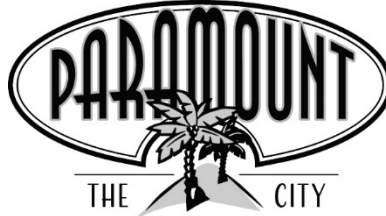


AGENDA

Paramount Development Review Board
July 1, 2026



Safe, Healthy, and Attractive

Regular Meeting
City Hall Council Chambers
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 Development Review Board meetings in-person.

Public Comments: Members of the public wanting to address the Development Review Board, 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 Development Review Board whether in-person or via email.

CALL TO ORDER:

Chair Ernie Esparza

ROLL CALL OF
MEMBERS:

Board Member Javier Gonzalez
Board Member David Moody
Board Member Linda Timmons
Vice Chair Gordon Weisenburger
Chair Ernie Esparza

MINUTES

1. [APPROVAL OF MINUTES](#) June 3, 2026

PUBLIC COMMENTS

NEW BUSINESS

PUBLIC HEARINGS

2. [DEVELOPMENT REVIEW APPLICATION NO. 26:006](#) A request by Abraham Cendejas Arambula/A&B Atelier Builders for Francisco Villa Cortes/Master Rooter and Plumbing Inc. to construct a two-story, 19,390 square foot warehouse and office building at 7757 Jackson Street in the M-2 (Heavy Manufacturing) zone.

COMMENTS

3. [COMMENTS](#)
 - Board Members
 - Staff

ADJOURNMENT

To a meeting on Wednesday, August 5, 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.

JULY 1, 2026

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF JUNE 3, 2026.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

DEVELOPMENT REVIEW BOARD MINUTES JUNE 3, 2026

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

CALL TO ORDER:

The meeting of the Development Review Board was called to order by Chair Ernie Esparza at 6:55 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF BOARD MEMBERS:

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

Absent: None

STAFF PRESENT:

Lindsay Thorson, Planning Commission Attorney
John King, Planning and Building Director
Monica Rodriguez, Assistant Planning and Building Director
Ivan Reyes, Building and Housing Manager
Tara Reyes, Management Analyst
Leslie Corrales, Assistant Planner
Caitlin Au, Planning Intern
Biana Salgado, Administrative Assistant

MINUTES

1. APPROVAL OF MINUTES May 6, 2026

Chair Esparza presented the Development Review Board minutes of May 6, 2026 for approval.

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

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

PUBLIC COMMENTS

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

NEW BUSINESS

PUBLIC HEARINGS

2. DEVELOPMENT
REVIEW
APPLICATION NO.
26:004

Chair Esparza announced the item, a request by Jorge Mendez/Jam N Shel Designs for Tienda Botines Charros, LLC to legalize a new storefront entry and interior tenant improvements which include the division of interior space to accommodate a new clothing store at 7340 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

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

Chair Esparza opened the public and called for public testimony.

Applicant Jorge Mendez spoke in favor of the request.

There was further discussion between the Development Review Board and the applicant.

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

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

At 7:05 p.m., Board Member Timmons was excused from the dais.

It was moved by Vice Chair Weisenburger, seconded by Board Member Gonzalez, to approve Development Review Application No. 26:004, a request by Jorge Mendez/Jam N Shel Designs for Tienda Botines Charros, LLC to legalize a new storefront entry and interior tenant improvements which include the division of interior space to accommodate a new clothing store at 7340 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone, subject to the conditions of approval in the agenda report. The motion was passed by the following roll call vote:

AYES: Board Members Gonzalez and Moody;
Vice Chair Weisenburger; Chair Esparza
NOES: None
ABSENT: None
ABSTAIN: Board Member Timmons

3. DEVELOPMENT
REVIEW
APPLICATION NO.
26:005

Chair Esparza announced the item, a request by Jose O. Castellanos/Orange Corrosion Services, Inc. dba OC&C Construction to allow the construction of a 3,200 square foot warehouse building at 16448 and 16456 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone.

Planning and Building Director King introduced Planning Intern Au, who provided an overview of the request.

Chair Esparza opened the public and called for public testimony.

Board Member Gonzalez asked the applicant Jose O. Castellanos if the business was expanding. Mr. Castellanos spoke in favor of the request and confirmed that their business is expanding.

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

AYES: Board Members Gonzalez and Moody;
Vice Chair Weisenburger; Chair Esparza
NOES: None
ABSENT: None
ABSTAIN: Board Member Timmons

It was moved by Vice Chair Weisenburger, seconded by Board Member Gonzalez, to approve Development Review Application No. 26:005, a request by Jose O. Castellanos/Orange Corrosion Services, Inc. dba OC&C Construction to allow the construction of a 3,200 square foot warehouse building at 16448 and 16456 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone, subject to the conditions of approval in the agenda report. The motion was passed by the following roll call vote:

AYES: Board Members Gonzalez and Moody;
Vice Chair Weisenburger; Chair Esparza
NOES: None
ABSENT: None
ABSTAIN: Board Member Timmons

COMMENTS

4. COMMENTS

There are no comments from Board Members and staff.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned by Chair Esparza at 7:18 p.m. to the next Development Review Board meeting to be held on Wednesday, July 1, 2026 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Ernie Esparza, Chair

ATTEST:

Biana Salgado, Administrative Assistant

https://paramountcity1957.sharepoint.com/sites/Planning/Shared Documents/ADMIN/MINUTES/DRB MINUTES 2026/Minutes/06-2026_DRB.docx

JULY 1, 2026

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 26:006

- 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 26:020, APPROVING A REQUEST BY ABRAHAM CENDEJAS ARAMBULA/A&B ATELIER BUILDERS FOR FRANCISCO VILLA CORTES/MASTER ROOTER AND PLUMBING, INC. TO CONSTRUCT A TWO-STORY, 19,390 SQUARE FOOT WAREHOUSE AND OFFICE BUILDING AT 7757 JACKSON STREET IN THE M-2 (HEAVY MANUFACTURING) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

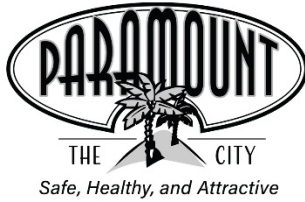
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Development Review Application No. 26:006
REQUEST:	To construct a two-story, 19,390 square foot warehouse and office building.
APPLICANT:	Abraham Cendejas Arambula/A&B Atelier Builders for Francisco Villa Cortes/Master Rooter and Plumbing, Inc.
MEETING DATE:	July 1, 2026
LOCATION:	7757 Jackson Street
ZONE:	M-2 (Heavy Manufacturing)
GENERAL PLAN:	Industrial
PLANNER:	Monica Rodriguez
RECOMMENDATION:	Approval



To: Honorable Development Review Board

From: John King, AICP, Planning and Building Director

By: Monica Rodriguez, Assistant Planning and Building Director

Date: July 1, 2026

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 26:006
ABRAHAM CENDEJAS ARAMBULA/A&B ATELIER BUILDERS FOR
FRANCISCO VILLA CORTES/MASTER ROOTER AND PLUMBING, INC.**

BACKGROUND

This application is a request by Abraham Cendejas Arambula/A&B Atelier Builders for Francisco Villa Cortes/Master Rooter and Plumbing, Inc. to construct a two-story, 19,390 square foot warehouse and office building to accommodate the proposed use at 7757 Jackson Street in the M-2 (Heavy Manufacturing) zone. The subject site is situated on the north side of Jackson Street at the terminus of the cul-de-sac west of the Jackson Street and Vermont Avenue intersection.

Earlier this evening, the Planning Commission reviewed Conditional Use Permit (CUP) No. 1000 pertaining to the Paramount Municipal Code requirement subjecting warehouse uses in the M-2 zone to a CUP.

DISCUSSION

The applicant is proposing to construct a 19,390 square foot warehouse and office building to support the operation of a plumbing and sewer service business, known as Master Rooter and Plumbing, Inc., with nine service vehicles. The applicant has been in operation since 2014. In 2017, the business relocated to a warehouse facility at 7028 Marcelle Street in the City of Paramount and later moved its operations to 7018 Jackson Street, where it continues to operate today. The business owner of Master Rooter and Plumbing, Inc. has successfully maintained and grown the business and wishes to remain in the City of Paramount. To support this objective, the owner has purchased the property at 7757 Jackson Street and is requesting approval to construct a new industrial building.

The 19,390 square foot warehouse building is proposed on the westerly portion of the property. The site is currently developed with a one-story, 589 square foot building with an attached metal canopy. As part of the project, the metal canopy will be demolished, while the existing building will remain. Project conditions will require the applicant to upgrade and enhance the existing building to ensure consistency with the proposed warehouse and office building. Required upgrades include repainting the structure to

match the new building, upgrading exterior lighting and windows, and removing all window security bars.

The owner will employ eight staff members, including seven field employees and one office employee. The proposed office hours are Monday through Friday from 6:30 a.m. to 3:00 p.m. The warehouse building will not be open to the public. Employees will park their personal vehicles onsite, load necessary tools and materials onto company fleet vehicles, and then deploy to offsite job locations. Fleet vehicles may occasionally return during the day to collect additional tools or materials. At the end of the workdays, employees will return no later than 7:00 p.m. to exchange vehicles.

Design

The applicant proposes a modern industrial architectural design combining exposed brick with stucco finishes and metal railings for the new building. The existing 589 square foot structure has a brick finish and will be required to be painted to match the color of the new building.

Additional property improvements required as conditions of approval include:

- Paint all rooftop vents visible from the public right-of-way to match the predominant color of the roofing;
- Install a decorative wall-mounted light fixture at each entrance of the building following separate Planning and Building Department review and approval of the types and specific locations;
- Restore the exterior stucco of the existing building by powerwashing the stucco walls and/or repainting the stucco walls (following separate Planning Division review of a proposed paint color);
- Slurry seal and stripe the parking lot. All parking spaces shall comply with Article 3 (Loading Areas and Off-street Parking) of Chapter 17.44 of the Paramount Municipal Code;
- The site shall provide a minimum of 27 parking spaces and a minimum of one Americans with Disabilities Act (ADA)-compliant parking space;
- Install a minimum of 2,300 square feet of landscaping, including the setback areas;
- Replace the existing fencing along the west side of the property. The material of the proposed fence and/or block wall shall be reviewed and approved by the Planning Division. Any fencing/block wall exceeding seven feet in height shall be subject to a building permit; and
- All unpermitted containers are required to be removed.

Photos

Below are site photos from June 22, 2026. The first photo depicts the view of the front of the existing building and metal canopy, and the second depicts the interior of the property with the existing structure and metal canopy.

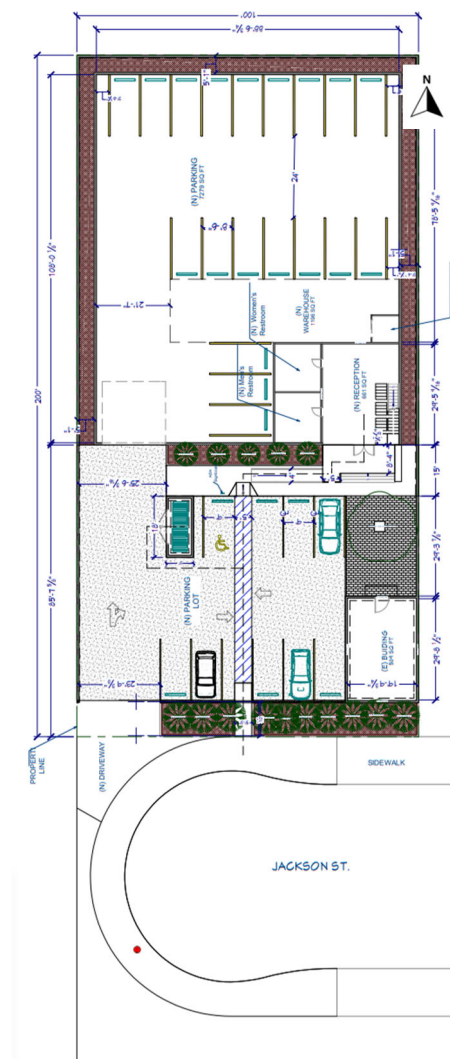


South side of the property, adjacent to Jackson Street

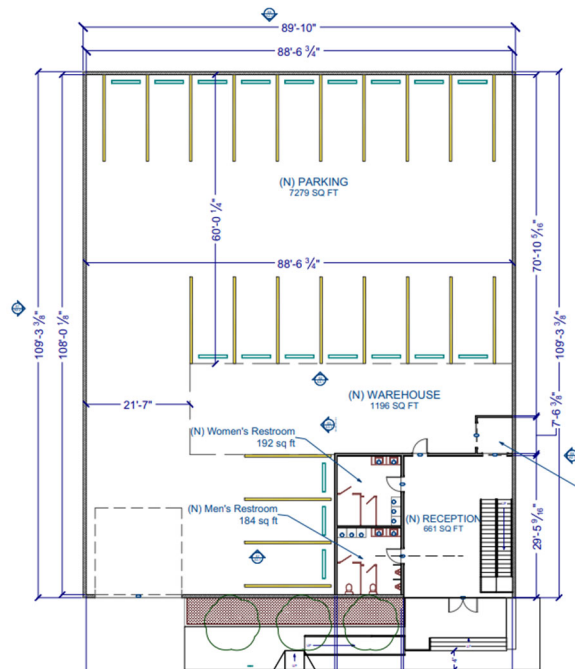


Interior of project site, facing south toward Jackson Street.

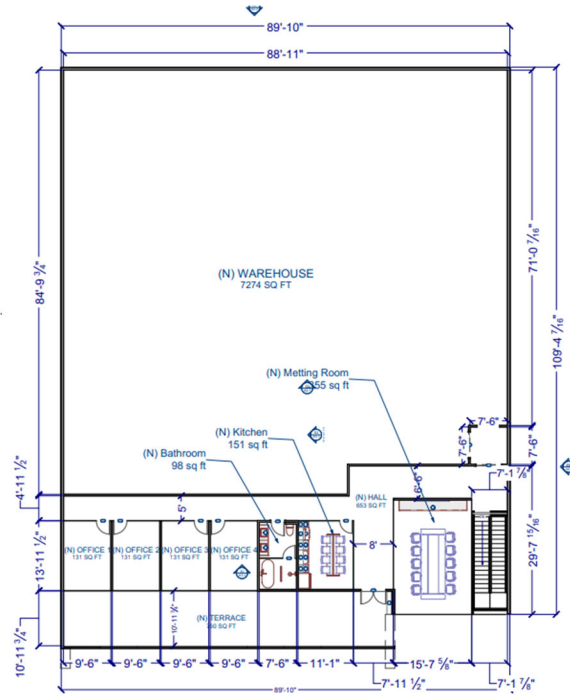
Below is the proposed site plan.



Below is the building floor plan.



First Floor



Second Floor

Below is a rendering of the proposed industrial building.



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. 26:006, subject to following conditions:

General

1. Conditions. All planning conditions of approval for Development Review Application No. 26:006 shall be printed as general notes on all sets of building plans.
2. Revocation. 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. Violations. 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. Material Deviation. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan and elevations. Any material deviation must be approved by the Planning and Building Department before construction.
5. Affidavit. 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, July 17, 2026. Failure to provide the City of Paramount with the requisite affidavit within the time stated hereinabove shall render the Development Review Application void.

6. One-year Approval. Approval of this Development Review Application No. 26:006 shall be valid for one (1) year from the date of final approval and shall become null and void unless construction has commenced within this time period or an extension of time is granted administratively pursuant to a written request by the applicant no less than thirty days prior to the expiration date of July 1, 2027. The Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application. Commencement of development shall mean that appropriate permits have been obtained, and the development has successfully completed the first Building and Safety Division inspection.
7. Discretionary Permits. The project shall comply with all requirements of Conditional Use Permit No. 1000.

Site Standards

8. Lighting. 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 and Building Department. Approval criteria will emphasize both the functional as well as the decorative nature of the proposed lighting. The rear parking area 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.
9. Material Board. Colors and materials for all exterior colors and materials shall be submitted separately to the Planning and Building Department for final approval. All approvals shall be obtained prior to installation or application of the material.
10. Modification. No exterior structural alteration or exterior building color or material change, other than those colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Planning and Building Department.
11. Fence Maintenance. The existing chain link fencing along the south and west side of the property lines shall be removed and replaced with material acceptable to the Planning Division. The existing block wall along the south property line shall either be replaced or repaired, which may include power washing, sandblasting and/or repainting the walls (following separate Planning Division review of a proposed paint color) as needed. The applicant shall submit a fence and wall plan detailing all proposed fencing and walls improvements for the development and shall be subject to the review and approval of the Planning and Building Department prior to purchase, installation, or construction.

12. Drainage. All surface drainage shall not incorporate center gutters or swales.
13. Scuppers and Downspouts. Exterior downspouts, scuppers and gutters are prohibited. Scuppers and the devices used to convey rainwater shall be located at the base of the building.
14. Security Bars. The installation of exterior security bars is prohibited on the exterior of any building.
15. Tarps. 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.
16. Parking. 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.
17. Waste Matter. All trash, debris, and junk throughout the site shall be removed.
18. Trash Enclosure. A trash enclosure shall be constructed to accommodate trash, recyclables, and organic waste in accordance with Chapter 17.118 of the Paramount Municipal Code. All exterior bins and barrels shall be enclosed by a solid decorative masonry wall not less than six feet in height, with decorative cover, decorative side protection to keep trespassers out, and appropriate solid gate, following separate Planning and Building 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.
19. Prohibited Fencing. Chain link fencing shall not be installed in the future.
20. Vandalism. 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.
21. Bicycle Rack. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning and Building Department prior to purchase or installation of the rack.
22. Windows. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.

Permitting

23. Grading. The developer shall provide the Director of Public Works/City Engineer with a grading plan depicting the method of drainage and shall be subject to the approval of the Director of Public Works/City Engineer.
24. Contractors. Prior to the release of utilities or service connections, final building, electrical, and 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 to the Planning and Building Department.
25. Fire. 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.
26. Screening. The Planning and Building Department shall approve a utility plan before permit issuance. 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.
27. Utility Concealment. The applicant shall underground all onsite utilities so that no overhead electrical, telephone, or cable television lines shall drop from the pole to the structure.
28. Water Infrastructure. The applicant shall pay the water capital improvement charge, as applicable.
29. Public Right-of-Way. New curbs, gutters, and sidewalks shall be reviewed and approved separately by the Director of Public Works/City Engineer.
30. Encroachment. Any damage to the alley adjacent to the subject site shall be removed and replaced to the satisfaction of the Director of Public Works/City Engineer. Prior to commencing such repair work, proper permits and written approval shall be obtained from the Director of Public Works/City Engineer. All unused driveway aprons shall be closed and replaced with curb, gutter and sidewalk, per specifications from the Public Works Department.
31. Fees. All applicable development fees are due prior to the issuance of building permits.

32. NPDES. The applicant shall comply with all National Pollution Discharge Elimination System (NPDES) regulations.
33. Backflow. The location of all backflow devices shall be approved by the Planning and Building Department prior to installation. Backflow devices shall be painted and screened with landscaping as approved by the Planning and Building Department.
34. Electrical Panels. The location of all electrical panels and meters shall be approved by the Planning and Building Department prior to installation. Electrical panels shall not detract from the primary view of the subject building. Electrical panels and meters shall be screened as approved by the Planning and Building Department.

Construction

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

Landscaping

37. Landscaping and Irrigation. Existing and new planters shall be planted, refurbished, and maintained as needed. A two-inch layer of brown mulch shall be applied in the planters. Red mulch is not an acceptable material. A precise landscaping and irrigation plan prepared by a licensed landscape architect shall be submitted showing the size, type, and location of all plant material (including trees, shrubs, groundcover and mulch) and irrigation. The plan shall comply with the Model Water Efficient Landscape Ordinance (MWELO) of the State of California and Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code. Live turf shall not be planted or installed in anticipation of AB 1572 (Regulation of Nonfunctional Turf Irrigation) taking effect. The plan shall be subject to the approval consideration of the Planning and Building Department and shall be approved separately from the design approval and from the working drawings. Landscaping shall be planted and irrigation shall be installed and maintained in perpetuity in accordance with the approved plan and State and City regulations. No mature trees shall be removed without the written authorization of the Planning and Building Department.
38. Trees. The applicant shall plant and maintain a minimum of one 24-inch-box shade/canopy tree on the subject property following Planning and Building Department review and approval of the specific type and location.

General Housekeeping

39. Infrastructure. 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.
40. Trash. The business shall comply with Chapter 17.118 of the Paramount Municipal Code.
41. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
42. 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).
43. Agencies. 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).
44. 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 areas, and the surrounding property perimeter. The parking area shall be completely swept and maintained free of debris and litter 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.
45. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.

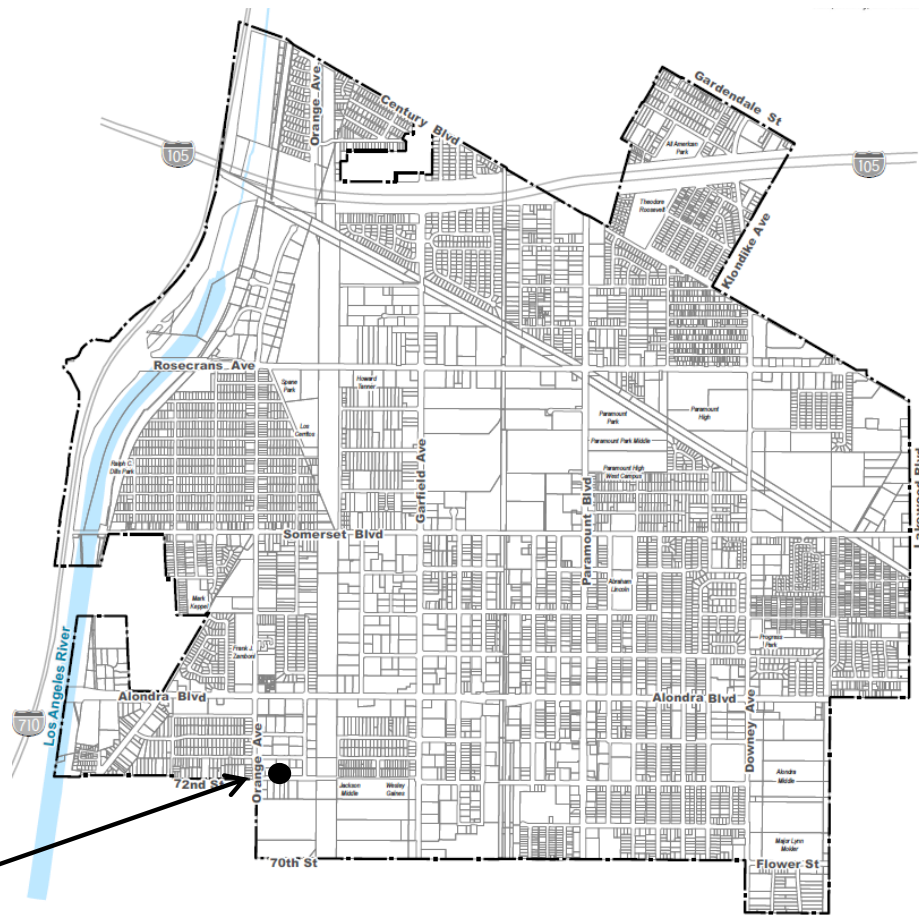
Project Specific Conditions

46. The applicant shall upgrade the existing building to match the appearance and quality of the proposed new building. Required improvements include repainting the structure, upgrading all exterior lighting, and replacing or upgrading windows. The applicant must also remove all exposed electrical conduits and eliminate existing window security bars. Any said improvements required for a building permit must be obtained prior to commencing any work. Prior to final building inspection, the applicant shall schedule a Planning final.

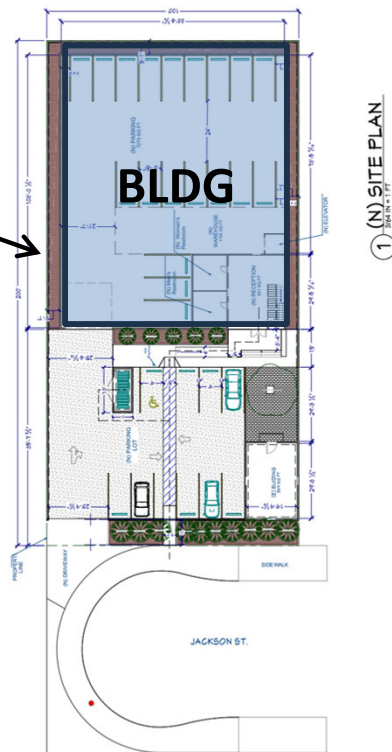
Final Approval

47. 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.

Development Review Application No. 26:006



Subject
Property



7757 Jackson Street

JULY 1, 2026

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF