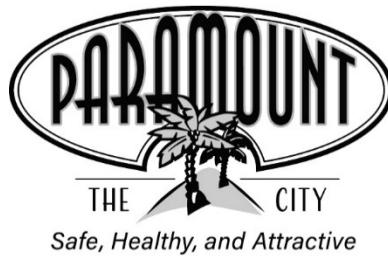


AGENDA

Paramount Planning Commission
January 7, 2026



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

City of Paramount

16400 Colorado Avenue ♦ Paramount, CA 90723 ♦ (562) 220-2000 ♦ www.paramountcity.gov

PUBLIC PARTICIPATION NOTICE

In-person Attendance: The public may attend the Planning Commission meetings in-person.

Public Comments: Members of the public wanting to address the Planning Commission, either during public comments or for a specific agenda item, or both, may do so by the following methods:

- **In-person**

If you wish to make a statement, please complete a Speaker's Card prior to the commencement of the Public Comments period of the meeting. Speaker's Cards are located at the entrance. Give your completed card to a staff member and when your name is called, please go to the podium provided for the public.

- **E-mail: planning@paramountcity.gov**

E-mail public comments must be received **15 minutes prior to the start of the meeting**. The e-mail should specify the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item No.; 5) Subject; 6) Written Comments.

All public comments are limited to a maximum of three (3) minutes unless an extension is granted. No action may be taken on items not on the agenda except as provided by law. All public comments will be recorded and rules of decorum and procedures for the conduct of City meetings will apply when addressing the Planning Commission whether in-person or via email.

Notes

CALL TO ORDER: Chair Linda Timmons

PLEDGE OF ALLEGIANCE: Chair Linda Timmons

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

MINUTES

1. **APPROVAL OF MINUTES** December 2, 2025

PUBLIC COMMENTS

OLD BUSINESS

2. **TENTATIVE PARCEL MAP NO. 084884** A recommendation by staff to open and continue the public hearing for Tentative Parcel Map No. 084884, a request by Soo-Hyun Yoon to approve a tentative parcel map to create four single-family lots from one lot at 15529 Colorado Avenue in the R-M (Multiple-Family Residential) zone, to the February 4, 2026 Planning Commission Meeting.

NEW BUSINESS

PUBLIC HEARINGS

3. **CONDITIONAL USE PERMIT NO. 986** A request by Terri Dickerhoff/CGB Development for Sprouts Farmers Market to allow the sale of beer and wine for off-site consumption with a "Type 20" California Department of Alcoholic Beverage Control (ABC) license at 15121 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) zone. This project is a Class 1 (minor alteration not involving substantial expansion) Categorical Exemption pursuant to Article 19, Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.

REPORTS

4. **ORAL REPORT** City Council Actions

COMMENTS

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

ADJOURNMENT

To a meeting on Wednesday, February 4, 2026, at 6:00 p.m. in the Council Chamber at City Hall, 16400 Colorado Avenue, Paramount, California.

Americans with Disabilities Act: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (562) 220-2225 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting. **Note:** Agenda items are on file in the Planning Department office and are available for public inspection during normal business hours. Materials related to an item on this Agenda submitted after distribution of the agenda packet are also available for public inspection during normal business hours in the Planning Department office. The Planning Department office is located at City Hall, 16400 Colorado Avenue, Paramount.

JANUARY 7, 2026

APPROVAL OF MINUTES

PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF DECEMBER 2, 2025.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES

DECEMBER 2, 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 6:03 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF COMMISSIONERS:

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

Absent: None

STAFF PRESENT:

Lindsay Thorson, Planning Commission Attorney
John King, Planning and Building Director
Monica Rodriguez, Assistant Planning and Building Director
Ivan Reyes, Associate Planner
Biana Salgado, Administrative Assistant

MINUTES

1. APPROVAL OF MINUTES

November 5, 2025

Chair Timmons presented the Planning Commission minutes of November 5, 2025 for approval.

It was moved by Vice Chair Weisenburger and seconded by Commissioner Esparza 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: None
ABSTAIN: Commissioner Gonzalez

PUBLIC COMMENTS

Planning and Building Director King stated that public comment cards were received for agenda items No. 2 and No. 5 which will be heard during their respective times.

NEW BUSINESS

PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT NO. 984

Chair Timmons announced the item, 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.

Planning and Building Director King introduced Assistant Planning and Building Director Monica Rodriguez who presented an overview of the request.

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

Applicant David Vazquez spoke in favor of request.

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

AYES: Commissioners Esparza, Gonzalez, and Moody; Vice Chair Weisenburger; and Chair Timmons

NOES: None

ABSENT: None

ABSTAIN: None

It was moved by Commissioner Gonzalez, seconded by Vice Chair Weisenburger, to adopt Planning Commission Resolution No. 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", approving Conditional Use Permit No. 984. The motion was passed by the following roll call vote:

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

3. CONDITIONAL USE
PERMIT NO. 985

Chair Timmons announced the item, 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.

Planning and Building Director King, on behalf of Assistant Planner Corrales, presented an overview of the request.

Commissioner Gonzalez asked for clarification that no work and only storage will be taking place at this location. Planning and Building Director King confirmed that aside from limited storage, the property will be used as an office to store files, maintain staff, and conduct trainings.

Chair Timmons asked if only this business will be operating within the entire building. Planning and Building Director King confirmed yes.

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

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

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

It was moved by Vice Chair Weisenburger, seconded by Commissioner Gonzalez, to adopt Planning Commission Resolution No. 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", approving Conditional Use Permit No. 985. The motion was passed by the following roll call vote:

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

4. ZONING ORDINANCE
TEXT AMENDMENT
NO. 39

Chair Timmons announced the item, a recommendation for the City Council of the City of Paramount to adopt an ordinance prohibiting short-term rentals citywide.

Planning and Building Director King presented an overview of the request.

Vice Chair Weisenburger asked if there is any place in Paramount that can allow for short-term rentals. Planning and Building Director King stated short-term rentals are not allowed in the city.

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

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

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

It was moved by Vice Chair Weisenburger, seconded by Commissioner Gonzalez, to adopt Planning Commission Resolution No. 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", approving Zoning Ordinance Text Amendment No. 39. The motion was passed by the following roll call vote:

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

There was further discussion between the Planning Commission and staff.

APPEAL

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

Chair Timmons announced the item, an Appeal of Planning and Building Director Decision No. 25-1.

Planning and Building Director King presented an overview of the 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 following individuals spoke in favor of appealing the item:

Timothy Martin, Esq. (representing the applicant); Applicant Hugo Sanchez; Carlos Preza (Business Manager of building); Yadira Ruiz (Paramount resident and representative of Reliance Hospice and Palliative Care); Samuel Flores (Chaplin, Southern Pacific District Assemblies of God); and Blanca Rojas (representative of Paramount Convalescent Hospital).

At the conclusion of public testimony, Commissioner Gonzalez expressed that he was torn after hearing comments from the applicant and the public. Commissioner Gonzalez understands the need for this type of service but

acknowledged that staff did a great job at clarifying what type of use is allowed in the area.

Chair Timmons acknowledged the compassionate statements that were made.

Commissioner Gonzalez acknowledged that the Planning and Building Department was clear in their communication with the applicant and again reiterated that although there is a need for this type of service, he wanted to know if the applicant had looked at other possible locations within the city that are in the appropriate zone. Mr. Sanchez stated there is a limited number of suitable buildings available for lease.

It was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to adopt Planning Commission Resolution No. 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", approving Planning and Building Director Decision No. 25-1. The motion was passed by the following roll call vote:

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

REPORTS

6. ORAL REPORT

Planning and Building Director King reported that at the November 18, 2025 City Council meeting, the City Council approved Ordinance No. 1209, establishing standards for boarding, fencing, maintaining, and reporting vacant properties and/or tenant spaces, building, foreclosed properties, and abandoned properties in the city of Paramount.

Secondly, the City Council approved the updated California Building Standards Code.

COMMENTS

7. COMMENTS

Commissioner Gonzalez asked a general question related to agenda item No. 5.

Planning and Building Director King stated that the 2026 Planning Commissioners Academy will be taking place at the Sheraton Park Hotel in Anaheim, March 11 through March 13, 2026.

Lastly, Planning and Building Director King highlighted upcoming holiday events in Paramount, including the annual Tree Lighting Ceremony taking place on Wednesday, December 3rd and the Santa Train beginning on Monday, December 15th.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Timmons at 7:32 p.m. to the next Planning Commission meeting to be held on Wednesday, January 2026 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Linda Timmons, Chair

ATTEST:

Biana Salgado, Administrative Assistant

JANUARY 7, 2026

PUBLIC HEARING

TENTATIVE PARCEL MAP NO. 084884

- A. MOTION IN ORDER:
- B. OPEN THE PUBLIC HEARING
- C. CONTINUE THE PUBLIC HEARING TO FEBRUARY 4, 2026.

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



To: Honorable Development Review Board
From: John King, AICP, Planning and Building Director
By: Ivan Reyes, Associate Planner
Date: January 7, 2026

**Subject: TENTATIVE PARCEL MAP NO. 084884
15529 COLORADO AVENUE**

BACKGROUND

This application is a request by Soo-Hyun Yoon to approve Tentative Parcel Map No. 084884, a request to create four single-family lots from one lot at 15529 Colorado Avenue.

On November 5, 2025, the Development Review Board approved Development Review Application No. 25:010, a request to construct four single-family homes on the subject site.

On November 5, 2025, the Planning Commission recommended that the City Council approve Zone Change No. 253, changing the Zoning Map from R-M (Multiple-Family Residential) to PD-PS (Planned Development with Performance Standards). On December 16, 2025, the City Council approved the first reading of Ordinance No. 1210, approving Zone Change No. 253.

Also on November 5, 2025, the Planning Commission continued Tentative Parcel Map No. 084884 to the January 7, 2026 Planning Commission Meeting.

Staff is requesting that the application review be postponed to allow additional time for the City Engineer to complete a thorough review and provide comments on the proposed tentative parcel map. Staff recommends continuing the Tentative Parcel Map No. 084884 to the February 4, 2026 Planning Commission meeting.

RECOMMENDED ACTION

Continue the public hearing for Tentative Parcel Map No. 084884 to the February 4, 2026 Planning Commission meeting.

JANUARY 7, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 986

- 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: _____
<input type="checkbox"/> APPROVED	ABSENT: _____
<input type="checkbox"/> DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 26:001, A REQUEST BY TERRI DICKERHOFF/CGR DEVELOPMENT FOR SPROUTS FARMERS MARKET TO ALLOW THE SALE OF BEER AND WINE FOR OFFSITE CONSUMPTION WITH A "TYPE 20" CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC)

LICENSE AT 15121 PARAMOUNT BOULEVARD IN THE PD-PS
(PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)
ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

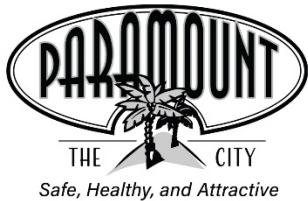
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 986
REQUEST:	Allow the sale of beer and wine for offsite consumption with a "Type 20" California Department of Alcoholic Beverage Control (ABC) license
APPLICANT:	Terri Dickeroff/CGR Development for Sprouts Farmers Market
MEETING DATE:	January 7, 2026
LOCATION:	15121 Paramount Boulevard
ZONE:	PD-PS (Planned Development with Performance Standards)
GENERAL PLAN:	Central Business District
PLANNER:	Ivan Reyes
RECOMMENDATION:	Approval



To: Honorable Planning Commission

From: John King, AICP, Planning and Building Director

By: Ivan Reyes, Associate Planner

Date: January 7, 2026

Subject: CONDITIONAL USE PERMIT NO. 986
TERRI DICKEROFF/CGR DEVELOPMENT FOR SPROUTS FARMERS
MARKET

BACKGROUND

This application is a request by Terri Dickeroff/CGR Development for Sprouts Farmers Market for a conditional use permit (CUP) to allow the sale of beer and wine for offsite consumption with a "Type 20" California Department of Alcoholic Beverage Control (ABC) license at 15121 Paramount Blvd in the PD-PS (Planned Development with Performance Standards) zone. The 3.3-acre location is at the geographic heart of Paramount and at the crossroads of the Central Business District and the Clearwater Specific Plan area (which includes the Paramount Swap Meet).

On August 7, 2024, the Planning Commission reviewed Zone Change No. 244, Tentative Parcel Map No. 084335, and Conditional Use Permit No. 939. The CUP allows the operation of two restaurants, each with a drive-thru and indoor and outdoor seating, and a third restaurant with indoor and outdoor seating.

On the same evening, the Development Review Board approved Development Review Application No. 23:008, a request to construct three commercial buildings.

Sprouts Farmers Market, the anchor tenant for the site, does not need an approved CUP for grocery use. The purpose of this hearing is to consider the sale of beer and wine for off-site consumption and establish new conditions to comply with City regulations.

DISCUSSION

Sprouts Farmers Market is currently under construction at this location. As part of its standard grocery operations, Sprouts is requesting approval to sell beer and wine for offsite consumption only, consistent with practices at other grocery stores in the area. The business hours of operation are Monday through Sunday from 7:00 a.m. to 10:00 p.m. The hours of alcoholic beverage sales will be available during all hours the store is open. Sprouts will employ approximately 100 full and part-time employees, with three shifts per day.

Analysis

The Los Angeles County Sheriff's Department and Paramount Public Safety Department have reviewed the request to allow the sale of beer and wine for offsite 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 camera plan and security management plan remain operational in the future.

ABC Review

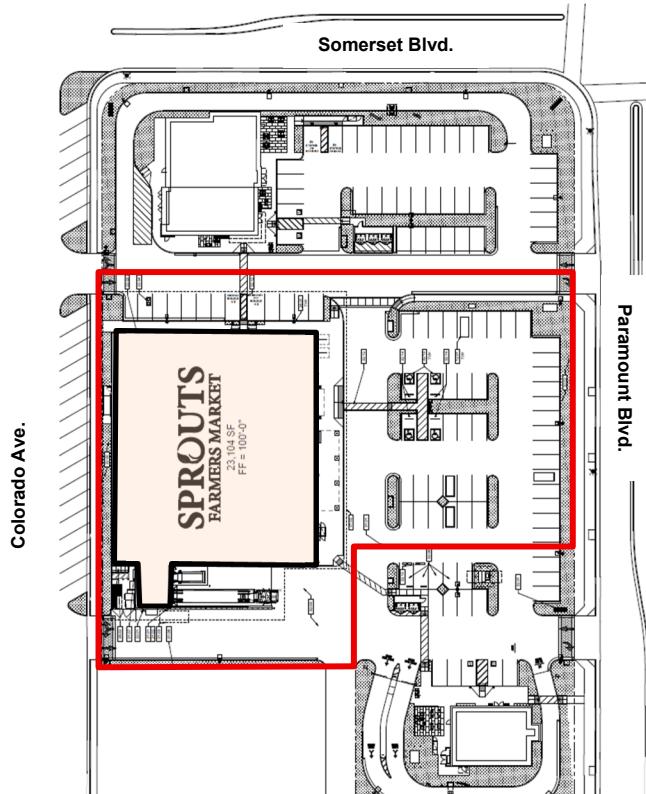
The California Department of Alcoholic Beverage Control (ABC) has general guidelines, based on population, which are used to determine a recommended number of alcohol licenses within a given census tract. Without the need for a determination of public convenience or necessity, ABC allows up to two licenses for offsite consumption of alcohol in the census tract (5538.01) where the property is located. There are two active licenses in Census Tract 5538.01. ABC categorizes alcohol beverage licenses into several different "types." The applicant is proposing to apply for a "Type-20" license for the sale of beer and wine for offsite consumption. The existing other Paramount establishments in Census Tract 5538.01 with active licenses for offsite consumption as approved by ABC are summarized in the chart below. There will be a net increase in ABC licenses for this census tract.

BUSINESS	ADDRESS	TYPE OF LICENSE	DATE APPROVED
Orange Liquor	7010 Somerset Blvd.	Type 21 – Off-Sale beer and wine	11/16/2016
Dino Station #2 (Sinclair)	15757 Paramount Blvd.	Type 41 – On-Sale General (beer, wine, and distilled spirits)	7/15/2019

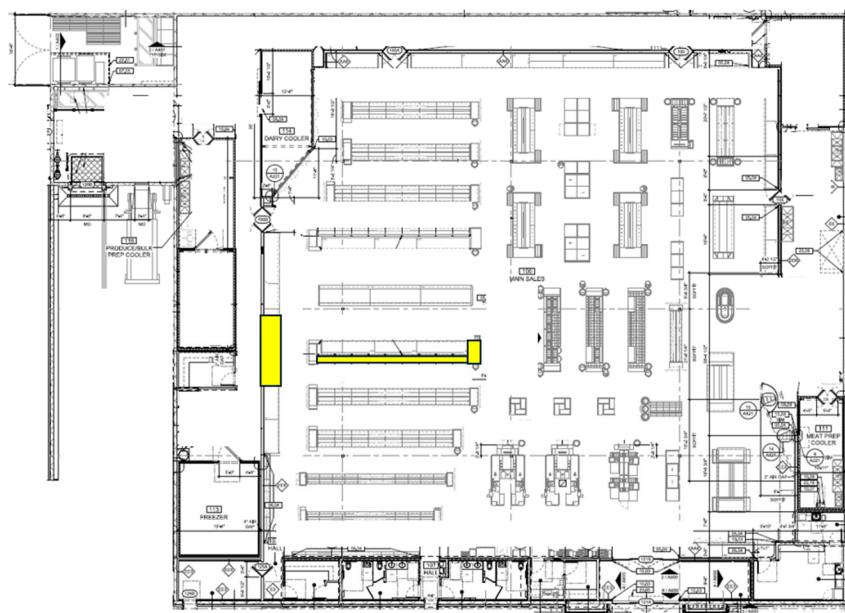
If the Planning Commission approves this application with a determination that the proposed use would serve a public convenience without having a negative impact on public health and safety, ABC will issue a license. As mentioned above, Sprouts Farmers Market is located in the commercial area, which is an appropriate location for grocery stores that sell alcohol for offsite consumption.

Plans

Below is the existing site plan for the property.



Below is the floor plan of the grocery store. Highlighted in yellow is the proposed location of beer and wine.



Photo

The first photo depicts the east view of the property, and the second depicts the west side of the property still under construction.



Analysis

The proposed business is located in an appropriate commercial zone and is compatible with the surrounding businesses. The location is adequate in size, and sufficient parking will be provided. Furthermore, the Los Angeles County Sheriff's Department and Paramount Public Safety Department have reviewed the request to allow the sale of beer and wine offsite consumption and found no concerns.

Environmental Assessment

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

Adopt Resolution No. PC 26:001, approving Conditional Use Permit No. 986, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 26:001**

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. 986, A REQUEST BY TERRI DICKEROFF/CGR DEVELOPMENT FOR SPROUTS FARMERS MARKET FOR THE SALE OF BEER AND WINE FOR OFFSITE CONSUMPTION TO INCLUDE AT 15121 PARAMOUNT BOULEVARD IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Terri Dickeroff/CGR Development for Sprouts Farmers Market for the sale of beer and wine for offsite consumption at 15121 Paramount Boulevard 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 to an existing private structure.

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

SECTION 1. The above recitations are true and correct.

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

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

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

1. The requested use at the location proposed will not:
 - a. Adversely affect the health, peace, safety or welfare of persons residing or working in the surrounding area;

- b. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; nor
- c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this chapter, or as is otherwise required in order to integrate such use with the uses in the surrounding area; and
3. That the proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - b. By other public or private service facilities as are required.

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

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

General

1. Conditions. All conditions of approval of Conditional Use Permit No. 986 shall be printed as general notes on all sets of building plans. A copy of these conditions shall be posted and maintained in a place conspicuous to all employees of the location.
2. Material Deviation. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning and Building Department before construction.
3. Affidavit. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, January 23, 2026. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.

4. 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.
5. One-Year Approval. Approval of this Conditional Use Permit No. 983 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 30 days prior to the expiration date of January 7, 2027. The Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application. Commencement of development shall mean that appropriate permits have been obtained, and the development has successfully completed the first Building and Safety Division inspection.
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. License. All contractors, businesses, and affiliates in the City of Paramount shall obtain a business license to work and/or conduct business in the City of Paramount.
9. Fees. All applicable development fees are due prior to the issuance of building permits.
10. Alterations. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
11. Window Security Bars. The installation of exterior window security bars is prohibited in accordance with Section 17.44.630(C) of the Paramount Municipal Code and Ordinance No. 1189/Zone Change No. 244.
12. Paint. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
13. Tarps. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
14. Unpermitted Fencing. Barbed wire, concertina wire, and razor wire are prohibited where visible from the public right-of-way in accordance with Ordinance No. 1189/Zone Change No. 244.
15. Tenant Improvements. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division.
16. Business License. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.

17. Signs. Signs, banners, and feather flags require separate review and approval by the Planning and Building Department prior to fabrication and installation. Regarding future tenants, damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
18. Special Events. Special events shall be reviewed in accordance with Special Event Permit regulations of Section 17.44.170 of the Paramount Municipal Code for possible approval by the Planning and Building Department.
19. Clean Premises. The outside premises shall be maintained in a clean manner at all times. Litter, debris, boxes, pallets and trash shall be promptly removed from the yard areas, loading areas, parking lot, landscaped areas, and the surrounding property perimeter.
20. 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 spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements. The required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment, or any other related material

Business Operations

21. Business/Sales Hours. Business hours shall be limited to 7:00 a.m. to 10:00 p.m., Monday through Sunday including the sales of beer and wine.
22. Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
23. Onsite Prohibition. The applicant and/or employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
24. Licensed Beverages. It shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverage(s) which the licensee is authorized by the California Department of Alcoholic Beverage Control (ABC) to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
25. 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 California Business and Professions Code.

26. **Grocery Store.** The applicant shall be permitted to operate a grocery store on the subject site only for the sale of beer and wine for offsite consumption, but not the manufacturing of alcohol, or alcoholic beverages, for of other licensees as set forth in Sections 23036 and 23375 of the California Business and Professions Code.
27. **Loading.** Stopping, loading, and unloading of delivery vehicles associated with inbound and outbound shipments is prohibited on public rights-of-way.
28. **Lighting.** A sufficient amount of lighting, as determined by the Planning and Building Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning and Building Department for their decorative quality and location, and permits shall be obtained.
29. **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).
30. **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 South Coast Air Quality Management District, (3) the California Department of Resources Recycling and Recovery (CalRecycle), (4) the California Department of Alcoholic Beverage Control, and (5) the Los Angeles County Department of Public Health.
31. **Noise.** In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
32. **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 areas adjacent to the subject building, 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.
33. **Exterior Lighting.** The exterior lighting of the pedestrian walkway shall be cleaned, refurbished, and maintained in good, unblemished condition.
34. **Graffiti.** Graffiti and blemishes on all site features including signs, walls, windows, mechanical equipment, and curbs shall be removed. The building and adjacent site shall be maintained free of graffiti and other vandalism.

35. **Organic Waste.** The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
36. **Waste Facilities/Trash Enclosures.** The business shall comply with Chapter 17.118 of the Paramount Municipal Code regarding receptacles, facilities, and storage for garbage waste, refuse, trash, organic waste, and nonorganic recyclables.
37. **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.
38. **Cooperation.** 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.
39. **Revised Operations.** In the event the owner(s) intend to sell, lease, or sublease the subject business operation or transfer the subject Permit to party or licensee, the Planning and Building and Safety Director shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.

Final Approval

40. At the completion of the project when all conditions of approval are addressed, final written approval from the Planning Division shall be obtained prior to the sales of alcohol.

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

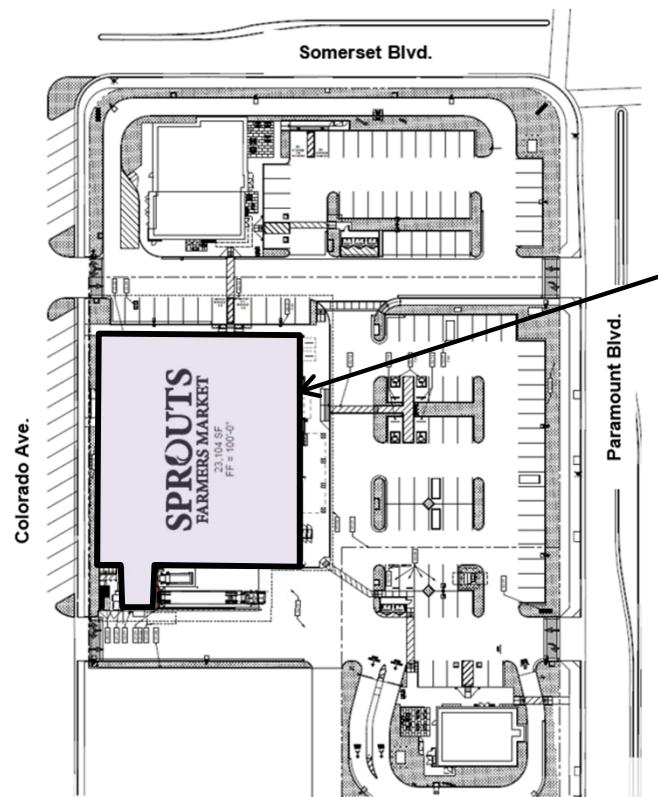
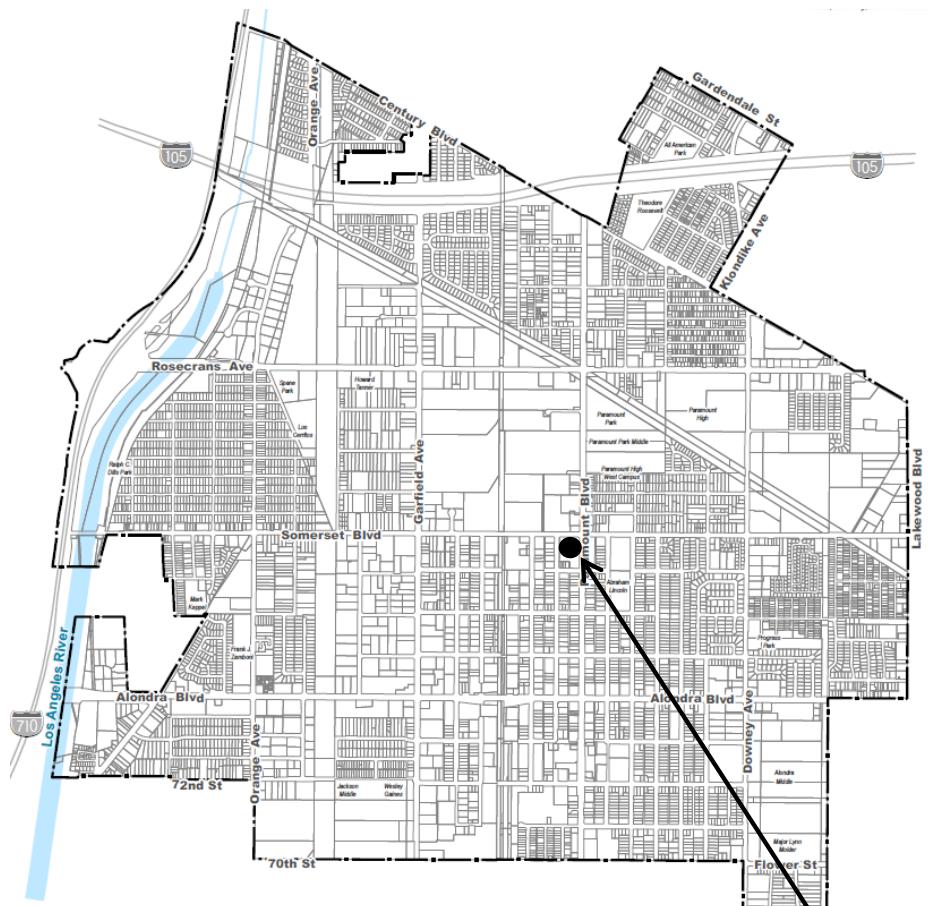
PASSED, APPROVED, and ADOPTED this 7th day of January 2026.

Linda Timmons, Chair

Attest:

Biana Salgado, Administrative Assistant

Conditional Use Permit No. 986



Subject
Property

15121 Paramount Blvd.

JANUARY 7, 2026

ORAL REPORT

CITY COUNCIL ACTIONS

JANUARY 7, 2026

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF