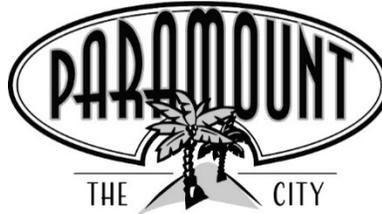


# AGENDA

Paramount Planning Commission

March 4, 2026



*Safe, Healthy, and Attractive*

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

City of Paramount

16400 Colorado Avenue ❖ Paramount, CA 90723 ❖ (562) 220-2000 ❖ [www.paramountcity.gov](http://www.paramountcity.gov)

## PUBLIC PARTICIPATION NOTICE

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

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

- **In-person**

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

- **E-mail:** [planning@paramountcity.gov](mailto:planning@paramountcity.gov)

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

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

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

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## MINUTES

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1. [APPROVAL OF MINUTES](#) February 11, 2026

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## PUBLIC COMMENTS

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## NEW BUSINESS

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## PUBLIC HEARINGS

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2. [CONDITIONAL USE PERMIT NO. 991](#) A request by Ramon Sicairos/La Sierra and Carreta Boots to expand business operations from an existing 6,000 square foot warehouse suite into the adjacent 6,000 square foot warehouse suite for a total 12,000 square foot warehouse lease area for the wholesale of apparel, boots, and accessories at 15341-15343 Garfield Avenue in the M-2 (Heavy Manufacturing) 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. [CLEARWATER SPECIFIC PLAN PROJECT](#) A recommendation by staff to open and continue the public hearing for the following items to the April 1, 2026 Planning Commission meeting:
  - A. RESOLUTION NO. PC 26:007 Resolution No. PC 26:007, a recommendation that the City Council certify the final program environmental impact report (EIR); adopt a statement of overriding considerations; and approve a Mitigation Monitoring and Reporting Program.
  
  - B. GENERAL PLAN AMENDMENT NO. 26-1 General Plan Amendment No. 26-1, a recommendation that the City Council amend the Clearwater East Specific Plan (rename it Clearwater Specific Plan) to add new zones (Mixed-Use Town Center, Town Residential, Flex District, and Neo Industrial) to allow the proposed increase in development capacity and provide consistency with the Specific Plan.
  
  - C. ZONING ORDINANCE TEXT AMENDMENT NO. 40 Zoning Ordinance Text Amendment No. 40, a recommendation that the City Council repeal and replace Chapter 17.88 of the Paramount Municipal Code in its entirety to incorporate the Clearwater Specific Plan into the Paramount Municipal Code.

## RECEIVE AND FILE

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4. **CONDITIONAL USE PERMIT NO. 921/ DEVELOPMENT REVIEW APPLICATION NO. 23:004**      A three-month review of Mr. J's Bar business operations at 7824 Alondra Boulevard in the C-3 (General Commercial) zone.

## REPORTS

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5. **ORAL REPORT**      City Council Actions

## COMMENTS

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

## ADJOURNMENT

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To a meeting on Wednesday, April 1, 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 and Building 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 and Building Department office. The Planning and Building Department office is located at City Hall, 16400 Colorado Avenue, Paramount.

MARCH 4, 2026

APPROVAL OF MINUTES  
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF FEBRUARY 11,  
2026.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
<input type="checkbox"/> APPROVED	ABSENT: _____
<input type="checkbox"/> DENIED	ABSTAIN: _____

## PARAMOUNT PLANNING COMMISSION MINUTES FEBRUARY 11, 2026

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

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### CALL TO ORDER:

The meeting of the Planning Commission was called to order by Chair Linda Timmons at 6:01 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

### ROLL CALL OF COMMISSIONERS:

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

Absent: Commissioner Moody

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

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

Chair Timmons opened the Planning Commission meeting with an explanation that on February 4, 2026, the regular meeting of the Planning Commission was canceled due to lack of quorum. She apologized to the audience and the public at large for any inconvenience the cancellation may have caused.

### MINUTES

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#### 1. APPROVAL OF MINUTES January 7, 2026

Chair Timmons presented the Planning Commission minutes of January 7, 2026 for approval.

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

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

**PUBLIC COMMENTS**

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Planning and Building Director King stated that there were no public comments.

**OLD BUSINESS**

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2. TENTATIVE PARCEL  
 MAP NO. 084884

Chair Timmons announced the item, 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.

Planning and Building Director King introduced Associate Planner Reyes who provided an overview of the request.

Commissioner Gonzalez and Chair Timmons asked for clarification on the easement on the property. Associate Planner Reyes confirmed the easement is for walkway access/utility use and is site specific to the lots on the property.

Commissioner Esparza asked about a potential fence along the alley. Associate Planner Reyes confirmed a fence along the alley is proposed.

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 Gonzalez, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. 25:031, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO TENTATIVE PARCEL MAP NO. 084884, A REQUEST BY SOO-HYUN YOON TO CREATE FOUR LOTS FROM ONE 14,992 SQUARE FOOT LOT AT 15529 COLORADO AVENUE IN THE R-M (MULTIPLE-FAMILY RESIDENTIAL) ZONE", approving Tentative Parcel Map No. 084884. The motion was passed by the following roll call vote:

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

**NEW BUSINESS**

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**PUBLIC HEARINGS**

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3. **CONDITIONAL USE PERMIT NO. 987**

Chair Timmons announced the item, a request by Davidlee Kitchen/Kitchen’s Craft Barbecue to allow the sale of beer and wine for onsite consumption with a “Type 41” California Department of Alcoholic Beverage Control (ABC) license at 8320 Alondra Boulevard in the C-3 (General Commercial) zone.

Planning and Building Director King introduced Associate Planner Reyes who presented an overview of the request.

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

David Kitchen, Chief Operating Officer (COO) of Kitchen’s Craft Barbecue, spoke in favor of the request.

Davidlee Kitchen, applicant and Chief Executive Officer (CEO) of Kitchen’s Craft Barbecue, 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 Gonzalez, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Commissioner Esparza, seconded by Commissioner Gonzalez, to adopt Planning Commission Resolution No. 26:002, "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. 987, A REQUEST BY DAVIDLEE KITCHEN/KITCHEN'S CRAFT BARBECUE TO ALLOW THE SALE OF BEER AND WINE FOR ONSITE CONSUMPTION WITH A "TYPE 41" CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL LICENSE AT 8320 ALONDRA BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE", approving Conditional Use Permit No. 987. The motion was passed by the following roll call vote:

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

4. CONDITIONAL USE PERMIT NO. 989

Chair Timmons announced the item, a request by Celso Jose Ixcaquic Garcia/Nicole Furniture to operate a furniture manufacturing business at 15123 Colorado Avenue in the M-1 (Light Manufacturing) zone.

Planning and Building Director King introduced Associate Planner Reyes who presented an overview of the request.

Commissioner Gonzalez asked if the business sells furniture at other locations. Associate Planner Reyes stated that the business format is direct sales.

Chair Timmons asked for clarification on the security bars.

Commissioner Esparza asked for confirmation if parking is at the rear of the business.

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

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

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

It was moved by Commissioner Gonzalez, seconded by Vice Chair Weisenburger, to adopt Planning Commission Resolution No. 26:003, "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. 989, A REQUEST BY CELSO JOSE IXCAQUIC GARCIA/NICOLE FURNITURE FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE A FURNITURE MANUFACTURING BUSINESS AT 15123 COLORADO AVENUE, SUITE A IN THE M-1 (LIGHT MANUFACTURING) ZONE", approving Conditional Use Permit No. 989. The motion was passed by the following roll call vote:

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

5. CONDITIONAL USE PERMIT NO. 990

Chair Timmons announced the item, a request by Erik Cabral/California RZRS, Inc. to operate an indoor warehouse for the rental of utility terrain vehicles (UTVs) with incidental routine repairs and maintenance of the vehicles at 15526 Vermont Avenue in the M-1 (Light Manufacturing) zone.

Planning and Building Director King introduced Assistant Planning and Building Director Rodriguez who provided an overview of the request on behalf of Assistant Planner Leslie Corrales.

Chair Timmons asked for clarification on the type of trash bin in Condition of Approval No. 45.

Commissioner Gonzalez asked if the business is operating in another location. Assistant Planning and Building Director Rodriguez confirmed that they are currently operating in the City of Bellflower and will be relocating to Paramount.

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

Applicant Erik Cabral spoke in favor of the request.

There was further discussion between the applicant and the Planning Commission.

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

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

It was moved by Vice Chair Weisenburger, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. 26:004, "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. 990, A REQUEST BY ERIK CABRAL/CALIFORNIA RZRS, INC. FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE AN INDOOR WAREHOUSE FOR THE RENTAL OF UTILITY TERRAIN VEHICLES (UTVS) WITH INCIDENTAL ROUTINE REPAIRS AND MAINTENANCE OF THE VEHICLES AT 15526 VERMONT AVENUE IN THE M-1 (LIGHT MANUFACTURING) ZONE.", approving Conditional Use Permit No. 990. The motion was passed by the following roll call vote:

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

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**REPORTS**

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## 6. ORAL REPORT

Planning and Building Director King reported that at the January 13, 2026 City Council meeting, the Council reviewed a report on Senate Bill (SB) 79, which pertains to transit-oriented development (TOD) legislation.

The City Council also approved changes to the Home Improvement Program by increasing the funding grant from \$45,000 to \$50,000.

There was further discussion between the Planning Commission and staff.

Lastly, the City Council approved a Community Benefits Agreement with CLPF GSI Paramount Owner LP in relation to the Madison Capital Holdings/Go Store It Project at 7243 Petterson Lane.

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**COMMENTS**

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## 7. COMMENTS

Planning and Building Director King wished everyone a very happy Valentine's Day.

Commissioner Esparza acknowledged Dr. Esther Caldwell's 100<sup>th</sup> Birthday and Max B. Martinez, DDS's retirement. Commissioner Esparza and Chair Timmons stated both have contributed much to the City of Paramount and appreciated the City Council acknowledgment of their contributions.

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**ADJOURNMENT**

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There being no further business to come before the Commission, the meeting was adjourned by Chair Timmons at 6:59 p.m. to the next Planning Commission meeting to be held on Wednesday, March 4, 2026 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

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Linda Timmons, Chair

ATTEST:

\_\_\_\_\_  
Biana Salgado, Administrative Assistant

<https://paramountcity1957.sharepoint.com/sites/Planning/Shared Documents/ADMIN/MINUTES/PC MINUTES 2026/January PC ACTIONx1.docx>

MARCH 4, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 991

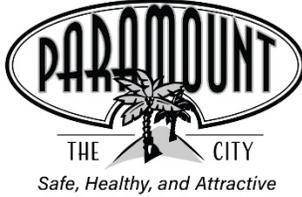
- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
  - (1) THOSE IN FAVOR
  - (2) THOSE OPPOSED
  - (3) REBUTTAL BY THE APPLICANT
- D. MOTION TO CLOSE THE PUBLIC HEARING.

<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 26:006, A REQUEST BY RAMON SICAIROS/LA SIERRA AND CARRETA BOOTS, INC. TO EXPAND BUSINESS OPERATIONS FROM AN EXISTING 6,000 SQUARE FOOT WAREHOUSE SUITE INTO THE ADJACENT 6,000 SQUARE FOOT WAREHOUSE SUITE FOR A TOTAL 12,000 SQUARE FOOT WAREHOUSE LEASE AREA FOR THE WHOLESALE OF

APPAREL, BOOTS, AND ACCESSORIES AT 15341-15343 GARFIELD AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
<input type="checkbox"/> APPROVED	ABSENT: _____
<input type="checkbox"/> DENIED	ABSTAIN: _____



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

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**PROJECT NUMBER:** Conditional Use Permit No. 991

**REQUEST:** Expand business operations from an existing 6,000 square foot warehouse suite into the adjacent 6,000 square foot warehouse suite for a total 12,000 square foot warehouse lease area for the wholesale of apparel, boots, and accessories.

**APPLICANT:** Ramon Sicarios/La Sierra and Carreta Boots, Inc.

**MEETING DATE:** March 4, 2026

**LOCATION:** 15341-15343 Garfield Avenue

**ZONE:** M-2 (Heavy Manufacturing)

**GENERAL PLAN:** Industrial

**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:** March 4, 2026

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**Subject: CONDITIONAL USE PERMIT NO. 991  
LA SIERRA AND CARRETA BOOTS, INC.**

## **BACKGROUND**

This application is a request by Ramon Sicarios/La Sierra and Carreta Boots, Inc. to expand business operations from an existing 6,000 square foot warehouse suite into the adjacent 6,000 square foot warehouse suite for a total 12,000 square foot warehouse lease area for the wholesale of apparel, boots, and accessories at 15341-15343 Garfield Avenue in the M-2 (heavy manufacturing) zone.

The subject property is a 19,800 square foot lot that is developed with a 12,000 square foot building divided into two units of 6,000 square feet each. The property is located on the west side of Garfield Avenue, between Jefferson Street and Adams Street. Currently the business is located at 15341 Garfield Avenue and intends to expand into the neighboring suite at 15343 Garfield Avenue.

## **DISCUSSION**

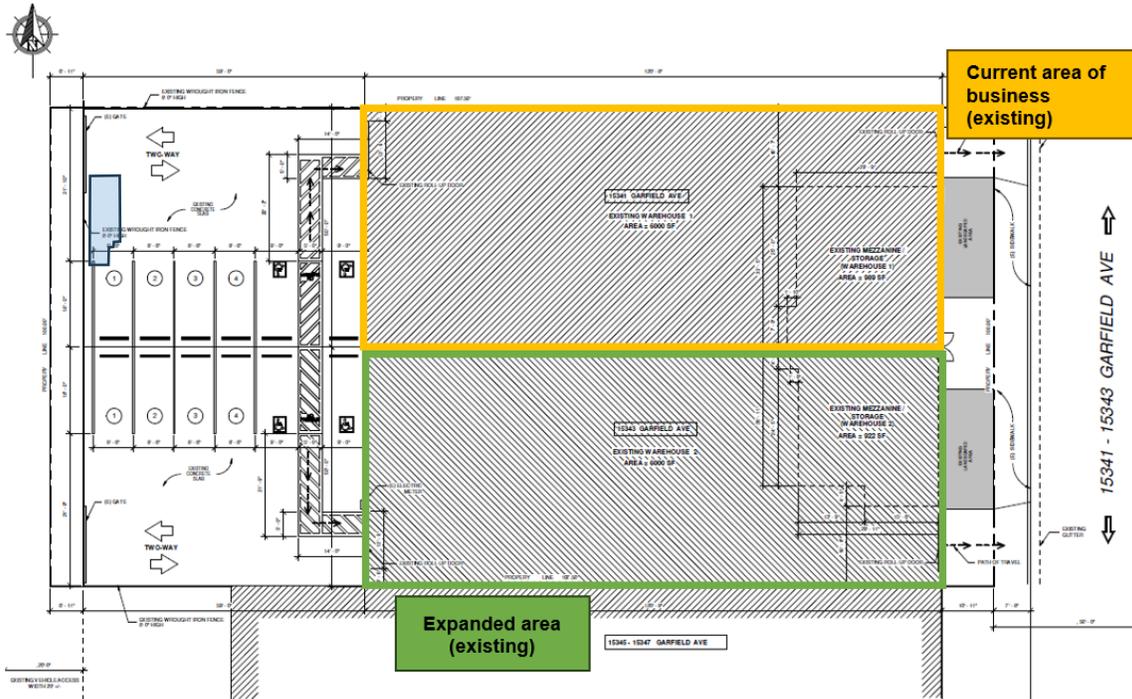
The business specializes in western rodeo-style apparel that is distributed to local retailers. The warehouse will serve as a central hub for inventory storage, order fulfillment, and shipment to various retail locations. The proposed location will be used for warehouse purposes.

The primary access to the building is provided by two roll-up doors facing Garfield Avenue. For vehicle entry, there is an additional access point from a driveway off Jefferson Street. The property provides 12 standard parking spaces, along with four Americans with Disabilities Act (ADA)-compliant spaces.

The proposed business hours of operation are Monday through Friday from 9:00 a.m. to 6:00 p.m., and the business will staff four employees.

### Plans

Below is the proposed site plan with the current suite outlined in yellow and the expansion outlined green.



### Photos

Below are the site photos from February 19, 2026. The first photo depicts the street view of the property from Garfield Avenue. The second photo depicts the rear side of the property.





### **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 to an existing private structure.

### **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 City Council implemented the Strategic Outcomes 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.

### **RECOMMENDED ACTION**

Read by title only, waive further reading, and adopt Planning Commission Resolution No. PC 26:006, approving Conditional Use Permit No. 991, subject to conditions of approval included in the resolution.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 26:006**

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. 991, A REQUEST BY LA SIERRA AND CARRETA BOOTS, INC., TO EXPAND THE EXISTING 6,000 SQUARE FOOT WAREHOUSE TO A TOTAL OF 12,000 SQUARE FEET BY INCORPORATING THE ADJACENT, ATTACHED WAREHOUSE. THE EXPANDED FACILITY WILL BE USED FOR THE STORAGE OF APPAREL, BOOTS, AND ACCESSORIES. AT 15343 GARFIELD AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from La Sierra and Carreta Boots, Inc., for a conditional use permit (CUP) to expand the existing 6,000 square foot warehouse to a total of 12,000 square feet by incorporating the adjacent, attached warehouse. The expanded facility will be used for storage of apparel, boots, and accessories. at 15343 Garfield Avenue in the M-2 (Heavy Manufacturing) zone; and

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

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. 991 shall be printed as general notes on the approved set of building plans.
2. Material Deviation. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning and Building Department before construction.
3. Affidavit. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, March 20, 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. **One-Year Approval.** Approval of this Conditional Use Permit No. 991 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 March 4, 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.
5. **Revocation.** It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
6. **Violations.** It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute, or ordinance is violated the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
7. **Grounds for Modification, Suspension, Revocation.** The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
  - a. That the approval was obtained by fraud;
  - b. That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
  - c. That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;
  - d. That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

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

*Permitting*

8. Conditions of Approval. The applicant shall comply with all conditions of approval from Conditional Use Permit No. 991.
9. 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.
10. License. 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 Department.
11. Fees. All applicable development or user fees are due prior to the issuance of permits for any future construction.
12. Paint. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti shall be promptly removed or painted over with paint to match the predominant surface color.
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 Section 17.36.090 (F)(1) of the Paramount Municipal Code.
15. Window Security Bars. The installation of exterior window security bars is prohibited in accordance with Section 17.36.090 (L) of the Paramount Municipal Code.
16. Chain Link. Chain link material is prohibited.
17. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
18. 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)

19. Business License. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
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 lot shall be restriped and maintained in a clear condition in compliance with Americans with Disabilities (ADA) requirements. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.
21. 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)
22. Agency Regulations. In the ongoing 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 Recovering
23. 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*

24. Hours of Operation. Hours of Operation shall be limited to 9:00 a.m. to 6:00 p.m., Monday through Friday.
25. Truck Delivery. Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments is prohibited on public streets and alleys.
26. Sign Maintenance. Any sign on the building and premises, including the parking lot area, in disrepair shall be cleaned, repaired or replaced with an equivalent sign and maintained in good condition.

27. 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.
28. 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.
29. Special Events. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning and Building Department.
30. Outdoor Storage. Outdoor storage is not permitted.
31. 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.
32. Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
33. Landscaping and Irrigation. The landscaping and irrigation in the existing planters at the front of the building shall be 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. Any mature tree shall be not be removed without the written authorization of the Planning and Building Department.
34. Tree Planting. Upon approval from the Planning and Building Department regarding the tree species and specific location, at least one 24-inch-box shade or canopy tree shall be installed and maintained within the front landscape area.
35. Tenant Improvement. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
36. Rear Yard Items. All junk, clutter, and debris in the rear yard shall be cleared.

37. Noise. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
38. Outdoor Noise. Outdoor speakers or other exterior audible devices are prohibited.
39. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.

*Special Conditions*

40. Bicycle Rack. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
41. Wires and Conduits. Any loose or hanging wiring located on the exterior building shall be concealed and painted to match the exterior wall. Future plumbing and/or electrical work shall be installed on the inside of the building following separate City review and permitting of the proposed changes.

*Final Approval*

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

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

PASSED, APPROVED, and ADOPTED this 4<sup>th</sup> day of March 2026.

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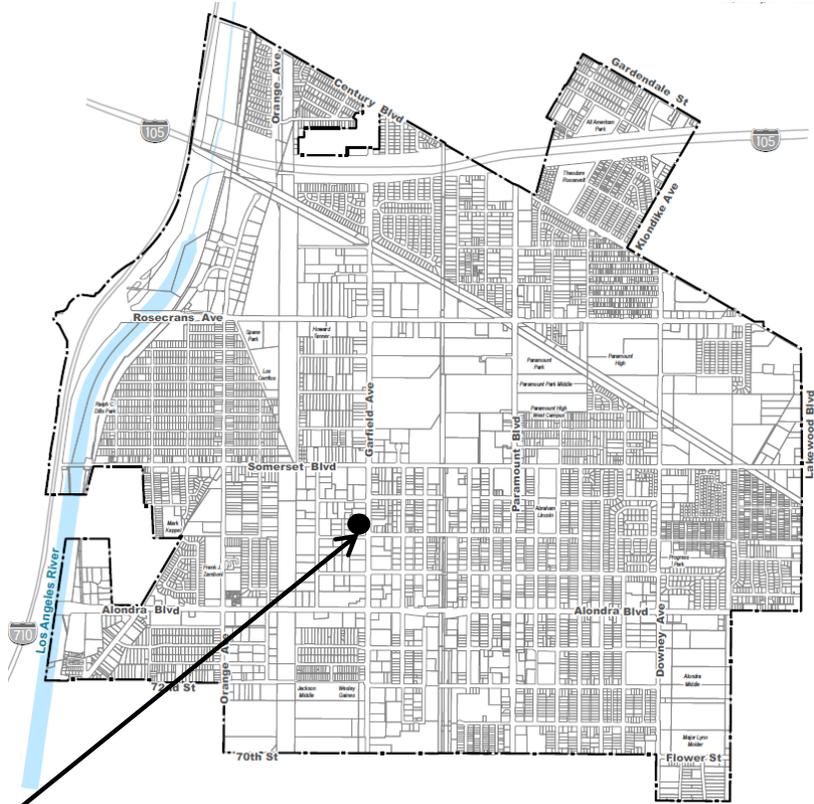
Linda Timmons, Chair

Attest:

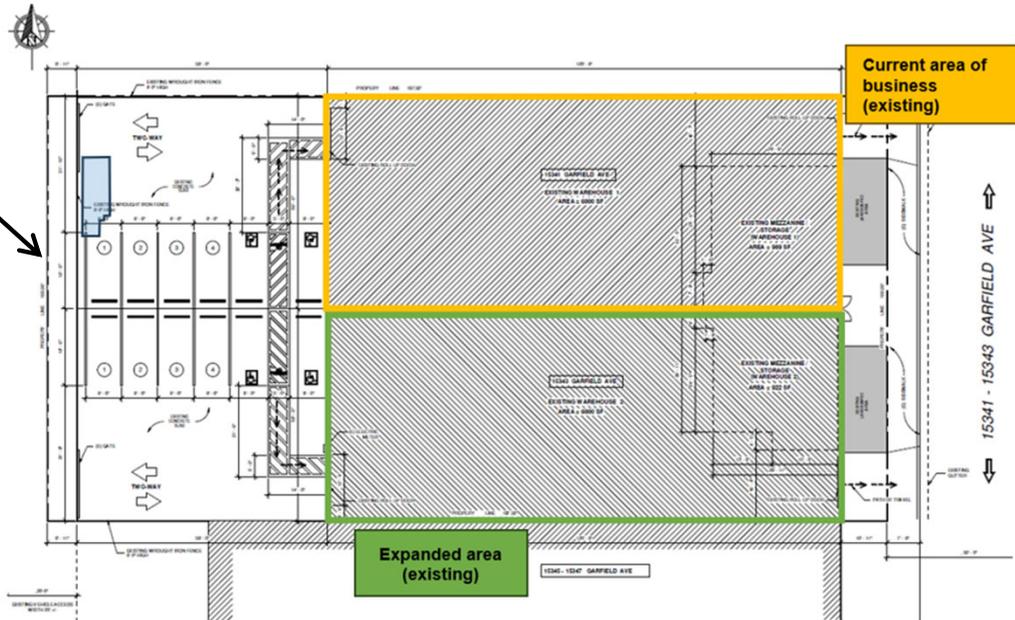
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Biana Salgado, Administrative Assistant

# Conditional Use Permit No. 991



Subject Property



15341-15343 Garfield Avenue

MARCH 4, 2026

PUBLIC HEARING

CLEARWATER SPECIFIC PLAN PROJECT:

RESOLUTION NO. PC 26:007; GENERAL PLAN AMENDMENT NO. 26-1;  
AND ZONING ORDINANCE TEXT AMENDMENT NO. 40

- A. MOTION IN ORDER:
- B. OPEN THE PUBLIC HEARING.
- C. CONTINUE THE PUBLIC HEARING TO APRIL 1, 2026.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
<input type="checkbox"/> APPROVED	ABSENT: _____
<input type="checkbox"/> DENIED	ABSTAIN: _____



**To:** Honorable Planning Commission  
**From:** John King, AICP, Planning and Building Director  
**By:**  
**Date:** March 4, 2026

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**Subject: CLEARWATER SPECIFIC PLAN PROJECT  
RESOLUTION NO. 26:007; GENERAL PLAN AMENDMENT NO. 26-1;  
ZONING ORDINANCE TEXT AMENDMENT NO. 40**

This item is a request to recommend that the City Council approve the Clearwater Specific Plan. The specific plan site is approximately 71 acres and is bounded by Rosecrans Avenue on the north, Paramount Boulevard on the east, Somerset Boulevard on the south, and a Union Pacific Railroad, San Pedro Subdivision rail line on the west.

The Clearwater Specific Plan project is an update to the existing Clearwater East Specific Plan, which was originally approved by the City Council in 1987 and has been periodically updated since that year. The most recent update (2019) allows housing at 22 homes per acre. To meet the State Housing Element requirements, the City must increase the overall allowable housing to 30 homes per acre.

The proposed Specific Plan promotes future housing development at the most northern portions of the Specific Plan area. The plan establishes land use, transportation, infrastructure, economic development, and design strategies to promote a vibrant, inclusive, and pedestrian-oriented neighborhood center.

As more time is required to complete the required reporting for the project, it is recommended that the Planning Commission continue the item.

**RECOMMENDED ACTION**

It is recommended that the Planning Commission open and continue the public hearing for the Clearwater Specific Plan Project (Resolution No. PC 26:007; General Plan Amendment No. 26-1; and Zoning Ordinance Text Amendment No. 40) to the April 1, 2026 Planning Commission meeting.

MARCH 4, 2026

RECEIVE AND FILE

THREE-MONTH REVIEW OF MR. J'S BAR BUSINESS OPERATIONS AT  
7824 ALONDRA BOULEVARD IN THE C-3 (GENERAL COMMERCIAL)  
ZONE.



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

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**PROJECT NUMBER:** Conditional Use Permit No. 921

**REQUEST:** Three-month review of business operations

**APPLICANT:** Alfredo Lopez/Mr. J's Bar

**MEETING DATE:** March 4, 2026

**LOCATION:** 7824 Alondra Boulevard

**ZONE:** C-3 (General Commercial)

**GENERAL PLAN:** Central Business District

**PLANNER:** Ivan Reyes

**RECOMMENDATION:** Receive and File



**To:** Honorable Planning Commission  
**From:** John King, AICP, Planning and Building Director  
**By:** Ivan Reyes, Associate Planner  
**Date:** March 4, 2026

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**Subject: THREE-MONTH REVIEW OF MR. J'S BAR BUSINESS OPERATIONS**

## **BACKGROUND**

This item is a request for a three-month review of Mr. J's Bar business operations at 7824 Alondra Boulevard in the C-3 (General Commercial) zone. The applicant has owned the property and business since 2022. The business opened to the public in November 2025.

On November 2, 2022, the Planning Commission approved Conditional Use Permit (CUP) No. 921, which allowed an upgrade from a bar selling beer for onsite consumption to a bar selling beer, wine, and distilled spirits for onsite consumption. The business is licensed by the California Department of Alcoholic Beverage Control (ABC) for "Type 48" sales of beer, wine, and distilled spirits. The purpose of the hearing was to consider the additional sales of full-service liquor, establish new conditions to comply with City regulations, and bring this legal nonconforming business into conformance with zoning regulations.

To enhance the existing structure on the subject site, an exterior building remodel compliant with the Central Business District Architectural Guidelines (as required by Section 12.24.050 of the Paramount Municipal Code) was included as part of the conditions of approval of CUP No. 921 as approved by the Planning Commission. Completion of the addition and the exterior improvements was required prior to the sale of wine and distilled spirits.

In March 2023, the Development Review Board approved Development Review Application (DRA) No. 23:004, which allowed a remodel of the exterior of the existing 1,680 square foot building and the construction of a 1,312 square foot addition. At completion, the gross floor area of the bar is 2,992 square feet. The approved addition consists of a billiard floor area, walk-in cooler, two restrooms, liquor storage area, and an office. The interior remodel of the existing 1,680 square foot bar features a new wraparound bar counter with prep area, new seating arrangement, and counter space for alcohol. The 33 indoor customer seats will remain the same from the previous business operations.

## DISCUSSION

### Compliance Report - Three Month Review

Condition of Approval No. 39 of DRA No. 23:004 stated, “the Planning Commission or Development Review Board shall conduct a review of the impacts of the business operations on the adjacent neighborhood three months after the expansion is complete.” Mr. J’s Bar opened for operation late November of 2025.

Additionally, the project must comply with the following conditions:

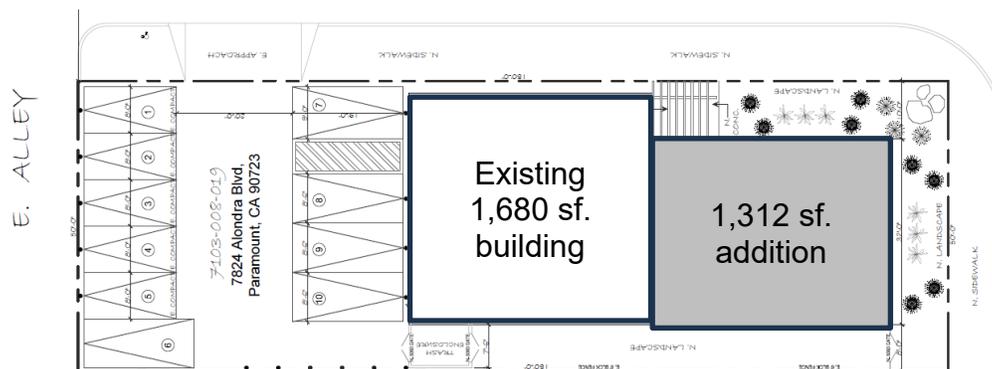
- **Security Cameras:** The Public Safety Department shall review and approve the locations and orientations of all security cameras, including comprehensive camera views of the establishment interior, exterior, and parking lot.
- **Landscaping and Irrigation:** A detailed landscaping and irrigation plan shall be submitted specifying the size, type, and location of all plant material including shade/canopy trees, shrubs, groundcover, and brown mulch; and irrigation. The property shall be landscaped within the yard areas indicated on the approved landscape plan.
- **Architectural Preservation:** The existing Art Deco design elements on the south side of the building shall be preserved and maintained in good condition.

Planning staff conducted a site visit on February 19, 2026, to verify compliance with the conditions of approval. The property was found to be in compliance with all the required conditions. However, the following corrective action is required by the applicant/property owner:

- Remove graffiti from the block wall located on the southside perimeter fence line.

## Plans

As a point of reference, below is the site plan of the property at 7824 Alondra Boulevard. The approved addition is shaded in gray.



## **Public Safety Compliance Summary – Calls for Service**

The Paramount Public Safety Department reviewed the “Calls for Service” from November 2025 through February 2026 to ensure compliance with the approved security measures. While four incidents were noted during the review period, discussions with Public Safety confirmed that the subject address was used as a point of reference. The majority of the calls reported did not result in a criminal activity, and there was no public safety concern.

Furthermore, Public Safety Department staff conducted a site visit on February 19, 2026, to verify that the approved security camera plan and security management plan remain operational. The inspection confirmed that these measures are in place and functioning as required, supporting ongoing compliance with the conditions of approval.

## **Analysis**

On February 19, 2026, the Planning and Building Department mailed a public hearing notice to all property owners and occupants within a 500-foot radius of the subject site, as well as individuals who previously showed interest in the business operations of Mr. J’s Bar.

While the business appears to be in compliance with the conditions of approval, staff is recommending a second three-month review to obtain a more complete understanding of the business operations during a period that reflects typical activity levels. The first three months of operation took place during the winter season, which is generally the slowest time of year for local businesses and does not provide a representative picture of normal customer activity. As the spring and summer seasons approach, the business is expected to experience increased foot traffic and a higher number of public events, which will offer more accurate insight into operational impacts on the surrounding neighborhood.

## **FISCAL IMPACT**

None.

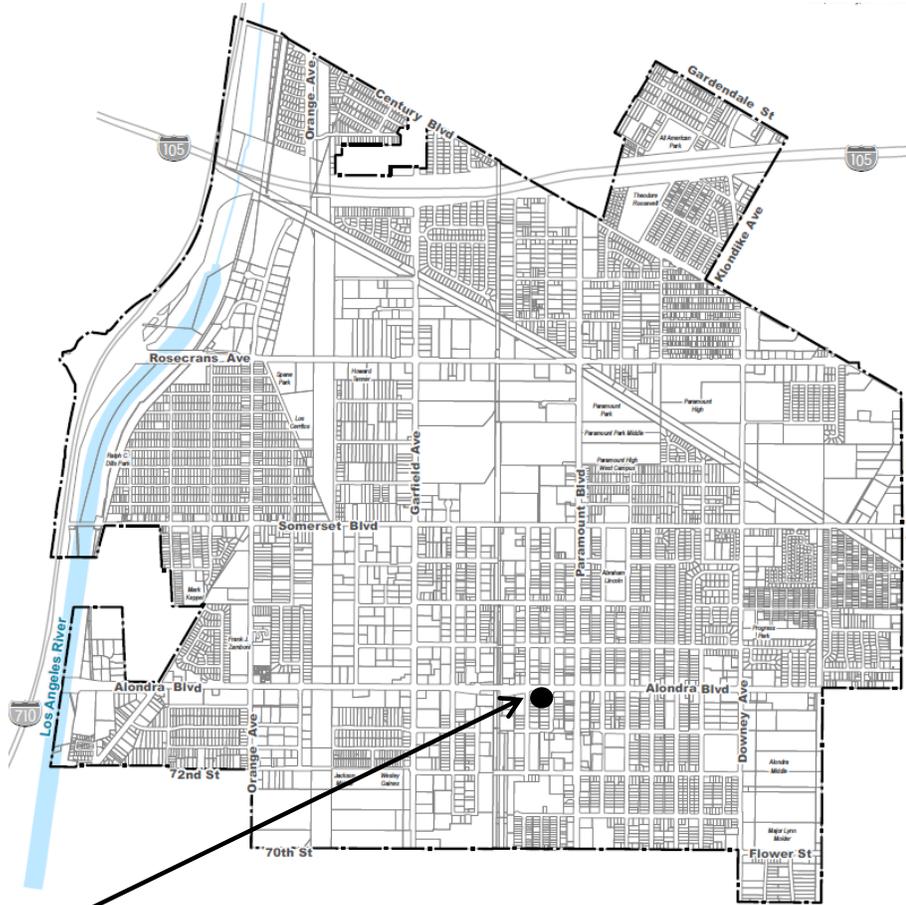
## **VISION, MISSION, VALUES AND STRATEGIC OUTCOMES**

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 a city that is safe, healthy, and attractive. This item aligns with Strategic Outcome No. 1: Safe Community.

## **RECOMMENDED ACTION**

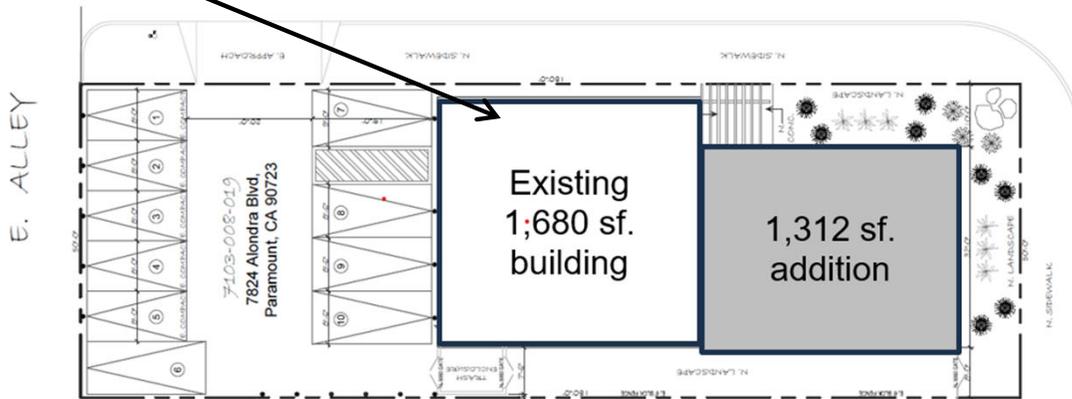
It is recommended that the Planning Commission review, receive and file this report, and schedule a second follow-up review at the six-month mark on June 3, 2026.

# Conditional Use Permit No. 921



Subject Property

Alondra Blvd.



7824 Alondra Blvd.

MARCH 4, 2026

ORAL REPORT

CITY COUNCIL ACTIONS

MARCH 4, 2026

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF