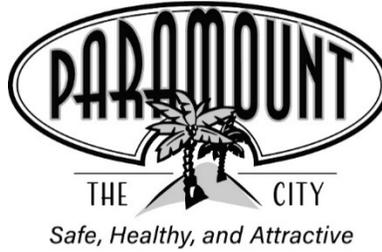


AGENDA

Paramount Planning Commission
February 11, 2026



Adjourned 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.

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](#) January 7, 2026

PUBLIC COMMENTS

OLD BUSINESS

2. [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. This project is a Class 15 (minor land divisions) Categorical Exemption pursuant to Article 19, Section 15315 of California Environmental Quality Act (CEQA) Guidelines.

NEW BUSINESS

PUBLIC HEARINGS

3. [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 (ABC) license at 8320 Alondra Boulevard, in the C-3 (General Commercial) 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.
4. [CONDITIONAL USE PERMIT NO. 989](#) 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. This project is a Class 1 (Existing Facilities) Categorical Exemption pursuant to Article 19, Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.
5. [CONDITIONAL USE PERMIT NO. 990](#) 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. This project is a class 1 (Existing Facilities) Categorical Exemption pursuant to Article 19, Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.

REPORTS

6. **ORAL REPORT** City Council Actions

COMMENTS

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

ADJOURNMENT

To a meeting on Wednesday, March 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 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.

FEBRUARY 11, 2026

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF JANUARY 7, 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 JANUARY 7, 2026

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 6:01 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
Leslie Corrales, Assistant Planner
Caitlin Au, Planning Intern
Biana Salgado, Administrative Assistant

MINUTES

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

Chair Timmons presented the Planning Commission minutes of December 2, 2025 for approval.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

PUBLIC COMMENTS

Planning and Building Director King stated that two public comment cards were received: one is for agenda item No. 3 and the second to be heard during the Development Review Board meeting later in the evening.

OLD BUSINESS

- 2. TENTATIVE PARCEL MAP NO. 084884

Chair Timmons announced the item, 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.

Planning and Building Director King stated that staff recommends granting additional time for the City Engineer to conduct a thorough review and for the applicant to make necessary revisions to the draft map.

It was moved by Vice Chair Weisenburger, seconded by Commissioner Gonzalez, to continue Tentative Parcel Map No. 084884 to the February 4, 2026 Planning Commission Meeting. 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

NEW BUSINESS

PUBLIC HEARINGS

- 3. CONDITIONAL USE PERMIT NO. 986

Chair Timmons announced the item, 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.

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

Chair Timmons asked about surrounding businesses with ABC licenses near the area. Associate Planner Reyes clarified some businesses have different types of licenses or are outside of the census tract.

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

Assistant Planning and Building Director Rodriguez provided Spanish translation on behalf of Paramount resident Marta Marin who expressed that she is glad that Sprouts Farmers Market is bringing more jobs to the area but is concerned that there are schools near the sale of alcohol. She has concerns about vandalism and loitering.

Applicant Terri Dickerhoff representing Sprouts Farmers Market spoke in favor of the request and addressed some of Ms. Marin's concerns. Stated that there is protocol in place – training employees receive on how to handle theft or underage customers. All Sprouts locations across the country participate in this rigorous program.

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

Commissioner Gonzalez thanked Ms. Marin for her comments and for thinking of the children and students; and asked her if she understood the type of grocery store being discussed this evening.

Assistant Planning and Building Director Rodriguez translated on behalf of Ms. Marin who replied she is aware of the type of market that is coming into the neighborhood but has encountered in the past (from the liquor store across the street) people loitering and drinking in public. After hearing from the Sprouts representative stating that they will have security, Ms. Marin hopes the other liquor stores nearby will also include the same type of security as Sprouts is providing to help clean up the area.

Commissioner Gonzalez thanked Ms. Marin again for her comments and concerns.

Commissioner Esparza and Chair Timmons acknowledged Ms. Marin's concerns.

Chair Timmons asked Ms. Dickerhoff if they had been in contact with the Sheriff's Department. She stated no, but that the Planning and Building Department has. She stated that she can be in contact and that Sprouts stores typically have a partnership with whomever the lead agency within a community.

There was further discussion between the Planning Commission.

There being no further comments in favor or opposed to the request, it was moved by Commissioner Gonzalez, 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 Commissioner Gonzalez, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. 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", approving Conditional Use Permit No. 986, with the added finding in Section 5 (regarding public convenience or necessity). 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

4. ORAL REPORT

Planning and Building Director King reported that at the City Council meeting on December 16, 2025, the City Council approved Zoning Ordinance Text Amendment No. 39 (an introduction to the prohibition of short-term rentals) and also approved the Driveway Expansion Program guidelines.

COMMENTS

5. COMMENTS

Planning Commission Attorney Thorson wished everyone a Happy New Year.

Planning and Building Director King announced Building and Safety Inspector Dan Martin's retirement after serving 11 years with the City of Paramount. He thanked Mr. Martin for his service and acknowledged his accomplishments.

After serving 20 years, Interim Building and Safety Manager Sol Bejarano left the City of Paramount to take on a new opportunity with another city. Planning and Building Director King highlighted Ms. Bejarano's accomplishments throughout her career with the City.

The Planning Commission thanked and congratulated Mr. Martin and Ms. Bejarano for their service.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Timmons at 6:37 p.m. to the next Planning Commission meeting to be held on Wednesday, February 4, 2026 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Linda Timmons, Chair

ATTEST:

Biana Salgado, Administrative Assistant

FEBRUARY 11, 2026

PUBLIC HEARING

TENTATIVE PARCEL MAP NO. 084884

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

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

- E. MOTION IN ORDER:
READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 25:031, 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.

MOTION:

MOVED BY: _____

SECONDED BY: _____

APPROVED

DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Tentative Parcel Map No. 084884

REQUEST: Create four 3,748 square foot lots from one 14,992 square foot lot

APPLICANT: Soo-Hyun Yoon

MEETING DATE: February 11, 2026

LOCATION: 15529 Colorado Avenue

ZONE: R-M (Multiple-Family Residential)

GENERAL PLAN: Multiple-Family Residential

PLANNER: Ivan Reyes

RECOMMENDATION: Approval



To: Honorable Planning Commission
From: John King, AICP, Planning and Building Director
By: Ivan Reyes, Associate Planner
Date: February 11, 2026

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

BACKGROUND

This application is a request by Soo-Hyun Yoon to create four 3,748 square foot lots from one 14,992 square foot lot at 15529 Colorado Avenue in the R-M (Multiple-Family Residential) zone.

Subdivision maps are processed in two phases in accordance with the California Subdivision Map Act and Title 16 (Subdivisions and Other Divisions of Land) of the Paramount Municipal Code. The first phase is the Tentative Map process, which requires a public hearing before the Planning Commission. When approved, the application continues to the second phase, in which the applicant prepares a Final Map for City Council review and approval at the direction of the City Engineer and the Public Works Department.

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. The existing single-family home and all existing accessory structures would be demolished as part of the approved project.

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 January 13, 2026 the City Council adopted Ordinance No. 1210/Zone Change No. 253. The zone will officially change to PD-PS on February 13, 2026.

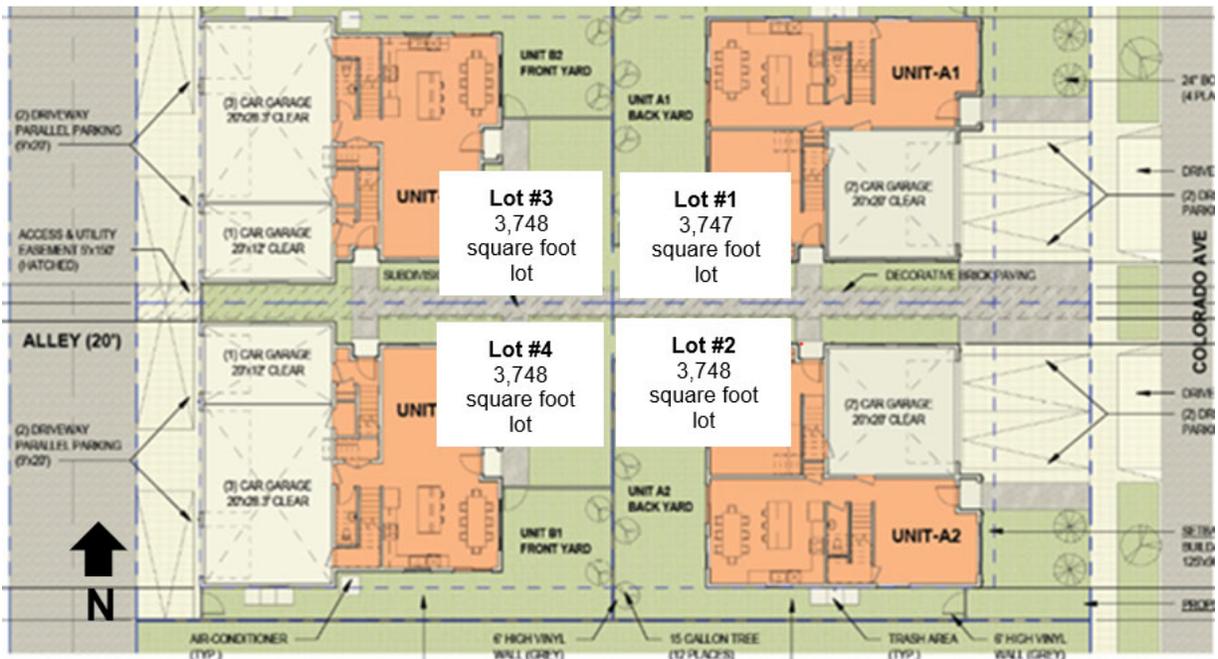
On November 5, 2025, the Planning Commission continued Tentative Parcel Map No. 084884 to its January 7, 2026 meeting. Subsequently, staff requested that the review be deferred to the February 4, 2026 Planning Commission meeting to allow the City Engineer additional time to comprehensively review and comment on the proposed tentative parcel map, as well as allow the applicant sufficient time to incorporate the required modifications to the map.

On February 4, 2026, the regular meeting of the Planning Commission was canceled due to lack of quorum, meaning a majority of the Planning Commissioners were unavailable. Notice was duly posted on that date that the public hearing to consider the subject application would be continued to an adjourned Planning Commission meeting on February 11, 2026.

DISCUSSION

Following the engineer's survey of this property, the total square footage for this parcel was revised to 14,992 square feet. The approval of the subject parcel map will divide the one 14,992 square foot lot into three 3,748 square foot lots and one 3,747 square foot lot. The subject map (attached for your consideration) has been reviewed by the City Engineer, who has deemed that it is mathematically correct and substantially conforms to the tentative map conditions. These properties would be developed with two 1,780 square foot and two 1,772 square foot single-family homes with attached garages.

The following is an excerpt of the draft parcel map:



Site Photos

Below are site photos from October 13, 2025. The first photo depicts the view of the front of the existing lot facing the location of Parcel 1 and 2 (east half of the property). The second photo depicts the view of Parcels 3 and 4 (west half of the property) from the alley.



Front of the property facing the location of Parcel 1 and 2



Rear of the property facing the location of Parcels 3 and 4

Environmental Assessment

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15315, Class 15 (minor land divisions) Categorical Exemption – the division of property into four or fewer parcels.

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

Read by title only, waive further reading, and adopt Planning Commission Resolution No. PC 25:031, approving Tentative Parcel Map No. 084884, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 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

WHEREAS, the Planning Commission of the City of Paramount has received an application from 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; and

WHEREAS, Ordinance No. 238, the Subdivision Ordinance of the City of Paramount, as implemented in Title 16 of the Municipal Code, requires the Planning Commission to announce its findings and decisions in subdivisions and other divisions of land; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on February 4, 2026; and

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15315, Class 15 – the division of property into four or fewer parcels; and

WHEREAS, on February 4, 2026, the Planning Commission conducted a duly noticed public hearing on the application, at which time it heard a presentation by the Planning and Building Department staff as well as the opportunity for testimony regarding the proposed Project.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT DOES RESOLVE, DETERMINE, AND ADJUDGE AS FOLLOWS:

SECTION 1. The above recitations are true and correct.

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

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

SECTION 4. That pursuant to Resolution No. 82:043 of the City Council the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

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

General

1. Affidavit. This tentative parcel map shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit both acknowledging and accepting all conditions of approval of this subdivision application. The affidavit shall be submitted by Friday, February 20, 2026. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the tentative parcel map void.
2. Final Map. A final parcel map shall be prepared by or under the direction of a registered Civil Engineer or licensed land surveyor. The map shall be filed with the City of Paramount and recorded pursuant to the Paramount Municipal Code and the Subdivision Map Act of the State of California.
3. Clearances. Prior to submitting the final parcel map to the City Engineer for approval by the City Council, pursuant to Section 66442 of the California Government Code, the applicant must obtain clearances from all departments, divisions, and utility companies which have set conditions of approval on this subdivision.
4. Title Report. A preliminary title report/parcel map guarantee is needed showing all fee interest holders, all interest holders whose interest could ripen into a fee, all trust deeds, together with the name of the trustees and all easement holders. The account for the title report should remain open until the final map is filed with the county recorder.
5. Easements. Easements shall not be granted or recorded within rights of way proposed to be deeded or dedicated for public streets until after the parcel is recorded, unless such easements are subordinated to the road easement by certification on the title sheet of the final map.
6. Boundaries and Centerlines. Documentation of parcel map boundaries, street centerlines, and lot boundaries is required.
7. Drainage. The applicant shall comply with City Engineer requirements regarding street and drainage improvements and easements needed for street drainage or slopes.
8. Fees. All applicable fees shall be paid to the City of Paramount. Fees shall be determined on the basis of the prevailing fee schedule at the time of permit issuance.

9. Utilities. The applicant shall submit tentative parcel map to and notify all utility companies of proposed development.
10. Soils Engineering Report. The applicant or future applicant shall submit a soils engineering report on all building sites in the subdivision before any future development.
11. Soil Report Requirement. A preliminary soil report is required before grading plan approval of any future development.
12. Water. The applicant shall submit plans and specifications for the water system facilities for approval of the water company serving the land division.
13. Sewer. Each building of this subdivision shall be served by a separate building sewer.
14. Inconsistencies. Details shown on the tentative parcel map which are inconsistent with requirements of ordinances, general conditions of approval, or City Engineer's policies must be specifically approved by the City Engineer.
15. Sidewalk Panels. Any broken or damaged sidewalk panels shall be repaired by the applicant.
16. Fire Department. The plans are subject to Los Angeles County Fire Department approval. All conditions of the Fire Prevention Land Development Unit of the Los Angeles County Fire Department shall be incorporated into the project.
17. Best Management Practices. The contractor of any future development shall ensure that Best Management Practices (BMPs) will be implemented during construction to prevent storm water runoff.
18. NPDES. All grading of any future development shall be completed in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations.
19. NPDES Permit. A State of California NPDES construction permit shall be obtained prior to construction of any future development.
20. Future Development and NPDES. Any future development shall comply with all current NPDES permit requirements of Los Angeles County and the State of California.
21. Tire Scrubs. During construction of any future development, tires scrubs shall be utilized at every entry/exit point to the subject property.

22. Alley. The applicant shall be required to repair the portion of the alley that abuts the residential project and sidewalk along Colorado Avenue. This includes, but is not limited to, resurfacing, filling potholes, utility trench repairs and ensuring proper drainage. All repair work must meet the standards set forth by the Public Works Department and be completed prior to the issuance of a Certificate of Occupancy for the residential project.
23. Conditions and Performance Standards. This application is subject to all conditions and performance standards of Zone Change No. 253 and Development Review Application No. 25:010.

Final Approval

24. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.
25. Drainage. The precise grading plan for Tentative Tract Map No. 084884 shall address any drainage issues, if they become trapped by any wall separating the proposed parcels.

SECTION 6. This Resolution shall take effect immediately upon its adoption.

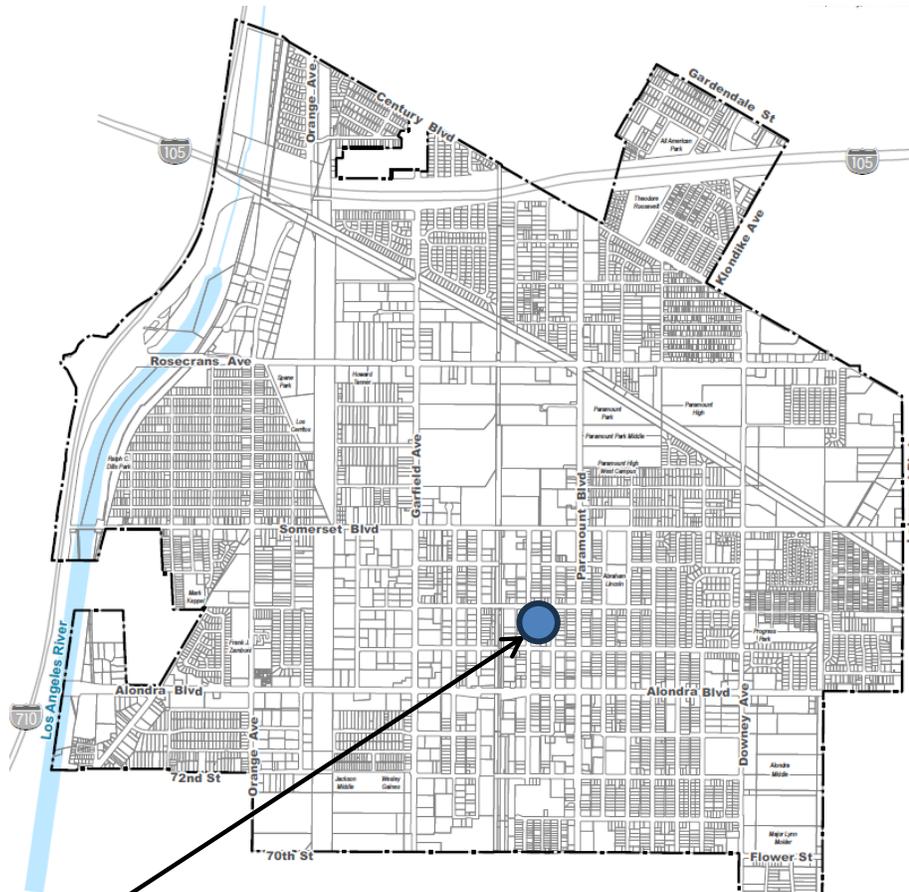
PASSED, APPROVED and ADOPTED this 11th day of February 2026.

Linda Timmons, Chair

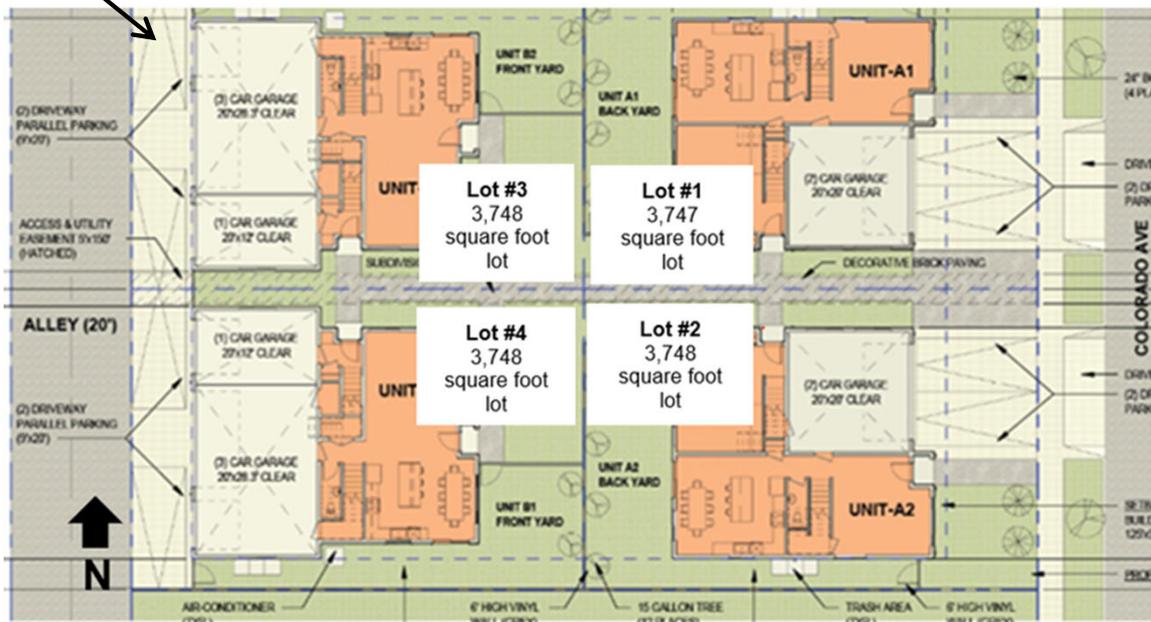
ATTEST:

Biana Salgado, Administrative Assistant

Tentative Parcel Map No. 084884



Subject Property



15529 Colorado Avenue

FEBRUARY 11, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 987

- 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 26:002, 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 BEVARAGE CONTROL (ABC) LICENSE AT 8320 ALONDRA BOULEVARD, IN THE C-3 (GENERAL COMMERCIAL) 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. 987

REQUEST: Allow the sale of beer and wine for onsite consumption with a "Type 41" California Department of Alcoholic Beverage Control (ABC) license

APPLICANT: Davidlee Kitchen/Kitchen's Craft Barbecue

MEETING DATE: February 11, 2026

LOCATION: 8320 Alondra Boulevard

ZONE: C-3 (General Commercial)

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: February 11, 2026

Subject: CONDITIONAL USE PERMIT NO. 987
DAVIDLEE KITCHEN/KITCHEN'S CRAFT BARBECUE

BACKGROUND

This application is a request by Davidlee Kitchen/Kitchen's Craft Barbecue for a conditional use permit (CUP) 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. The property is located on the south side of Alondra Boulevard between Indiana Avenue and Virginia Avenue. The 7,000 square foot site is developed with a 3,500 square foot standalone building (former Gus's Deli BBQ and Grill) facing Alondra Boulevard. The applicant purchased the restaurant in 2025.

Section 17.24.030 (Uses permitted subject to conditional use permit) of the Paramount Municipal Code (PMC) states that a CUP is required in the C-3 zone for establishments offering alcoholic beverages for sale for onsite consumption. The former restaurant, Gus's Deli, operated continuously since the 1980s, predating the City of Paramount's requirement for a CUP for restaurants.

CUP No. 113, approved in September 1983, allowed the sale of beer and wine for onsite consumption. However, a condition of approval of that CUP considers the approval null and void when the deli vacates the premises. The California Department of Alcoholic Beverage Control (ABC) records indicate that the previous owner, Gus Exiga, operated Gus's Deli with an ABC license beginning in 1984. The license to sell beer for onsite consumption at the restaurant expired on September 30, 2025. The purpose of this hearing is to consider the sale of beer and wine, establish new conditions to comply with City regulations, and bring this business into conformance with zoning regulations.

On February 4, 2026, the regular meeting of the Planning Commission was canceled due to lack of quorum, meaning a majority of the Planning Commissioners were unavailable. Notice was duly posted on that date that the public hearing to consider the subject application would be continued to an adjourned Planning Commission meeting on February 11, 2026.

DISCUSSION

The proposed business hours of operation are Tuesday through Sunday from 11:00 a.m. to 9:00 p.m. The restaurant will employ five staff members and offers 90 indoor customer seats and 22 outdoor customer seats for a total of 112 customer seats. As part of this application, the applicant will be required to stop the sale of alcohol at 8:30 p.m. As conditioned, offsite sales of alcohol will not be allowed. The request as proposed for the new restaurant does not include amplified live music.

The subject property currently provides four parking spaces, including one Americans with Disabilities Act (ADA)-compliant space. Pursuant to the Paramount Municipal Code, one parking space is required for every three permanent or removable seats. Based on this requirement, the applicant must provide a total of 38 parking spaces.

To meet this requirement, the applicant has entered into a shared parking agreement with Emmanuel Reformed Church to secure additional spaces in the adjoining church parking lot for the restaurant use. As a condition of approval, the applicant and any future tenants must maintain an active parking agreement with Emmanuel Reformed Church or another property within 500 feet of the subject site that has excess parking capacity. To ensure an agreement is in place and that additional spaces are provided for the restaurant, the proposed business operator (applicant) shall be subject to an annual project compliance report for the first two years of alcohol sales, starting one year from the date of issuance of an ABC license. The compliance report shall be transmitted to the Planning Commission to either receive and file or take any other action as deemed necessary.

Site Plan

Below is a site plan summarizing the ownership of the surrounding parking lot.



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 onsite consumption and found no concerns. Furthermore, the applicant is required to submit a security plan to the Public Safety Department for approval and is required to ensure that the security 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 six licenses for onsite consumption of alcohol in the census tract (5539.02) where the property is located. There are 11 active licenses in Census Tract 5539.02. ABC categorizes alcohol beverage licenses into several different “types.” The applicant is proposing to apply for a “Type-41” license for the sale of beer and wine for onsite consumption. The existing other Paramount establishments in Census Tract 5539.02 with active licenses for onsite consumption as approved by ABC are summarized in the chart below. There will not be a net increase in ABC licenses for this census tract.

BUSINESS	ADDRESS	TYPE OF LICENSE	DATE APPROVED
Elks Lodge	8108 Alondra Blvd.	Type 51 – Club	1/27/1988
Casa Gamino Family Restaurant	8330 Alondra Blvd	Type 47 – On-Sale General Eating Place; Type 58 Caterer Permit	11/16/1998 6/30/2010
Bldv Cocktails	8410 Alondra Blvd.	Type 48 – On-Sale General Public Premises; Type 58 Caterer Permit	9/5/2014 11/25/2019
Mariscos El Perihuate No. 2	16600 Paramount Blvd.	Type 47 – On-Sale General Eating Place	8/19/2021
El Peri Sushi	16604 Paramount Blvd.	Type 41 – On-Sale Beer and Wine – Eating Place	4/15/2025
Japanese Castle Sushi & Roll	16222 Paramount Blvd.	Type 41 – On-Sale Beer and Wine – Eating Place	1/3/2022
Cate’s Corner	8400 Alondra Blvd	Type 41 – On-Sale Beer and Wine – Eating Place	3/8/2022

Horchateria Rio Luna	15950 Paramount Blvd, Suites A, B, and C	Type 41 – On-Sale Beer and Wine – Eating Place	11/15/2023
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Findings of Public Convenience and/or Necessity

In considering alcohol licenses, ABC reviews the number of licenses in a census tract to determine if the tract is overconcentrated. Per the census tract in which the property is located within and as shown in the table above, the number of allowed alcohol licenses for onsite consumption within Census Tract 5539.02 will be exceeded with the addition of the proposed Type 41 ABC license for the Kitchen’s Craft Barbecue.

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

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

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

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

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

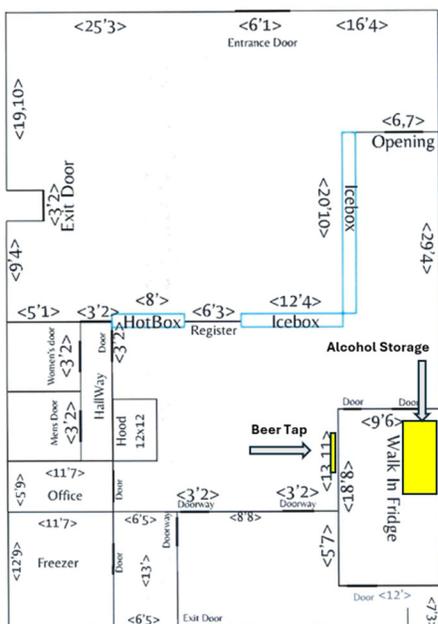
If the Planning Commission approves this application with a determination that the proposed use would serve a public convenience without having a negative impact on public health and safety, ABC will issue a license. As mentioned above, Kitchen’s Craft Barbecue is located in a commercial area, which is an appropriate location for restaurants that sell alcohol for onsite consumption. In addition, ABC also conducts random monitoring to ensure that the guidelines are being properly observed.

Plans

Below is the existing site plan for the property.



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



Photo

The photo depicts the north view of the property.



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 for onsite consumption and found no concerns.

While parking may be a future concern if the shared parking agreement with Emmanuel Reformed Church is not extended, the requirement for Planning Commission reviews on the first and second anniversary of ABC licensing will ensure ongoing monitoring of neighborhood parking impacts. The Planning Commission also has the option of reviewing the application at any time for possible action when warranted.

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 26:002, approving Conditional Use Permit No. 987, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 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

WHEREAS, the Planning Commission of the City of Paramount has received an application from Davidlee Kitchen/Kitchen's Craft Barbecue for a conditional use permit (CUP) 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; and

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

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

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

SECTION 1. The above recitations are true and correct.

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

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

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

1. The requested use at the location proposed will not:
 - a. Adversely affect the health, peace, safety, or welfare of persons residing or working in the surrounding area;
 - b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; nor
 - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this chapter, or as is otherwise required in order to integrate such use with the uses in the surrounding area; and
3. That the proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - b. By other public or private service facilities as are required.
4. The proposed sale of beer and wine for the proposed restaurant will not be detrimental to the public health, safety, or welfare or materially injurious to the properties in the vicinity for the following reasons:
 - a. The proposed business hours will be limited to Tuesday through Sunday from 11:00 a.m. to 9:00 p.m. The hours of alcoholic beverage sales will be limited to Tuesday to Sunday from 11:00 a.m. to 8:30 p.m.
 - b. The proposed business is located in an area of the City consisting of commercial uses.
 - c. The sale of beer and wine will be for onsite consumption only. Conditions have been placed on the Conditional Use Permit for alcohol licenses, which will mitigate any potential impacts created by the use and ensure it will not negatively impact the surrounding community.
 - d. The proposed use complies with the Zoning Ordinance and advances the objectives and policies outlined in the General Plan, including the following:

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

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

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

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

SECTION 6. Based upon the findings set forth in Section 4 of this Resolution, the Planning Commission hereby finds that public convenience and/or necessity would be served by the issuance of the license associated with Conditional Use Permit No. 987 and directs the Planning and Building Director to forward necessary documentation to the California Department of Alcoholic Beverage Control (ABC). The primary reason for supporting the public convenience and necessity is because it will provide for diverse options within Central Business District, census tract, and citywide. In addition, the proposed business will contribute to the sale tax generation and promote the improvement of the existing commercial areas, including those districts located along Alondra Boulevard.

SECTION 7. The Planning Commission hereby approves the applied for Conditional Use Permit as to use in the above-entitled matter, subject to the following conditions:

General

1. Affidavit. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit both acknowledging and accepting all conditions of approval of this Conditional Use Permit application. The affidavit shall be submitted by Friday, February 27, 2026. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the Conditional Use Permit void.
2. Conditions. All planning conditions of approval of Conditional Use Permit No. 987 shall be printed as general notes on all sets of building plans.

3. **One-Year Approval.** Approval of this Conditional Use Permit No. 987 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 February 11, 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.
4. **Deviations.** Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning and Building Department before construction.
5. **Revocation.** It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
6. **Violations.** It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute, or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
7. **Grounds for Modification, Suspension, Revocation.** The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a. That the approval was obtained by fraud;
 - b. That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c. That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;

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

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

Permitting

8. Conditions of Approval. The applicant shall comply with all conditions of approval from Conditional Use Permit No. 987.
9. Fees. All applicable development fees are due prior to the issuance of building permits.
10. Seat capacity. At no time shall the combined seating capacity for the restaurant exceed a total of 112 seats. The applicant or successor tenant shall apply for an amendment to the associated conditional use permit before the combined seating capacity exceeds 112 seats.
11. Permits. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
12. Alterations. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
13. Window Security Bars and Other Coverings. The installation of exterior security doors, gates, and window coverings is prohibited in accordance with 17.24.070(C).
14. Paint. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
15. Unpermitted Fencing. Barbed wire, concertina wire, and razor wire are prohibited where visible from the public right-of-way in accordance with Section 17.24.060(G) of the Paramount Municipal Code.
16. Tarps. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.

17. Business License. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
18. Parking. A total of 38 parking spaces shall be provided onsite and/or through a joint use parking agreement with another property within 500 feet of the subject site with excess parking and/or demonstrated lack of conflict in the principal operating hours between the separate parties. The parking agreement shall be provided to the City for review.
19. Signs. Signs, including but not limited to wall sign, monument sign, projecting sign, portable sign, and awning sign; banners; and feather flags require separate review and approval by the Planning and Building Department prior to fabrication and installation. Damage to the building exterior from signs that have been removed shall be repainted and repaired as needed.
20. Live Entertainment. A separate City Council Permit for live entertainment shall be obtained for live entertainment, including but not limited to karaoke, open mic night, musicians, and DJs, or any combination thereof, for the proposed business located at 8320 Alondra Boulevard with City Council consideration for possible approval.
21. Special Events. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning and Building Department. The applicant shall submit a Special Event Permit application at least two weeks in advance of a proposed event.
22. Trash Enclosure. All of said aforementioned containers, including bins and barrels, shall be kept and maintained within the walls of the enclosure except when being emptied by a collector. The exterior of the outside trash, recyclables, and organic waste enclosure shall be repainted and refurbished as needed and maintained in good condition. No storage shall be permitted above the height of the surrounding walls. The enclosure must be contain sufficient space to contain the associated trash, recyclables, and organic waste containers. Additional enclosure screening shall be constructed in regard to requirements of Chapter 17.118 of the Paramount Municipal Code as needed to accommodate all containers.

Business Operations

23. Business Hours. The proposed business hours will be limited to Tuesday through Sunday from 11:00 a.m. to 9:00 p.m. The hours of alcoholic beverage sales will be limited to Tuesday to Sunday from 11:00 a.m. to 8:30 p.m.
24. Approved Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.

25. Hookah Tobacco. Hookah tobacco use is prohibited.
26. Bicycle Rack. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted “U” or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning and Building Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
27. Construction Hours. Construction shall take place only between 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Construction is prohibited on Sundays and national holidays.
28. Loitering. Customers, patrons, and visitors are prohibited from loitering in the parking lot and adjacent neighborhoods. There shall be no customers or patrons in or about the premises when the establishment is closed.
29. Lighting. The exterior lighting fixtures on the building shall be painted and refurbished as needed and maintained in good condition. A sufficient amount of lighting, as determined by the Planning and Building Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning and Building Department for their decorative quality and location, and permits shall be obtained.
30. 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).
31. Other Agencies. In the ongoing business operations, the applicant shall comply with all relevant federal, State, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works, (3) Los Angeles County Sanitation Districts, (4) the South Coast Air Quality Management District, (4) the California Department of Resources Recycling and Recovery (CalRecycle), and the California Department of Alcoholic Beverage Control (ABC).
32. Noise. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
33. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.

34. Trash and Other Waste. The business shall comply with Chapter 17.118 of the Paramount Municipal Code.
35. Window Signage. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
36. Stormwater. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter on each day the restaurant is open for business to the public. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
37. Graffiti. Graffiti and blemishes on all site features including signs, walls, windows, mechanical equipment, and curbs shall be removed. The suite and adjacent site shall be maintained free of graffiti and other vandalism.
38. 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.
39. Tenant Improvements. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
40. Public Art. Any mural on the exterior of the building, perimeter wall, trash enclosure, or other exterior element shall comply with Chapter 17.112 (Art in Public Places) of the Paramount Municipal Code. The Public Art Advisory Committee shall review and approve any proposed exterior mural before the mural can be painted or installed.
41. Parking on Private Property. Customers shall be directed to park vehicles in authorized parking areas and to not in private property not addressed by a parking agreement.
42. Landscaping/Irrigation. Landscaping shall be maintained in healthy, thriving condition. Irrigation shall be maintained in working order in perpetuity and repaired as needed. A two-inch layer of brown mulch shall be applied and maintained in the planters. Red mulch and/or stone/gravel are not acceptable. Landscaping shall comply with requirements of the adopted Paramount Commercial Design Guidelines.

Public Safety

43. Licenses. The applicant shall maintain all licenses issued by the California Department of Alcoholic Beverage Control.
44. Alcohol Storage. The applicant shall store all alcoholic beverages in a secured area designated only for the storage of alcohol.
45. Intoxication. It shall be unlawful for any person, who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
46. Outside Beverages. The applicant shall not have, upon the subject premises, any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607(a) of the California Business and Professions Code.
47. Building Access. The owner, corporate officers, and managers shall cooperate fully with all City officials, law enforcement personnel, and code enforcement officers and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties to the extent authorized by law.
48. Minimum Age. Employees engaged in the sale or distribution of alcoholic beverages must be at least 21 years old.
49. Furnishing or Selling to Person Under 21. The applicant and/or any employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the California Business and Professions Code.
50. Responsible Person. The person designated to be responsible for the operation of the business shall not perform official police or investigative activities but shall immediately report every violation of law and every unusual occurrence to the Los Angeles County Sheriff's Department.
51. Training. The licensee shall attend a Licensee Education on Alcohol and Drugs (LEAD) training or a Responsible Beverage Service (RBS) training sponsored by the California Department of Alcoholic Beverage Control within six months, and any employee engaged in the sale/service of alcohol shall attend the LEAD or RBS training within 90 days of employment. The business shall show proof to the Public Safety Department that all members of the business staff have completed the LEAD training through Alcoholic Beverage Control (ABC) or an ABC approved "Responsible Beverage Service (RBS) Training" program.

52. Sales Area. Sales of alcoholic beverages shall be restricted within the confines of the building portion of the licensed premises.
53. Gross Sales. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food and other drinks during the same time period.
54. Offsite. The sale of alcohol for consumption off the premises shall be prohibited.
55. Unless the City Council approved such City Council Permit application, at no time shall there be live entertainment, amplified music, or dancing on the premises. A single jukebox or a music playlist accompanying speakers may be maintained upon the premises; however, the music shall not be audible outside the premises.
56. Entrance Fee. No payment (entrance fee/cover charge) shall be made to gain access to business at any time.
57. Containers. Alcoholic beverages shall be sold in containers which are distinguishable from nonalcoholic beverages sold at the premises.
58. Advertising. There shall be no exterior advertising of any kind or type promoting the availability of alcoholic beverages or messages such as "Happy Hour" signs.
59. Promotions. There shall be no promotions encouraging intoxication or drinking contests.
60. Unpermitted Activity. No employee or agent shall be permitted to accept money or any other object of value from a customer for the purpose of sitting or otherwise spending time with customers while on the premises, nor shall the licensee provide, permit, or make available persons who act as escorts, companions, or guests of and for the customers, either with or without compensation.
61. 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.
62. A copy of these conditions and the ABC license shall be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.

63. No Soliciting Drinks. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while on the premises. Solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit drinks from customers, as per Section 303 of the California Penal Code.
64. Obstructions. No obstructions shall be attached, fastened, or connected to either the partitions or ceiling to separate the interior space of the licensed premises.
65. Self-service. No self-service of alcoholic beverages shall be permitted.
66. Future Compensation. There shall be no selling of alcoholic beverages for future compensation.

Review

67. Three-month Compliance Review. The Planning Commission shall conduct a review of impacts of business operations on offsite parking and other potential concerns at the meeting three months following the sales of alcoholic beverages.
68. Ongoing Compliance Review. The business operator shall be subject to an annual project compliance report. This report is due annually for the first two (2) years of alcohol sales, starting one-year from the date of issuance of an Alcoholic Beverage Control ("ABC") license. The compliance report must be submitted to the Director to demonstrate compliance with the Conditions of Approval. The Director shall transmit the annual project compliance report to the Planning Commission to either receive and file or take any other action as deemed necessary.

Final Approval

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

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

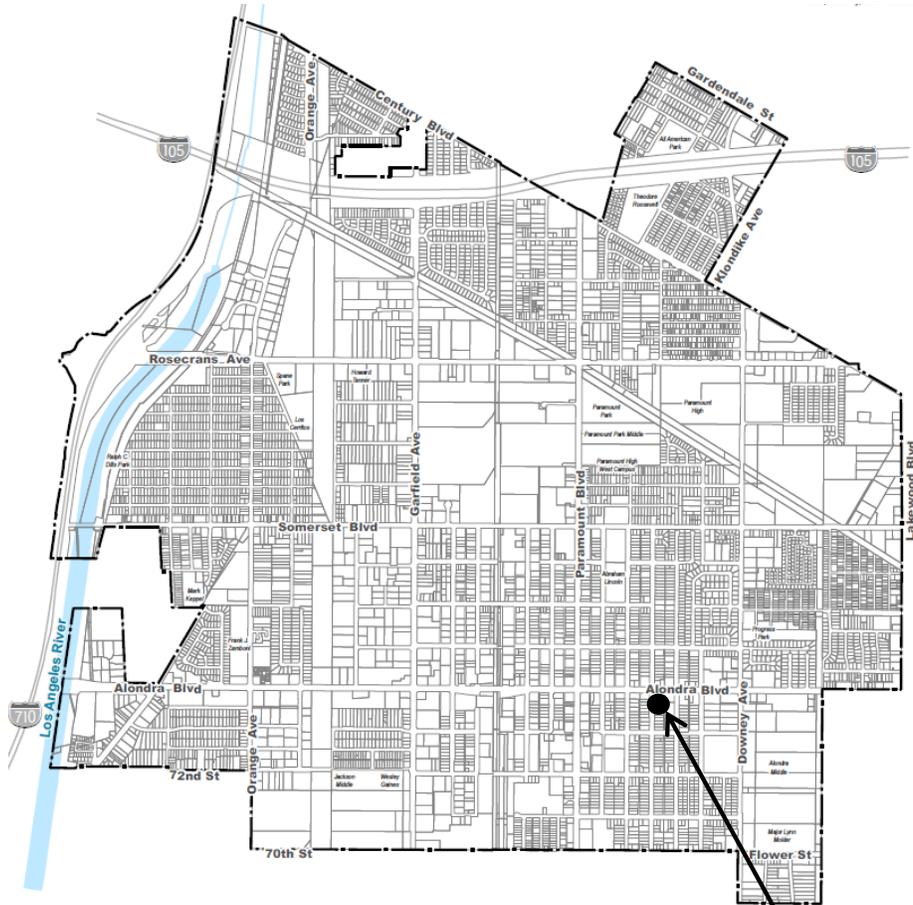
PASSED, APPROVED, and ADOPTED this 11th day of February 2026.

Linda Timmons, Chair

Attest:

Biana Salgado, Administrative Assistant

Conditional Use Permit No. 987



Subject
Property

8320 Alondra Blvd.

FEBRUARY 11, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 989

- 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 26:003, A REQUEST BY CELSO JOSE IXCAQUIC GARCIA/NICOLE FURNITURE TO OPERATE A FURNITURE MANUFACTURING BUSINESS AT 15123 COLORADO AVENUE, SUITE A IN THE M-1 (LIGHT MANUFACTURING) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

APPROVED

DENIED

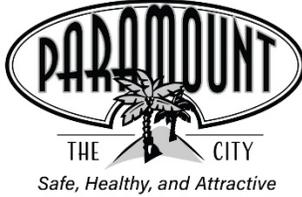
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Conditional Use Permit No. 989

REQUEST: Operate a furniture manufacturing business

APPLICANT: Celso Jose Ixcaquic Garcia/Nicole Furniture

MEETING DATE: February 11, 2026

LOCATION: 15123 Colorado Avenue, Suite A

ZONE: M-1 (Light Manufacturing)

GENERAL PLAN: Central Industrial District

PLANNER: Ivan Reyes

RECOMMENDATION: Approval



To: Honorable Planning Commission
From: John King, AICP, Planning and Building Director
By: Ivan Reyes, Associate Planner
Date: February 11, 2026

**Subject: CONDITIONAL USE PERMIT NO. 989
CELSO JOSE IXCAQUIC GARCIA/NICOLE FURNITURE**

BACKGROUND

This application is a request by Celso Jose Ixcaquic Garcia/Nicole Furniture to approve Conditional Use Permit (CUP) No. 989, a request to operate a furniture manufacturing business at 15123 Colorado Avenue, Suite A in the M-1 (Light Manufacturing) zone. The property is located on the west side of Colorado Avenue. The 7,500 square foot site is developed with a 5,000 square foot industrial building. The family-owned business has been in operation for over 25 years in the City of Los Angeles and is applying to relocate to Paramount.

Regarding the address of the subject site, Los Angeles County formally identifies the property as 15117 Colorado Avenue. However, according to the property owner (who is not the applicant), the address of the subject location has historically been 15123 Colorado Avenue. The applicant is requesting to operate from the northern portion of the two-suite building at the subject site. In order to address discrepancy, the property owner will be collaborating with the City and the U.S. Post Office to bring consistency to the addresses.

On February 4, 2026, the regular meeting of the Planning Commission was canceled due to lack of quorum, meaning a majority of the Planning Commissioners were unavailable. Notice was duly posted on that date that the public hearing to consider the subject application would be continued to an adjourned Planning Commission meeting on February 11, 2026.

DISCUSSION

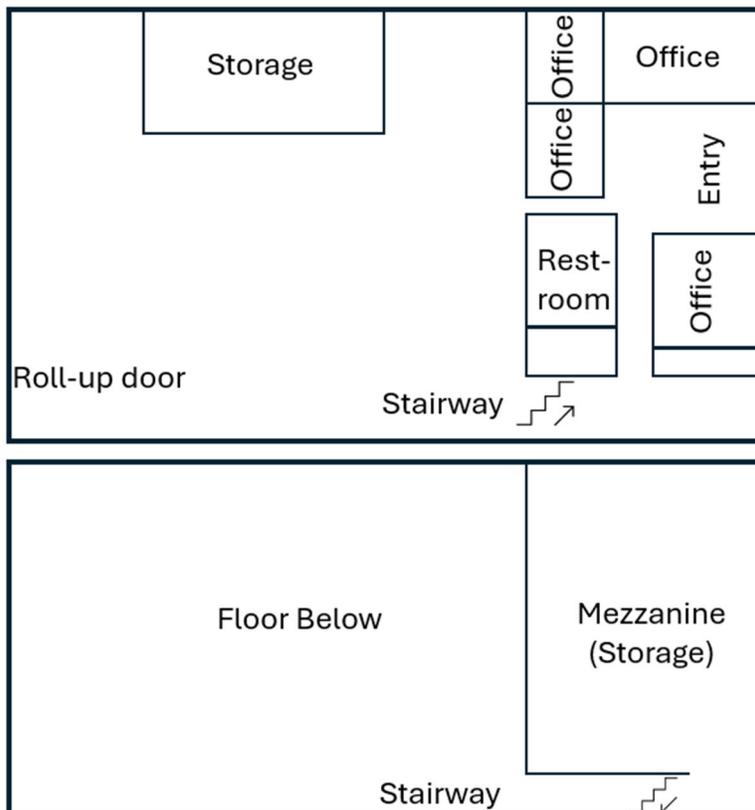
Nicole Furniture specializes in manufacturing and upholstering high-quality sofa furniture. Within the leased unit, the applicant proposes to utilize handheld equipment including a table saw, nail air gun, sewing machines for upholstery, and work benches for furniture assembly. The proposed hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m. The business will employ a total of three staff members. All furniture production activities will occur within the existing building. The proposed business will have a total of four parking spaces at the subject property, including one Americans with

Disabilities Act (ADA)-accessible parking space. Access to the parking lot is located on the west side of the property from an existing alley. As a condition of approval, the applicant shall maintain a minimum of seven percent of the off-street parking area with new landscaping.

Below is the proposed site location.



Below is the proposed floor plan.



Below is a photo from online sources with a February 2025 date. The subject suite is circled in red.



Analysis

The proposed business is located in an appropriate zone and is compatible with the surrounding businesses in the industrial zone. The location is adequate in size and sufficient parking will be provided. As a condition of approval, the exterior window security bars shall be removed.

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. 3: Economic Health.

RECOMMENDED ACTION

Adopt Resolution No. PC 26:003, approving Conditional Use Permit No. 989, subject to the conditions of approval in the resolution.

RECOMMENDED ACTION

Adopt Resolution No. PC 26:003, approving Conditional Use Permit No. 989, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 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

WHEREAS, the Planning Commission of the City of Paramount has received an application from 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; and

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

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

WHEREAS, on February 11, 2026, the Planning Commission conducted a duly noticed public hearing on the application, at which time it heard a presentation by the Planning and Building Department staff as well as the opportunity for testimony regarding the proposed Project.

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

General

1. Conditions. All conditions of approval of Conditional Use Permit No. 989 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, February 27, 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. 989 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 February 11, 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. License. All contractors shall obtain a business license to work and/or conduct business in the City of Paramount.
9. Fees. All applicable development fees are due prior to the issuance of building permits.
10. Alterations. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
11. Window Security Bars. The installation of exterior window security bars is prohibited in accordance with Section 17.32.090(J) of the Paramount Municipal Code. Existing exterior window security bars shall be removed.
12. Paint. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
13. Tarps. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
14. Lighting. A precise lighting plan shall be submitted showing the location and types of exterior lighting. The plan shall be subject to the approval of the Planning and Building Department. Approval criteria will emphasize both the functional as well as the decorative nature of the proposed lighting. The parking lot and other common areas shall be illuminated to a demonstrated degree equal to or exceeding one point five candles per foot. The plan and fixture design shall be approved separately from the design approval and from the working drawings.
15. Labor Regulations. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).

16. Agency Regulations. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
17. Parking. All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking lot shall be restriped and maintained in a clear condition in compliance with Americans with Disabilities Act (ADA) requirements. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.
18. Urban Stormwater Management. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter at least weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.

Construction

19. Business License. All contractors shall obtain a business license to work and/or do business in the City of Paramount.

Business Operations

20. Business/Sales Hours. Business hours shall be limited to 8:00 a.m. to 5:00 p.m., Monday through Friday.
21. Business License. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
22. 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.

23. Window Signs. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
24. Special Events. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning and Building Department.
25. Clean Premises. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
26. Landscaping and Irrigation. New planters and/or tree wells shall be installed. Landscaping and irrigation shall be planted and installed and maintained accordingly. A two-inch layer of brown mulch shall be applied in the planters. Red mulch is not an acceptable material. A precise landscaping and irrigation plan shall be submitted showing the size, type, and location of all plant material (including trees, shrubs, groundcover and mulch) and irrigation. The plan shall be subject to the approval consideration of the Planning and Building Department and shall be approved separately from the design approval and from the working drawings. Landscaping shall be planted and irrigation shall be installed and maintained in perpetuity in accordance with the approved plan and City regulations. No mature trees shall be removed without the written authorization of the Planning and Building Department.
27. Outdoor Storage. Outdoor storage and outdoor work are prohibited.
28. Truck Delivery. Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments is prohibited on public streets and alleys.
29. Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
30. 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.
31. Noise. Outdoor speakers or other exterior audible devices are prohibited.

32. **Bicycle Rack.** At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted “U” or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning and Building Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
33. **Fence Maintenance.** The chain-link fence on the existing west perimeter fence line shall be restored to good condition (following separate Planning Division review of a proposed paint color) or replaced. The metal gate on the east side of the building shall be refurbished and repainted. The barbed wire on the west side of the property fence line shall be removed. The applicant shall submit a fence and wall plan detailing all proposed fences and walls for the development and shall be subject to the review and approval of the Planning and Building Department prior to purchase, installation, or construction.
34. **Parking Lot.** The parking lot shall be refurbished and maintained free of any cracks or damage.
35. **Screening.** Screening materials shall be reviewed and approved by the Planning and Building Department prior to installation. Chainlink may not be used as a component of screening material.
36. **Organic Waste.** The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
37. **Trash Enclosure.** All of said aforementioned containers, including bins and barrels, shall be kept and maintained within the walls of the enclosure except when being emptied by a collector. The exterior of the outside trash, recyclables, and organic waste enclosure shall be repainted and refurbished as needed and maintained in good condition. No storage shall be permitted above the height of the surrounding walls. The enclosure must be contain sufficient space to contain the associated trash, recyclables, and organic waste containers.
38. **Tenant Improvement.** Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
39. **Exterior.** No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
40. **Graffiti Removal.** Any graffiti, including graffiti in the form of window etching, shall be promptly removed.

41. Barbed Wire. Barbed/razor wire is prohibited.
42. Noise Ordinance. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
43. Objectable Operations. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
44. Use of Building/Property. Establishment and operation of any use to the metal building shall be subject to the review and approval of the Planning and Building Department.
45. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.

Final Approval

46. All conditions of approval shall be met prior to final approval by the Planning Division.

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

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

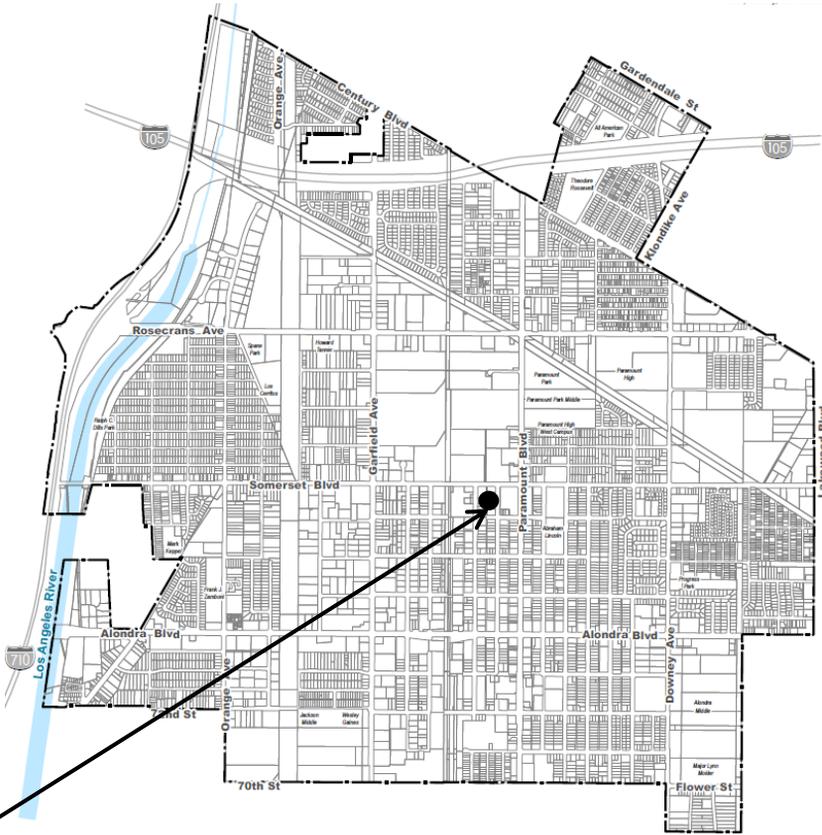
PASSED, APPROVED, and ADOPTED this 11th day of February 2026.

Linda Timmons, Chair

Attest:

Biana Salgado, Administrative Assistant

Conditional Use Permit No. 989



Subject Property



15123 Colorado Avenue

FEBRUARY 11, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 990

- 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 26:004, 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.

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. 990

REQUEST: Operate an indoor warehouse for the rental of utility terrain vehicles (UTVs) with incidental routine repairs and maintenance of the vehicles

APPLICANT: Erik Cabral/California RZRS, Inc.

MEETING DATE: February 11, 2026

LOCATION: 15526 Vermont Avenue

ZONE: M-2 (Heavy Manufacturing)

GENERAL PLAN: Heavy Manufacturing

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: February 11, 2026

**Subject: CONDITIONAL USE PERMIT NO. 990
ERIK CABRAL/CALIFORNIA RZRS, INC.**

BACKGROUND

This application is a request by Erik Cabral/California RZRS, Inc. to approve Conditional Use Permit (CUP) No. 990, a request 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.

The 7,500 square foot project site is located on the east side of Vermont Avenue, between Jefferson Street and Madison Street. The site abuts M-1 (Light Manufacturing)-zoned properties to the north, west, and south; and R-M (Multiple-Family Residential) properties to the east across the alley.

The owner of the existing 3,850 square foot building completed construction in 2020 following Development Review Board approval of Development Review Application No. 15:009.

The applicant is the business owner of California RZRS, established in 2014, and is seeking to relocate to this location within the City of Paramount.

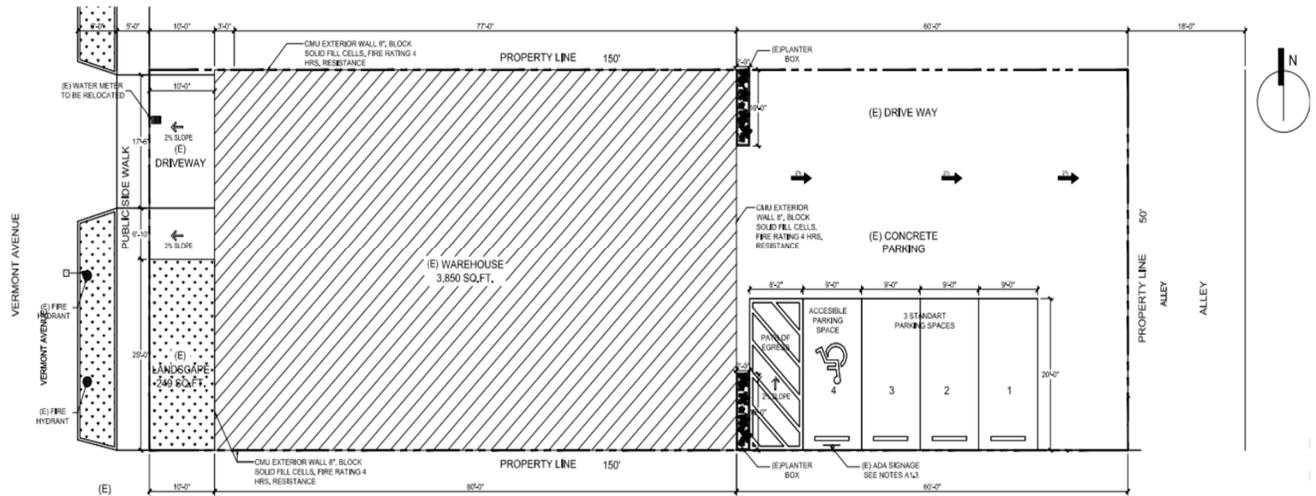
DISCUSSION

A site contains a 3,850 square foot building that will serve as the applicant's warehouse and main office. The property is fully enclosed by existing six-foot-high block walls and a six-foot-high metal gate at the rear. The business employs two staff members onsite and operates Monday through Friday from 9:00 a.m. to 5:30 p.m.

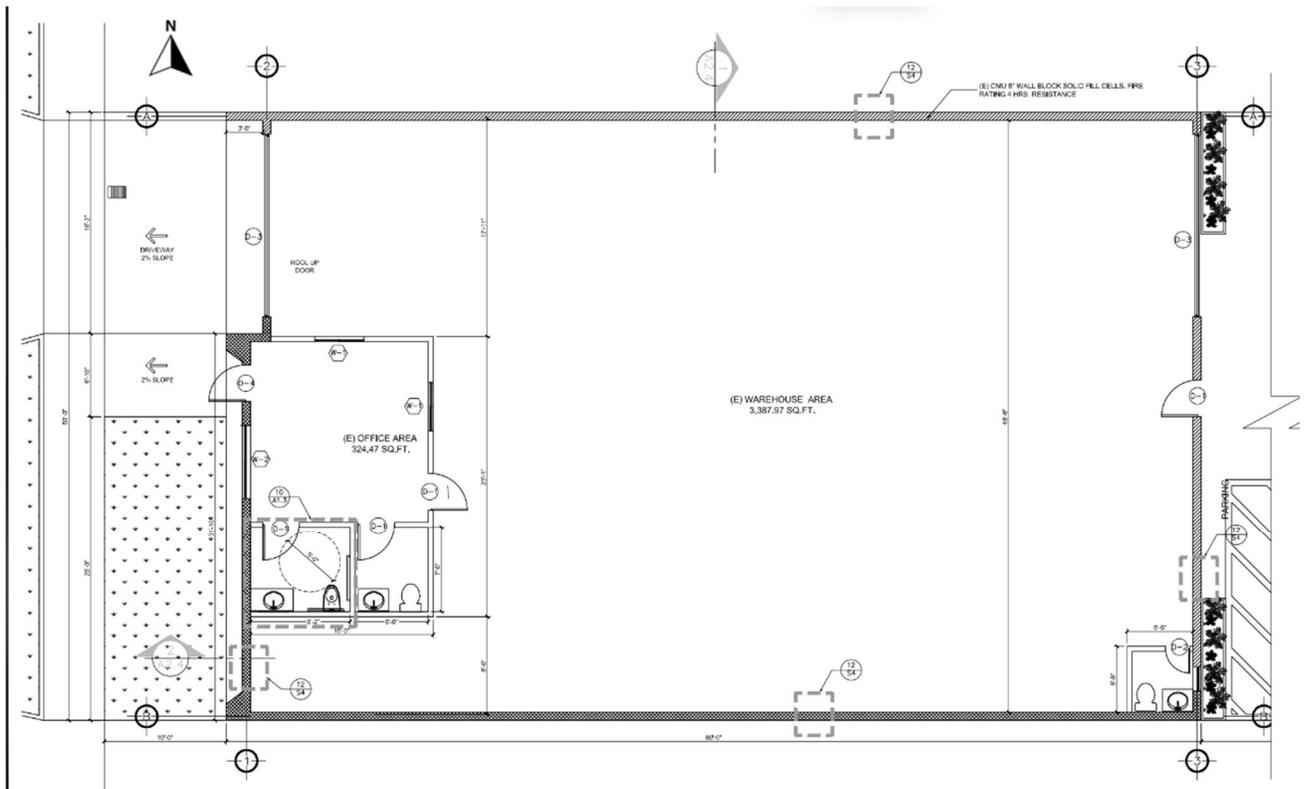
Equipment used by the business will be limited to standard automotive service tools, including hand tools, impact drills, and a forklift for vehicle handling. This property is intended for office use and small-scale warehouse operations only. All site conditions exist, and no expansion or exterior modifications are being proposed. The site currently provides a total of four parking spaces including an Americans with Disabilities Act (ADA)-compliant parking space. Primary access to the site is available via an alley leading to the

parking lot, and secondary access is from a driveway along Vermont Avenue, which leads to the building's existing roll-up door.

Below is the proposed site plan of the site location.



Below is the building floor plan.



Below are site photos from January 22, 2026.



*The west side of the property,
adjacent to Vermont Ave*



Interior of project building

Analysis

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

Environmental Assessment

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

Adopt Resolution No. PC 26:004, approving Conditional Use Permit No. 990, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 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.

WHEREAS, the Planning Commission of the City of Paramount has received an application from 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; and

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

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

WHEREAS, on February 11, 2026, the Planning Commission conducted a duly noticed public hearing on the application, at which time it heard a presentation by the Planning and Building Department staff as well as the opportunity for testimony regarding the proposed project.

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

General

1. Affidavit. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday February 20, 2026. Failure to provide the City of Paramount with the requisite affidavit within the stated herein above shall render the Conditional Use Permit void.
2. One-Year Approval. Approval of this Conditional Use Permit No. 990 shall be valid for one (1) year from the date of final approval and shall become null and void unless the approved use has commenced within this time period or an extension of time is granted administratively pursuant to a written request by the applicant no less than 30 days prior to the expiration

date of February 11, 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.

3. Revocation. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
4. Violations. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute, or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
5. Grounds for Modification, Suspension, Revocation. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a. That the approval was obtained by fraud;
 - b. That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c. That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;
 - d. That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

If after such hearing, the Planning Commission finds that any grounds 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

6. Conditions of Approval. The applicant shall comply with all conditions of approval from Conditional Use Permit No. 990.
7. 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.
8. License. All contractors shall obtain a business license to work and/or conduct business in the City of Paramount.
9. Fees. All applicable development fees are due prior to the issuance of building permits.
10. Alterations. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
11. Window Security Bars and Other Coverings. The installation of exterior security doors, gates and window coverings, including, but not limited to, bars, grilles, grates, and overhead roll-down doors, or any exterior mounted covering of any type, shall be prohibited.
12. Paint. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
13. Unpermitted Fencing. Barbed wire, concertina wire, and razor wire are prohibited where visible from the public right-of-way in accordance with Section 17.32.090(B)(1) of the Paramount Municipal Code.
14. 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.
15. Lighting. The parking lot and yard area shall be illuminated to a demonstrated degree equal to or exceeding one point five candles per foot. Lighting shall be designed and directed to avoid disturbance to neighbors.
16. 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).

17. Agency Regulations. In the ongoing business operations, the applicant shall comply with all relevant federal, State, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the South Coast Air Quality Management District, and (3) the California Department of Resources Recycling and Recovery (CalRecycle).
18. Parking. All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking lot shall be restriped and maintained in a clear condition in compliance with Americans with Disabilities Act (ADA) requirements. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.
19. 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

20. Business License. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
21. Signs. Signs, banners, and feather flags require separate review and approval by the Planning and Building Department prior to fabrication and installation. Signs shall not conceal architectural features on the exterior of the building. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
22. Window Signs. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
23. 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.

24. Special Events. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning and Building Department.
25. Clean Premises. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
26. Landscaping and Irrigation. The landscaping and irrigation in the existing planters at the front of the building shall be refurbished and maintained as needed following separate Planning and Building Department review and approval of a landscape/irrigation plan. The plan shall comply with landscaping requirements of the Paramount Commercial Design Guidelines. 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. The existing Australian Willow Tree and any other future mature tree shall not be removed without the written authorization of the Planning and Building Department.
27. Outdoor Storage. Outdoor storage is not permitted.
28. Equipment. Equipment used by the business will be limited to standard automotive service tools, including hand tools, impact drills, and a forklift for vehicle handling.
29. Truck Delivery. Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments is prohibited on public streets and alleys.
30. Hours of Operation. Hours of Operation are limited to Monday to Friday from 9:00 a.m. to 5:30 p.m.
31. Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
32. 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.
33. Noise. Outdoor speakers or other exterior audible devices are prohibited.

34. Bicycle Rack. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning and Building Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
35. Chain-link. Chain-link material is not permitted.
36. Front Gate. The gate, gate motor, and associated equipment shall be repaired and/or refurbished as needed.
37. Repaint. Repainting shall include the front gate in black and the metal extensions along the property's perimeter walls.
38. Rear Yard Items. All junk, clutter, and debris in the rear yard shall be cleared.
39. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
40. Tenant Improvement. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
41. Exterior. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
42. Graffiti Removal. Any graffiti, including graffiti in the form of window etching, shall be promptly removed.
43. Noise Ordinance. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
44. Objectable Operations. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
45. Trash and Other Waste. The business shall comply with all relevant requirements for trash and other waste streams referenced in Chapter 17.118 of the Paramount Municipal Code. A trash enclosure shall be constructed at the rear of the building following Chapter 17.118 construction and size requirements if the City or its solid waste contractor determines the need for trash receptacles. The business shall subscribe to minimum service levels as recommended by the solid waste contractor.

46. Use of Building/Property. Establishment and operation of any use to the property shall be subject to the review and approval of the Planning and Building Department.
47. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.

Final Approval

48. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division. The business shall not open to the public until the Planning and Building Department issues written confirmation that the business has met all conditions of approval and is authorized to open for business at the subject site.

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

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

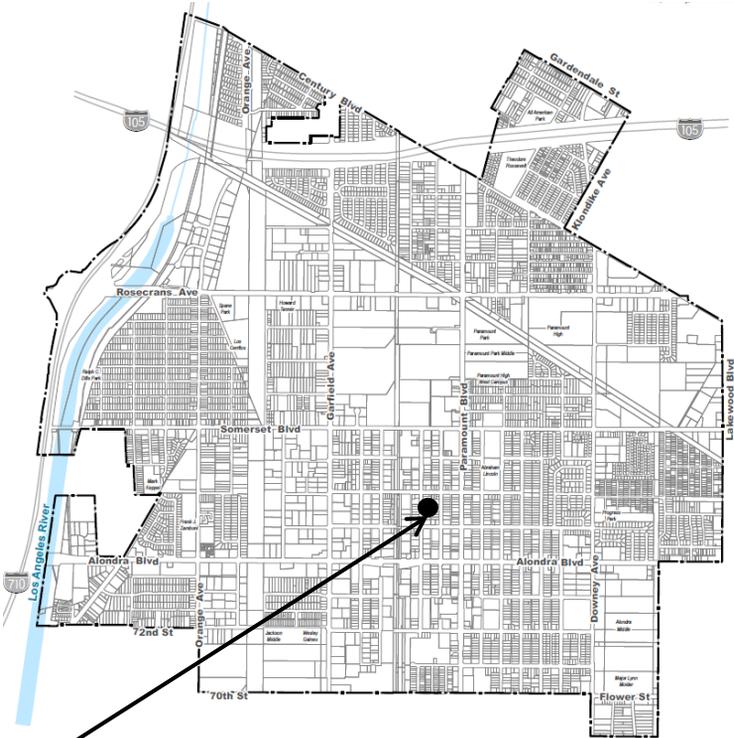
PASSED, APPROVED, and ADOPTED this 11th day of February 2026.

Linda Timmons, Chair

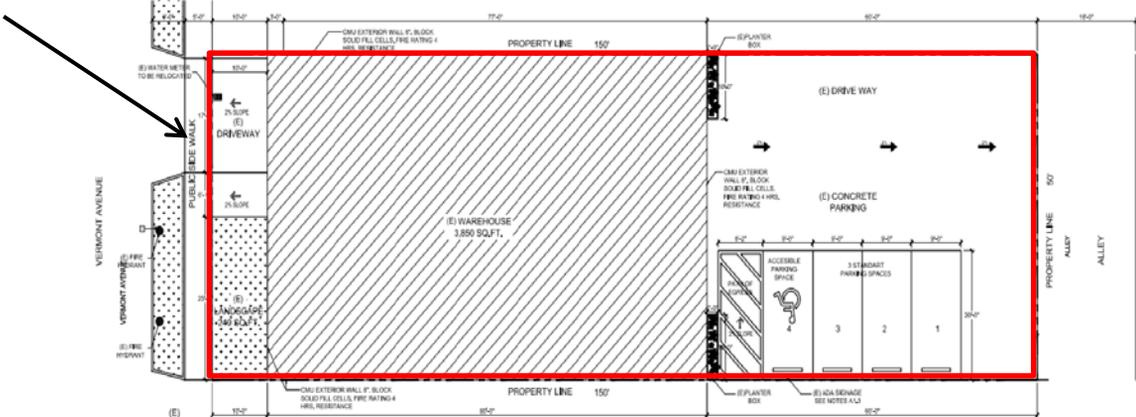
Attest:

Biana Salgado, Administrative Assistant

Conditional Use Permit No. 990



Subject Property



15526 Vermont Avenue

FEBRUARY 4, 2026

ORAL REPORT

CITY COUNCIL ACTIONS

FEBRUARY 4, 2026

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF