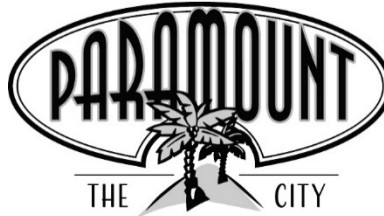


AGENDA

Paramount Planning Commission

June 3, 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](#) May 6, 2026

PUBLIC COMMENTS

NEW BUSINESS

PUBLIC HEARINGS

2. [CONDITIONAL USE PERMIT NO. 997](#) A request by Jeff Grodsky/Maio and Grodsky, Inc. for Super Kids Dental to operate a dental office at 16239 Paramount Boulevard, Suites A and B in the PD-PS (Planned Development with Performance Standards)/Town Center West zone. This project is a Class 1 (minor changes to and operation of existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of California Environmental Quality Act (CEQA) Guidelines.
3. [CONDITIONAL USE PERMIT NO. 998](#) A request by Rocco Tregnaghi/ROADS Foundation to operate a medical office at 16260 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards)/Town Center East zone. This project is a Class 1 (minor changes to and operation of existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of California Environmental Quality Act (CEQA) Guidelines.
4. [CONDITIONAL USE PERMIT NO. 999](#) A request by MDC Campers and Caravans, Inc. to operate a warehouse and light assembly of premanufactured customized parts for travel trailers with limited outdoor storage at 16400 Garfield Avenue in the M-2 (Heavy Manufacturing) zone. This project is a Class 1 (minor changes to and operation of existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of California Environmental Quality Act (CEQA) Guidelines.

RECEIVE AND FILE

5. [CONDITIONAL USE PERMIT NO. 921 – Second Three-Month Review](#) A second three-month review of Mr. J's Bar business operations at 7824 Alondra Boulevard, in the C-3 (General Commercial) zone.

REPORTS

6. [ORAL REPORT](#) City Council Actions

COMMENTS

7. [COMMENTS](#)
- City Attorney
 - Commissioners
 - Staff

ADJOURNMENT

To a meeting on Wednesday, July 1, 2026, at 6:00 p.m. in the Council Chamber at City Hall, 16400 Colorado Avenue, Paramount, California.

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

JUNE 3, 2026

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF MAY 6, 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
MAY 6, 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 6:02 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
Monica Rodriguez, Assistant Planning and Building Director
Ivan Reyes, Building and Housing Manager
Biana Salgado, Administrative Assistant

MINUTES

1. **APPROVAL OF MINUTES**
April 1, 2026

Chair Timmons presented the Planning Commission minutes of April 1, 2026 for approval.

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

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

PUBLIC COMMENTS

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

NEW BUSINESS

PUBLIC HEARINGS

2. CONDITIONAL USE
PERMIT NO. 994

Chair Timmons announced the item, request by Mayra Martinez/Aim High Living for a Conditional Use Permit for the warehouse and distribution of supplies and maintenance materials for offsite residential facilities at 16253 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone.

Assistant Planning and Building Director Rodriguez introduced Building and Housing Manager Reyes, who provided an overview of the request.

Commissioner Moody had a question about security bars at this location.

Commissioner Gonzalez asked if Aim High Living would be using large vehicles for deliveries and whether such vehicles would block access to the alleyway.

Building and Housing Manager Reyes stated that the vehicles used would be small vans and access to the alleyway would remain accessible through the parking lot.

Chair Timmons asked if the applicant would like to come up to the podium to speak.

Associate Director of Aim High Living Carlos Deleon and CEO Mayra Martinez spoke in support of the request.

Chair Timmons asked for clarification on the type of work that Aim High Living does.

Mr. Deleon stated that Aim High Living assists individuals at their sister locations in the regions of Wilmington, East Los Angeles, and South Los Angeles by providing stable housing, assistance with obtaining legal documents, supportive services like job placement, driving lessons, and providing necessities like clothing.

Chair Timmons opened the public 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 Esparza, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Vice Chair Weisenburger, seconded by Commissioner Moody, to adopt Planning Commission Resolution No. PC 26:013, "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. 994, A REQUEST BY MAYRA MARTINEZ/AIM HIGH LIVING FOR THE WAREHOUSE AND DISTRIBUTION OF SUPPLIES AND MAINTENANCE MATERIALS FOR OFFSITE RESIDENTIAL FACILITIES AT 16253 MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE", approving Conditional Use Permit No. 994. The motion was passed by the following roll call vote:

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

3. CONDITIONAL USE PERMIT NO. 995

Chair Timmons announced the item, a request by Greg Panek/True North Engineering, Inc. for Mattco Forge, Inc. a request for the installation of two prefabricated storage containers, each 40 feet in length and 8 feet in width, to be used as temporary restroom facilities during the construction phase of a forging press and ring mill project under Conditional Use Permit No. 996 at 16443 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone.

Assistant Planning and Building Director Rodriguez presented an overview of the request in conjunction with Conditional Use Permit No. 996, a request to allow the expansion of the existing building by 3,364 square feet to install a new 4,000-ton hydraulic forging press and ring mill machine at 16443 Minnesota Avenue.

Commissioner Esparza confirmed with the applicant the staffing levels and hours of operation of the business.

Further discussion took place between the Commissioners and the applicant.

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

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

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

It was moved by Commissioner Esparza, seconded by Commissioner Gonzalez, to adopt Planning Commission Resolution No. PC 26:014, "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. 995, A REQUEST BY GREG PANEK/TRUE NORTH ENGINEERING, INC. FOR MATTCO FORGE, INC. A CONDITIONAL USE PERMIT FOR THE INSTALLATION OF TWO PREFABRICATED STORAGE CONTAINERS EACH 40 FEET IN LENGTH, 8 FEET IN WIDTH, TO BE USED AS TEMPORARY RESTROOM FACILITIES DURING THE CONSTRUCTION PHASE OF A FORGING PRESS AND RING MILL PROJECT UNDER CONDITIONAL USE PERMIT NO. 996 AT 16443 MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE", approving Conditional Use Permit No. 995. The motion was passed by the following roll call vote:

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

4. CONDITIONAL USE PERMIT NO. 996

Chair Timmons asked if there was another part to the presentation heard for item No. 3 (Conditional Use Permit No. 995).

Assistant Planning and Building Director Rodriguez stated the presentation heard earlier grouped both requests Conditional Use Permit No. 995 and Conditional Use Permit No. 996.

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

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

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

It was moved by Commissioner Esparza, seconded by Commissioner Gonzalez, to adopt Planning Commission Resolution No. PC 26:015, "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. 996, A REQUEST BY GREG PANEK/TRUE NORTH ENGINEERING, INC. FOR MATTCO FORGE, INC. FOR A CONDITIONAL USE PERMIT TO ALLOW THE EXPANSION OF THE EXISTING BUILDING BY 3,364 SQUARE FEET TO INSTALL A NEW 4,000-TON HYDRAULIC FORGING PRESS AND RING MILL MACHINE AT 16443 MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE", approving Conditional Use Permit No. 996. 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

5. ZONING ORDINANCE
 TEXT AMENDMENT
 NO. 42

Chair Timmons announced the item, a recommendation for the City Council of the City of Paramount to adopt an ordinance adding definitions to Section 17.04.010 and adding Chapter 17.18 regarding Transit-Oriented Development Objective Design Standards to the Paramount Municipal Code.

Assistant Planning and Building Director Rodriguez provided an overview of the request on behalf of Planning and Building Director John King.

Commissioner Gonzalez asked if the Transit-Oriented Objective Design Standards were already established in the

Paramount Municipal Code. Assistant Planning and Building Director Rodriguez stated that Zoning Ordinance Text Amendment No. 42 would set the standards.

Further discussion took place between the Planning Commission and staff regarding the item.

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

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

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. PC 26:016, "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. 42, ADDING DEFINITIONS TO SECTION 17.04.010 AND ADDING CHAPTER 17.18 (TRANSIT-ORIENTED DEVELOPMENT OBJECTIVE DESIGN STANDARDS) TO TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE", approving Zoning Ordinance Text Amendment No. 42. The motion was passed by the following roll call vote:

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

REPORTS

6. ORAL REPORT
City Council Actions

Assistant Planning and Building Director Rodriguez reported that the City Council approved Tract Map No. 084854 for the 17-unit property at 16635, 16675, and 16683 Paramount Boulevard.

A presentation regarding the City’s Historical Context Statement was heard by the City Council in which the City Council provided feedback and direction moving forward.

The City Council also reviewed proposals for the Spane Learning Center mural project. Council asked for more input from the community members before deciding on the finalist.

COMMENTS

7. COMMENTS

Commissioner Gonzalez commented on how quickly the 17 homes on Paramount Boulevard are being built.

Assistant Planning and Building Director Rodriguez announced Ivan Reyes has been promoted from Associate Planner to Building and Housing Manager after completing the recruitment process.

The Planning Commission congratulated Building and Housing Manager Reyes on his promotion.

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, June 3, 2026 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Linda Timmons, Chair

ATTEST:

Biana Salgado, Administrative Assistant

JUNE 3, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 997

- 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 26:017, A REQUEST BY JEFF GRODSKY/MAIO AND GRODSKY, INC. FOR SUPER KIDS DENTAL FOR A CONDITIONAL USE PERMIT (CUP) TO ALLOW THE OPERATION OF A DENTAL OFFICE AT 16239 PARAMOUNT BOULEVARD, SUITES A AND B IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/TOWN CENTER WEST ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

APPROVED

DENIED

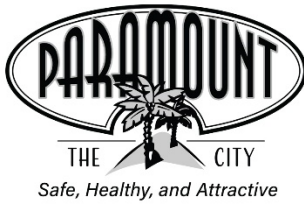
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Conditional Use Permit No. 997

REQUEST: Operation of a dental clinic

APPLICANT: Jeff Grodsky/Maio and Grodsky, Inc. for Super Kids Dental

MEETING DATE: June 3, 2026

LOCATION: 16239 Paramount Boulevard, Suites A and B

ZONE: PD-PS (Planned Development with Performance Standards)/Town Center West

GENERAL PLAN: Central Business District

PLANNER: Monica Rodriguez

RECOMMENDATION: Approval



To: Honorable Planning Commission
From: John King, AICP, Planning and Building Director
By: Monica Rodriguez, Assistant Planning and Building Director
Date: June 3, 2026

**Subject: CONDITIONAL USE PERMIT NO. 997
JEFF GRODSKY/MAIO AND GRODSKY, INC. FOR SUPER KIDS
DENTAL**

BACKGROUND

This application is a request by Jeff Grodsky/Maio and Grodsky, Inc. for Super Kids Dental to approve Conditional Use Permit (CUP) No. 997, a request to allow the operation of a dental office at 16239 Paramount Boulevard, Suites A and B in the PD-PS (Planned Development with Performance Standards)/Town Center West zone.

The subject site is comprised of multiple parcels, approximately 5.48-acres in size. The subject site is generally bounded by Paramount Boulevard to the east, Colorado Avenue to the west, Alondra Boulevard to the north, and Jackson Street to the south (also known as Town Center West). The site abuts PD-PS (Planned Development with Performance Standards) zoned properties to the east, west, north and south.

The applicant is seeking to combine the existing office suite formerly occupied by Fred Loya Insurance and the existing retail suite formerly occupied by Fantastic Nails within the Northgate Market/Town Center West shopping center into a single dental office.

DISCUSSION

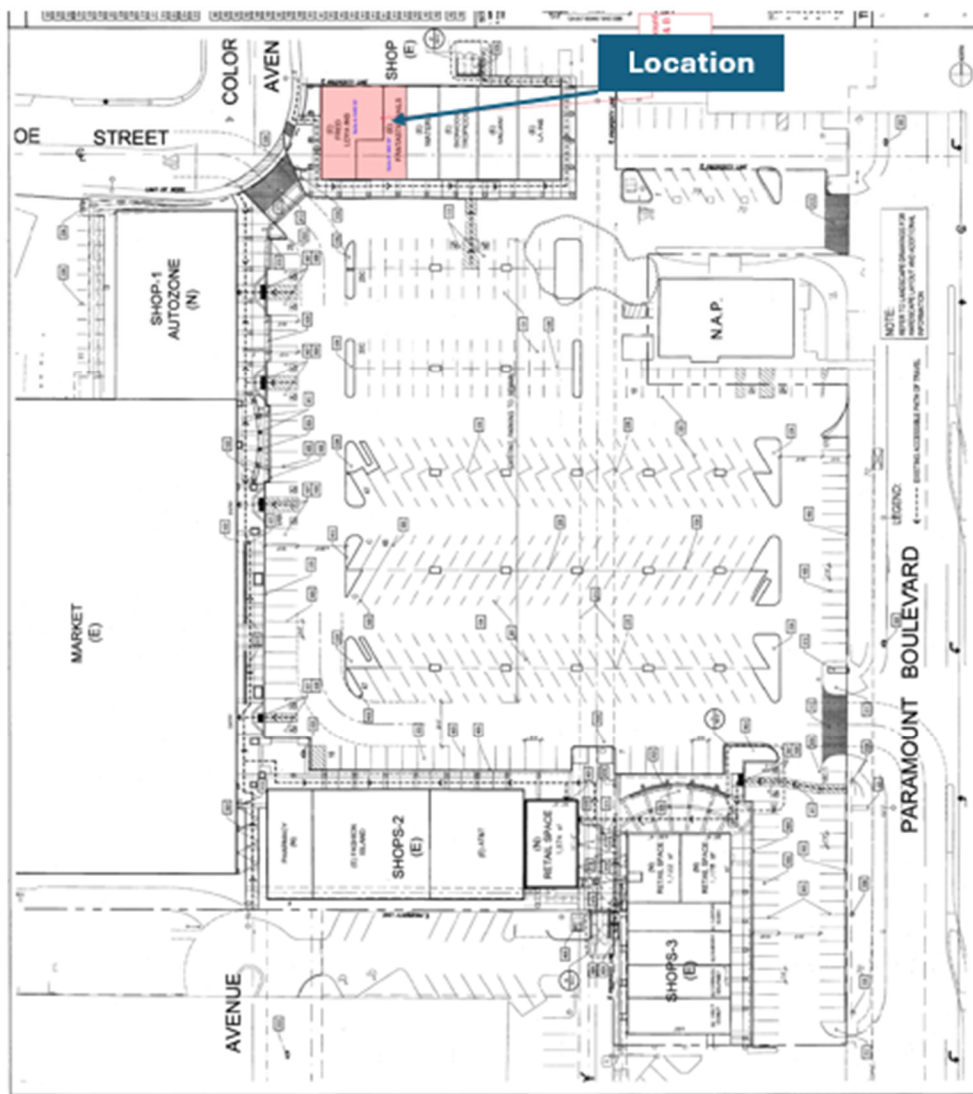
The applicant proposes to combine two office suites into a single 2,100 square foot tenant space within the Northgate Market/Town Center West shopping center. The site is served by the existing commercial streets and drive aisles designed to accommodate ingress and egress for a range of retail and service uses. The proposed dental office will operate by appointment and will employ between five to eight staff members. The proposed business hours are Monday through Friday from 7:00 a.m. to 4:00 p.m.

Super Kids Dental would offer a variety of services, including teeth cleaning, routine exams, digital x-rays, fillings, and the replacement of white or stainless steel crowns, among other treatments.

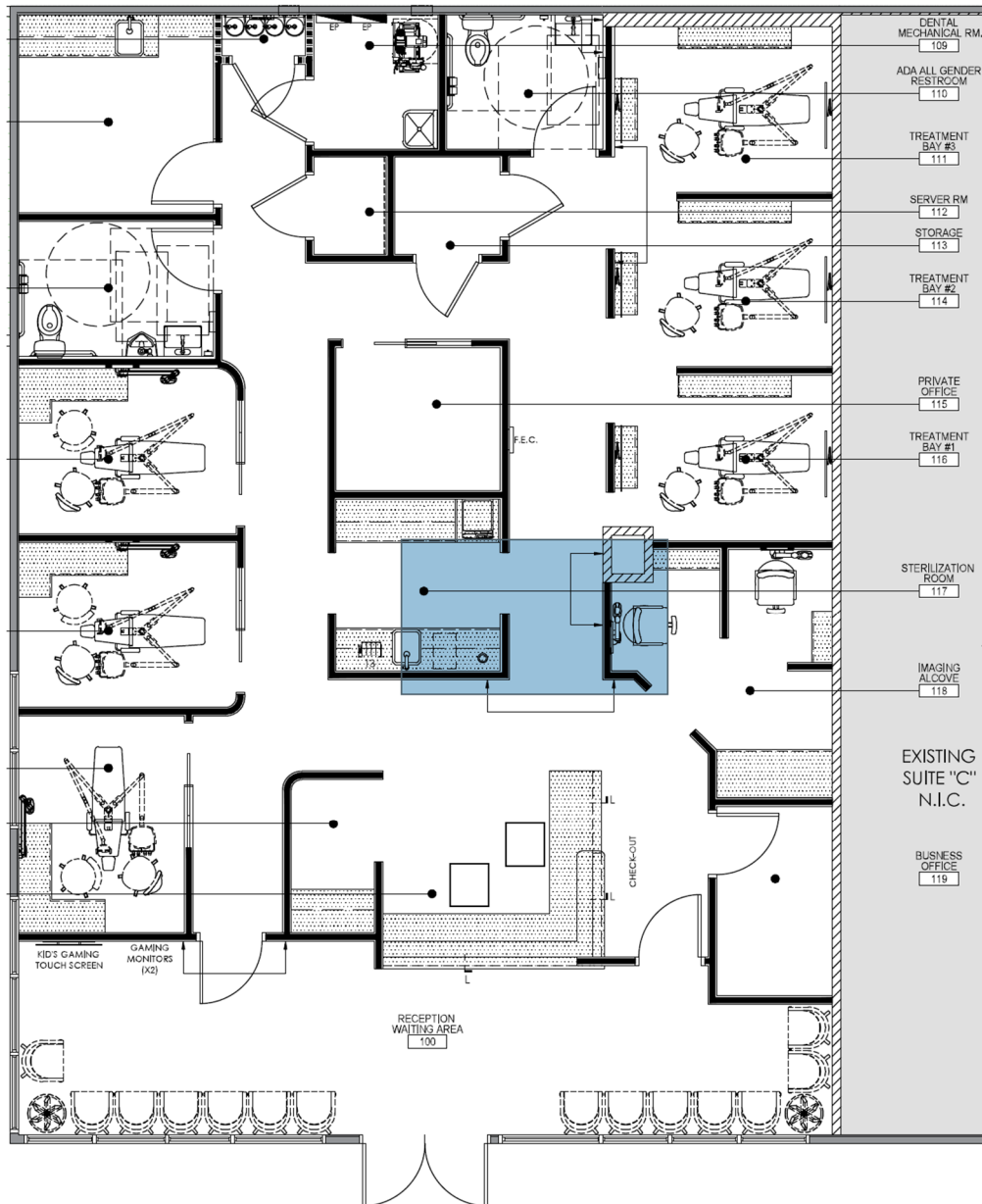
The immediate site currently provides a total of 91 parking spaces, including four Americans with Disabilities Act (ADA)-compliant parking spaces, which meet the parking requirement of one parking space per 450 square feet of building area established by Zoning Ordinance Text Amendment No. 2. Primary access to the site is from Paramount Boulevard, with secondary access from Colorado Avenue adjacent to the proposed dental office's main entrance.

Additional parking is available in the parking lot partially owned by the City to the north of the subject site.

Below is the proposed site plan of the site location.



Below is the building floor plan.



Below are site photos from May 26, 2026.



Front view of the tenant space.



West facing view of the property along Colorado Avenue and Monroe Street.

Analysis

The proposed use is located in an appropriate zone and is compatible with the surrounding businesses. The tenant space is adequately sized and configured to accommodate the proposed dental office, including all required interior improvements, circulation, and accessibility features. The shopping center provides existing shared parking, drive aisles, landscaping, and pedestrian access that comply with City standards.

No changes to building setbacks, walls, or site layout are proposed with this request. Overall, the proposed dental clinic fits within the existing development envelope and integrates seamlessly with the surrounding tenants without requiring additional site modifications beyond interior tenant improvements.

Environmental Assessment

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

Adopt Resolution No. PC 26:017, approving Conditional Use Permit No. 997, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 26:017**

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. 997, A REQUEST BY JEFF GRODSKY/MAIO AND GRODSKY, INC. FOR SUPER KIDS DENTAL FOR A CONDITIONAL USE PERMIT (CUP) TO ALLOW THE OPERATION OF A DENTAL OFFICE AT 16239 PARAMOUNT BOULEVARD, SUITES A AND B IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/TOWN CENTER WEST ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Jeff Grodsky/Maio and Grodsky, Inc. for Super Kids Dental for a Conditional Use Permit (CUP) No. 997, to allow the operation of a dental office at 16239 Paramount Boulevard, Suites A and B in the PD-PS (Planned Development with Performance Standards)/Town Center West zone; and

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

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

WHEREAS, on June 3, 2026, the Planning Commission conducted a duly noticed public hearing on the application, at which time it heard a presentation by the Planning and Building Department staff as well as the opportunity for testimony regarding the proposed project.

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

General

1. Affidavit. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday June 19, 2026. Failure to provide the City of Paramount with the requisite affidavit within the stated herein above shall render the Conditional Use Permit void.
2. One-Year Approval. Approval of this Conditional Use Permit No. 997 shall be valid for one (1) year from the date of final approval and shall become null and void unless the approved use has commenced within this time period or an extension of time is granted administratively pursuant to a written request by the applicant no less than 30 days prior to the expiration

date of June 3, 2027. The Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application.

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

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

Permitting

6. Conditions of Approval. The applicant shall comply with all conditions of approval from Conditional Use Permit No. 997.
7. Permits. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
8. License. All contractors shall obtain a business license to work and/or conduct business in the City of Paramount.
9. Fees. All applicable development fees are due prior to the issuance of building permits.
10. Alterations. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
11. Window Security Bars and Other Coverings. The installation of exterior security doors, gates and window coverings, including, but not limited to, bars, grilles, grates, and overhead roll-down doors, or any exterior mounted covering of any type, shall be prohibited.
12. Paint. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
13. Unpermitted Fencing. Barbed wire, concertina wire, and razor wire are prohibited where visible from the public right-of-way in accordance with Section 17.32.090(B)(1) of the Paramount Municipal Code.
14. Tarps. Tarps are prohibited from use as carports, patio covers, shade covers and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
15. Lighting. The parking lot and yard area shall be illuminated to a demonstrated degree equal to or exceeding one point five candles per foot. Lighting shall be designed and directed to avoid disturbance to neighbors.
16. Labor Regulations. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).

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

Business Operations

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

24. Special Events. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning and Building Department.
25. Clean Premises. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
26. Landscaping and Irrigation. The landscaping and irrigation within the existing shopping center shall be maintained as needed. Any improvements shall be subject to a separate Planning and Building Department review and approval of a landscape/irrigation plan. The plan shall comply with landscaping requirements of the Paramount Commercial Design Guidelines. A two-inch layer of brown mulch shall be applied in the planters. Red mulch is not an acceptable material. Landscaping and irrigation shall be maintained in perpetuity in accordance with State and City regulations. Any existing trees and any other future mature tree shall not be removed without the written authorization of the Planning and Building Department.
27. Outdoor Storage. Outdoor storage shall be permitted only when accessory to the primary use, limited to a maximum of 25% of the site, kept below the height of the screen wall, and entirely prohibited within any required off-street parking area.
28. Truck Delivery. Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments is prohibited on public streets and alleys.
29. Hours of Operation. Hours of Operation are limited to Monday to Friday from 7:00 a.m. to 4:00 p.m.
30. Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
31. Security Cameras. The Public Safety Department shall review and approve the security camera system, including technology, locations, orientations, and comprehensive camera views of the establishment interior, exterior, and parking lot. The approved camera system shall be maintained in perpetuity and be capable of retaining video footage for a minimum of 30 days. In the event of an incident or upon request, the business owner shall allow unimpeded inspection of the security camera system and all related footage to Sheriff's Department and City of Paramount personnel.
32. Noise. Outdoor speakers or other exterior audible devices are prohibited.

33. **Bicycle Rack.** At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted “U” or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning and Building Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
34. **Chain-link.** Chain-link material is not permitted.
35. **Organic Waste.** The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
36. **Tenant Improvement.** Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
37. **Exterior.** No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
38. **Graffiti Removal.** Any graffiti, including graffiti in the form of window etching, shall be promptly removed.
39. **Noise Ordinance.** In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
40. **Objectable Operations.** All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
41. **Trash and Other Waste.** The business shall comply with all relevant requirements for trash and other waste of Chapter 17.118 of the Paramount Municipal Code. A trash enclosure shall be constructed at the rear of the building following Chapter 17.118 construction and size requirements if the City’s solid waste operator determines the need for trash bins.
42. **Employee Parking.** Employees of the applicant and future tenants shall park in the City parking lot north of the subject property.
43. **Use of Building/Property.** Establishment and operation of any use to the property shall be subject to the review and approval of the Planning and Building Department.
44. **Digital Plans.** An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.

Final Approval

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

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

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

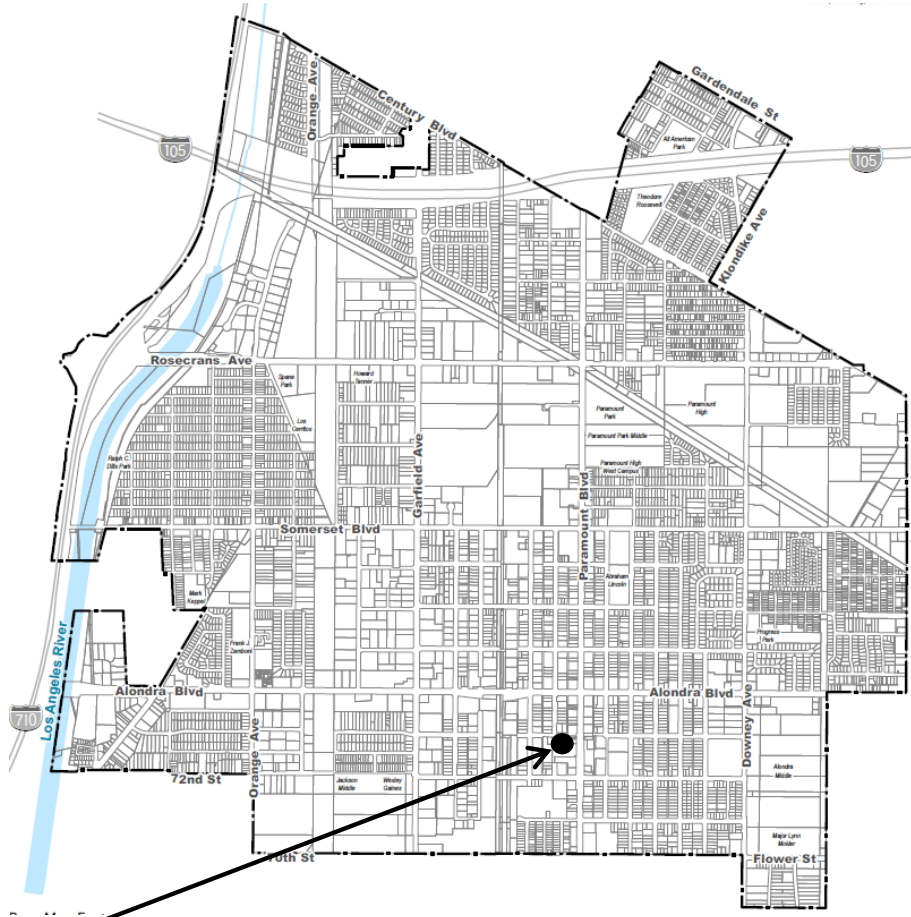
PASSED, APPROVED, and ADOPTED this 3rd day of June 2026.

Linda Timmons, Chair

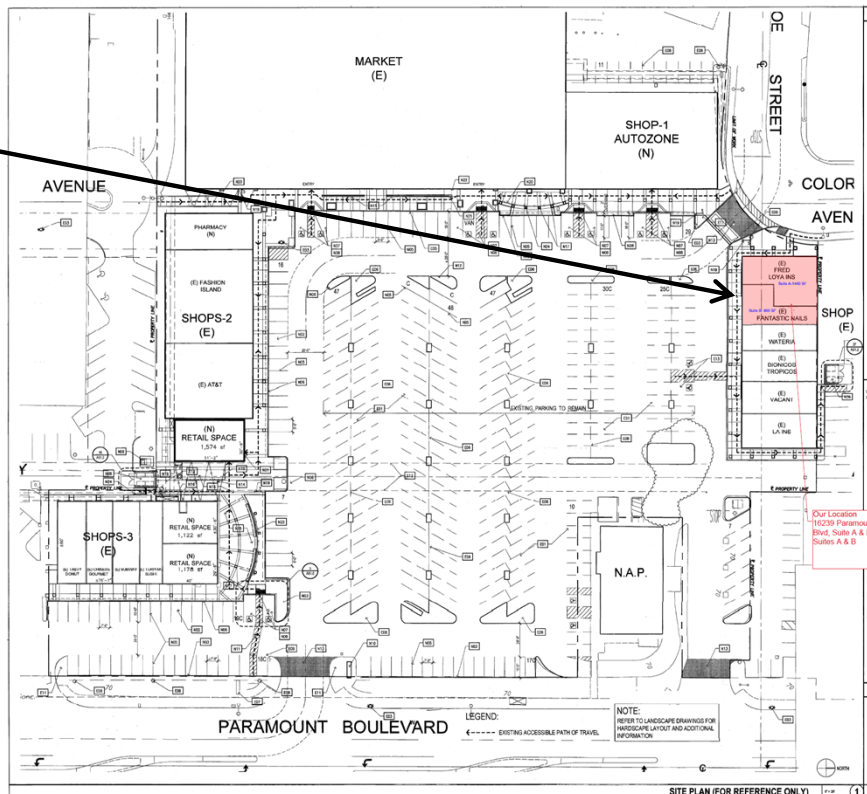
Attest:

Biana Salgado, Administrative Assistant

Conditional Use Permit No. 997



Subject Property



16239 Paramount Blvd., Suites A and B

JUNE 3, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 998

- 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 26:018, A REQUEST BY ROCCO TREGNAGHI/ROADS FOUNDATION TO OPERATE A MEDICAL OFFICE AT 16260 PARAMOUNT BOULEVARD IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/TOWN CENTER EAST ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

APPROVED

DENIED

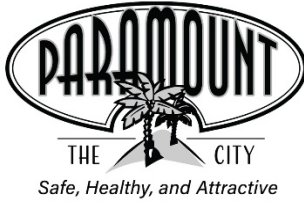
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Conditional Use Permit No. 998

REQUEST: Operate a medical clinic

APPLICANT: Rocco Tregnaghi/ROADS Foundation Inc.

MEETING DATE: June 3, 2026

LOCATION: 16260 Paramount Boulevard

ZONE: PD-PS (Planned Development with Performance Standards)/Town Center East

GENERAL PLAN: Central Business District

PLANNER: Leslie A. Corrales

RECOMMENDATION Approval



To: Honorable Planning Commission
From: John King, AICP, Planning and Building Director
By: Leslie A. Corrales, Assistant Planner
Date: June 3, 2026

**Subject: CONDITIONAL USE PERMIT NO. 998
ROCCO TREGNAGHI/ROADS FOUNDATION INC.**

BACKGROUND

This application is a request by Rocco Tregnaghi/ROADS Foundation Inc. to approve Conditional Use Permit (CUP) No. 998, a request to operate a medical clinic at 16260 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards)/Town Center East zone.

The 44,010 square foot project site is located on the east side of Paramount Boulevard and north of Jackson Street within the Town Center East that is anchored by Ross Dress for Less. The site abuts PD-PS (Planned Development with Performance Standards)-zoned properties to the north and west; R-M (Multiple-Family Residential) to the south across Jackson Street; and C-3 (General Commercial) to the east across California Avenue. The multi-unit building on the property is 20,050 square feet and the suite size is 2,800 square feet.

The ROADS Foundation, Inc., a nonprofit established in 2006, has operated as a federally qualified health center since 2015. The applicant is now seeking to operate a medical clinic in the City of Paramount.

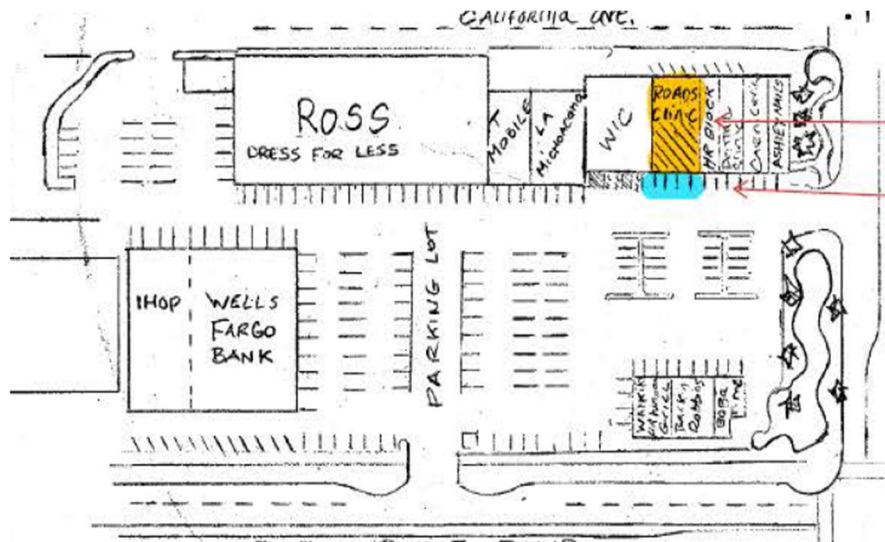
DISCUSSION

The 2,800 square feet suite will serve as the applicant's medical clinic and provide outpatient healthcare services. The business employs 8-15 staff members onsite and operates Monday through Friday from 9:00 a.m. to 5:00 p.m.

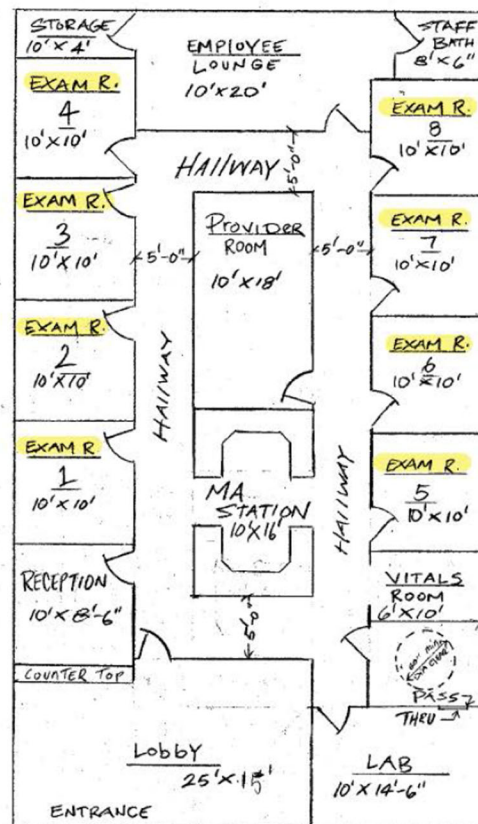
Equipment used by the business will be limited to standard diagnostic tools, including blood pressure monitors, otoscopes, basic laboratory equipment for routine tests, and electronic health record systems. This property is intended for medical use only and will generate moderate patient traffic by appointment and minimal walk-in visits. The medical clinic will have eight exam rooms and an Americans with Disabilities Act (ADA)-compliant restroom.

Under the PD-PS/Town Center East development standards, one parking space is required per 450 square feet of building area, and the 2,800-square-foot suite requires six spaces, which the site can accommodate with more than sufficient available parking.

Below is the proposed site plan of the site location.



Below is the building floor plan.



Below are site photos from May 28, 2026.



The front of the proposed suite

Analysis

The proposed use is located in an appropriate zone and is compatible with the surrounding businesses in the vicinity. The location is adequate in size, as 52 parking spaces, including two Americans with Disabilities Act (ADA)-compliant parking space will provide sufficient parking.

Environmental Assessment

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

Adopt Resolution No. PC 26:018, approving Conditional Use Permit No. 998, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 26:018**

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. 998, A REQUEST BY ROCCO TREGNAGHI/ROADS FOUNDATION INC. FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE A MEDICAL CLINIC AT 16260 PARAMOUNT BOULEVARD IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/TOWN CENTER EAST ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Rocco Tregnaghi/ROADS Foundation Inc. for a conditional use permit (CUP) to allow the operation a medical clinic at 16260 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards)/Town Center East zone; and

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

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

WHEREAS, on June 3, 2026, the Planning Commission conducted a duly noticed public hearing on the application, at which time it heard a presentation by the Planning and Building Department staff as well as the opportunity for testimony regarding the proposed project.

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

General

1. Affidavit. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday June 19, 2026. Failure to provide the City of Paramount with the requisite affidavit within the stated herein above shall render the Conditional Use Permit void.
2. One-Year Approval. Approval of this Conditional Use Permit No. 999 shall be valid for one (1) year from the date of final approval and shall become null and void unless the approved use has commenced within this time period or an extension of time is granted administratively pursuant to a written request by the applicant no less than 30 days prior to the expiration date of June 3, 2027. The Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the

granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application.

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

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

Permitting

6. **Conditions of Approval.** The applicant shall comply with all conditions of approval from Conditional Use Permit No. 998.

7. Permits. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
8. License. All contractors shall obtain a business license to work and/or conduct business in the City of Paramount.
9. Fees. All applicable development fees are due prior to the issuance of building permits.
10. Alterations. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
11. Window Security Bars and Other Coverings. The installation of exterior security doors, gates and window coverings, including, but not limited to, bars, grilles, grates, and overhead roll-down doors, or any exterior mounted covering of any type, shall be prohibited.
12. Paint. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
13. Unpermitted Fencing. Barbed wire, concertina wire, and razor wire are prohibited where visible from the public right-of-way in accordance with Section 17.32.090(B)(1) of the Paramount Municipal Code.
14. Tarps. Tarps are prohibited from use as carports, patio covers, shade covers and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
15. Lighting. The parking lot and yard area shall be illuminated to a demonstrated degree equal to or exceeding one point five candles per foot. Lighting shall be designed and directed to avoid disturbance to neighbors.
16. Labor Regulations. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
17. Agency Regulations. In the ongoing business operations, the applicant shall comply with all relevant federal, State, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the South Coast Air Quality Management District, (3) the California Department of Resources Recycling and Recovery (CalRecycle), (4) the California Department of Public Health, and (5) the California Department of Health Care Services.

18. **Parking.** All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking lot shall be restriped and maintained in a clear condition in compliance with Americans with Disabilities Act (ADA) requirements. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.
19. **Urban Stormwater Management.** The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter at least weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.

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22. **Window Signs.** Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
23. **Sign Maintenance.** Any sign on the building and premises, including the parking lot area, in disrepair shall be cleaned, repaired or replaced with an equivalent sign and maintained in good condition.
24. **Special Events.** Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning and Building Department.
25. **Clean Premises.** The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.

26. Landscaping and Irrigation. The landscaping and irrigation in the existing planters at the front of the building shall be refurbished and maintained as needed following separate Planning and Building Department review and approval of a landscape/irrigation plan. The plan shall comply with landscaping requirements of the Paramount Commercial Design Guidelines. A two-inch layer of brown mulch shall be applied in the planters. Red mulch is not an acceptable material. Landscaping and irrigation shall be maintained in perpetuity in accordance with State and City regulations. Mature trees shall not be removed without the written authorization of the Planning and Building Department.
27. Outdoor Storage. Outdoor storage is not permitted.
28. Equipment. Equipment used by the business will be limited to standard diagnostic tools, including blood pressure monitors, otoscopes, basic laboratory equipment for routine tests, and electronic health record systems.
29. Truck Delivery. Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments is prohibited on public streets and alleys.
30. Hours of Operation. Hours of Operation are limited to Monday to Friday from 9:00 a.m. to 5:00 p.m.
31. Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
32. Security Cameras. The Public Safety Department shall review and approve the security camera system, including technology, locations, orientations, and comprehensive camera views of the establishment interior, exterior, and parking lot. The approved camera system shall be maintained in perpetuity and be capable of retaining video footage for a minimum of 30 days. In the event of an incident or upon request, the business owner shall allow unimpeded inspection of the security camera system and all related footage to Sheriff's Department and City of Paramount personnel.
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36. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
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38. Exterior. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
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44. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.

Final Approval

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

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

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

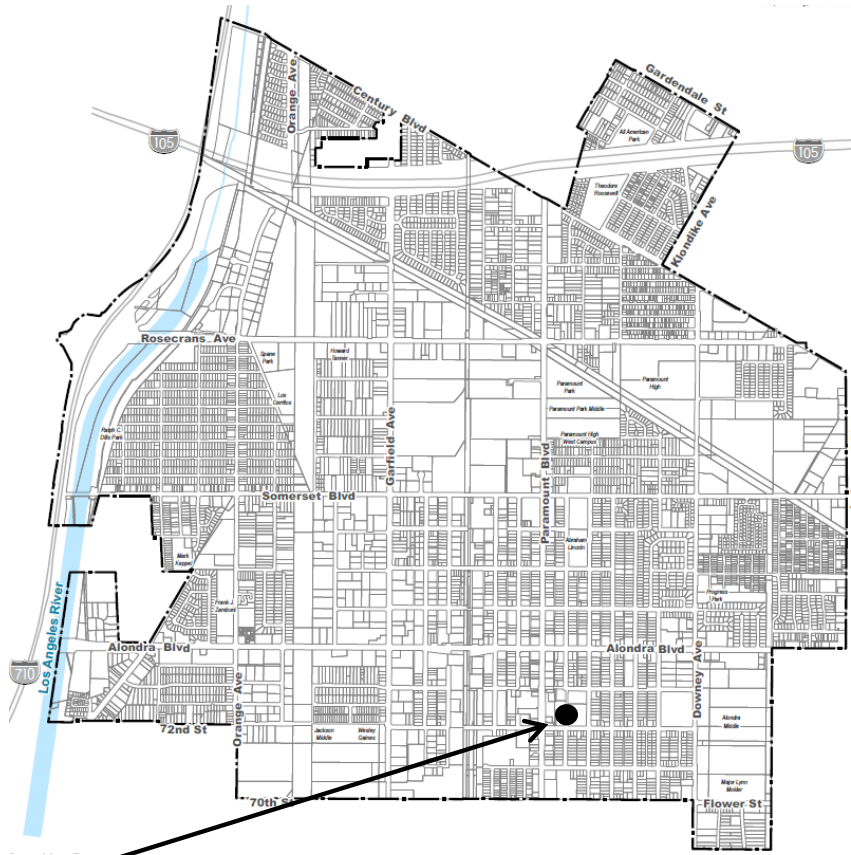
PASSED, APPROVED, and ADOPTED this 3rd day of June 2026.

Linda Timmons, Chair

Attest:

Biana Salgado, Administrative Assistant

Conditional Use Permit No. 998



Subject Property



16260 Paramount Boulevard

JUNE 3, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 999

- 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 26:019, A REQUEST BY MDC CAMPERS AND CARAVANS, INC. TO OPERATE A WAREHOUSE AND LIGHT ASSEMBLY OF PREMANUFACTURED CUSTOMIZED PARTS FOR TRAVEL TRAILERS WITH LIMITED OUTDOOR STORAGE AT 16400 GARFIELD AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

APPROVED

DENIED

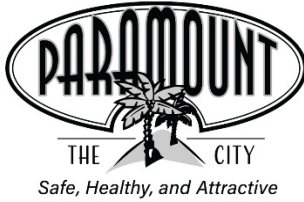
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Conditional Use Permit No. 999

REQUEST: Operation of a warehouse and light assembly of premanufactured customized parts for travel trailers with limited outdoor storage

APPLICANT: MDC Campers and Caravans Inc.

MEETING DATE: June 3, 2026

LOCATION: 16400 Garfield Avenue

ZONE: M-2 (Heavy Manufacturing) zone

GENERAL PLAN: Central Industrial District

PLANNER: Leslie A. Corrales

RECOMMENDATION: Approval



To: Honorable Planning Commission
From: John King, AICP, Planning and Building Director
By: Leslie A. Corrales, Assistant Planner
Date: June 3, 2026

**Subject: CONDITIONAL USE PERMIT NO. 999
MDC CAMPERS AND CARAVANS, INC.**

BACKGROUND

This application is a request by MDC Campers and Caravans, Inc., to approve Conditional Use Permit (CUP) No. 999, a request to allow the operation of a warehouse and light assembly of premanufactured customized parts for travel trailers with limited outdoor storage at 16400 Garfield Avenue in the M-2 (Heavy Manufacturing) zone.

The 1.7-acre project site is located on at the southeast corner of Garfield Avenue and Jackson Street. The site abuts M-2-zoned properties to the east and south; M-1 (Light Manufacturing) properties to the north across Jackson Street, and R-M (Multiple-Family Residential) to west across Garfield Avenue. The existing building on the property is 27,750 square feet.

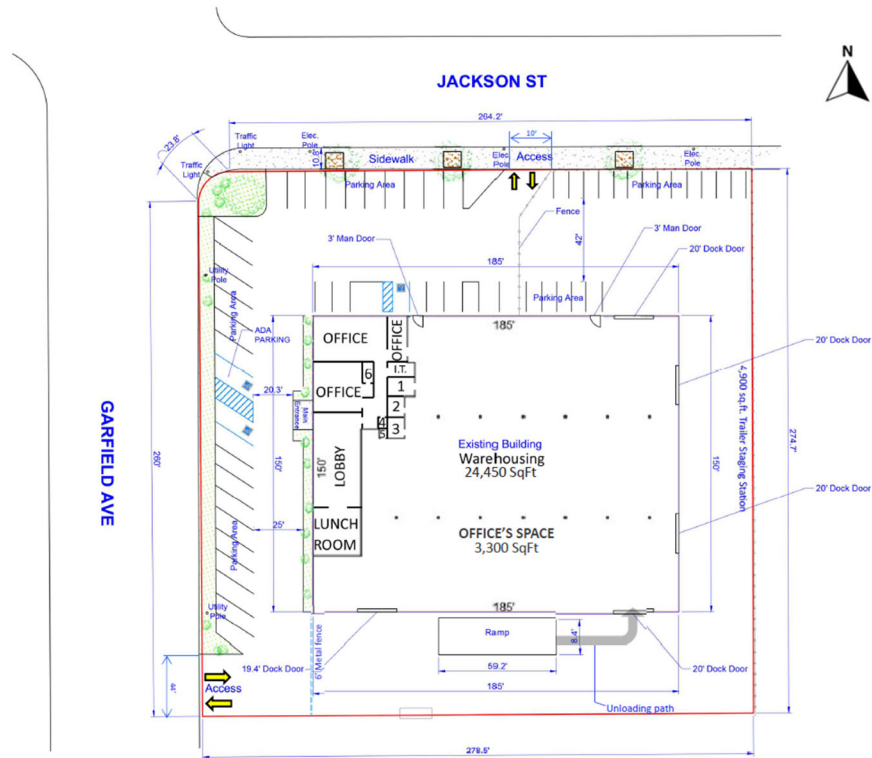
MDC, founded in 2005 in Queensland, Australia, expanded to the United States in 2021 with its headquarters established at its assembly facility in Orange County, California. The applicant is now seeking to relocate their headquarters to the City of Paramount.

DISCUSSION

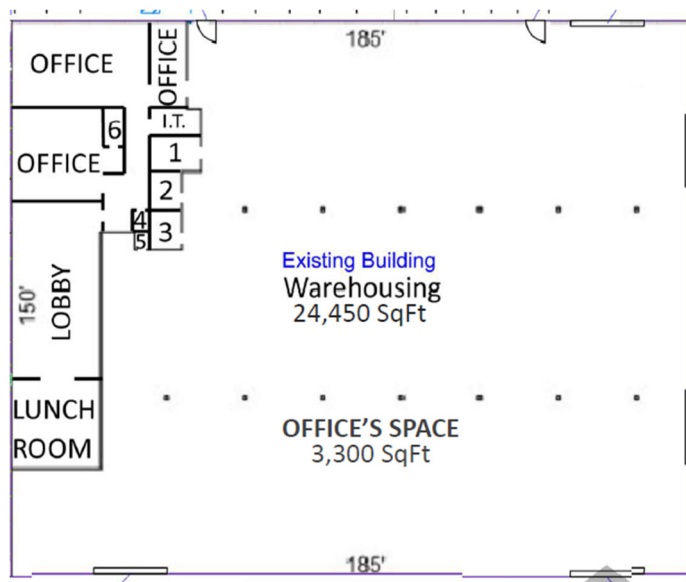
A site contains a 27,750 square foot building that will serve as the applicant's warehouse and main office. With the exception of the front parking lot, the property is fully enclosed by existing six-foot-high block walls. The business would employ 14 staff members onsite and operate Monday through Friday from 7:00 a.m. to 3:30 p.m.

Equipment used by the business will be limited to standard service tools, including hand tools, impact drills, a hoist, and a forklift for vehicle handling. This property is intended for office use, light assembly and installation, small-scale warehouse operations, and limited outdoor storage only. All site conditions exist, and no expansion or exterior modifications are presently proposed. The site currently provides a total of 52 parking spaces including two Americans with Disabilities Act (ADA)-compliant parking spaces. Primary access to the site is available via Garfield Avenue to the parking lot and unloading path which leads to the dock door. Secondary access is from a driveway along Jackson Street which leads to the building's main entrance.

Below is the proposed site plan of the site location.



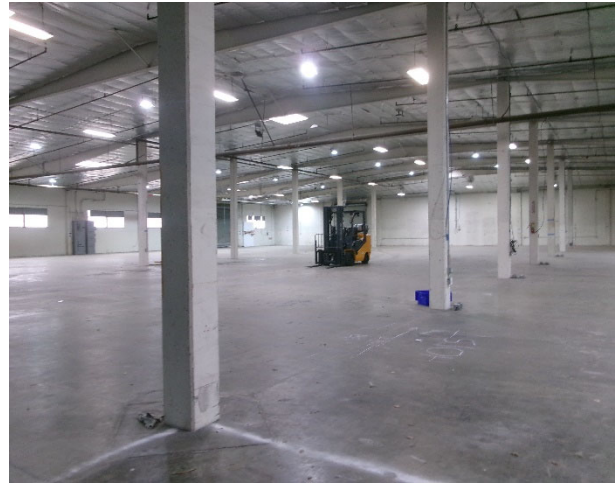
Below is the building floor plan.



Below are site photos from May 28, 2026.



The north side of the property



Interior of project building

On the morning of May 29, 2026, the applicant's contracted workers were working on plumbing concerns that an applicant representative stated were related to two trees in front (west) of the building. The trees were substantially cut. Given the resulting appearance of the two cut tree, a condition of approval is recommended to remove the trees entirely and plant two replacement trees in a matter that will not disrupt plumbing.

A photo is below.



Analysis

The proposed use is located in an appropriate manufacturing zone and is compatible with the surrounding businesses in the vicinity. The location is adequate in size, as 52 parking spaces, including two Americans with Disabilities Act (ADA)-compliant parking space will provide sufficient parking.

Environmental Assessment

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

Adopt Resolution No. PC 26:019, approving Conditional Use Permit No. 999, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 26:019**

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. 999, A REQUEST BY MDC CAMPERS AND CARAVANS, INC. FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE AN TO ALLOW THE OPERATION OF A WAREHOUSE AND LIGHT ASSEMBLY OF PREMANUFACTURED CUSTOMIZED PARTS FOR TRAVEL TRAILERS WITH LIMITED OUTDOOR STORAGE AT 16400 GARFIELD AVENUE IN THE M-2 (LIGHT MANUFACTURING) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from MDC Campers and Caravans, Inc. for a conditional use permit (CUP) to allow the operation of a warehouse and light assembly of premanufactured customized parts for travel trailers with limited outdoor storage at 16400 Garfield Avenue in the M-2 (Heavy Manufacturing) zone; and

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

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

WHEREAS, on June 3, 2026, the Planning Commission conducted a duly noticed public hearing on the application, at which time it heard a presentation by the Planning and Building Department staff as well as the opportunity for testimony regarding the proposed project.

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

General

1. Affidavit. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday June 19, 2026. Failure to provide the City of Paramount with the requisite affidavit within the stated herein above shall render the Conditional Use Permit void.
2. One-Year Approval. Approval of this Conditional Use Permit No. 999 shall be valid for one (1) year from the date of final approval and shall become null and void unless the approved use has commenced within this time period or an extension of time is granted administratively pursuant to a written request by the applicant no less than 30 days prior to the expiration

date of June 3, 2027. The Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application.

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

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

Permitting

6. Conditions of Approval. The applicant shall comply with all conditions of approval from Conditional Use Permit No. 999.
7. Permits. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
8. License. All contractors shall obtain a business license to work and/or conduct business in the City of Paramount.
9. Fees. All applicable development fees are due prior to the issuance of building permits.
10. Alterations. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
11. Window Security Bars and Other Coverings. The installation of exterior security doors, gates and window coverings, including, but not limited to, bars, grilles, grates, and overhead roll-down doors, or any exterior mounted covering of any type, shall be prohibited.
12. Paint. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
13. Unpermitted Fencing. Barbed wire, concertina wire, and razor wire are prohibited where visible from the public right-of-way in accordance with Section 17.36.090(F)(1) of the Paramount Municipal Code.
14. Tarps. Tarps are prohibited from use as carports, patio covers, shade covers and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
15. Lighting. The parking lot and yard area shall be illuminated to a demonstrated degree equal to or exceeding one point five candles per foot. Lighting shall be designed and directed to avoid disturbance to neighbors.
16. Labor Regulations. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).

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

Business Operations

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

24. Special Events. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning and Building Department.
25. Clean Premises. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
26. Landscaping and Irrigation. The landscaping and irrigation in the existing planters at the front of the building shall be refurbished and maintained as needed following separate Planning and Building Department review and approval of a landscape/irrigation plan. The plan shall comply with landscaping requirements of the Paramount Commercial Design Guidelines. A two-inch layer of brown mulch shall be applied in the planters. Red mulch is not an acceptable material. Landscaping and irrigation shall be maintained in perpetuity in accordance with State and City regulations. Mature trees shall not be removed without the written authorization of the Planning and Building Department.
27. Trees Cut in May 2026. The two mature trees severely cut in front (west side) of the building shall be completely removed and replaced with two 36-inch-box trees following separate Planning and Building Department review and approval of the specific tree types and specific locations.
28. Outdoor Storage. Outdoor storage shall be permitted only when accessory to the primary use, limited to a maximum of 25% of the site, kept below the height of the screen wall, and entirely prohibited within any required off-street parking area.
29. Equipment. Equipment used by the business will be limited to standard automotive service tools, including hand tools, impact drills, a hoist, and a forklift for vehicle handling.
30. Truck Delivery. Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments is prohibited on public streets and alleys.
31. Hours of Operation. Hours of Operation are limited to Monday to Friday from 7:00 a.m. to 3:30 p.m.
32. Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
33. Security Cameras. The Public Safety Department shall review and approve the security camera system, including technology, locations, orientations, and comprehensive camera views of the establishment interior, exterior, and parking lot. The approved camera system shall be maintained in perpetuity and be capable of retaining video footage for a minimum of 30

days. In the event of an incident or upon request, the business owner shall allow unimpeded inspection of the security camera system and all related footage to Sheriff's Department and City of Paramount personnel.

34. Noise. Outdoor speakers or other exterior audible devices are prohibited.
35. Bicycle Rack. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning and Building Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
36. Chain Link. Chain link material is not permitted.
37. Fencing/Walls/Gates. Changes to existing fences/walls/gates or proposed new fences/walls/gates shall be reviewed and approved by the Planning and Building Department in accordance with Municipal Code requirements.
38. Repaint. Repainting shall include the perimeter wall, parking spaces, and building.
39. Rear Yard Items. All junk, clutter, and debris in the rear yard shall be cleared.
40. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
41. Tenant Improvement. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
42. Exterior. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
43. Graffiti Removal. Any graffiti, including graffiti in the form of window etching, shall be promptly removed.
44. Noise Ordinance. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
45. Objectable Operations. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.

46. **Trash and Other Waste.** The business shall comply with all relevant requirements for trash and other waste of Chapter 17.118 of the Paramount Municipal Code. A trash enclosure shall be constructed at the rear of the building following Chapter 17.118 construction and size requirements if the City's solid waste operator determines the need for trash bins.
47. **Use of Building/Property.** Establishment and operation of any use to the property shall be subject to the review and approval of the Planning and Building Department.
48. **Digital Plans.** An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.

Final Approval

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

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

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

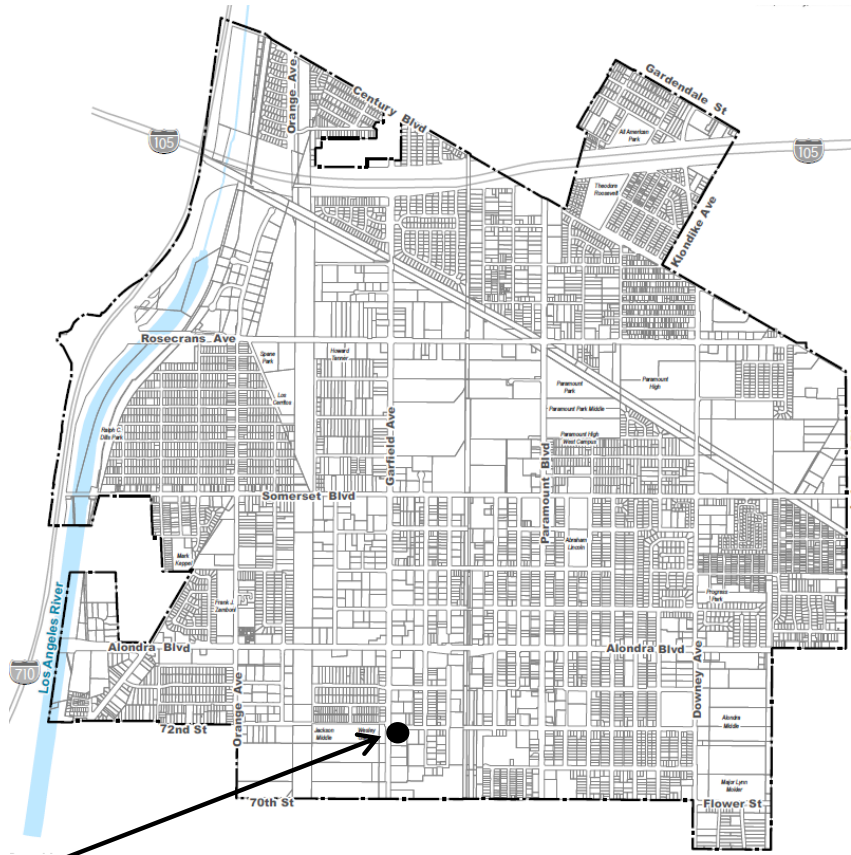
PASSED, APPROVED, and ADOPTED this 3rd day of June 2026.

Linda Timmons, Chair

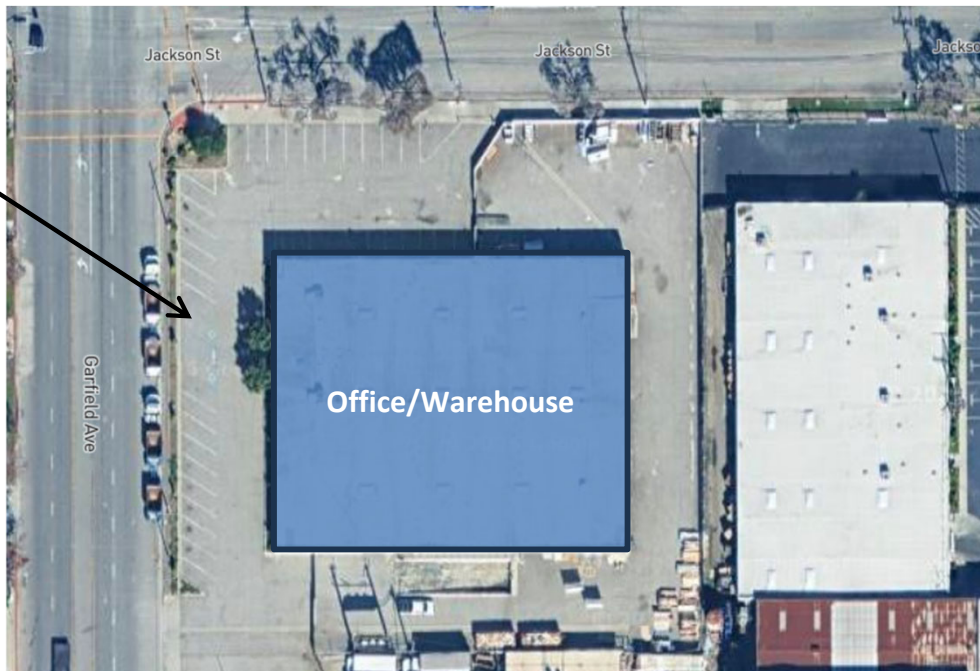
Attest:

Biana Salgado, Administrative Assistant

Conditional Use Permit No.999



Subject
Property



16400 Garfield Avenue

JUNE 3, 2026

RECEIVE AND FILE

CONDITIONAL USE PERMIT NO. 921 – A SECOND THREE-MONTH REVIEW OF MR. J’S BAR BUSINESS OPERATIONS AT 7824 ALONDRA BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE.



To: Honorable Planning Commission
From: John King, AICP, Planning and Building Director
By: Ivan Reyes, Building and Housing Manager
Date: June 3, 2026

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

BACKGROUND

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

On November 2, 2022, the Planning Commission approved Conditional Use Permit (CUP) No. 921, which allowed an upgrade from a bar selling beer for onsite consumption to a bar selling beer, wine, and distilled spirits for onsite consumption. The business is licensed by the California Department of Alcoholic Beverage Control (ABC) for "Type 48" sales of beer, wine, and distilled spirits. The purpose of the hearing was to consider the additional sales of full-service liquor, establish new conditions to ensure compliance with zoning regulations, and bring this legal nonconforming business into conformance with zoning requirements. In addition, to enhance the existing structure on the site, an exterior building remodel designed in compliance with the Central Business District Architectural Guidelines, as required by Section 12.24.050 of the Paramount Municipal Code was included as a condition of approval of CUP No. 921, as approved by the Planning Commission. A copy of the CUP No. 921 resolution with conditions of approval is attached.

In March 2023, the Development Review Board approved Development Review Application (DRA) No. 23:004, which allowed a remodel of the exterior of the existing 1,680 square foot building and the construction of a 1,312 square foot addition. At completion, the gross floor area of the bar is 2,992 square feet. A copy of the DRA No. 23:004 staff report is attached.

In March 2026, as a condition of approval, the Planning Commission conducted a three-month review of Mr. J's Bar, located at 7824 Alondra Boulevard in the C-3 (General Commercial) zone. The business opened to the public in November 2025. The Planning Commission received and filed the report and requested a second follow-up review at the six-month mark on June 3, 2026. A copy of the report is attached.

DISCUSSION

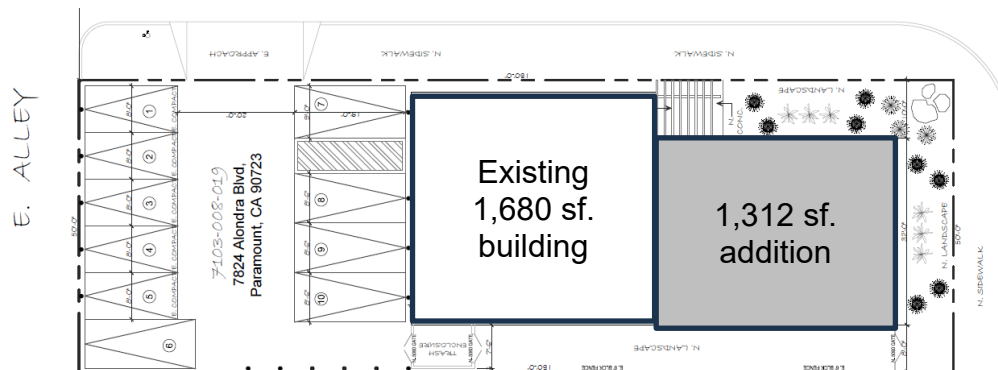
Compliance Report – Second Three Month Review

Planning staff conducted a site visit on March 20, 2026, to verify compliance with the conditions of approval from CUP No. 921 and DRA No. 23:004. The property was found to be in compliance with all the required conditions. However, the following corrective action is required by the applicant/property owner:

- Refurbish and repaint the block wall located on the southeast perimeter fence line.
- Perimeter landscape area on the east side of the property shall be maintained in clean, trim condition, free from weeds.

Plans

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



Public Safety Compliance Summary – Calls for Service

The Public Safety Department reviewed the “Calls for Service” from the Los Angeles County Sheriff Department (LASD) from February 2026 through May 2026 to ensure compliance with the approved security measures. While one incident was noted during the review period, discussions with Public Safety staff confirmed that the subject address was used as a point of reference. This reported incident is down from four calls to service involving LASD in the previous three-month review from November 2025 to early February 2026. There were also eight calls to the Public Safety Department regarding parking-related issues between February and May of 2026. All eight calls were for vehicles that were parked for three to four days in front of the business location on the public right-of-way (adjacent to Alondra Boulevard). The calls reported did not result in criminal activity, and there was no public safety concern.

Furthermore, staff conducted a site visit on May 27, 2026, to verify that the approved security camera plan and security management plan remain operational. The inspection confirmed that these measures are in place and functioning as required, supporting ongoing compliance with the conditions of approval.

Analysis

On May 21, 2026, the Planning and Building Department mailed a public hearing notice to all property owners and occupants within a 500-foot radius of the subject site, as well as individuals who previously showed interest in the business operations of Mr. J's Bar.

During this second three-month review period, staff observed increased public events and higher levels of regular activity at the business compared to the initial winter review period. Despite the uptick in public activity, calls for service involving the LASD decreased. Parking-related concerns were noted, specifically instances of vehicles being left on the public right-of-way for consecutive days. However, these incidents did not pose a significant public safety risk and did not result in any criminal activity. Based on the overall compliance observed, staff is not recommending an additional review at this time. A six-month compliance review associated with the business's City Council Permit for live entertainment is scheduled for an upcoming City Council meeting and will provide another opportunity to evaluate ongoing operations.

FISCAL IMPACT

None.

VISION, MISSION, VALUES AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

Receive and file this report.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 22:023**

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. 921, A REQUEST BY ALFREDO LOPEZ/MR. J'S BAR TO UPGRADE FROM A BAR WITH THE SALE OF BEER FOR ONSITE CONSUMPTION TO A BAR WITH THE SALE OF BEER, WINE, AND DISTILLED SPIRITS FOR ONSITE CONSUMPTION AT 7824 ALONDRA BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Alfredo Lopez/Mr. J's Bar to upgrade from a bar with the sale of beer for onsite consumption to a bar with the sale of beer, wine, and distilled spirits for onsite consumption at 7824 Alondra Boulevard, in the C-3 (General Commercial) zone; and

WHEREAS, Ordinance No. 178, the Zoning Ordinance of the City of Paramount, requires the Planning Commission to announce its findings and decisions in zoning matters; and

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15301, Class 1 Categorical Exemption – minor alteration to an existing private structure.

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

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

1. Except as set forth in conditions, development shall take place as shown on the approved site plans and elevations. Any material deviation must be approved by the Planning Department before construction.
2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit both acknowledging and accepting all conditions of approval of this Conditional Use Permit application. The affidavit shall be submitted by Friday, November 18, 2022. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
4. It is hereby declared to be the intent that if any provision of this Conditional Use Permit is held or declared to be invalid, the exception shall be void and the privileges granted hereunder shall lapse.

5. 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.
6. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a. That the approval was obtained by fraud;
 - b. That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c. That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law or regulation;
 - d. That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

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

7. All applicable development fees are due prior to the issuance of building permits.
8. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
9. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.

10. The installation of exterior window security bars, security door, and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
11. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
12. 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.
13. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
14. Signs, banners, and feather flags require separate review and approval by the Planning 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.
15. Special events, including but not limited to events produced or administered by independent promoters, shall be reviewed in accordance with Special Event Permit regulations by the Planning Department. The applicant shall submit a Special Event Permit application at least two weeks in advance of a proposed event.
16. All outside trash, recyclables, organic waste, and other storage areas shall be enclosed by a solid decorative masonry wall not less than six feet in height, with decorative cover and appropriate solid gate, following separate Planning Department review and approval. Such storage area shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
17. The hours of alcoholic beverage sales and consumption shall be limited to 11:00 a.m. to 1:30 a.m., Monday through Sunday.
18. The applicant shall obtain all necessary approvals and maintain a license in good standing from the Department of Alcoholic Beverage Control (ABC).
19. The onsite sale of alcoholic beverages in connection with a bar or cocktail lounges, where the sale of food is incidental to the sale of alcoholic beverages shall be restricted to the sale for consumption of alcohol beverages on the subject site only; and the use shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.

20. It shall be unlawful for any person, who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
21. No outside loitering or consumption of alcoholic beverages shall be allowed on the premises. A professionally fabricated sign indicating as such shall continue to be posted.
22. No alcohol shall be stored on the premises for specific customers.
23. No employee or agent shall be permitted to accept money or any other object of value from a customer for the purpose of sitting or otherwise spending time with customers while on the premises, nor shall the licensee provide, permit, or make available persons who act as escorts, companions, or guests of and for the customers, either with or without compensation.
24. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises.
25. No obstructions shall be attached, fastened, or connected to either the partitions or ceiling to separate the interior space of the licensed premises.
26. No self-service of alcoholic beverages shall be permitted.
27. There shall be no selling of alcoholic beverages for future compensation.
28. The applicant shall not have, upon the subject premises, any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607(a) of the California Business and Professions Code.
29. The applicant and/or any employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the California Business and Professions Code.
30. The person designated to be responsible for the operation of the business shall not perform official police or investigative activities but shall immediately report every violation of law and every unusual occurrence to the Los Angeles County Sheriff's Department.
31. Solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit drinks from customers, as per Section 303 of the California Penal Code.
32. The approved floor plan shall not be changed without prior approval by the Planning Department and the Los Angeles County Sheriff's Department.

33. All employees shall possess at the site a valid driver license or identification card issued by the California Department of Motor Vehicles. All employees shall present such identification upon demand by any regulatory official.
34. Hookah tobacco use is prohibited.
35. Any ongoing live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council.
36. A maximum of two billiard tables shall be maintained on the premises.
37. A single jukebox may be maintained upon the premises; however, the music shall not be audible outside the premises.
38. All alcoholic beverages purchased on the subject site shall be consumed within the business establishment.
39. All stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
40. The Public Safety Department shall review and approve the security camera locations and orientations, including comprehensive camera views of the establishment interior, exterior, and parking lot. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. In the event of an incident and upon request, the business owners shall allow unimpeded inspection of the security camera system to Sheriff's Department and City of Paramount personnel.
41. Seating is limited to 33 indoor customer seats.
42. A sufficient amount of lighting, as determined by the Planning Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning Department for their decorative quality and location, and permits shall be obtained.
43. 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).
44. The maximum number of occupants shall be established by the Fire Marshall according to each specific entertainment use and floor plan. A maximum occupancy placard shall be posted in a conspicuous location on the premises. This occupancy limitation shall not be violated.

45. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
46. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
47. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
48. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
49. The person designated to be responsible for the operation of the business shall not perform official police or investigative activities but shall immediately report every violation of law and every unusual occurrence to the Sheriff's Station.
50. The owners, managers, and persons designated to be responsible for the operation of the business shall cooperate fully with all City of Paramount officials, law enforcement personnel, and Code Enforcement Officers, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
51. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter on each day the bar is open for business to the public. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
52. The landscaping in the vacant portion of the lot shall be maintained in clean, trim condition, free from weeds, until the vacant portion of the property is developed.

53. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be inverted "U" racks or another rack type that allow for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
54. The exterior lighting fixtures on the building shall be painted and refurbished as needed and maintained in good condition.
55. All electrical wiring on the exterior of the building must be rerouted through the interior of the building. Electrical chases, covers, pipes, and similar covers are prohibited on the exterior of the building. All applicable electrical permits shall be obtained from the Building and Safety Division.
56. The white picket fence on the southwest corner of Alondra Boulevard and Colorado Avenue shall be repainted/refurbished as needed. Any future replacement fence shall not exceed 42 inches in height, shall be decorative, and shall require Planning Department review of the specific materials and location. Fencing shall be maintained in good condition in perpetuity until the vacant portion of the property is developed.
57. The interior block wall along the south perimeter fence line of the property shall be refurbished and maintained in good condition. Any cracks and color and stucco blemishes shall be eliminated.
58. All parking areas, paths of travel, and driveway shall be restriped, repainted and refurbished from any cracks as needed.
59. Any existing damaged bollards on the parking lot shall be repainted and repaired as needed.
60. The roof shall be cleaned and maintained in good condition, free of dry leaves.
61. Existing missing or damaged fascia board on the north side of the building shall be promptly repaired and plans must be reviewed and approved by the Planning Department.
62. A fence or gate shall be installed on the east side of the building to screen the area to the south of the building. The fence/gate shall be a minimum height of five feet. A fence/gate higher than six feet requires a building permit from the Building and Safety Division. The precise material and location of the fence/gate shall be reviewed and approved by the Planning Department. Chain link material is an unacceptable material.

63. All construction as observed on October 17, 2022, including tenant improvements and exterior fascia and other wood replacement shall stop until permits from all relevant agencies, including the Building and Safety Division, Los Angeles County Department of Public Health, and the California Department of Alcoholic Beverage Control (ABC).
64. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Department.
65. An exterior building façade remodel in compliance with the Central Business District Architectural Guidelines (as required by Section 12.24.050 of the Paramount Municipal Code) shall be proposed for review by the Development Review Board. Upon Development Review Board approval, construction plans for the approved design shall be submitted for Building and Safety Division review. Upon Building and Safety Division approval of the construction plans, the building façade remodel shall be constructed to completion prior to the sale of wine and distilled spirits. The improvements shall be maintained in good condition.
66. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
67. At the completion of the project, final approval from the Planning Division shall be obtained. All conditions of approval shall be met prior to final approval by the Planning Division and prior to any sales of distilled spirits.

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

PASSED, APPROVED, and ADOPTED this 2nd day of November 2022.

Gordon Weisenburger, Chair

Attest:

Valerie Zaragoza, Administrative Assistant



To: Honorable Development Review Board
From: John Carver, Planning Director
By: Ivan Reyes, Associate Planner
Date: March 1, 2023

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 23:004
ALFREDO LOPEZ/MR. J'S BAR**

BACKGROUND

This application is a request by Alfredo Lopez/Mr. J's Bar to remodel the exterior of an existing 1,680 square foot commercial building and construct a 1,312 square foot addition at 7824 Alondra Boulevard in the C-3 (General Commercial) zone. The property is located at the southwest corner of Alondra Boulevard and Colorado Avenue. The 7,500 square foot site is developed with a 1,680 square foot standalone building facing Alondra Boulevard. The applicant purchased property and the bar in 2022.

On November 2, 2022, the Planning Commission approved Conditional Use Permit (CUP) No. 921, a request to upgrade from a bar with the sales of beer for onsite consumption to a bar with the sales of beer, wine, and distilled spirits for onsite consumption. To enhance the existing structure on the subject site, an exterior building façade remodel in compliance with the Central Business District Architectural Guidelines (as required by Section 12.24.050 of the Paramount Municipal Code) was included as part of the conditions of approval as approved by the Planning Commission. Approval of the proposed addition and the building façade remodel is required prior to the sale of wine and distilled spirits.

DISCUSSION

The proposed single-story addition, which will be located to the east of the existing 1,680 square foot building, totals 1,312 square feet of floor area. When complete, the gross floor area of the bar will be 2,992 square feet. The proposed addition area will consist of a billiard floor area, walk-in cooler, two restrooms, liquor storage area, and an office. An interior remodel of the existing 1,680 square foot bar includes a new wraparound bar counter with prep area, new seating arrangement, and counter space for alcohol. The 33 indoor customer seats will remain the same.

Design

The applicant proposes an “Art Deco” architectural design for the new addition with a smooth stucco finish and color match the existing building. The design will utilize varying rooflines and refurbish the existing Art Deco architectural features located on the north side of the existing building. Exterior features include a wood trellis, exterior decorative lighting, and faux wood shutters. The building will also include a decorative fence on the south side of the building for privacy to the adjacent property.

The applicant is proposing a number of architectural elements for the project to meet City design standards:

- The proposed addition and existing building will receive a consistent stucco color coat and decorative ceramic tile accents.
- A decorative wood trellis will be applied along the main entrance of the building.
- A landscape buffer will be installed around perimeter of the proposed addition area.

Additional property improvements required as conditions of approval include:

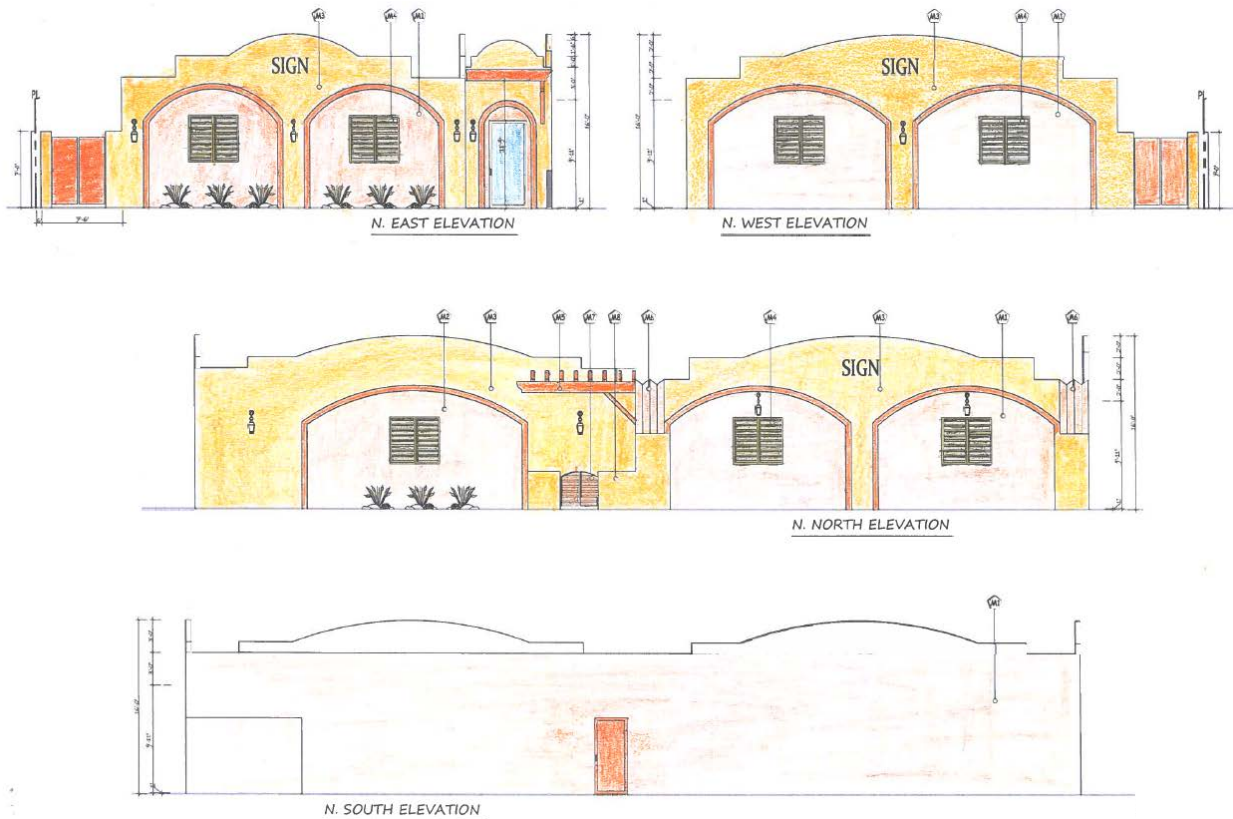
- All buildings and units on the property shall be stuccoed and painted to match throughout the property. Any changes to the color of the building will be subject to Planning Department review and approval.
- All rooftop vents shall be painted to match the predominant color of the roofing.

Photos

Below is a photo of the existing conditions of the building.



Below are the elevations of the proposed patio structure.



FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

It is recommended that the Development Review Board approve Development Review Application No. 23:004, subject to following conditions:

1. All planning conditions of approval for Development Review Application No. 23:004 shall be printed as general notes on the approved set of building plans.

2. It is hereby declared to be the intent that if any provision of this application is held or declared to be invalid, the application shall be void and the privileges granted hereunder shall lapse.
3. It is further declared and made a condition of this application that if any condition hereof is violated or if any law, statute, or ordinance is violated, the approval 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.
4. Except as set forth in conditions, development shall take place substantially as shown on the approved site plans and elevations. Any material deviation must be approved by the Planning Department before construction.
5. This Development Review Application shall not be effective for any purposes until the applicant has first filed at the office of the Development Review Board a sworn affidavit both acknowledging and accepting all conditions of approval of this Development Review Application. The affidavit shall be submitted by Friday, March 17, 2023. Failure to provide the City of Paramount with the requisite affidavit within the time stated hereinabove shall render the Development Review Application void.
6. Development Review Board approval shall be valid for twelve months, to expire on March 1, 2024. Time extension may be granted at the discretion of the Development Review Board.
7. All exterior colors and materials shall be submitted to the Planning Director for approval. All approvals must be obtained prior to installation. Colors and materials shall be approved separately from the design approval and from the working drawings.
8. No exterior structural alteration or building color change, other than those colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Planning Department.
9. A precise lighting plan shall be submitted showing the location and types of all exterior lighting. The plan shall be subject to the approval of the Planning Department. Approval criteria will emphasize both the functional as well as the decorative nature of the proposed lighting. The parking lot and other common areas shall be illuminated to a demonstrated degree equal to or exceeding one point five candles per foot. The plan and fixture design shall be approved separately from the design approval and from the working drawings.

10. Prior to the release of utilities or service connections, final building, electrical, plumbing, and/or mechanical approval, the owner or general contractor shall submit a list of all contractors and/or subcontractors performing work on this project or development to the Planning Department.
11. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
12. All applicable development fees are due prior to the issuance of building permits.
13. All building drainage shall be interior with no exterior downspouts or gutters. Scuppers and the devices used to convey rainwater shall be located at the base of the building.
14. The applicant shall pay the water capital improvement charge as applicable.
15. The plans are subject to Los Angeles County Fire Department approval, including all required conditions of approval of the Land Development Unit of the Fire Prevention Division. The applicant shall pay all associated fire hydrant flow tests fees to the Water Division of the Paramount Public Works Department when the Los Angeles County Fire Department requires a fire hydrant flow test.
16. A utility plan shall be approved by the Planning Division before a permit is issued. All mechanical equipment and appurtenances of any type, whether located on rooftop, ground level, or anywhere on the building structure or site shall be completely enclosed or screened so as not to be visible from any public street and/or adjacent property. Such enclosure of facilities or screening shall be of compatible design related to the building structure for which such facilities are intended to serve.
17. The installation of security bars on the exterior of windows and doors is prohibited.
18. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti shall be promptly painted over with paint to match the predominant surface paint or stucco color. Live plants that have been vandalized with graffiti shall be trimmed to remove the graffiti. Graffiti in the form of window etching shall be promptly removed.
19. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in front setbacks, side setbacks, rear yard areas, over driveways, and in parking and circulation areas.
20. All parking areas shall comply with applicable development requirements as specified in Section 17.44, Article 3 (Loading Areas and Off-Street Parking) of the Paramount Municipal Code.
21. All trash, debris, and junk throughout the site shall be removed.

22. The applicant shall underground all new onsite utilities so that no overhead electrical, telephone, or cable television lines shall drop from the pole to the structure.
23. Any damage to the adjacent public streets from project construction shall be promptly cleaned/repared by the applicant.
24. The applicant shall comply with all National Pollution Discharge Elimination System (NPDES) regulations.
25. The location of all backflow devices shall be approved by the Planning Department prior to installation. Backflow devices shall be painted and screened with landscaping as approved by the Planning Department.
26. The location of all electrical panels and meters shall be approved by the Planning Department prior to installation. Electrical panels shall not detract from the primary view of the subject building. Electrical panels and meters shall be screened with landscaping as approved by the Planning Department.
27. A precise landscaping and irrigation plan shall be submitted showing the size, type, and location of all plant material including shade/canopy trees, shrubs, groundcover, and brown mulch; and irrigation. The property shall be landscaped within the yard areas indicated on the approved landscape plan. The existing landscaping shall be refurbished as needed. Plant material shall be maintained in a thriving condition in perpetuity in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code. The plan shall be subject to the approval of the Planning Department and shall be approved separately from the design approval and from the working drawings. Landscaping shall be planted and irrigation shall be installed and maintained in perpetuity in accordance with the approved plan and State and City regulations. No mature trees shall be removed without the authorization of the Planning Department.
28. The applicant shall plant and maintain a minimum of one additional 36-inch-box shade/canopy tree on the subject property following Planning Department review and approval of the specific type and location.
29. Construction shall take place 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Construction is prohibited on Sundays and national holidays.
30. The applicant shall ensure that the public streets and other public infrastructure remain clean from dirt and other debris during construction. The applicant shall comply with South Coast Air Quality Management District Rule 403 regarding reduction of fugitive dust with best available fugitive dust control measures.
31. All trash and recycling containers shall be stored within the trash enclosure and out of public visibility.

32. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
33. All rooftop vents shall be painted to match the predominant color of the roofing.
34. The existing Art Deco design elements on the south side of the building shall be preserved and maintained in good condition.
35. The project and any future tenant improvements shall comply with all Building and Safety Division regulations.
36. The building addition shall not be occupied for business use until final approval is obtained.
37. The project shall comply with all requirements of Conditional Use Permit No. 921.
38. The applicant shall be responsible for making necessary property and building improvements as required by Conditional Use Permit No. 921 and Development Review Application No. 23:004. The applicant and all future property owners/tenants shall provide general maintenance to the subject property and building as required by the Paramount Municipal Code.
39. The Development Review Board or Planning Commission shall conduct a review of the impacts of business operations on the adjacent neighborhood three months after the expansion is complete.
40. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
41. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.



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

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

BACKGROUND

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

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

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

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

DISCUSSION

Compliance Report - Three Month Review

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

Additionally, the project must comply with the following conditions:

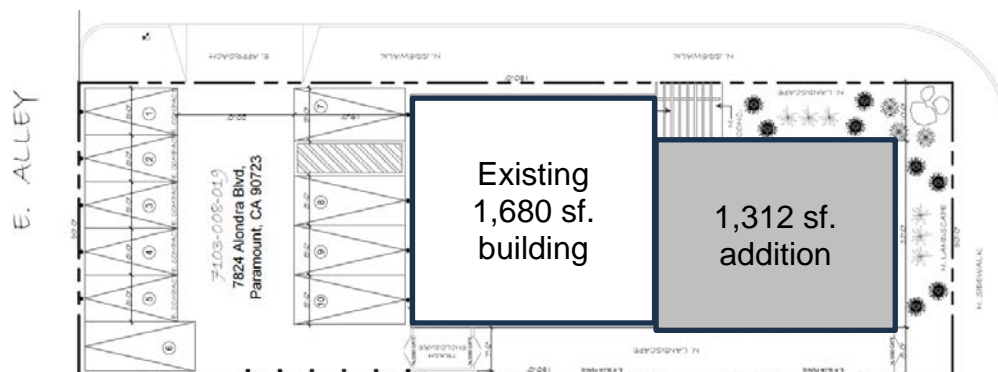
- **Security Cameras:** The Public Safety Department shall review and approve the locations and orientations of all security cameras, including comprehensive camera views of the establishment interior, exterior, and parking lot.
- **Landscaping and Irrigation:** A detailed landscaping and irrigation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

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

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

Plans

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



Public Safety Compliance Summary – Calls for Service

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

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

Analysis

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

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

FISCAL IMPACT

None.

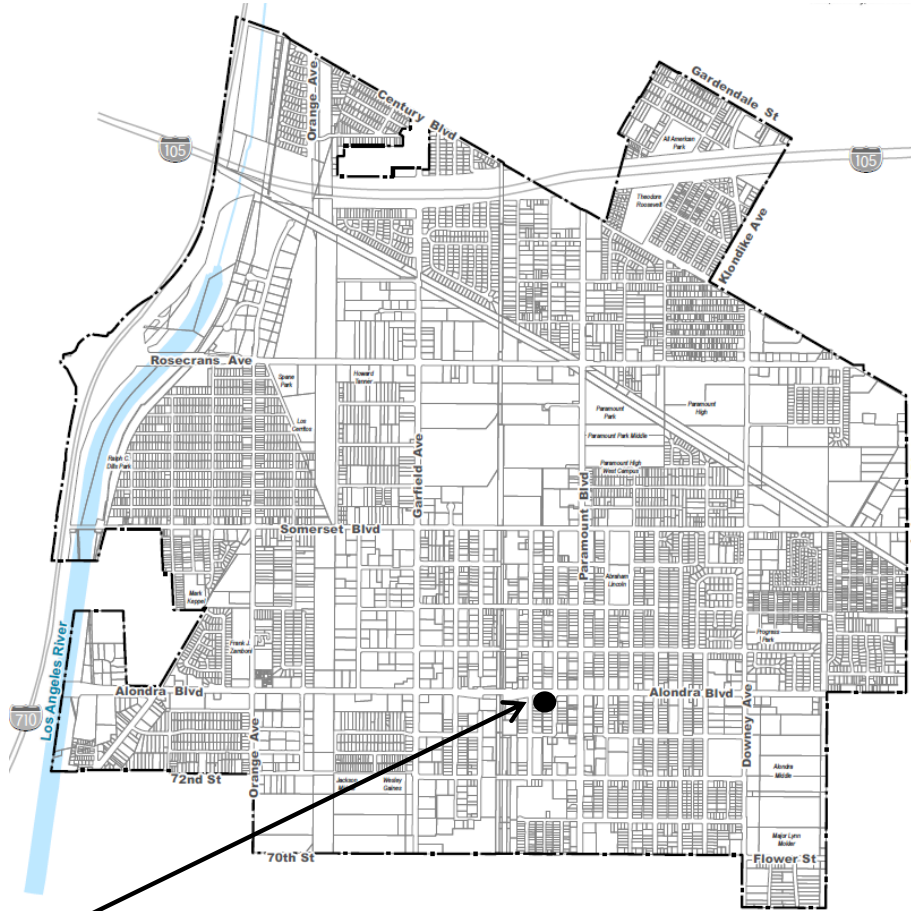
VISION, MISSION, VALUES AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

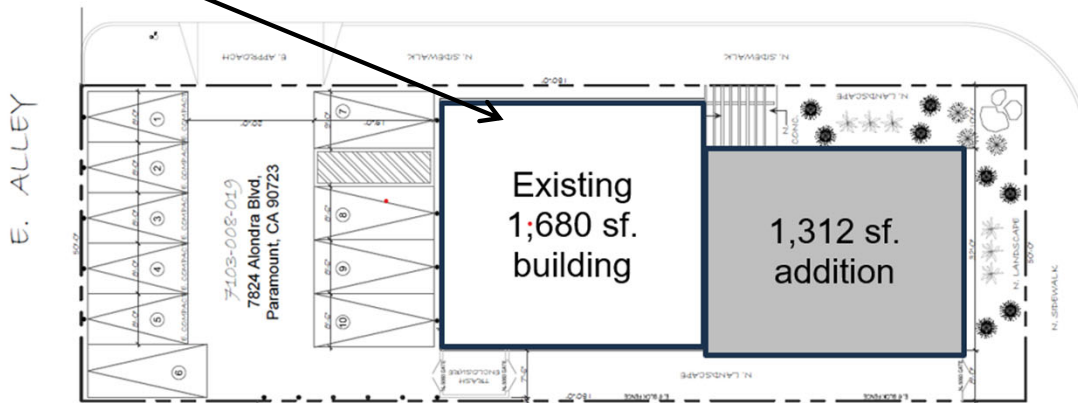
It is recommended that the Planning Commission review, receive and file this report, and schedule a second follow-up review at the six-month mark on June 3, 2026.

Conditional Use Permit No. 921



Subject Property

Alondra Blvd.



7824 Alondra Blvd.

JUNE 3, 2026

ORAL REPORT

CITY COUNCIL ACTIONS

JUNE 3, 2026

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF