent to the Property's parking lot (to the west and north) are separated by an approximately 8-foot-tall concrete wall that effectively serves as a protective and visual barrier. Across Rosecrans Ave., to the south, area situated larger commercial/industrial businesses, including an equipment supply company, a metal construction company, a shoe store and a storage facility.

C. Zoning

Prior to the enactment of the Specific Plan in 2023, the Property was situated within the former Howe/Orizaba Specific Plan. Under this former specific plan, the Property was classified as a C-M (Commercial-Manufacturing) zone, which allowed a range of commercial and manufacturing enterprises that involved a degree of noise, truck traffic and other intensive uses that were generally not compatible with retail and/or residential uses. (See, e.g., City of Paramount Municipal Code ("PMC") §17.28.010).

The City's enactment of the Specific Plan in September 2023 was intended to modernize the plan area's zoning scheme to better reflect the overarching goals of increasing the City's housing stock and facilitating (and taking advantage of) the region's improving mass-transit system, within a context of high-quality urban design and increased opportunities for sustainability and walkability. In particular, the development of the West Santa Ana Branch light rail line will better connect the City to downtown Los Angeles and to other nearby communities. Once operational, the new rail line will have two stations within the City, including one within ready walking distance to/from the Property.¹

Under the Specific Plan's new zoning scheme, the Property is now classified as MU-1, which contemplates a variety of allowable uses, some as by-right uses and others as conditioned uses. (See Specific Plan, Table 3.4.) Importantly, the specifically enumerated allowable uses within the various zones created by the Specific Plan are not intended to be exclusive, as the

¹ An at grade station situated at or near the corner of Rosecrans Ave. and Paramount Blvd.

City's Planning Director has been given the authority to reasonably determine that other "similar uses" can be permitted within each of the relevant zoning classifications.

III. PROJECT DESCRIPTION

Optima proposes to conduct end-of-life assemblies/ceremonies held by grieving families to honor the lives of recently deceased people within Optima's existing Premises. The Premises, which has already been physically and visually inspected by multiple City staff, is well-suited for this purpose. Other than a few improvements that have been identified by City staff necessary to bring the Premises and parking lot into full compliance with applicable code requirements (including, but not limited to, a new and more sturdy awning), the Premises is essentially ready to host end-of-life assemblies/ceremonies in a safe, attractive and welcoming manner to grieving families.

Operationally, Optima anticipates that up to two assemblies would be conducted on a daily basis, one in the morning/mid-day and one later in the day. These assemblies will not occur prior to 9am nor after 9pm. Optima will not perform any preparation of the deceased at or near Premises, and all such activities, including, but not limited to, embalming and/or cremation related activities. Any and all preparations of the deceased will occur off-site at Optima's fully licensed, State and locally regulated mortuary facilities in other jurisdictions. The body (or ashes) of the recently deceased will be transported to/from the Premises on the day of the assembly via a licensed and well-maintained van or hearse.

The Property's large parking lot is ample enough to satisfy the parking needs of the bereaved family members in attendance at each assembly, without significantly impacting the availability of on-street parking along Rosecrans Ave. More generally, the proposed new use of the Premises by Optima will constitute, at all times, a low intensity operation which will not adversely impact the immediate neighborhood or the broader community in any measurable way. To this end, Optima anticipates that the new use will not generate any significant noise, traffic or other negative impacts. To ensure this low-impact, low-intensity profile, Optima is willing to comply with reasonable operating conditions, such as noise levels, operating hours, etc.

IV. REQUESTED ACTIONS

1. Optima respectfully requests that the City Planning Director issue a written determination confirming that the proposed new use of the Premises by Optima be permitted as constituting a "similar use" to other permitted uses specifically enumerated by the Specific Plan. Subject to complying with any reasonable conditions that the City believes to be appropriate to ensure that the new use operates as a Code-compliant, low-intensity facility,

Optima believes that it should be allowed to host end-of-life assemblies/ceremonies forthwith.

V. FINDINGS

A. Similar Use Finding

The Director of Planning has the authority to approve the proposed new use at the Premises and Property upon a finding that the Project constitutes a “similar use” to enumerated uses set forth in Table 3.4 of the Specific Plan (Permissible Land Uses by Zone):

1 Optima’s End-of-Life Assemblies/Ceremonies Constitutes a “Similar Use” to Those Uses Expressly Enumerated in the Specific Plan

Table 3.4 of the Specific Plan (Permissible Land Uses by Zone) identifies various uses that are allowed in the MU-1 zone, either as by-right or conditioned uses. By way of example, the following uses are allowed:

- A variety of housing developments and mixed-use developments, including large projects with extensive construction activities;
- Alcohol beverage sales with either off-site and on-site consumption;
- Bars/cocktail lounges with food sales (i.e., a restaurant/bar establishment);
- Breweries/wineries/distilleries with on-site consumption;
- Various retail establishments;
- Laundromats;
- Restaurants/cafes/food halls with onsite dining (including indoor and outdoor dining areas);
- Various entertainment and assembly uses, including art galleries, indoor recreation establishments (including arcades, bowling alleys and karaoke lounges) and Youth/Senior Centers (including venues for large gatherings such as group counseling, music/art/dance and cultural gatherings, etc.);
- Public facilities, such as fire stations, libraries, public parks/outdoor recreation and schools.

Optima’s proposed use of the Premises/Property as an end-of-life assembly/ceremonial venue for bereaved families to honor their recently passed loved ones clearly fits well within the above-referenced wide array of permitted uses pursuant to the Specific Plan.

First, as mentioned, the Specific Plan expressly allows a variety of “entertainment and assembly” uses that contemplate people gathering together for positive purposes. A venue for end-of-life ceremonies that allow bereaved family members to assemble together to honor a loved one does not differ in any meaningful respect, in terms of use, character or intensity, from other expressly enumerated assembly uses, such as a Youth Center, on the one hand, to karaoke lounges, on the other. Without disparaging the latter, which is a purely an entertainment use, the end-of-life assemblies to be hosted by Optima constitute core functions of a society that must

honorably address the inevitable passing of each of its members. Optima provides a truly necessary assembly service to many low-income, often immigrant members of society that otherwise have difficulties affording often very expensive end-of-life services.

Second, as with the expressly enumerated uses set forth in the Specific Plan, Optima's proposed new use of the Premises/Property creates a venue that is compatible with the City's vision for the Specific Plan area that enhances increased housing density, walkability and reliance on mass transit. Compared to the historical uses that are associated with the commercial/manufacturing uses allowed by the former specific plan, a venue for end-of-life assembly/ceremonial services represents a modern, but truly essential use that is compatible with a more sustainable urban dynamic. The Specific Plan contemplates the facilitation of uses that promote people living and gathering together in respectful and harmonious ways, taking advantage of increased opportunities for the building of sustainable communities. Optima's proposed low-intensity use of the Premises allows people to gather for an important – even sacred – purpose. Accordingly, Optima strongly contends that it constitutes a “similar use” to many of the uses identified in the Specific Plan (such as Youth and Senior Centers, etc.). Further, it is patently much less intensive and prone to negative externalities as are several of the enumerated uses expressly permitted by the Specific Plan (such as bar, restaurants, distilleries, etc.).

2 The Proposed New Use is Low-Intensity and Will Not Result in Any Adverse Impacts to the Neighborhood or the City Generally.

Optima's proposed new use of the Premises/Property will not result in any measurable negative impacts to the immediate neighborhood or to the City more generally. First, the Property's large parking lot is ample enough to satisfy the parking needs of the bereaved family members in attendance at each assembly, without significantly impacting the availability of on-street parking along Rosecrans Ave. Second, the proposed new use of the Premises by Optima will constitute, at all times, a low intensity use which will not adversely impact the immediate neighborhood or broader community in any measurable way. The new use will not generate any significant noise, traffic or other negative externalities that will disturb or otherwise adversely affect its neighbors. Additionally, Optima's proposed use does not involve the use of any chemicals, heavy equipment, refrigeration or other materials/systems that prepare, handle or store the bodies of the deceased, except to the extent that the deceased is transported to/from the Premises via licensed van or hearse so as to be present at the time of the assembly.

To ensure this low-impact, low-intensity profile, Optima is willing to comply with reasonable operating conditions, such as noise levels, operating hours, capacity limits, etc., in addition to any condition ensuring compliance with the City's building code.

3 The Proposed New Use Will Benefit Other Business in the City

Optima's proposed new use of the Premises/Property is supported by the other tenants/occupants of the two-story commercial building. Each of these businesses recognizes that Optima is a high-quality, family run enterprise that will enhance the City's business community.

Additionally, the end-of-life assembly/ceremony services that Optima is proposing will increase revenues for other local businesses, particularly local restaurants/food purveyors and flower shops. Optima will seek, to the fullest extent possible, opportunities to refer business to local establishments, which will benefit from the gathering of bereaved family members who often purchase refreshments food, etc. or go out to dine after the ceremony. Similarly, Optima will direct floral and related business opportunities to local establishments whenever possible. Other local vendors/professionals will also be referred by Optima to the extent possible.

EXHIBIT 2



PEGGY LEMONS
Mayor

BRENDA OLMOS
Vice Mayor

ISABEL AGUAYO
Councilmember

ANNETTE C. DELGADILLO
Councilmember

VILMA CUELLAR STALLINGS
Councilmember

September 11, 2025

Timothy D. Martin, ESQ.
Law Offices of Timothy D. Martin
1151 S. Bedford St.
Los Angeles, CA 90035

SUBJECT: Planning and Building Director Determination

The City of Paramount received your letter requesting a use determination to decide whether a funeral home can be considered “similar” to the uses listed in Table 3.4 – Permissible Land Uses contained in the North Paramount Gateway Specific Plan (the “Specific Plan”).

The property located at 8131 Rosecrans Avenue was previously zoned as C-M (Commercial-Manufacturing). The Paramount Municipal Code (PMC) classifies funeral homes as “mortuaries” which includes funeral homes and parlors, where the deceased are prepared for burial or cremation, and funeral services may be conducted. Furthermore, prior to the rezoning of the said property, mortuaries or similar uses were not listed as permitted uses nor with a Conditional Use Permit within the C-M zone. Mortuaries, funeral homes and the like are currently permitted with a Conditional Use Permit within the C-3 (General Commercial) zone.

Additionally, on September 12, 2023, the City Council adopted the Specific Plan in order to replace two existing specific plans – the Clearwater North Specific Plan and the Howe/Orizaba Specific Plan – into a single specific plan. The Specific Plan incorporates key parcels along Paramount Boulevard and Rosecrans Avenue, as well as provides a land use plan to support the existing neighborhood fabric and the future light rail system within the specific plan area.

The Specific Plan was shaped from discussions between community stakeholders and City officials, and the City Council did not opt to open the new zone to include mortuaries. Land uses, existing and new were contemplated that would complement the future light rail and move away from auto dependency. In addition, the provisions outlined in the Specific Plan were strategically implemented to align with the goals and objectives of the City of Paramount General Plan.

Dedicated to providing fiscally responsible services that maintain a vibrant community.

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Therefore, based on the goals and policies outlined in the Specific Plan, staff has determined that a funeral home is not similar to the uses listed in Table 3.4 of the Specific Plan nor does it align with the goals and policies of the General Plan and Specific for the following reasons:

Goal 1.2 - aims at increasing the amount, variety, and quality of commercial uses such as retail, restaurants, office and hotels along major streets such as Rosecrans Avenue. Furthermore, the objective of the Specific Plan is to allow neighborhood-serving community services such as grocery stores, food halls, and other commercial uses that will serve and fill in the gaps with the future redevelopment of the Swap Meet.

The MU-1 zone is intended to active the Paramount Boulevard and Rosecrans Avenue corridors by allowing a variety of housing types at higher density coupled with uses that complement and support daily living such as restaurants, grocery stores, youth and senior centers, drug stores, mail and shipping services, hardware and home improvement stores, and retail stores. As stated in the Land Use Element Policy 10 and Economic Development Element Policy 3, the Specific Plan aims at discouraging the further creation of auto-oriented commercial development and promotes the development of larger, more efficient, commercial retail shopping centers as opposed to smaller auto-oriented commercial centers.

Goal 1.7 - permits use which are compatible with a walkable, transit-oriented community and prohibits uses which are auto-oriented. The goal further states that ground floor frontage of major streets, such as Rosecrans Avenue should be devoted to retail, restaurants, and other pedestrian friendly uses. According to the Vehicle Miles Traveled (VMT) analysis prepared for the Specific Plan and in accordance with the Los Angeles County Public Works Transportation Impact Analysis Guidelines determined that specific uses as listed in the Specific Plan, would be considered to have a less-than significant impact on VMT and therefore would be screened out from further analysis. Funeral homes are not listed as a permitted use nor with a Conditional Use Permit and have not been screened out from potential VMT analysis. Additionally, funeral homes can have the potential to generate more daily trips due to volatility of the use, which may include the disruption of traffic due to processions, fluctuation of attendance for an end-of-life ceremony, and number of funerals conducted for the proposed use. The Specific Plan aims at reducing greenhouse gas (GHG) emissions and vehicle miles traveled (VMT) and encourage growth in the city in an equitable and sustainable manner, which the findings provided in the request for use determination has not demonstrated.

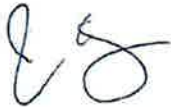
General Plan Policy 3 - Economic Development Element Policy. Promote and support revitalization of commercial districts in the city. Enhance the Central Business District, promote the creation of smaller commercial neighborhood centers at key intersections, and discourage the further creation of auto-oriented commercial development.

Based on the findings provide in Attachment A of your letter dated July 15, 2025, staff has determined that a funeral home is not similar and comparable to an entertainment and assembly use – there is no entertainment factor with end-of-life ceremonies, as listed in Table 3.4 of the Specific Plan.

Should you wish to appeal the Planning and Building Director's decision, please file an appeal application with the City Clerk during normal business hours within fifteen (15) days of the date of this letter.

If you need any additional information to process this request, please let us know.

CITY OF PARAMOUNT

A handwritten signature in blue ink, appearing to read 'J. King', is positioned above the printed name of the Planning and Building Director.

John King
Planning and Building Director

DECEMBER 2, 2025

ORAL REPORT

CITY COUNCIL ACTIONS

DECEMBER 2, 2025

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF