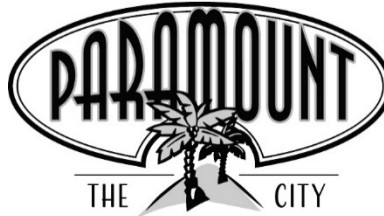


AGENDA

Paramount Planning Commission

April 1, 2026



Safe, Healthy, and Attractive

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

City of Paramount

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

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 March 4, 2026

PUBLIC COMMENTS

OLD BUSINESS

2. CLEARWATER SPECIFIC PLAN PROJECT

The Plan Area is located in the northcentral portion of the City and is bounded by Rosecrans Avenue on the north, Paramount Boulevard on the east, Somerset Boulevard on the south, and a Union Pacific Railroad, San Pedro Subdivision, rail line on the west.

 - A. RESOLUTION NO. PC 26:007

Resolution No. PC 26:007, a recommendation that the City Council certify the final program environmental impact report (EIR); adopt a statement of overriding considerations; and approve a Mitigation Monitoring and Reporting Program.
 - B. GENERAL PLAN AMENDMENT NO. 26-1

General Plan Amendment No. 26-1, a recommendation that the City Council amend the Clearwater East Specific Plan (renamed as the Clearwater Specific Plan) to add new zones (Mixed-Use Town Center, Town Residential, Flex District, and Neo Industrial) to allow the proposed increase in development capacity and provide consistency with the Specific Plan.
 - C. ZONING ORDINANCE TEXT AMENDMENT NO. 40

Zoning Ordinance Text Amendment No. 40, a recommendation that the City Council repeal and replace Chapter 17.88 of the Paramount Municipal Code in its entirety to incorporate the Clearwater Specific Plan into the Paramount Municipal Code.

NEW BUSINESS

PUBLIC HEARINGS

3. CONDITIONAL USE PERMIT NO. 992

A recommendation that the City Council approve a request by Clifford G. Franzen/Hunt Management Company for Capital Business Properties, LLC for a Master Conditional Use Permit for warehouse uses at 15930-15962 Downey 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 California Environmental Quality Act (CEQA) Guidelines.

4. **CONDITIONAL USE PERMIT NO. 993** A request by Mario Moreira/Coffee Port to operate a coffee shop with indoor customer seating at 14800 Paramount 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 California Environmental Quality Act (CEQA) Guidelines.

5. **ZONING ORDINANCE TEXT AMENDMENT NO. 41** A recommendation that the City Council amend Chapter 17.20 (Initiative Regulating Density) of the Paramount Municipal Code to implement Program 22 of the 6th Cycle Housing Element Program by clarifying the inapplicability of Proposition FF of 1988 by operation of law. This project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. CEQA does not apply to projects where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

REPORTS

6. **ORAL REPORT** City Council Actions

COMMENTS

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

ADJOURNMENT

To a meeting on Wednesday, May 6, 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.

APRIL 1, 2026

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF MARCH 4, 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
MARCH 4, 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
Biana Salgado, Administrative Assistant

MINUTES

1. **APPROVAL OF MINUTES**
February 11, 2026

Chair Timmons presented the Planning Commission minutes of February 11, 2026 for approval.

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

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

PUBLIC COMMENTS

Planning and Building Director King stated that there was an email comment related to Agenda Item No. 3.

NEW BUSINESS

PUBLIC HEARINGS

2. CONDITIONAL USE
PERMIT NO. 991

Chair Timmons announced the item, a request by Ramon Sicairos/La Sierra and Carreta Boots to expand business operations from an existing 6,000 square foot warehouse suite into the adjacent 6,000 square foot warehouse suite for a total 12,000 square foot warehouse lease area for the wholesale of apparel, boots, and accessories at 15341-15343 Garfield Avenue in the M-2 (Heavy Manufacturing) zone.

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

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

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

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Weisenburger, to adopt Planning Commission Resolution No. 26:006, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO CONDITIONAL USE PERMIT NO. 991, A REQUEST BY LA SIERRA AND CARRETA BOOTS, INC., TO EXPAND THE EXISTING 6,000 SQUARE FOOT WAREHOUSE TO A TOTAL OF 12,000 SQUARE FEET BY INCORPORATING THE ADJACENT, ATTACHED WAREHOUSE. THE EXPANDED FACILITY WILL BE USED FOR THE STORAGE OF APPAREL, BOOTS, AND ACCESSORIES AT 15343 GARFIELD AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE", approving Conditional Use Permit No. 991. The motion was passed by the following roll call vote:

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

3. CLEARWATER
 SPECIFIC PLAN
 PROJECT

Chair Timmons announced the item, a recommendation by staff to open and continue the public hearing for the following items to the April 1, 2026 Planning Commission meeting:

A. RESOLUTION NO.
 PC 26:007

Resolution No. PC 26:007, a recommendation that the City Council certify the final program environmental impact report (EIR); adopt a statement of overriding considerations; and approve a Mitigation Monitoring and Reporting Program.

B. GENERAL PLAN
 AMENDMENT
 NO. 26-1

General Plan Amendment No. 26-1, a recommendation that the City Council amend the Clearwater East Specific Plan (rename it Clearwater Specific Plan) to add new zones (Mixed-Use Town Center, Town Residential, Flex District, and Neo Industrial) to allow the proposed increase in development capacity and provide consistency with the Specific Plan.

C. ZONING
 ORDINANCE TEXT
 AMENDMENT NO.
 40

Zoning Ordinance Text Amendment No. 40, a recommendation that the City Council repeal and replace Chapter 17.88 of the Paramount Municipal Code in its entirety to incorporate the Clearwater Specific Plan into the Paramount Municipal Code.

Planning and Building Director King stated that more time is needed to respond to comments from the Environmental Impact Report (EIR).

Chair Timmons opened the public hearing and called for a motion to continue the item to the April 1, 2026 Planning Commission meeting.

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza to continue the public hearing to the April 1, 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

Planning and Building Director King reminded the Planning Commission that the public comment received by email for the item will be heard at the April 1, 2026 Planning Commission meeting unless the commentor has an update to the previously submitted comment.

RECEIVE AND FILE

4. **CONDITIONAL USE
PERMIT NO. 921/
DEVELOPMENT
REVIEW
APPLICATION
NO. 23:004**

Chair Timmons announced the item, a three-month review of Mr. J's Bar business operations at 7824 Alondra Boulevard in the C-3 (General Commercial) zone.

Planning and Building Director King introduced Associate Planner Reyes, who provided an overview of the three-month review of Mr. J's Bar business operations. While the business appears to be in compliance with the conditions of approval, staff recommended that the Planning Commission receive and file this report and schedule a second three-month review to obtain a more complete understanding of the business operations during a period that reflects typical activity levels during the spring and summer months.

Vice Chair Weisenburger asked if the business was required to provide additional parking.

Associate Planner Reyes stated that no additional parking is required since the number of customer seats remained the same.

Commissioner Gonzalez asked why the business needs a second three-month review if there are no concerns.

Assistant Planning and Building Director Rodriguez stated that based on feedback from the Sheriff's Department, law enforcement tends to see more activity in the summer, making that period a more accurate representation of typical business operations.

Vice Chair Weisenburger asked about the four incidents called in and if the calls went through the Public Safety Department.

Staff confirmed that none of the calls were crime-related.

Commissioner Esparza asked Mr. J's Bar owner Alfredo Lopez about the status of his business. He stated that he believes the second three-month review is excessive and is impacting his business due to lack of additional customer seating.

Planning and Building Director King stated that this review process could provide a path for the business to expand and that the City wants to make sure the business is complying with the conditions of approval and being a good neighbor to nearby residents.

There was further discussion between the Planning Commission, staff, and business owner Alfredo Lopez.

The Planning Commission received and filed the review.

REPORTS

- 5. ORAL REPORT
City Council Actions

Planning and Building Director King reported that the City Council approved a Community Benefits Agreement with CLPF GSI Paramount Owner LP in relation to the Madison Capital Holdings/Go Store It Project at 7243 Petterson Lane.

COMMENTS

- 6. COMMENTS

Planning and Building Director King stated that the City has launched the Driveway Expansion Program and qualifying applicants can receive a reimbursement of up to \$3,000.

Chair Timmons asked if a driveway is still required to have landscaping.

Planning and Building Director King advised that some green space would be required or a tree could be planted depending on the circumstances.

There was further discussion between the Planning Commission.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Timmons at 6:39 p.m. to the next Planning Commission meeting to be held on Wednesday, April 1, 2026 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Linda Timmons, Chair

ATTEST:

Biana Salgado, Administrative Assistant

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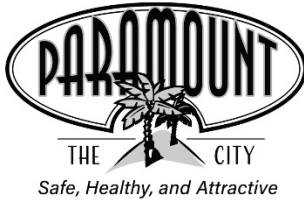
APRIL 1, 2026

PUBLIC HEARING

CLEARWATER SPECIFIC PLAN PROJECT

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

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



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT:

CLEARWATER SPECIFIC PLAN PROJECT

Resolution No. PC 26:007; Resolution No. PC 26:008/General Plan Amendment No. 26-1; Resolution No. PC 26:009/Zoning Ordinance Text Amendment No. 40

REQUEST:

- A. Recommend that the City Council certify the final environmental impact report (EIR); approve a Mitigation Monitoring and Reporting Program; and adopt a statement of overriding considerations**

- B. Recommend that the City Council amend the Paramount General Plan to provide consistency with new Mixed-Use Town Center, Town Residential, Flex District, and Neo Industrial zones; and allow an increase in development capacity in the comprehensive update to the Clearwater East Specific Plan in the City of Paramount**

- C. Recommend that the City Council approve Zoning Ordinance Text Amendment No. 40, repealing and replacing Chapter 17.88 of the Paramount Municipal Code in its entirety to incorporate the Clearwater Specific Plan into the Paramount Municipal Code, replacing the Clearwater East Specific Plan**

APPLICANT:

City of Paramount

MEETING DATE:

April 1, 2026

LOCATION: Clearwater East Specific Plan Area – bound by Rosecrans Avenue on the north, Paramount Boulevard on the east, Somerset Boulevard on the south, and a Union Pacific Railroad, San Pedro Subdivision, rail line on the west

ZONE: Clearwater East Specific Plan

GENERAL PLAN: Area Plan – Clearwater East Specific Plan

PLANNER: John King

RECOMMENDATION: Approval



To: Honorable Planning Commission
From: John King, AICP, Planning and Building Director
By:
Date: April 1, 2026

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

BACKGROUND

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

The Clearwater Specific Plan project is an update to the existing Clearwater East Specific Plan, which was originally approved by the City Council in 1987 and has been periodically updated since that year. The most recent update (2019) allows housing at 22 homes per acre. To meet the State requirements for the adopted Paramount Housing Element (6th Cycle), the City must increase the overall allowable housing to 30 homes per acre.

On January 28, 2025 the Planning and Building Department and MIG staff provided an update to the City Council regarding the draft Clearwater Specific Plan. During the January 28 City Council meeting, the City Council requested a follow-up meeting.

On March 25, 2025, a joint meeting with the City Council and the Planning Commission was conducted to review options for the draft Clearwater Specific Plan. The joint City Council meeting with the Planning Commission on March 25, 2025 provided a brief discussion regarding transfer of development rights (TDR) and a summary of a preliminary land use plan as previously presented.

On April 1, 2025, the City Council considered options for higher density, reduced building setbacks, reduced minimum housing unit sizes, reduced parking requirements, and reduced open space requirements within the Clearwater Specific Plan.

On April 10, 2025, the City Council considered the selection of development zones, each with a particular housing density and number of floors, and a determination about allowing TDR as an option.

On April 22, 2025, the City Council came to a consensus regarding (1) increased housing density and height in specific areas of the Plan when accompanied with a height restriction at the front (street-facing) portion; and (2) the minimum setback from a rail corridor to ground-floor residential.

With City Council direction understood, the project shifted to preparation of the environmental impact report (EIR) for the plan to meet California Environmental Quality Act (CEQA) requirements. The EIR is complete, and the Final EIR is ready for City Council certification with a Planning Commission recommendation of approval.

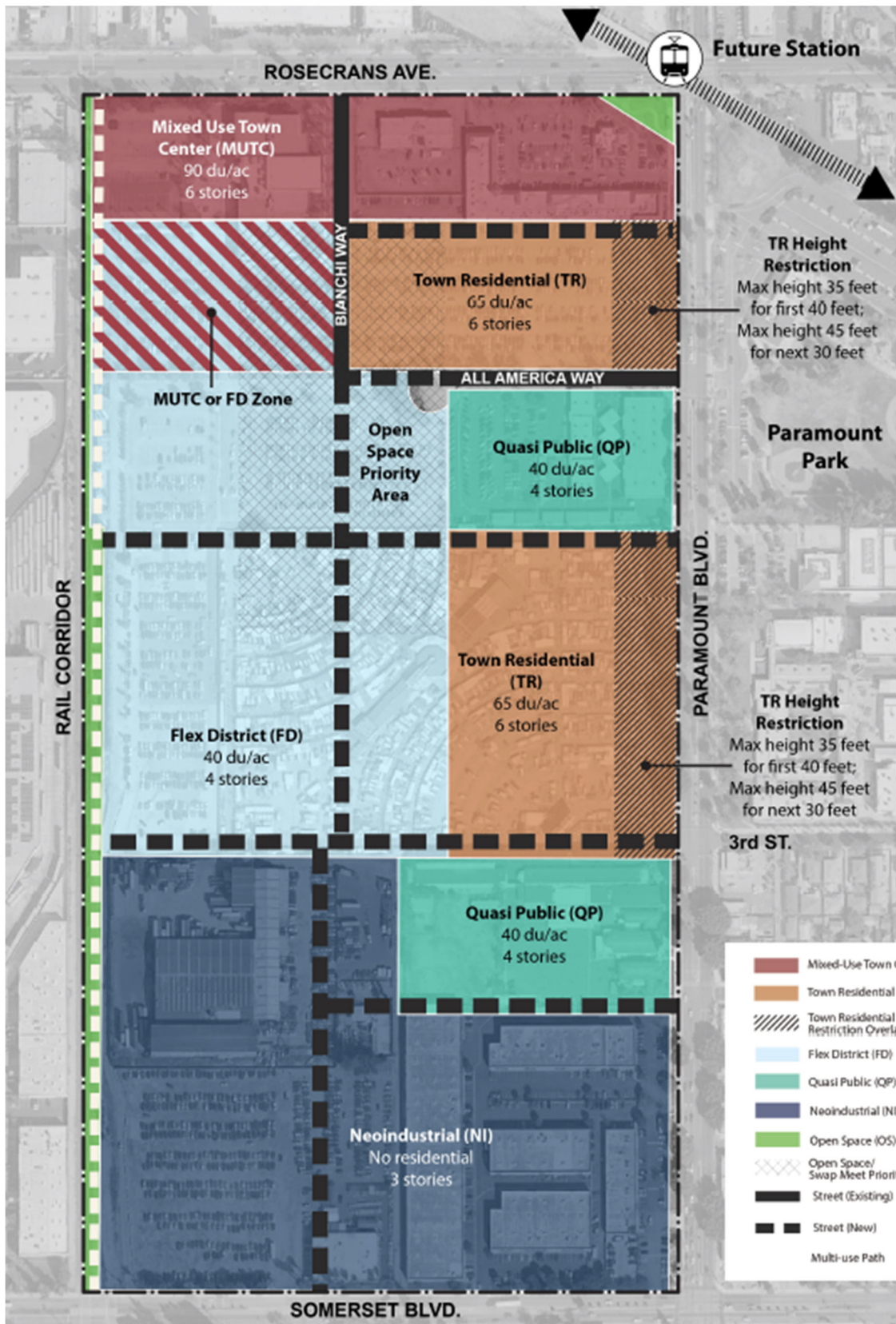
On March 4, 2026, the Planning Commission opened and continued the public hearing to the April 1, 2026 Planning Commission meeting.

Specific Plan

A specific plan is a regulatory tool in California for furthering a vision for a “sense of place” and implementing a jurisdiction’s general plan. [Title 17 of the Paramount Municipal Code](#) includes the City’s zoning regulations also known as the “Zoning Code” or “Zoning Ordinance”. When the City Council adopts a completed specific plan by ordinance, the plan is integrated with the Zoning Code and becomes the official land use and zoning regulatory document for a particular area.

DISCUSSION

Below is a map of the Clearwater Specific Plan area, which is shown within the red boundaries.



Plan Vision and Guiding Principles

The vision of the Specific Plan is as follows:

The Clearwater Plan Area is envisioned as the vibrant, family-oriented, social, and cultural heart of the City of Paramount. It will be a place for future residents to proudly call home and over time, it will evolve into a unique destination—a “Friday Date Night” spot for all ages—that serves the community through thoughtful design and distinctive shopping and dining experiences. This lively area will feature engaging activities in public gathering areas, a diverse mix of housing types, and an employment hub for artisan and creative manufacturing businesses.

Guiding principles include the following:

1. Create a Quintessential Vibrant Town Center for All of Paramount that Celebrates the City’s History and Culture
2. Serve as a Gateway between the City and the Region
3. Facilitate and Incentivize Thoughtful Development
4. Develop Pedestrian-Oriented Streets as a Model for an Active Transportation Hub
5. Foster Sustained and Stable Economic Growth
6. Green Infrastructure and Sustainable Design Approaches

General Plan

The City Council most recently adopted a comprehensive Paramount General Plan update in 2007. The General Plan is made up of elements – land use, housing, transportation, resources management, health and safety, economic development, public facilities, and environmental justice. The Land Use Element of the General Plan serves as the long-term guide for development in Paramount and indicates the distribution, location, and land use for housing, business, industry, open space, recreation, and public facilities. California Government Code Section 65860 requires General Plan Land Use Map and Zoning Map consistency.

As the proposed plan includes new land use designations, approving the Clearwater Specific Plan requires changing the Land Use Designation of the Land Use Element.

Infrastructure

The Clearwater Specific Plan includes streets and open space guidelines in addition to other recommendations for public infrastructure. Open space requirements include private open space, common open space, and dedicated stormwater and habitat open space. Infrastructure investments and improvements include electric, stormwater, sewer, water, telecommunications, and natural gas.

Public Outreach

In addition to extensive analysis and land use modeling, public outreach and comments are fundamental aspects of the development of any specific plan. The Clearwater Specific Plan is no exception. The project team staffed informational tables at Friday Night Paramount on Jackson Street near City Hall. Outreach also included numerous social media posts and over a dozen one-on-one and focus group interviews with stakeholders and community groups. On February 8, 2024, a community workshop was conducted at the Clearwater Building to further listen to public comments and refine plan options. Another meeting with Mujeres Unidas Sirviendo Activamente (MUSA) members took place on October 21, 2024.

Environmental Assessment

As lead agency, the City of Paramount retained MIG to conduct the environmental assessment of the Clearwater Specific Plan Project. An EIR was prepared for the Project. Below is a summary of the environmental analysis contained in the EIR.

The Final EIR concluded that, even with application of feasible mitigation measures, three impacts cannot be entirely avoided or reduced to less than significant levels. Adoption of a Statement of Overriding Considerations would be necessary to approve the Clearwater Specific Plan Project. The Final EIR identifies impacts in Air Quality, Greenhouse Gas Emissions, and Noise for environmental effects which are considered unavoidable.

Several mitigation measures adopted will serve to reduce these impacts, but even with the inclusion of these conditions, the impacts cannot be reduced to “less than significant” levels. Staff recommends that the Planning Commission recommend that the City Council therefore make the following Statement of Overriding Considerations which warrants approval of the Clearwater Specific Plan Project notwithstanding that all identified effects on the environment are not fully mitigated.

With respect to the significant environmental effect of the Project noted above, the City finds that the stated benefits of the Clearwater Specific Plan Project outweigh the significant effects on the environment. Pursuant to Public Resources Code Section 21081(b) and CEQA Guidelines Sections 15043, 15092, and 15093, any remaining significant effects on the environment are acceptable due to these overriding considerations:

1. The project would create a complete street system paved and improved for all mobility types and that includes accessible, safe sidewalks, and pedestrian crosswalks.
2. The project would maintain the City’s economic viability and productivity over the long term by encouraging efficient and sustainable use of the overall site, a large portion of which at present is underutilized surface parking associated with the swap meet and drive-in theater.

3. The project would support the economic viability of Paramount by maintaining existing industrial and manufacturing uses and introducing a new neo-industrial use with ready access to Interstate 710, Interstate 605, Interstate 105, State Route 60, and other major transportation arterial roadways.
4. The project would result in a number of new employment generating uses thereby increasing employment opportunities within Paramount.
5. The project would extend the life of the Paramount Swap Meet into perpetuity as a small business incubator, major revenue-generating land use, and cultural hub for the City.
6. The project would result in reliable water and sewer infrastructure systems sized and maintained to meet current and future demands and to minimize risks to public health and safety.
7. The project provides significant new public open space and recreation opportunities that would not be possible without the project given the built out nature of Paramount; new open space and recreation opportunities within Paramount would have the added effect of benefiting public health and fostering community.
8. The project would result in improved housing supply and expanded housing opportunities that result in high quality living environments, with access to employment, transit and services.
9. The project promotes attractive and safe housing opportunities for a full range of housing types and affordability levels and with equal access and opportunity for all.
10. The project promotes multimodal mobility that creates safe travel ways for motorists, pedestrians, and cyclists and encourages transit use.
11. The project would be located within walking distance of the planned Southeast Gateway Light Rail station, providing residents and employees with easy access to the Metro rail network.
12. The project promotes the use of transit within the City as a means of reducing local traffic congestion, achieving greenhouse gas reduction targets, and connecting the community physically and socially.
13. The project includes energy efficiency and conservation measures, as well as vehicle miles traveled reduction measures, that would reduce air pollution, greenhouse gas emissions, and congestion.

AIR QUALITY MITIGATION

Proposed air quality mitigation measures include a project-level construction assessment for new development proposed under implementation of the Clearwater Specific Plan and requiring the use architectural coatings that meet the South Coast Air Quality Management District (SCAQMD) “Super Compliant” VOC standard of 10 grams/liter or less for all interior and exterior primer, sealer, paint, and other coating applications for which a super compliant product is commercially available.

GREENHOUSE GAS MITIGATION

Greenhouse gas mitigations include all buildings in the Planning Area shall be designed to have a total energy design rating that is at least 5% less than the standard building design for “Climate Zone 8”; and all developer-installed refrigerators, dishwashers, clothes washers and dryers, and room air conditioners must be Energy Star-certified products.

NOISE MITIGATION

Noise mitigations include providing notification of construction activities, restricting work hours, controlling construction traffic and site access, the installation of temporary noise barriers, and the prohibition of vibratory equipment.

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 all Strategic Outcomes.

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolutions No. PC 26:007, PC 26:008, and PC 26:009.

APRIL 1, 2026

PUBLIC HEARING

RESOLUTION NO. PC 26:007

A. MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 26:007, RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT; APPROVE A MITIGATION MONITORING AND REPORTING PROGRAM; AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS ASSOCIATED WITH GENERAL PLAN AMENDMENT NO. 26-1 AND ZONING ORDINANCE TEXT AMENDMENT NO. 40 FOR THE CLEARWATER SPECIFIC PLAN PROJECT.

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

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 26:007**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT; APPROVE A MITIGATION MONITORING AND REPORTING PROGRAM; AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS ASSOCIATED WITH GENERAL PLAN AMENDMENT NO. 26-1 AND ZONING ORDINANCE TEXT AMENDMENT NO. 40 FOR THE CLEARWATER SPECIFIC PLAN PROJECT

WHEREAS, on August 8, 1987, the City Council adopted Ordinance No. 708, adopting the Clearwater East Specific Plan for the area bounded by Rosecrans Avenue to the north, Paramount Boulevard to the east, Somerset Boulevard to the south, and a Port of Long Beach/Union Pacific Railroad rail line right-of-way to the west; and

WHEREAS, the City Council has approved incremental changes to the Clearwater East Specific Plan since 1987, including on May 21, 2019 the adoption of Ordinance No. 1114 which allows housing uses in the Plan Area; and

WHEREAS, in 2023 the City initiated a project for the comprehensive update to the Clearwater East Specific Plan to modernize the Plan and implement the 2021-2029 Housing Element (6th Cycle) as required by the State of California; and

WHEREAS, the project includes the renaming of the Clearwater East Specific Plan to the Clearwater Specific Plan; and

WHEREAS, under Section 21067 of the Public Resources Code and Section 15367 of the California Environmental Quality Act (CEQA) Guidelines, the City of Paramount is the lead agency for the project; and

WHEREAS, on October 27, 2025, pursuant to CEQA, a Draft Environmental Impact Report (DEIR) was prepared and made available for public review from October 30, 2025 to December 16, 2025. A Notice of Completion and Availability of a DEIR was posted with the State Clearinghouse, City Clerk, LA County Clerk, Paramount Library, and sent to responsible agencies. An electronic copy of the document was also posted on the Environmental Documents webpage on the City's website:

<https://www.paramountcity.gov/government/departments/planning-and-building/planning/environmental-documents/>; and

WHEREAS, on March 2, 2026, the Final Environmental Impact Report (Final EIR) and Mitigation Monitoring and Reporting Program (MMRP) for the project, incorporating comments received on the DEIR, was published on the Environmental Documents webpage on the City's website; and

WHEREAS, on February 12, 2026, a Notice of Planning Commission public hearing was published in a newspaper of general circulation, posted onsite, and mailed to property owners and occupants within a 500-foot radius of the project site; and

WHEREAS, on March 4, 2026, the Planning Commission opened and continued the public hearing to the April 1, 2026 Planning Commission meeting; and

WHEREAS, on April 1, 2026, the Planning Commission conducted a duly noticed public hearing on the application, during which it considered the Final EIR, Mitigation Monitoring and Reporting Program, statement of overriding considerations, staff report, and public comment and other testimony submitted at the hearing; and

WHEREAS, the Planning Commission recommended that the City Council certify the Final EIR and approve General Plan Amendment No. 26-1 and Zoning Ordinance Text Amendment No. 40.

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

SECTION 1. 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 2. The Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

SECTION 3. The Planning Commission finds that the evidence presented does justify certification of the Final EIR and recommends that the City Council adopt the following findings for approval of the Clearwater Specific Plan Project:

1. The Final Environmental Impact Report (Final EIR State Clearinghouse [SCH] No. 2025010201) was presented to the City of Paramount City Council. All voting members of the City Council have reviewed and considered the information contained in the Final EIR (SCH No. 2025010201) and its appendices. All voting members of the City Council have reviewed and considered testimony at the City Council hearing and additional information presented at or prior to the public hearings. Pursuant to Public Resource Code § 21082.1(c)(3), the Final EIR reflects the independent judgment and analysis of the City as lead agency. The DEIR and Final EIR were prepared by a consultant hired by the City and were reviewed and analyzed independently by the Planning and Building Department staff and the

Planning Commission. The City Council, which is the decisionmaking body of the City for the Project, has reviewed and considered the information contained in the Final EIR. Publication and public circulation of the DEIR complied with the requirements of CEQA. Comments were received during the public review period, all of which have been addressed and responded to in the Final EIR. No “significant new information”, within the meaning of CEQA Guidelines Section 15088.5, was added to the DEIR after the public comment period, and as such, no recirculation was required pursuant to Public Resources Code Section 21092.1. The City Council certifies the Final EIR for the purpose of approving General Plan Amendment No. 26-1 and Zoning Ordinance Text Amendment No. 40.

2. The City of Paramount City Council finds that the Final EIR (SCH No. 2025010201), dated February 19, 2026, constitutes a complete, accurate, adequate, and good faith effort at full disclosure under CEQA. The City of Paramount City Council further finds that the Final EIR and appendices dated February 19, 2026 have been completed in compliance with CEQA.
3. The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the City Clerk of the City of Paramount, located at 16400 Colorado Avenue, Paramount, California 90723.

SECTION 4. The Final EIR (SCH No. 2025010201) for the Clearwater Specific Plan Project identifies the following three environmental impacts (air quality, greenhouse gas emissions, and noise) which cannot be fully mitigated to a level of insignificance and are therefore considered unavoidable:

- i) Impact AIR-1: Conflict with or Obstruct Implementation of Applicable Air Quality Plans because it would exceed the growth assumption of the 2022 South Coast Air Quality Management Plan (AQMP), and because emissions of NO_x, ROG, CO, PM_{2.5}, and PM₁₀ would exceed SCAQMD’s regional threshold, thereby impeding AQMP attainment;
- ii) Impact AIR-2: Result in a cumulatively considerable net increase of non-attainment criteria pollutants in excess of SCAQMD significance thresholds for which the project region is in non-attainment (including ROG/VOC);
- iii) Impact AIR-3: Expose sensitive receptors to substantial pollutant concentrations during construction activities;
- iv) Impact AIR-5: Cause adverse substantial adverse cumulative impacts with respect to air quality;
- v) Impact GHG-1: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment;

- vi) Impact GHG-3: Cause a substantial adverse cumulative impact with respect to greenhouse gas emissions (Cumulative Impact);
- vii) Impact NOISE-2: Result in generation of a substantial permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies (offsite noise); and
- viii) Impact NOISE-5: Cause substantial adverse cumulative impacts with respect to noise or vibration (cumulative impact).

A number of mitigation measures are included in the Final EIR that would mitigate the impact.

To the extent the impacts remain significant and unavoidable with mitigation, such impacts are acceptable when weighed against the overriding social, economic, legal, technical, and other considerations set forth in the Statement of Overriding Considerations included herein. Feasible changes or alterations have been required in, or incorporated into, the approved Project which avoid or substantially lessen the significant environmental effects to the maximum extent feasible, as discussed below.

AIR QUALITY

Mitigation Require a Project-level Construction Assessment for New Development Proposed Under Implementation of the Clearwater Specific Plan. The City shall require applicants to submit a quantitative project-level construction criteria air pollutant and toxic air contaminant emissions analysis for future development proposed under implementation of the Clearwater Specific Plan. The estimated construction criteria air pollutant and toxic air contaminant emissions shall be compared against the thresholds of significance maintained by the South Coast Air Quality Management District (SCAQMD), including Localized Significance Thresholds (LSTs), and, if emissions are shown to be above SCAQMD thresholds, the City shall require the implementation of mitigation to reduce emissions below SCAMQD thresholds or to the maximum extent feasible. Mitigation measures to reduce emissions could include, but are not limited to:

1. Requiring equipment to use alternative fuel sources (e.g., electric-powered and liquefied or compressed natural gas), meet cleaner emission standards (e.g., U.S. EPA Tier IV Final or Tier 5 emissions standards for equipment greater than 50-horsepower), and/or utilizing added exhaust devices (e.g., Level 3 Diesel Particular Filter);
2. Limiting the idling time of diesel-powered construction equipment to two minutes;

3. Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology (BACT) for emission reductions of NOx and PM per SCAQMD BACT Guidelines;
4. Requiring all contractors use equipment that meets CARB's most recent certification standard for off-road heavy-duty diesel engines; and
5. Application of super-compliant paints to interior and/or exterior surfaces (e.g., paints that meet SCAQMD Rule 1113 "super-compliant" requirements).

Mitigation Measure AQ-2: Use Super Compliant VOC Architectural Coatings During Operational Activities. The City shall require the use architectural coatings that meet the SCAQMD "Super Compliant" VOC standard of 10 grams/liter or less for all interior and exterior primer, sealer, paint, and other coating applications for which a super compliant product is commercially available.

GREENHOUSE GAS EMISSIONS

Mitigation Measure: AQ-1, as listed previously.

Mitigation Measure GHG-1: Reduce Building Energy Consumption and GHG Emissions. To reduce potential GHG emissions associated with the performance of the building envelope and systems components covered by Title 24 of the California Code of Regulations, all buildings in the Planning Area shall be designed to have a total energy design rating that is at least 5% less than the standard building design for Climate Zone 8. The energy budget for the standard design building and the energy budget for the proposed design building shall be determined in accordance with the definitions and approach set forth in the version of the Building Energy Efficiency Standards (Energy Code) that is in effect at the time of building permit approval, unless the City of Paramount has adopted local requirements that are more stringent than the Energy Code. The requirement to reduce a project's energy budget by 5% below the standard design building shall not apply if the Energy Code or the City of Paramount has already established a zero net energy requirement for the standard design building.

Mitigation Measure GHG-2: Reduce Appliance Energy Consumption and GHG Emissions. To reduce potential GHG emissions from appliance-related energy consumption, all developer-installed refrigerators, dishwashers, clothes washers and dryers, and room air conditioners shall be Energy Star-certified products.

Mitigation Measure GHG-3: Increase Water Conservation. To reduce potential GHG emissions associated with water consumption, U.S. Environmental Protection Agency (EPA) Certified WaterSense labeled or equivalent faucets, toilets, and showerheads shall be installed.

Mitigation Measure GHG-4: Increase Solar Energy. To reduce building energy and related GHG emissions, all projects occurring within the TR5, MU-TC, FD, and NI zones in the Planning Area shall implement the following sustainability recommendation included in the Specific Plan regarding solar energy: Solar panels shall cover a minimum percentage of the roof area, unless 100% of building energy needs are met using renewable energy. The minimum percentage of covered roof area is 30% for buildings within the MU-TC zone, 40% for building within the TR5 zone, and 50% for buildings within the FC and NI zones.

NOISE

Mitigation Measure NOI-1: Reduce Potential Planning Area Construction Noise Levels. To ensure receptors in the vicinity of the Planning Area are aware of the projects and their planned construction activities, all future development in the Planning Area shall implement the measures listed below.

1. *Provide Notification of Construction Activities.* The notice shall be provided at least 14 calendar days prior to the start of any construction activities, describe the planned phasing and schedule of construction activities, describe the noise control measures to be implemented during construction, and include the name, phone number, and email address of a designated contact for the construction contractor and the City of Paramount responsible for handling construction-related noise complaints. The notice shall be provided to the owner/occupants of all occupied dwelling units within 200 feet of planned construction work areas.
2. *Restrict Work Hours:* Unless otherwise authorized by the City, all construction-related work activities, including material deliveries, shall be conducted only during the hours of 7 AM to 8 PM consistent with Municipal Code Section 9.12.060(4). Each development project shall post a sign at all entrances to and exits from the construction site informing contractors, subcontractors, construction workers, etc. of the allowable work hour requirements.
3. *Control Construction Traffic and Site Access.* Construction traffic, including soil and debris hauling, shall follow City-designated truck routes and shall avoid routes that contain residential dwelling units to the maximum extent feasible given specific project location and access needs.

4. *Construction Equipment Selection, Use, and Noise Control Measures.* The following measures shall apply to all future development in the Project area:
 - a. Construction staging activities such as receipt of deliveries, equipment and material storage, etc., shall occur as far away from sensitive land uses as possible.
 - b. All stationary noise generating equipment such as pumps, compressors, and welding machines shall be shielded and located as far from sensitive receptor locations as practical. Shielding may consist of trailers, stored materials, or a three- or four-sided enclosure provided the structure/barrier breaks the line of sight between the equipment and the receptor, provides for proper equipment ventilation and operations, and complies with all other applicable occupational safety and health requirements.
 - c. Heavy equipment shall include standard noise suppression devices such as mullers, engine covers, and engine/mechanical isolators, mounts, etc. Equipment and noise suppression devices shall be maintained in accordance with manufacturer's recommendations while onsite.
 - d. Pneumatic tools shall include a noise suppression device on the compressed air exhaust.
 - e. Connect to existing electrical service to power stationary and portable equipment (e.g., pumps, generators, compressors, and welding sets). This measure shall be subject to the approval of the local electric utility.
5. *Install Temporary Noise Barriers.* To reduce potential construction noise levels at receptors near active work areas, all future development in the Project area shall install a temporary noise barrier during all site preparation, grading, and paving work activities that have a line of sight to and occur within 100 feet of an occupied dwelling unit or educational or religious assembly land use. The barrier shall only be required along the portion of the job site perimeter that lies between the active work area and the affected dwelling unit(s). In addition, a temporary barrier shall not be required if a permanent barrier is already present between the work area and the affected dwelling unit. The barrier shall consist of the following:
 - a. When activities occur no closer than 50 feet from an occupied dwelling unit, the physical noise barrier shall extend to a height of 6 feet above grade and consist of nominal 0.5-inch plywood with a minimum material density of 1.7 pounds per square foot installed.

Alternatively, the barrier may consist of commercially available acoustic panels, blankets, etc. that have a minimum sound transmission class (STC) or transmission loss value of 20 dB.

- b. When activities occur within 25 to 50 feet of an occupied dwelling unit, the physical noise barrier shall extend to a height of 8 feet above grade and consist of nominal 0.5-inch plywood with a minimum material density of 1.7 pounds per square foot installed. Alternatively, the barrier may consist of commercially available acoustic panels, blankets, etc. that have a minimum STC or transmission loss value of 20 dB.
- c. When activities occur within 25 feet of an occupied dwelling unit, the physical noise barrier shall extend to a height of 10 feet above grade and consist of nominal 1.0-inch plywood with a minimum material density of approximately 3 pounds per square foot installed. Alternatively, the barrier may consist of commercially available acoustic panels, blankets, etc. that have a minimum STC or transmission loss value of 23 dB or higher.

The barrier shall be installed at grade, or mounted to structures located at grade, such as a K-rail, and be maintained free of openings or gaps other than weep holes. Construction ingress/egress shall not be permitted through the barrier unless there is no other viable access point due to specific project constraints or other access requirements. The noise barrier may be removed following the completion of all site preparation, grading, and paving activities (i.e., it is not necessary once framing and typical vertical building construction begins provided no other site preparation, grading, or paving work is still occurring in the area).

Mitigation Measure NOI-2: Control Onsite Noise Generating Sources and Activities. To ensure onsite, operations-related equipment and other activities associated with the future development in the Project area do not generate noise levels that exceed City standards, future mixed-use residential/commercial, commercial and neo-industrial development shall submit a project-specific operational noise analysis to the City for review and approval prior to the issuance of building permits. The noise analysis shall be prepared by a qualified acoustical consultant and shall:

1. Identify surrounding land uses and noise-sensitive receptors in the vicinity of the project.

2. Identify the ambient noise level at and in the vicinity of the project, including at noise-sensitive receptors that could be impacted by the project. Ambient noise levels may be based on information in the Clearwater Specific Plan EIR, or new ambient noise measurements conducted for the project.
3. Describe the noise levels generated by the project's onsite noise sources, including all stationary equipment (e.g., pumps, compressors, generators, dryers, heating, ventilation, and air conditioning equipment, etc.), truck docks/dedicated loading areas, waste collection areas, and vehicle parking areas included in the final project design/site plan.
4. Demonstrate how project noise sources and activities will comply with the exterior sound limits established in Municipal Code Chapter 9.12, Noise, the noise compatibility guidelines in General Plan Table 5-3, and applicable interior sound limits. Measures for reducing project noise to may include, but are not limited to, setbacks, equipment enclosures, noise barriers or other means of shielding onsite noise levels from surrounding land uses and noise-sensitive receptors, and operating restrictions (e.g., prohibiting certain equipment or activities from operating at certain times such as nighttime hours).

Mitigation Measure NOI-3: Prohibit Vibratory Equipment. To reduce the potential for construction equipment to generate substantially perceptible groundborne vibrations, the use of vibratory rollers, vibratory/impact hammers and other potential large vibration-generating equipment (e.g., hydraulic breakers/hoes rams) shall be prohibited within 110 feet of any occupied institutional building, 150 feet of any occupied residential dwelling unit or within 250 feet of an occupied research building. Additionally, the use of large bulldozers, large loaded trucks, and/or auger drill rigs shall not be permitted within 65 feet of any occupied institutional building, 80 feet of any occupied residential dwelling unit or within 150 feet of an occupied research building.

If it is not feasible to prohibit the use of the specified equipment within the ranges defined above due to site- or project-specific conditions or design considerations, a project-specific construction vibration evaluation plan shall be prepared that identifies planned vibration-generating construction activities and potential groundborne vibration levels (given specific equipment and soil conditions) at specific receptor locations and the vibration control measures that will be employed to ensure equipment and work activities would not result in vibrations that exceed the FTA standards of 65 VdB, 72 VdB, and 75 VdB for Category 1, Category 2, and Category 3 land use types, respectively or Caltrans' strongly perceptible human annoyance criterion of 0.1 inches/second peak particle velocity. Such measures may include but are not limited to the use of vibration monitoring to measure actual vibration levels, the use of photo monitoring or documentation of building

conditions prior to, during, and after construction activities, and/or the use of trenches or barriers that attenuate ground-borne vibration.

SECTION 5. The Final EIR (SCH No. 2025010201), dated February 19, 2026, identified subject areas for which the Project is considered to cause or contribute to significant, but mitigable environmental impacts. For each of these impacts identified in the Final EIR, feasible changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects to insignificance.

SECTION 6. The Final EIR concluded that, even with application of feasible mitigation measures, three impacts cannot be entirely avoided or reduced to less than significant levels. Adoption of a Statement of Overriding Considerations would be necessary to approve the Clearwater Specific Plan Project. The Final EIR (State Clearinghouse No. 2025010201) identifies impacts in Air Quality, Greenhouse Gas Emissions, and Noise as significant environmental effects which are considered unavoidable. The identified significant and unavoidable impacts are described above.

Several mitigation measures adopted will serve to reduce these impacts, but even with the inclusion of these conditions, the impacts cannot be reduced to less than significant levels. The City of Paramount Planning Commission recommends that the City Council therefore make the following Statement of Overriding Considerations which warrants approval of the Clearwater Specific Plan Project notwithstanding that all identified effects on the environment are not fully mitigated.

With respect to the significant environmental effect of the Project noted above, the City finds that the stated benefits of the Clearwater Specific Plan Project outweigh the significant effects on the environment. Pursuant to Public Resources Code Section 21081(b) and CEQA Guidelines Sections 15043, 15092, and 15093, any remaining significant effects on the environment are acceptable due to these overriding considerations related to economic, legal, social, technological, or other benefits:

1. The project would create a complete street system paved and improved for all mobility types and that includes accessible, safe sidewalks, and pedestrian crosswalks.
2. The project would maintain the City's economic viability and productivity over the long term by encouraging efficient and sustainable use of the overall site, a large portion of which at present is underutilized surface parking associated with the swap meet and drive-in theater.
3. The project would support the economic viability of Paramount by maintaining existing industrial and manufacturing uses and introducing a new neo-industrial use with ready access to Interstate 710, Interstate 605, Interstate 105, State Route 60, and other major transportation arterial roadways.

4. The project would result in a number of new employment generating uses thereby increasing employment opportunities within Paramount.
5. The project would extend the life of the Paramount Swap Meet into perpetuity as a small business incubator, major revenue-generating land use, and cultural hub for the City.
6. The project would result in reliable water and sewer infrastructure systems sized and maintained to meet current and future demands and to minimize risks to public health and safety.
7. The project provides significant new public open space and recreation opportunities that would not be possible without the project given the built out nature of Paramount; new open space and recreation opportunities within Paramount would have the added effect of benefiting public health and fostering community.
8. The project would result in improved housing supply and expanded housing opportunities that result in high quality living environments, with access to employment, transit and services.
9. The project promotes attractive and safe housing opportunities for a full range of housing types and affordability levels and with equal access and opportunity for all.
10. The project promotes multimodal mobility that creates safe travel ways for motorists, pedestrians, and cyclists and encourages transit use.
11. The project would be located within walking distance of the planned Southeast Gateway Light Rail station, providing residents and employees with easy access to the Metro rail network.
12. The project promotes the use of transit within the City as a means of reducing local traffic congestion, achieving greenhouse gas reduction targets, and connecting the community physically and socially.
13. The project includes energy efficiency and conservation measures, as well as vehicle miles traveled reduction measures, that would reduce air pollution, greenhouse gas emissions, and congestion.

SECTION 7. Based on the findings set forth in this Resolution, including without limitation those set forth in all Sections above, the Planning Commission recommends that the City Council certify the Final EIR pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15090(a), adopt the Mitigation Monitoring and Reporting Program (MMRP), and adopt the statement of overriding considerations set forth in

Section 6. In the event of any inconsistencies between the mitigation measures as set forth in the Final EIR and the MMRP, the MMRP shall control. A notice of determination shall be filed with the County Clerk of the County of Los Angeles pursuant to the CEQA.

SECTION 8. 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 9. The Planning Commission recommends that the City Council certify the Final Environmental Impact Report; approve a Mitigation Monitoring and Reporting Program; and adopt a Statement Of Overriding Considerations associated with General Plan Amendment No. 26-1 and Zoning Ordinance Text Amendment No. 40 for the Clearwater Specific Plan Project.

PASSED, APPROVED, and ADOPTED this 1st day of April 2026.

Linda Timmons, Chair

Attest:

Biana Salgado, Administrative Assistant

CITY OF PARAMOUNT

ATTACHMENT



DUE TO THE SIZE OF THE ENVIRONMENTAL DOCUMENTS (CALIFORNIA ENVIRONMENTAL QUALITY ACT, CEQA), THE ATTACHMENTS FOR ITEM NO. 2 (CLEARWATER SPECIFIC PLAN PROJECT) – (1) CLEARWATER SPECIFIC PLAN (MARCH 2026 UPDATE); (2) FINAL ENVIRONMENTAL IMPACT REPORT; (3) FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS; (4) MITIGATION MONITORING AND REPORTING PROGRAM; (5) DRAFT ENVIRONMENTAL IMPACT REPORT – ARE AVAILABLE FOR REVIEW IN THE PLANNING AND BUILDING DEPARTMENT OFFICE AND ONLINE AT:

<https://www.paramountcity.gov/government/departments/planning-and-building/planning/environmental-documents/>

APRIL 1, 2026

PUBLIC HEARING

GENERAL PLAN AMENDMENT NO. 26-1

B. MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 26:008, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVE A REQUEST TO AMEND THE PARAMOUNT GENERAL PLAN TO PROVIDE CONSISTENCY WITH NEW MIXED-USE TOWN CENTER, TOWN RESIDENTIAL, FLEX DISTRICT, AND NEO INDUSTRIAL ZONES; AND ALLOW AN INCREASE IN DEVELOPMENT CAPACITY IN THE COMPREHENSIVE UPDATE TO THE CLEARWATER EAST SPECIFIC PLAN IN THE CITY OF PARAMOUNT.

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

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 26:008**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO GENERAL PLAN AMENDMENT NO. 26-1, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVE A REQUEST TO AMEND THE PARAMOUNT GENERAL PLAN TO PROVIDE CONSISTENCY WITH NEW MIXED-USE TOWN CENTER, TOWN RESIDENTIAL, FLEX DISTRICT, AND NEO INDUSTRIAL ZONES; AND ALLOW AN INCREASE IN DEVELOPMENT CAPACITY IN THE COMPREHENSIVE UPDATE TO THE CLEARWATER EAST SPECIFIC PLAN IN THE CITY OF PARAMOUNT

WHEREAS, the Planning Commission of the City of Paramount has received an application to amend the Paramount General Plan to provide consistency with new Mixed-Use Town Center, Town Residential, Flex District, and Neo Industrial zones; and allow an increase in development capacity in the comprehensive update to the Clearwater East Specific Plan in the City of Paramount; 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

WHEREAS, staff caused to be prepared a CEQA analysis for the Project which determined a recommendation that the City Council certify the Final Environmental Impact Report (FEIR) and Mitigation Monitoring and Reporting Program (MMRP) for the project pursuant to the provisions of the California Environmental Quality Act (CEQA) as set out in Resolution No. PC 26:007; and

WHEREAS, on April 1, 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 Director as well as testimony regarding the proposed project; and

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

SECTION 1. The above recitations are true and correct.

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

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

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

1. That modified conditions warrant a revision in the General Plan Land Use Map as it pertains to the area under consideration.
2. That a need for the proposed land use designation exists within such area and that the proposed change is necessary, proper, and not likely to be detrimental to adjacent properties.
3. That the particular properties under consideration are proper locations for the said land use designation within such area and suitable in terms of access and size of parcels.
4. That placement of the proposed land use designation at such location will be in the interest of public health, safety, and general welfare.
5. That such land use designation is necessary or desirable for the development of the community, is essentially in harmony with the various elements of the General Plan, and is not detrimental to existing uses.

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

PASSED, APPROVED, and ADOPTED this 1st day of April 2026.

Linda Timmons, Chair

Attest:

Biana Salgado, Administrative Assistant

APRIL 1, 2026

PUBLIC HEARING

ZONING ORDINANCE TEXT AMENDMENT NO. 40

C. MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 26:009, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 40, REPEALING AND REPLACING CHAPTER 17.88 OF THE PARAMOUNT MUNICIPAL CODE IN ITS ENTIRETY TO INCORPORATE THE CLEARWATER SPECIFIC PLAN INTO THE PARAMOUNT MUNICIPAL CODE, REPLACING THE CLEARWATER EAST SPECIFIC PLAN.

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

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 26:009**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 40, REPEALING AND REPLACING CHAPTER 17.88 OF THE PARAMOUNT MUNICIPAL CODE IN ITS ENTIRETY TO INCORPORATE THE CLEARWATER SPECIFIC PLAN INTO THE PARAMOUNT MUNICIPAL CODE, REPLACING THE CLEARWATER EAST SPECIFIC PLAN

WHEREAS, the Planning Commission of the City of Paramount setting forth its finding of fact, recommends that the City Council approve Zoning Ordinance Text Amendment No. 40, repealing and replacing Chapter 17.88 of the Paramount Municipal Code in its entirety to incorporate the Clearwater Specific Plan into the Paramount Municipal Code, replacing the Clearwater East Specific Plan; 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

WHEREAS, staff caused to be prepared a CEQA analysis for the Project which determined a recommendation that the City Council certify the Final Environmental Impact Report (FEIR), Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program (MMRP) for the project pursuant to the provisions of the California Environmental Quality Act (CEQA) as set out in Resolution No. PC 26:007; and

WHEREAS, on April 1, 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 Director as well as testimony regarding the proposed project; and

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

SECTION 1. The above recitations are true and correct.

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

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

SECTION 4. The Planning Commission hereby finds that Zoning Ordinance Text Amendment No. 40 is consistent with desirable land use trends.

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

SECTION 6. The Planning Commission hereby recommends that the City Council adopt an Ordinance approving Zoning Ordinance Text Amendment No. 40, repealing and replacing Chapter 17.88 of the Paramount Municipal Code in its entirety to incorporate the Clearwater Specific Plan into the Paramount Municipal Code, replacing the Clearwater East Specific Plan.

SECTION 7. That pursuant to Resolution No. 82:043 of the City Council, the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

PASSED, APPROVED, and ADOPTED this 1st day of April 2026.

Linda Timmons, Chair

Attest:

Biana Salgado, Administrative Assistant

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 40, REPEALING AND REPLACING CHAPTER 17.88 OF THE PARAMOUNT MUNICIPAL CODE IN ITS ENTIRETY TO INCORPORATE THE CLEARWATER SPECIFIC PLAN INTO THE PARAMOUNT MUNICIPAL CODE, REPLACING THE CLEARWATER EAST SPECIFIC PLAN

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

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

- A. California Constitution Article XI, Section 7, enables the City of Paramount (“the City”) to enact local planning and land use regulations; and
- B. The authority to adopt and enforce zoning regulations is an exercise of the City’s police power to protect the public health, safety, and welfare; and
- C. The City desires to ensure that residential development occurs in a prudently effective manner, in accordance with the goals and objectives of the Paramount General Plan and reasonable land use planning principles as well as in compliance with the provisions of state law; and
- D. The City Council finds that the proposed repeal and replacement of Chapter 17.88 provides a land use plan to support sustainability efforts, economic vitality, and enhanced neighborhood quality of life; and
- E. The Planning Commission held a duly noticed public hearing on April 1, 2026 at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 26:009, recommending that the City Council adopt this Ordinance; and
- F. The City Council held a duly noticed public hearing on this Ordinance on _____, at which time it considered all evidence presented, both written and oral.

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

SECTION 3. Chapter 17.88 of the Paramount Municipal Code is repealed in its entirety and replaced to read as follows:

“Chapter 17.88

CLEARWATER SPECIFIC PLAN

17.88.010 Intent and purpose

It is the intention of this chapter to establish a specific plan that will guide the orderly growth and development of the area known as Clearwater Specific Plan as identified in the Paramount General Plan. It is the purpose of this chapter to implement the Paramount General Plan objectives, policies, and general land uses as they pertain to the subject area and to establish consistency between the General Plan and Clearwater.

17.88.020 Adoption by reference.

There is hereby adopted by reference that document known as the Clearwater Specific Plan, which shall contain all applicable land use regulations constituting zoning for the Clearwater area. Said document shall be that document contained in Exhibit A of Ordinance No. _____.

17.88.030 Revisions.

The revision and amendment of this specific plan shall be conducted pursuant to Sections 65450 to 65457 of the California Government Code in accordance with procedures established by the City of Paramount.”

SECTION 4. California Environmental Quality Act (CEQA). The City Council certified the Final Environmental Impact Report (FEIR), approved a Mitigation Monitoring and Reporting Program (MMRP), and adopted a Statement of Overriding Considerations for the project pursuant to the provisions of the California Environmental Quality Act (CEQA).

SECTION 5. Severability. If any section, subsection, sentence, clause, or phrase in this ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall remain in full force and affect and shall not be affected thereby. The City Council hereby declares it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

SECTION 6. Effective Date. This Ordinance shall take effect 30 days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published as required by law together with the names and members of the City Council voting for and against the Ordinance.

SECTION 7. Certification. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED, and ADOPTED by the City Council of the City of
Paramount this __ day of _____ 2026.

Mayor

ATTEST

Heidi Luce, City Clerk

<https://paramountcity1957.sharepoint.com/sites/planning/shareddocuments/planningdiv/johnking/reports2026/clearwater/clearwaterzota40ordpc.docx>

APRIL 1, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 992

- 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 26:010, A RECOMMENDATION THAT THE CITY COUNCIL APPROVE A REQUEST BY CLIFFORD G. FRANZEN/HUNT MANAGEMENT COMPANY FOR CAPITAL BUSINESS PROPERTIES, LLC TO APPROVE AN OPERATING COVENANT AGREEMENT TO OPERATE

A MASTER CONDITIONAL USE PERMIT FOR WAREHOUSE USES AT
15930-15962 DOWNEY AVENUE IN THE M-1 (LIGHT
MANUFACTURING) ZONE.

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



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Conditional Use Permit No. 992

REQUEST: Recommend that the City Council approve an Operating agreement for a Master Conditional Use Permit for warehouse uses

APPLICANT: Cliff G. Franzen/Hunt Management Company

MEETING DATE: April 1, 2026

LOCATION: 15930-15962 Downey Avenue

ZONE: M-1 (Light Manufacturing)

GENERAL PLAN: Industrial

PLANNER: Ivan Reyes

RECOMMENDATION: Approval



To: Honorable Planning Commission
From: John King, AICP, Planning and Building Director
By: Ivan Reyes, Associate Planner
Date: April 1, 2026

**Subject: CONDITIONAL USE PERMIT NO. 992
MASTER CONDITIONAL USE PERMIT – CLIFFORD G. FRANZEN /HUNT
MANAGEMENT COMPANY FOR CAPITAL BUSINESS PROPERTIES LLC
AT 15930-15962 DOWNEY AVENUE**

Request

This item is a recommendation that the City Council approve a request by Clifford G. Franzen/Hunt Management Company for Capital Business Properties, LLC to approve an Operating Covenant Agreement for a Master Conditional Use Permit for warehouse uses at 15930-15962 Downey Avenue in the M-1 (Light Manufacturing) zone.

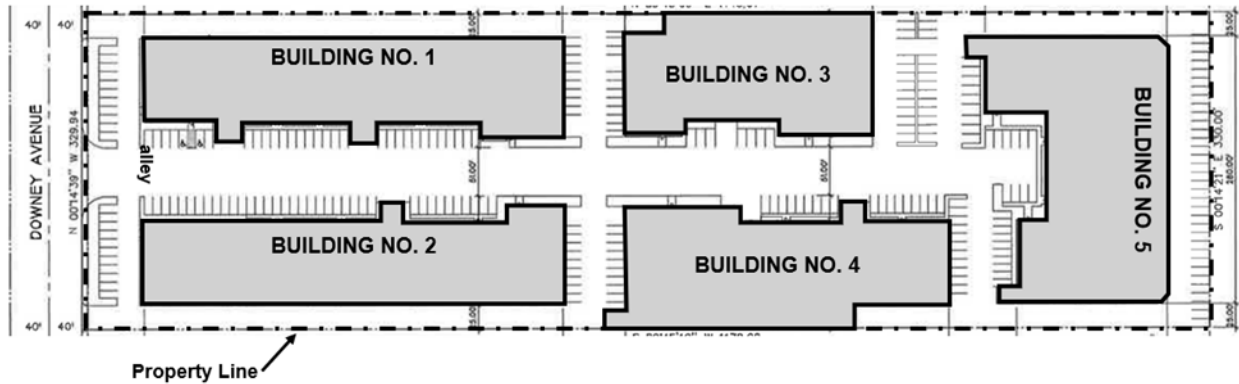
The 8.98-acre site known as the Capital Business Park (formerly the Koretoff Industrial Complex) is an industrial business park developed with five multitenant buildings with a total of 22 suites and 191,900 square feet. Units range in size from 3,520 to 21,192 square feet, and the average suite size is 8,143 square feet. The property, constructed in 1976, is located on the east side of Downey Avenue between Alondra Boulevard and Monroe Street. In recent years, the property owner has upgraded the landscaping, installed decorative gates near the front of the property, and painted the buildings.

Background

The City Council adopted Ordinance No. 1106/Zoning Ordinance Text Amendment No. 8 in 2018. Along with a number of other actions, the ordinance updated the Paramount Municipal Code to require a conditional use permit (CUP) for warehouse and distribution uses in the M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zones. The Planning Commission considers CUP applications through a public hearing process.

The Planning and Building Department reviewed the operations of the existing warehouse businesses located on the subject property. These businesses were previously established in their respective suites without the requirement for a Conditional Use Permit (CUP). However, pursuant to the City's zoning regulations, the CUP requirement is applied on a per-suite basis. As a result, when an existing business relocates to a different suite within the same property, the relocation triggers the need for a CUP, even though the operational characteristics of the business remain unchanged.

Below is the proposed site location.



Below is a site photo from March 24, 2026. The photo is the existing entrance to business park.



Master CUP

With the review of warehouse uses becoming commonplace, the primary ownership of the Capital Business Park approached the City about a “Master Conditional Use Permit” for the subject properties. Upon review and discussion, it became apparent that such a Master CUP would be beneficial for all interests with the proper agreement. The proposal makes sense for the subject properties given the relatively recent history of existing warehouse uses, the ongoing high-quality property management and maintenance of each, and the amount of discretion and deliberation behind the owners’ tenant selection process.

The Master CUP takes the form of an Operating Covenant Agreement that would be formally recorded with the Los Angeles County Registrar-Recorder/County Clerk.

The Operating Covenant Agreement will include the following provisions and shall be applicable to current and future tenants:

- Business license. Each tenant must obtain and maintain a Paramount business license.
- Planning review. The Planning and Building Department would review a proposed tenant and determine if a separate CUP would be required for business uses outside the scope of warehouse/distribution.
- Appeal. The property owner and/or a business can appeal a staff decision to the Planning Commission.
- Prohibited uses. Alcohol, automobile parts, tobacco, firearms, and hazardous materials are not permitted products for storage or distribution from the properties.
- Truck parking. Trucks must park in truck wells or other City-approved truck parking areas onsite.
- Electric vehicle (EV) charging stations. Two EV chargers for common use must be provided at the subject site before the agreement takes effect.
- Anti-idling sign. A sign shall be installed and maintained at each site stating that truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 – Section 2485 of the California Code of Regulations.
- Workforce development. All new tenants shall make all reasonable efforts to hire Paramount residents. Such new tenants shall maintain contact with the workforce development board (SELACO).
- Indoor work and storage. All work must be indoors. Outdoor storage is prohibited.
- Loading. All loading and unloading must be within private property.
- Truck engines. Following City review and approval of an informational brochure, the property owner shall provide a brochure to each new tenant to assist in promoting transition to nondiesel truck engines. The owner shall update the brochure at minimum every two years with City review and approval of the changes.
- Indemnity. The agreement includes indemnification and hold harmless provisions for the City.

Analysis

The proposed Operating Covenant Agreement provides a strong opportunity to partner with a longstanding property owner to better serve the Paramount community. Through a series of negotiations with the property ownership, City staff, and the City Attorney, the proposed agreement offers a means to minimize City resources while still ensuring the expected high quality of life for the surrounding neighborhoods. The agreement promotes positive neighborliness, environmental sustainability, and an efficient use of staff time with an improved result in comparison to the existing CUP review process. The ownership follows a management philosophy that screens out potentially disruptive tenants and eliminates concerns with existing tenants. The proposed provisions of the Operating Covenant Agreement will further ensure a quality mix of tenants with minimal trucking impact. In summary, the Agreement supports each of the Key Strategic Outcomes of the City of Paramount – Safe Community; Community Health; Economic Health;

Environmental Health; Attractive and Well Maintained City Infrastructure; and Efficient, Effective, and Fiscally Responsible Government.

Environmental Analysis

This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of California Environmental Quality Act (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 Outcomes No. 1: Safe Community, No. 2: Community Health, No. 3: Economic Health, No. 4 Environmental Health, No. 5: Attractive and Well Maintained City Infrastructure, and No. 6: Efficient, Effective, and Fiscally Responsible Government.

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC 26:010, recommending that the City Council approve a request by Clifford G. Franzen/Hunt Management Company for Capital Business Properties, LLC to approve an Operating Covenant Agreement for a Master Conditional Use Permit for warehouse uses at 15930-15962 Downey Avenue in the M-1 (Light Industrial) zone.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 26:010**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVE A REQUEST BY CLIFFORD G. FRANZEN/HUNT MANAGEMENT COMPANY FOR CAPITAL BUSINESS PROPERTIES, LLC TO APPROVE AN OPERATING COVENANT AGREEMENT FOR A MASTER CONDITIONAL USE PERMIT FOR WAREHOUSE USES AT 15930-15962 DOWNEY AVENUE IN THE M-1 (LIGHT MANUFACTURING) ZONE.

WHEREAS, the Planning Commission of the City of Paramount recommends that the City Council approve a request by Clifford G. Franzen/Hunt Management Company for Capital Business Properties, LLC to approve an Operating Covenant Agreement for a Master Conditional Use Permit for warehouse uses at 15930-15962 Downey 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

WHEREAS, as warehouse uses become more common at the Capital Business Park, the property owner approached the City about a Master Conditional Use Permit ("Master CUP") for the entire Capital Business Park which will result in a more effective process for approval of warehouse uses on the Capital Business Park, yet maintain consistent high-quality operations and property maintenance for the benefit of the Paramount community; and

WHEREAS, a Master CUP would be beneficial for all interests through the approval and implementation of an Operating Covenant Agreement; and

WHEREAS, the Planning Commission of the City of Paramount finds that This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of California Environmental Quality Act (CEQA) Guidelines.

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. Based on the foregoing findings the Planning Commission recommends that the City Council approve an Operating Covenant Agreement (Exhibit A) following public hearings to be conducted as required by law.

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

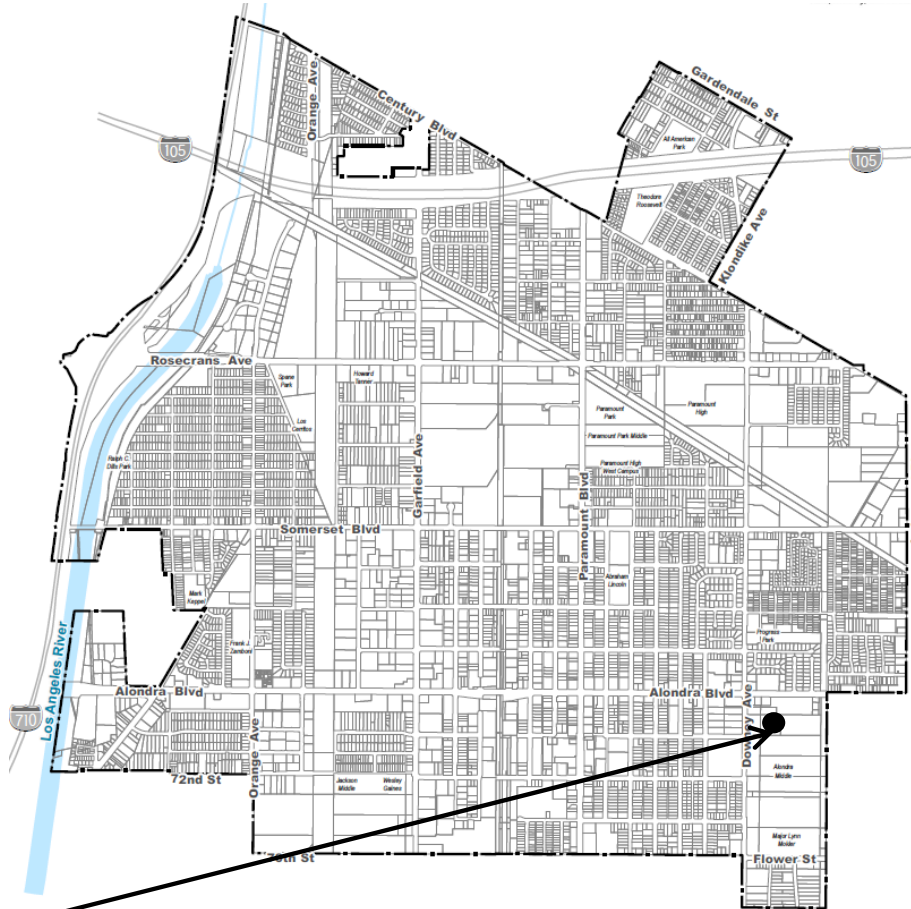
PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Paramount this 1st day of April 2026.

Linda Timmons, Chair

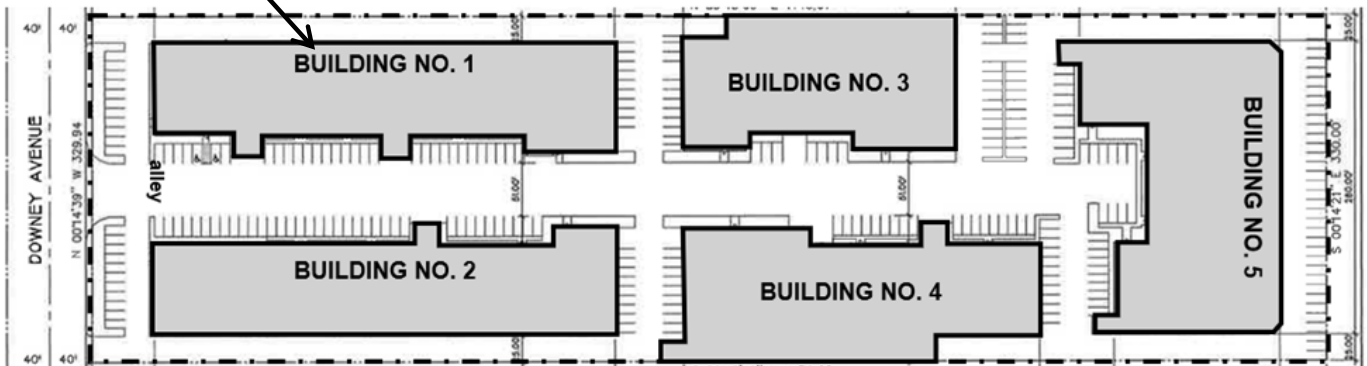
ATTEST:

Biana Salgado, Administrative Assistant

Conditional Use Permit No. 992



Subject Property



Property Line

15930-15962 Downey Avenue

APRIL 1, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 993

- 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 26:011, A REQUEST BY MARIO MOREIRA/COFFEE PORT TO OPERATE A COFFEE SHOP WITH INDOOR CUSTOMER SEATING AT 14800 PARAMOUNT BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

APPROVED

DENIED

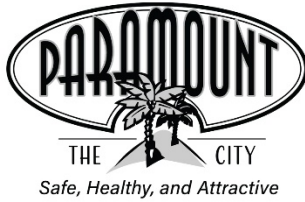
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Conditional Use Permit No. 993

REQUEST: To allow operation of a coffee shop with indoor customer seating

APPLICANT: Mario Moreira

MEETING DATE: April 1, 2026

LOCATION: 14800 Paramount Boulevard

ZONE: C-3 (General Commercial)

GENERAL PLAN: Central Business District

PLANNER: Caitlin Au

RECOMMENDATION: Approval



To: Honorable Planning Commission
From: John King, AICP, Planning and Building Director
By: Caitlin Au, Planning Intern
Date: April 1, 2026

**Subject: CONDITIONAL USE PERMIT NO. 993
MARIO MOREIRA/COFFEE PORT**

BACKGROUND

This application is a request by Mario Moreira/Coffee Port to approve Conditional Use Permit (CUP) No. 993 to allow operation of a coffee shop with indoor customer seating at 14800 Paramount Boulevard in the C-3 (General Commercial) zone. The property is located on the southeast corner of Paramount Boulevard and 3rd Street, south of the Paramount High School West Campus. The Paramount Swap Meet and Our Lady of the Rosary church are across Paramount Boulevard to the west of the subject site.

The 11,283 square foot lot is developed with a 2,225 square foot building, originally a restaurant, that was remodeled in 2011 following Development Review Board approval of Development Review Application No. 10:010. A front addition was constructed and the restaurant was converted into office space in 2022 following approval of Development Review Application No. 21:005.

The applicant is proposing to convert the existing office building into a coffee shop with an 884 square foot lounge area with seating, a 374 square foot second lounge area, and the remaining 967 square feet to be utilized for the work/service area, an office, storage spaces, an employee break area, and public restrooms. Outdoor seating is not proposed.

DISCUSSION

Mario Moreira, the applicant and property owner, is the business owner of the proposed coffee shop, Coffee Port. The applicant envisions a place for the community to gather and enjoy coffee, tea, pastries, and similar offerings. The existing office building is currently vacant. The building would be remodeled to accommodate a coffee bar and display case, indoor lounge areas with seating for customers, and employee-only areas for storage, breaks, and administrative duties.

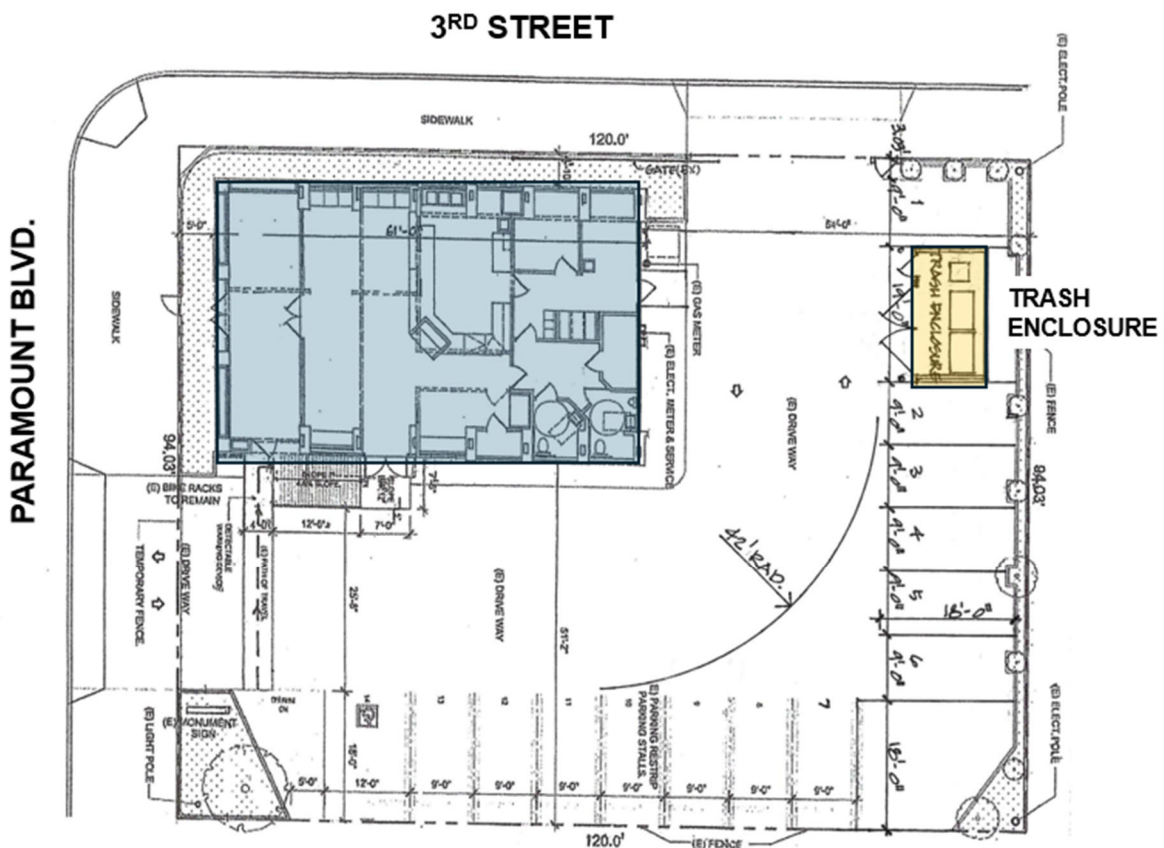
The applicant proposes to serve food and beverages onsite. The hours of operation would be Monday through Saturday from 6:00 a.m. to 9:00 p.m. and Sunday from 7:00 a.m. to 7:00 p.m.

Below is an aerial photo indicating the proposed coffee shop location.

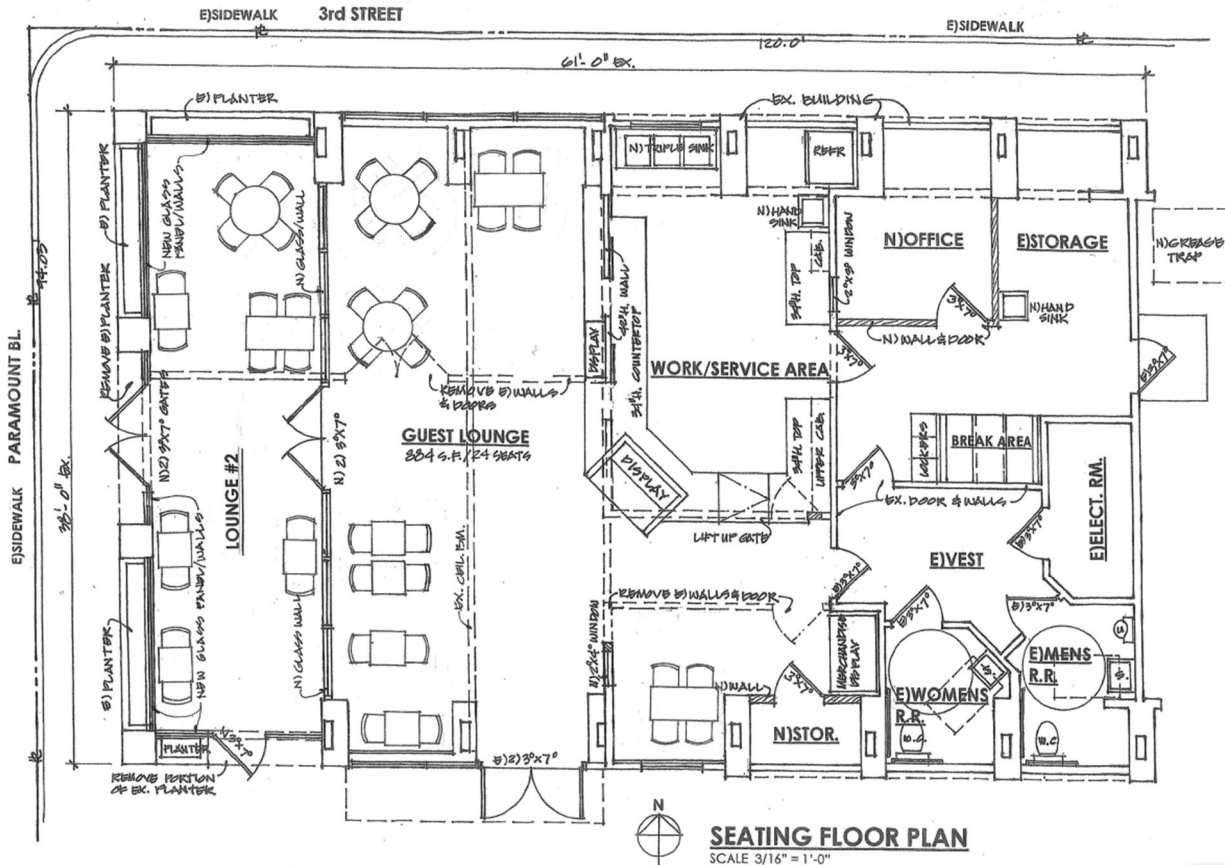


Plans

Below is the proposed site plan. The building is highlighted in blue. The proposed modification to the trash enclosure (expanding to accommodate additional containers) is highlighted in orange.



Below is the proposed floor plan with the proposed customer seating layout.



Photos

Below are site photos from Tuesday March 17, 2026. The first depicts the project site from the west point of view at the intersection of Paramount Boulevard and 3rd Street. The second shows the location of the proposed coffee shop from the south point of view. The third shows the current condition of the parking lot from the west point of view. The fourth photos shows the current trash enclosure that will be expanded as needed to accommodate all required containers.





Analysis

The proposed business is located in an appropriate commercial zone in the Central Business District and is compatible with the surrounding businesses. The location is adequate in size, and sufficient parking will be provided.

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 changes to and operation of existing structures.

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

Read by title only, waive further reading, and adopt Resolution No. PC 26:011, approving Conditional Use Permit No. 993, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 26:011**

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. 983, A REQUEST BY MARIO MOREIRA/COFFEE PORT TO ALLOW A COFFEE SHOP WITH INDOOR CUSTOMER SEATING AT 14800 PARAMOUNT BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Mario Moreira/Coffee Port for a Conditional Use Permit (CUP) to allow a coffee shop with indoor customer seating at 14800 Paramount 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 to 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 changes to and operation of an existing private structure.

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; nor
 - c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare; and
 2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this chapter, or as is otherwise required in order to integrate such use with the uses in the surrounding area; and
 3. That the proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - b. By other public or private service facilities as are required.

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

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

General

1. Conditions. All conditions of approval of Conditional Use Permit No. 993 shall be printed as general notes on all sets 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, April 17, 2026. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
4. Revocation. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated, and the privileges granted hereunder shall lapse.

5. **One-Year Approval.** Approval of this Conditional Use Permit No. 993 shall be valid for one (1) year from the date of final approval and shall become null and void unless construction has commenced within this time period or an extension of time is granted administratively pursuant to a written request by the applicant no less than 30 days prior to the expiration date of April 1, 2027. The Planning and Building Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application. Commencement of development shall mean that appropriate permits have been obtained, and the development has successfully completed the first Building and Safety Division inspection.
6. **Violations.** It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute, or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
7. **Grounds for Modification, Suspension, Revocation.** The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a. That the approval was obtained by fraud;
 - b. That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c. That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;
 - d. That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

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

Permitting

8. Business License – Tenant. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
9. Business License – Others. All contractors, businesses, and affiliates in the City of Paramount shall obtain a business license to work and/or conduct business in the City of Paramount.
10. Fees. All applicable development fees are due prior to the issuance of building permits.
11. 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.
12. Installation of Exterior Security Doors, Gates, and Window Coverings. The installation of exterior 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, is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
13. Building Stucco/Paint Color. Any change to the exterior stucco or paint color of the building shall be reviewed for possible approval by the Planning Division of the Planning and Building Department.
14. Maintain Paint. The applicant shall maintain sufficient quantities of matching exterior paint to promptly remove graffiti, blemishes, and peeling paint.
15. Landscaping and Irrigation. The landscaping and irrigation system shall meet all code requirements and the landscape requirements from the Commercial Design Guidelines for the C-3 zone, as detailed in Section 17.24.050 of the Paramount Municipal Code, and Water-Efficient Landscape Provisions of Chapter 17.96 of the Paramount Municipal Code.. Landscaping shall be maintained in a thriving conditions, free from litter, weeds, and overgrowth in perpetuity. Mulch shall be a brown material; red mulch is unacceptable.
16. Trees. Existing trees will be maintained in good condition. Mature trees shall not be removed and/or replaced without first obtaining written authorization from the Planning and Building Department.
17. 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.

18. Existing Fencing. The existing fencing shall be refurbished and repainted following separate review and approval of the paint color by the Planning Division.
19. 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.
20. Bollards. The existing bollards shall be refurbished and maintained in good condition. Separate review and approval by the Planning Division must be completed before repainting the bollards.
21. Metal Awning. The metal awnings shall be repainted and maintained in good condition as necessary.
22. Stone Veneer. Any damaged or missing exterior stone veneer shall be replaced to match the predominant stone material.
23. Trash Enclosure. Portions of the existing trash enclosure that will remain after the required expansion shall be refurbished and/or repainted as necessary.
24. Driveway Entrance. The color driveway entrance treatments shall be refurbished to new condition and maintained in good condition.
25. Permits. The applicant shall obtain Building and Safety Division permits for the proposed interior and exterior changes to the building.
26. Tenant Improvements. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division.
27. Signs. Signs, 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 wall signs that have been removed shall be repainted and repaired as needed.
28. Window Signs. Window sign area shall be limited to 40% of the square footage of each grouping of adjacent windows, including a glass door, within an outer framed pane of glass. Sign area shall be limited to 40% of each glass door that is not adjacent to a window.
29. Special Events. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning and Building Department.
30. 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.

31. **Parking.** All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking spaces and drive aisles shall be restriped and maintained in a clear condition and meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.

Business Operations

32. **Business Hours.** Business hours shall be limited to Monday through Saturday from 6:00 a.m. to 9:00 p.m. and Sunday from 7:00 a.m. to 7:00 p.m.
33. **Floor Plan.** The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
34. **Customer seating.** Customer seating is limited to 42 seats in the interior of the building only. Any additional seating shall require the modification of the CUP and shall comply with the associated parking requirements.
35. **Loading.** Stopping, loading, and unloading of delivery vehicles associated with inbound and outbound shipments is prohibited on public rights-of-way.
36. **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).
37. **Noise.** In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
38. **Live entertainment.** Regular live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council.
39. **Urban Stormwater Management.** The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and areas adjacent to the subject unit, 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. The parking lots serving the business shall be completely swept and maintained free of debris and litter on each day the business is open for business to the public. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.

40. Exterior Lighting. The exterior lighting of the pedestrian walkway shall be cleaned, refurbished, and maintained in good, unblemished condition.
41. Lighting. A sufficient amount of lighting, as determined by the Planning and Building Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning and Building Department for their decorative quality and location, and permits shall be obtained.
42. 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.
43. Bicycle Racks. The existing inverted "U" bicycle racks shall be repainted and maintained in good condition in perpetuity.
44. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
45. Waste Facilities/Trash Enclosures. The business shall comply with Chapter 17.118 of the Paramount Municipal Code regarding receptacles, facilities, and storage for garbage waste, refuse, trash, organic waste, and nonorganic recyclables. The existing trash enclosure shall be expanded as needed to accommodate all required containers.
46. Parking Lot Asphalt. The parking lot shall be reslurried prior to the required restriping.
47. Security Cameras. The Planning and Building Department and 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.
48. Review and Regulations. Plans and operations are subject to review by and all applicable regulations of local, regional, and state agencies, including, but not limited to, the County of Los Angeles Fire Department, Los Angeles County Department of Public Health, Los Angeles County Sanitation Department, the California Department of Resources Recycling and Recovery (CalRecycle), the South Coast Air Quality Management District (SCAQMD), and the Department of Labor.

49. Fugitive Dust. The project shall comply with the South Coast Air Quality Management District (SCAQMD) Rule 403 requiring the best available fugitive dust control measures with the purpose of reducing the amount of fugitive dust entrained as a result of human activities.

Final Approval

50. Final Approval. At the completion of the project when all conditions of approval are addressed, final written approval from the Planning Division shall be obtained prior to beginning operation as a coffee shop. Final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval.

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

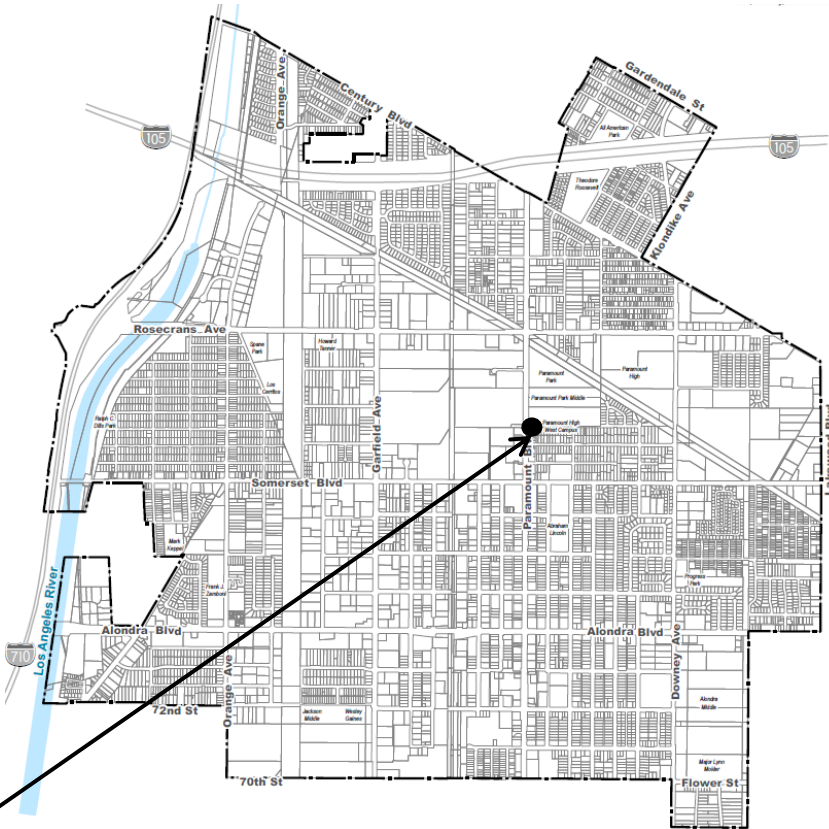
PASSED, APPROVED, and ADOPTED this 1st day of April 2026.

Linda Timmons, Chair

Attest:

Biana Salgado, Administrative Assistant

Conditional Use Permit No. 993



Subject
Property



14800 Paramount Blvd.

APRIL 1, 2026

PUBLIC HEARING

ZONING ORDINANCE TEXT AMENDMENT NO. 41

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

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

- E. MOTION IN ORDER:
READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 26:012, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 41, AMENDING SUBSECTION 17.20.010 (DENSITY IN MULTIPLE FAMILY RESIDENTIAL ZONES) AND SUBSECTION 17.20.020 (SPECIAL HOUSING OPPORTUNITIES) OF TITLE 17 (ZONING) OF THE PARAMOUNT MUNICIPAL CODE TO IMPLEMENT PROGRAM 22 OF THE 6TH CYCLE HOUSING ELEMENT PROGRAM BY CLARIFYING THE

INAPPLICABILITY OF PROPOSITION FF OF 1988 BY OPERATION
OF LAW.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

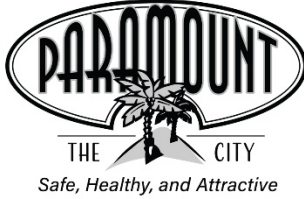
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Zoning Ordinance Text Amendment No. 41

REQUEST: Recommend that the City Council adopt an ordinance amending Subsection 17.20.010 (Density of multiple family residential zones) and Subsection 17.20.020 (Special housing opportunities) of Title 17 (Zoning) of the Paramount Municipal Code to implement Program 22 of the 6th Cycle Housing Element Program by clarifying the inapplicability of Proposition FF of 1988 by operation of law

APPLICANT: City of Paramount

MEETING DATE: April 1, 2026

LOCATION: Citywide

ZONE: All zones that permit residential uses

GENERAL PLAN: Citywide

PLANNER: John King

RECOMMENDATION: Approval



To: Honorable Planning Commission
From: John King, AICP, Building and Planning Director
By:
Date: April 1, 2026

Subject: RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 41, AMENDING SUBSECTION 17.20.010 (DENSITY IN MULTIPLE FAMILY RESIDENTIAL ZONES) AND SUBSECTION 17.20.020 (SPECIAL HOUSING OPPORTUNITIES) OF TITLE 17 (ZONING) OF THE PARAMOUNT MUNICIPAL CODE TO IMPLEMENT PROGRAM 22 OF THE 6TH CYCLE HOUSING ELEMENT PROGRAM BY CLARIFYING THE INAPPLICABILITY OF PROPOSITION FF OF 1988 BY OPERATION OF LAW

BACKGROUND

This item is a request for the Planning Commission to recommend to the City Council to approve Zoning Ordinance Text Amendment (ZOTA) No. 41, adopting an ordinance amending Chapter 17.20 (Initiative Regulating Density) of the Paramount Municipal Code to implement Program 22 of the 6th Cycle Housing Element Program by clarifying the inapplicability of Proposition FF of 1988 by operation of law.

On November 8, 1988, following the submittal of a qualified initiative petition to the City Council, the Paramount electorate voted in a Special Municipal Election to approve Proposition FF to limit residential development (except for senior housing) to 22 homes per acre.

The Housing Element is one of the elements that the State of California requires cities to include in their General Plans. California law requires that all jurisdictions update the Housing Element in eight-year cycles, and for the period between October 2021 and October 2029 known as the "6th Cycle", the City is required to plan for 364 new housing units.

During the development of 6th Cycle Housing Element, staff from the California Department of Housing and Community Development (HCD) guided the City on requirements to obtain Housing Element certification. One such requirement was the inclusion of a program clarifying the inapplicability of Proposition FF, "either through the adoption of a resolution or other binding commitment." In 2022, the City Council adopted the Housing Element with the inclusion of "Program 22" regarding the invalidation of Proposition FF. Later that same year, HCD certified the Housing Element.

DISCUSSION

Since HCD detailed State concerns about limiting housing density to 22 housing units per acre, the City has adopted and proposed changes to land use plans and the Municipal Code to comply with State mandates. Examples include the North Paramount Gateway Specific Plan, the Clearwater Specific Plan, and updating the Municipal Code to allow housing up to 30 units per acre in certain commercial areas in accordance with State law.

The proposed Zoning Ordinance Text Amendment would update two subsections of the Zoning Code to formally clarify the inapplicability of Proposition FF of 1988 by operation of law and satisfy HCD's concerns.

Environmental Assessment

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

Adopt Resolution No. PC 26:012, recommending that the City Council adopt an ordinance approving Zoning Ordinance Text Amendment No. 41.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 26:012**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDING OF FACT, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 41, AMENDING SUBSECTION 17.20.010 (DENSITY IN MULTIPLE FAMILY RESIDENTIAL ZONES) AND SUBSECTION 17.20.020 (SPECIAL HOUSING OPPORTUNITIES) OF TITLE 17 (ZONING) OF THE PARAMOUNT MUNICIPAL CODE TO IMPLEMENT PROGRAM 22 OF THE 6TH CYCLE HOUSING ELEMENT PROGRAM BY CLARIFYING THE INAPPLICABILITY OF PROPOSITION FF OF 1988 BY OPERATION OF LAW

WHEREAS, the Planning Commission of the City of Paramount setting forth its finding of fact, and recommending that the City Council approve Zoning Ordinance Text Amendment No. 41, amending Subsection 17.20.010 (Density in multiple family residential zones) and Subsection 17.20.020 (Special housing opportunities) of Title 17 (Zoning) of the Paramount Municipal Code to implement Program 22 of the 6th cycle Housing Element Program by clarifying the inapplicability of Proposition FF of 1988 by operation of law; and

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

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

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

SECTION 6. The Planning Commission hereby recommends that the City Council approve Zoning Ordinance Text Amendment No. 41, amending Subsection 17.20.010 (Density in multiple family residential zones) and Subsection 17.20.020 (Special housing opportunities) of Title 17 (Zoning) of the Paramount Municipal Code to implement Program 22 of the 6th cycle Housing Element Program by clarifying the inapplicability of Proposition FF of 1988 by operation of law.

SECTION 7. That pursuant to Resolution No. 82:043 of the City Council, the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

SECTION 8. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED by the Planning Commission of the City of Paramount this 1st day of April 2026.

Linda Timmons, Chair

Attest:

Biana Salgado, Administrative Assistant

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 41, AMENDING SUBSECTION 17.20.010 (DENSITY OF MULTIPLE FAMILY RESIDENTIAL ZONES) AND SUBSECTION 17.20.020 (SPECIAL HOUSING OPPORTUNITIES) OF TITLE 17 (ZONING) OF THE PARAMOUNT MUNICIPAL CODE TO IMPLEMENT PROGRAM 22 OF THE 6TH CYCLE HOUSING ELEMENT PROGRAM BY CLARIFYING THE INAPPLICABILITY OF PROPOSITION FF OF 1988 BY OPERATION OF LAW

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

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

- A. California Constitution Article XI, Section 7, enables the City of Paramount (“the City”) to enact local planning and land use regulations; and
- B. The authority to adopt and enforce zoning regulations is an exercise of the City’s police power to protect the public health, safety, and welfare; and
- C. The City desires to ensure that development occurs in a prudently effective manner, consistent with the goals and objectives of the General Plan as updated and adopted by the City Council on August 7, 2007 and reasonable land use planning principles; and
- D. The Planning Commission held a duly noticed public hearing on April 1, 2026 at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 26:012, recommending that the City Council adopt this Ordinance; and
- E. The City Council held a duly noticed public hearing on this Ordinance on _____, 2026, at which time it considered all evidence presented, both written and oral.

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

SECTION 3. Subsection 17.20.010 (Density of multiple family residential zones) of the Paramount Municipal Code is hereby amended to add a statement of clarification to the introductory paragraph to read as follows:

The following subsections were adopted by a vote of the people on November 8, 1988. **However, the following subsections are rendered inapplicable pursuant to State law.**

SECTION 4. Subsection 17.20.020 (Special housing opportunities) of the Paramount Municipal Code is hereby amended add a statement of clarification to read as follows:

The following subsection is rendered inapplicable pursuant to State law.

Areas designated on the Paramount General Plan as special housing opportunities (SHO) are simply a reflection of the list of special opportunities for a variety of housing types and densities described in the special housing opportunities specific plan. Densities are called out in the specific plan but in no such specific plan or plans shall the density exceed 22 dwelling units per acre, except in the case of a senior citizen housing development, in which case the density may not exceed 70 dwelling units per acre. Special housing opportunity designations may occur both within and outside of specific plan boundaries. If occurring outside such boundaries, the planned development with performance standard zoning, regulatory specific plan, or zoning regulation or other ordinance or resolution shall not specify a density exceeding 22 dwelling units per acre, except in the case of senior citizen housing.

SECTION 12. California Environmental Quality Act (CEQA). This ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

SECTION 13. Severability. If any section, subsection, sentence, clause, or phrase in this ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council hereby declares it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

SECTION 14. Effective Date. This Ordinance shall take effect thirty days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published as required by law, together with the names and members of the City Council voting for and against the Ordinance.

PASSED, APPROVED and ADOPTED by the City Council of the City of Paramount this ___ day of _____ 2026.

Mayor

ATTEST

Heidi Luce, City Clerk

APRIL 1, 2026

ORAL REPORT

CITY COUNCIL ACTIONS

APRIL 1, 2026

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF