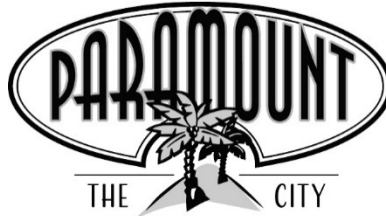


AGENDA

Paramount Planning Commission
August 5, 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 Austin Moreno
Vice Chair Gordon Weisenburger
Chair Linda Timmons

MINUTES

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

PUBLIC COMMENTS

NEW BUSINESS

PUBLIC HEARINGS

2. [CONDITIONAL USE PERMIT NO. 988](#) A request by Enrique Alvarez/Alvarez Design Studios for Tacos El Fogon to extend customer seating at an existing restaurant to an outdoor seating area at 7351 Rosecrans Avenue, Unit F, in the C-3 (General Commercial) zone. This project is a Class 1 (Existing Facilities) Categorical Exemption pursuant to Article 19, Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.
3. [CONDITIONAL USE PERMIT NO. 1002](#) A request by Pro Cast Industries to install and operate a baghouse/dust collection system for an existing precision metal castings business at 15555 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone. This project is Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption pursuant to Article 19, Section 15303 of the California Environmental Quality Act (CEQA) Guidelines.
4. [CONDITIONAL USE PERMIT NO. 1003](#) A request by Natalie Luna and Edgar Cervantes/Innies by Luna to operate an indoor recreation facility for softball at 14018 Garfield Avenue in the M-2 (Heavy Manufacturing) zone. This project is a Class 1 (Existing Facilities) Categorical Exemption pursuant to Article 19, Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.
5. [CONDITIONAL USE PERMIT NO. 1004](#) A request by Jaime Lopez/La Amapola LLC to operate a restaurant with 20 indoor customer seats at 13729 Garfield Avenue in the C-M (Commercial-Manufacturing) zone. This project is a Class 1 (Existing Facilities) Categorical Exemption pursuant to Article 19, Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.

REPORTS

6. [ORAL REPORT](#) Parcel Tax Measure on the November 2026 Ballot
7. [ORAL REPORT](#) City Council Actions

COMMENTS

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

ADJOURNMENT

To a meeting on Wednesday, September 2, 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.

AUGUST 5, 2026

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF JULY 1, 2026.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES JULY 1, 2026

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

CALL TO ORDER:

The meeting of the Planning Commission was called to order by Vice Chair Gordon Weisenburger 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

Absent: Chair Linda Timmons

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

AYES: Commissioners Esparza, Gonzalez and Moody;
and Vice Chair Weisenburger
NOES: None
ABSENT: Chair Timmons
ABSTAIN: 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, Associate Planner
Caitlin Au, Planning Intern

MINUTES

1. APPROVAL OF MINUTES June 3, 2026

Vice Chair Weisenburger presented the Planning Commission minutes of June 3, 2026 for approval.

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

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

PUBLIC COMMENTS

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

NEW BUSINESS

PUBLIC HEARINGS

2. **CONDITIONAL USE
PERMIT NO. 1000**

Vice Chair Weisenburger announced the item, a request by Abraham Cendejas Arambula/A&B Atelier Builders for Francisco Villa Cortes/Master Rooter and Plumbing, Inc. to operate a plumbing and sewer service with nine service trucks at 7757 Jackson Street in the M-2 (Heavy Manufacturing) zone.

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

Commissioner Gonzalez asked for clarification on operating business hours. Assistant Planning and Building Director Rodriguez confirmed that the business is not a 24-hour operation.

Commissioner Esparza asked for clarification on the use of the space. Assistant Planning and Building Director Rodriguez stated that the business would be using the space to conduct logistics and warehousing.

Vice Chair Weisenburger opened the public hearing and called for public testimony.

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

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. PC 26:020, "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. 1000, A REQUEST BY ABRAHAM CENDEJAS ARAMBULA/A&B ATELIER BUILDERS FOR FRANCISCO VILLA CORTES/MASTER ROOTER AND PLUMBING, INC. FOR A CONDITIONAL USE PERMIT (CUP) TO ALLOW THE OPERATION OF A PLUMBING AND SEWER SERVICE BUSINESS WITH NINE SERVICE TRUCKS AT 7757 JACKSON STREET IN THE M-2 (HEAVY MANUFACTURING) ZONE", approving Conditional Use Permit No. 1000. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: Chair Timmons

ABSTAIN: None

3. CONDITIONAL USE
PERMIT NO. 1001

Vice Chair Weisenburger announced the item, a request by Castle Metals, Inc. to expand its existing precision metal cutting and polishing operations within an existing 246,878 square foot building and to add chemical milling at 14001 Orange Avenue in the M-2 (Heavy Manufacturing) zone.

Planning and Building Director King provided an overview of the request and noted that Resolution No. PC 26:021 had been updated to remove three duplicate Conditions of Approval (No. 12, 24, and 44) before presentation to the Planning Commission and posting on the website for public viewing.

Commissioner Gonzalez asked if there were any public safety issues surrounding the property. Planning and Building Director King stated that there were no known issues and noted that the business is proposing higher fencing and gates as a precautionary measure.

Vice Chair Weisenburger asked if it is prohibited to use barbed wire or razor wire fencing within the City. Planning and Building Director King confirmed that such fencing materials are prohibited under the Paramount Municipal Code.

Vice Chair Weisenburger opened the public hearing and called for public testimony.

Planning and Building Director King stated that an emailed public comment in the form of a letter by the Los Angeles County Sanitation District had been received, and a copy of the letter was provided to each Commissioner. Staff incorporated the suggested Condition of Approval No. 27 (regarding industrial wastewater discharge) in the Resolution No. PC 26:021.

There being no further 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;
and Vice Chair Weisenburger
NOES: None
ABSENT: Chair Timmons
ABSTAIN: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. PC 26:021, "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. 1001, A REQUEST BY CASTLE METALS, INC. FOR A CONDITIONAL USE PERMIT TO ALLOW THE EXPANSION OF EXISTING PRECISION METAL CUTTING AND POLISHING WITHIN AN EXISTING 246,878 SQUARE FOOT BUILDING AND ADD CHEMICAL MILLING AT 14001 ORANGE AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE", approving Conditional Use Permit No. 1001. The motion was passed by the following roll call vote:

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

REPORTS

4. ORAL REPORT
City Council Actions

Planning and Building Director King stated that City Council approved the first reading of Zoning Ordinance Text Amendment No. 42 regarding Transit-Oriented Development

Objective Design Standards and the ordinance will be adopted at the July 14, 2026 City Council meeting.

COMMENTS

5. COMMENTS

Planning and Building Director King congratulated Leslie Corrales on her promotion from Assistant Planner to Associate Planner.

The Planning Commission congratulated Associate Planner Corrales on her promotion.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Vice Chair Weisenburger at 6:43 p.m. to the next Planning Commission meeting to be held on Wednesday, August 5, 2026 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Gordon Weisenburger, Vice Chair

ATTEST:

John King, Planning and Building Director
Minutes Prepared by Biana Salgado, Administrative Assistant

AUGUST 5, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 988

- 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 26:023, A REQUEST
BY ENRIQUE ALVAREZ/ALVAREZ DESIGN STUDIOS FOR TACOS EL
FOGON TO LEGALIZE ADDITIONAL INDOOR SEATING AND EXTEND
CUSTOMER SEATING AT AN EXISTING RESTAURANT TO AN
OUTDOOR SEATING AREA AT 7351 ROSECRANS AVENUE, UNIT F,
IN THE C-3 (GENERAL COMMERCIAL) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

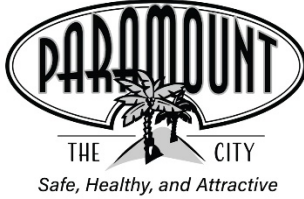
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 988
REQUEST:	Legalize additional indoor seating and extend customer seating at an existing restaurant to an outdoor seating area
APPLICANT:	Enrique Alvarez/Alvarez Design Studios for Tacos El Fogon
MEETING DATE:	August 5, 2026
LOCATION:	7351 Rosecrans Avenue, Unit F
ZONE:	C-3 (General Commercial)
GENERAL PLAN:	Commercial
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: August 5, 2026

**Subject: CONDITIONAL USE PERMIT NO. 988
ENRIQUE ALVAREZ/ALVAREZ DESIGN STUDIOS FOR TACOS EL
FOGON**

BACKGROUND

This application is a request by Enrique Alvarez/Alvarez Design Studios for Tacos El Fogon to legalize additional indoor seating and extend customer seating at an existing restaurant to an outdoor seating area at 7351 Rosecrans Avenue, Unit F, in the C-3 (General Commercial) zone. The subject site is located at the northwest corner of Rosecrans Avenue and Garfield Avenue.

Later this evening, the Development Review Board will review Development Review Application (DRA) No. 26:002. This proposal is related to the design of the proposed outdoor seating area, including the installation of a retractable awning, for the restaurant.

DISCUSSION

Restaurant Operations and Proposed Seating

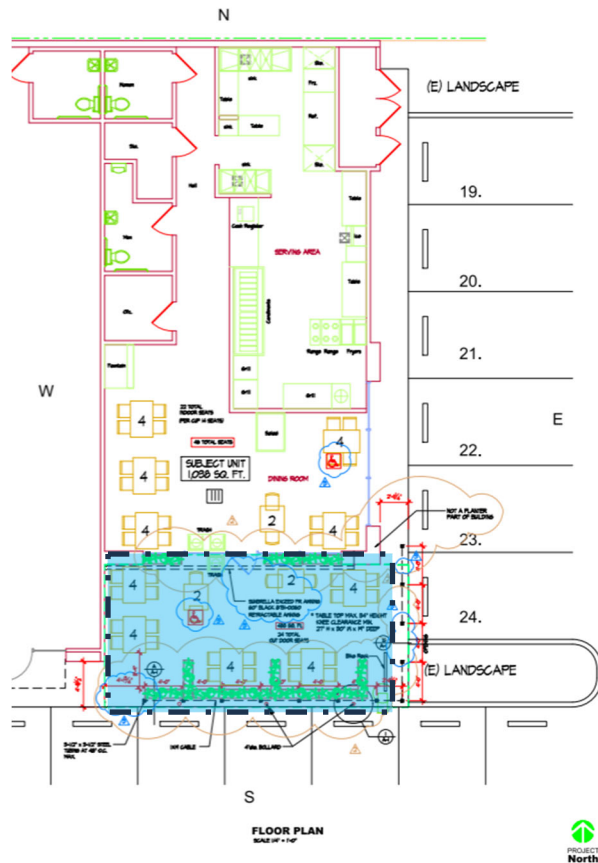
Tacos El Fogon has operated at the subject site since 2014 soon after the closure of Picoso Mexican Grill under the authorization granted by Conditional Use Permit (CUP) No. 680 in June 2010. CUP No. 680 allows for the restaurant to operate with a maximum of 14 indoors customer seats. Although CUP No. 680 approved the sale of beer and wine, no alcoholic beverages have ever been sold, and the future sale of beer and wine would require a separate CUP application. The applicant proposes to legalize eight additional indoor seats and expand customer seating by adding an outdoor dining area with decorative railing. The proposed improvements would enhance customer dining experience while maintaining the existing restaurant use.

In summary, the applicant is proposing a total of 22 indoor and 24 outdoor customer seats for a total of 46 customer seats.

The project site is developed with a multitenant commercial building that was constructed in 2008 following Development Review Board approval of DRA No. 07:030. The Tacos El Fogon tenant space is located at the end cap of the building and faces Garfield Avenue. A separate dual-tenant building is located closer to the Rosecrans Avenue and Garfield Avenue intersection.

The project site was previously part of a larger development proposal (DRA No. 20:006) for the southwest portion of the lot. The existing parking supply would have supported the proposed commercial building; however, because that building has not been constructed and the approval has expired, the site can accommodate the outdoor seating area while maintaining sufficient parking. If the property owner constructs a new commercial building at a future date with an updated application, the outdoor seating area would need to be removed because the site would no longer meet applicable parking requirements with the seating area in place.

Below is the building floor plan with the proposed outdoor seating area highlighted.



Below are site photos from July 28, 2026.



*Front view of the subject site facing
Rosecrans Avenue*



*View of the proposed outdoor seating
area*

Analysis

The proposed increase in seating capacity is appropriate for the zone and compatible with the surrounding businesses. The subject site is adequately sized and configured to accommodate the proposed seating. The project as proposed will maintain required parking and landscaping while enhancing the multitenant commercial center with the proposed outdoor seating enclosure.

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 26:023, approving Conditional Use Permit No. 988, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 26:023**

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. 988, A REQUEST BY ENRIQUE ALVAREZ/ALVAREZ DESIGN STUDIOS FOR TACOS EL FOGON FOR A CONDITIONAL USE PERMIT (CUP) TO LEGALIZE ADDITIONAL INDOOR SEATING AND EXTEND CUSTOMER SEATING AT AN EXISTING RESTAURANT AT 7351 ROSECRANS AVENUE, UNIT F, IN THE C-3 (GENERAL COMMERCIAL) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Enrique Alvarez/Alvarez Design Studios for Tacos El Fogon to legalize additional indoor seating and extend customer seating at an existing restaurant to an outdoor seating area at 7351 Rosecrans Avenue, Unit F, in the C-3 (General Commercial) zone; and

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

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

WHEREAS, on August 5, 2026, the Planning Commission conducted a duly noticed public hearing on the application, at which time it heard a presentation by the Planning and Building Department staff as well as the opportunity for testimony regarding the proposed Project.

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

General

1. Conditions. All conditions of approval of Conditional Use Permit No. 988 shall be printed as general notes on the approved set of building plans.
2. Material Deviation. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning and Building Department before construction.
3. Affidavit. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, August

21, 2026. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.

4. One-Year Approval. Approval of this Conditional Use Permit No. 988 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 August 5, 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.
5. Revocation. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
6. Violations. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute, or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
7. Grounds for Modification, Suspension, Revocation. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a. That the approval was obtained by fraud;
 - b. That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c. That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;

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

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

Permitting

8. Business License. The applicant, successor tenants, and all contractors shall each obtain and maintain 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. Paint. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
12. 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.
13. 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).
14. Agency Regulations. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, (4) California Department of Motor Vehicles, (5) the California Department of Resources Recycling and Recovery (CalRecycle), and (6) the Los Angeles County Department of Public Health.
15. 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,

drive aisles, and pedestrian access shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.

16. 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.
17. 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.
18. Other Approvals. The project shall comply with all conditions of approval of Development Review Application No. 26:002. With the exception of conditions of approval related to alcoholic beverages and customer seating, the business shall comply with all conditions of approval of Conditional Use Permit No. 680.

Construction

19. 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.

Business Operations

20. Customer Seats. The business customer seating shall be limited to a maximum 22 indoor and 24 outdoor seats.
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. Signs. Any sign on the building and parking lot area in disrepair shall be repaired or replaced with an equivalent sign and maintained in good condition. The exterior of the building wall where a wall sign has been removed shall be restored to match the adjacent portion of the building exterior wall.
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. Truck Delivery. Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments is prohibited on public streets and alleys.
27. Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
28. 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.
29. Noise. Outdoor speakers or other exterior audible devices are prohibited.
30. 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 rack shall be installed in a location that will allow for two bicycles to be installed, one on each side of the rack, without damaging the building or features of the outdoor dining area. 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.
31. Parking Lot. The parking lot shall be maintained free of any cracks or damage.
32. Trash. The business shall comply with Chapter 17.118 of the Paramount Municipal Code.

33. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
34. Tenant Improvement. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
35. 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.
36. Graffiti Removal. Any graffiti, including graffiti in the form of window etching, shall be promptly removed.
37. Barbed Wire. Barbed/razor wire is prohibited.
38. Noise Ordinance. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
39. Objectable Operations. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
40. Use of Building/Property. Establishment and operation of any use of the subject suite shall be subject to the review and approval of the Planning and Building Department.
41. 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

42. 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.

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.

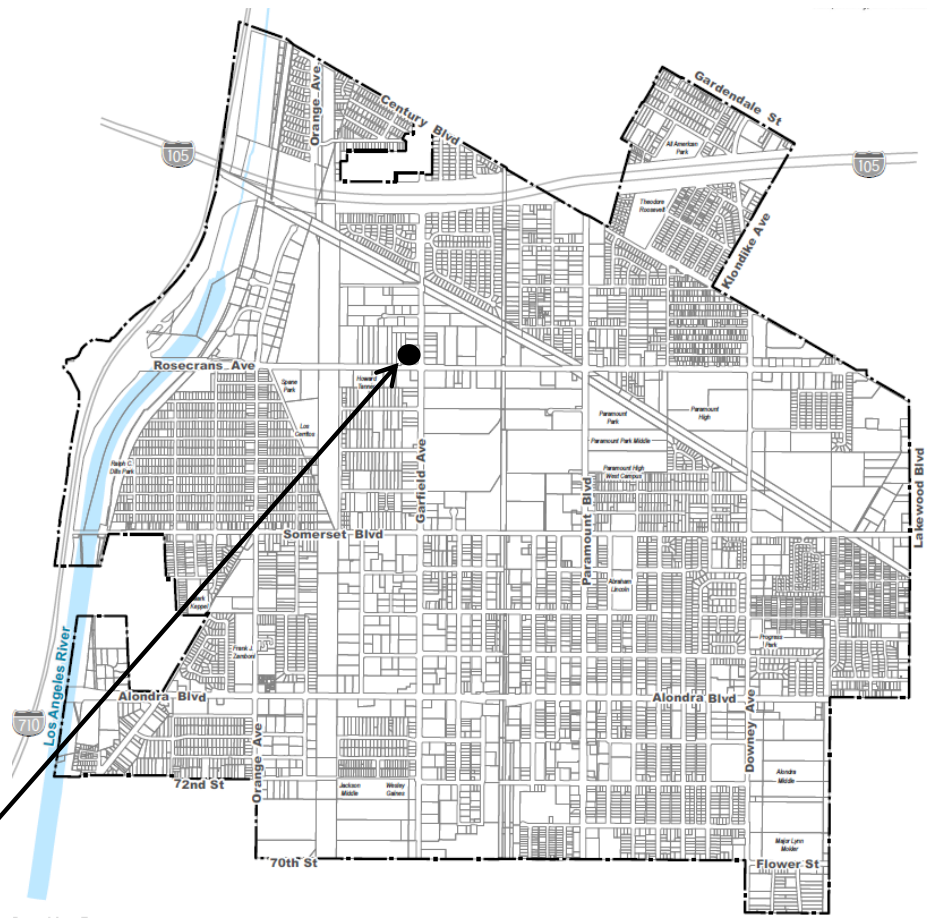
PASSED, APPROVED, and ADOPTED this 5th day of August 2026.

Linda Timmons, Chair

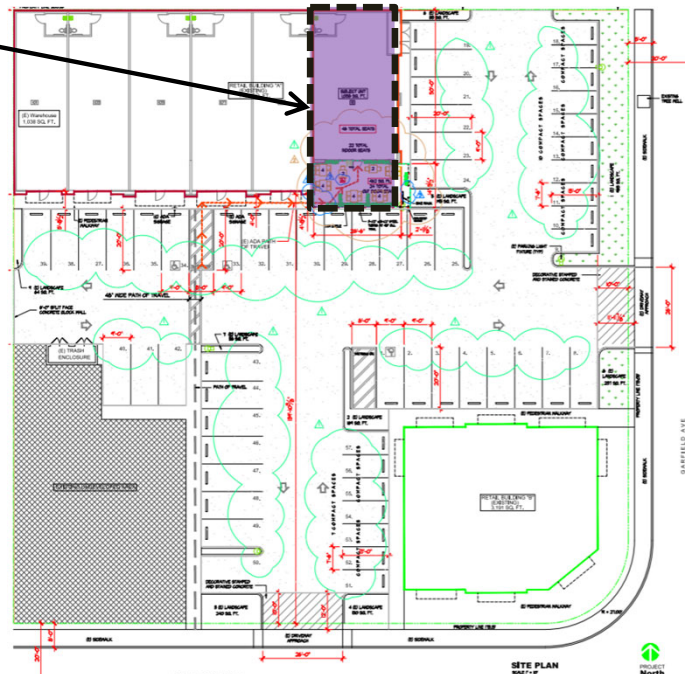
Attest:

Biana Salgado, Administrative Assistant

Conditional Use Permit No. 988



Subject
Property



7351 Rosecrans Avenue, Unit F

AUGUST 5, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 1002

- 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 26:022, A REQUEST
BY PRO CAST INDUSTRIES TO INSTALL AND OPERATE A
BAGHOUSE/DUST COLLECTION SYSTEM FOR AN EXISTING
PRECISION METAL CASTINGS BUSINESS AT 15555 MINNESOTA
AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

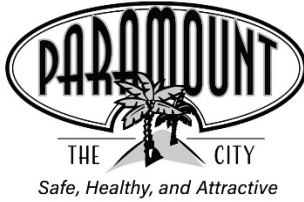
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 1002
REQUEST:	Install and operate a baghouse/dust collection system for an existing precision metal castings business
APPLICANT:	Pro Cast Industries
MEETING DATE:	August 5, 2026
LOCATION:	15555 Minnesota Avenue
ZONE:	M-2 (Heavy Manufacturing)
GENERAL PLAN:	Central Industrial District
PLANNER:	John King
RECOMMENDATION	Approval



To: Honorable Planning Commission
From: John King, AICP, Planning and Building Director
By:
Date: August 5, 2026

**Subject: CONDITIONAL USE PERMIT NO. 1002
PRO CAST INDUSTRIES**

BACKGROUND

This application is a request by Pro Cast Industries to install and operate a baghouse/dust collection system for an existing precision metal castings business at 15555 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone.

Pro Cast Industries manufactures metal components and parts primarily used in the aerospace industry. The business has been operating in the City of Paramount within the Central Industrial District since 2010. As a metal manufacturing business with a permit to operate from the South Coast Air Quality Management District (SCAQMD), Pro Cast is regulated by special conditions of the Paramount Municipal Code. The City has not reviewed or approved any previous conditional use permit applications related to the applicant or the subject property.

Pro Cast Industries currently employs 16 people. The facility hours are Monday through Friday from 5:00 a.m. to 1:30 p.m. for manufacturing operations and 8:00 a.m. to 4:30 p.m. for administrative support.

Site Description

The business is located on a 14,940 square foot property at 15555 Minnesota Avenue on the northwest corner of Minnesota Avenue and Madison Street. Pro Cast Industries parking is accessed from Madison Street with loading and unloading access from Minnesota Avenue to the east and an alley to west.

The building, constructed in 1962, is 9,000 square feet. A customer and employee parking lot faces Madison Street. A wrought iron fence with solid metal backing is located along the alley at the rear of the property. The fenced area has vehicular access via a gate off the alley. The area contains a boiler, a compressor, and outdoor materials storage such as metals, sand, wax, and water-based colloidal.

Administrative Action No. 1970

In September 2018, the Paramount City Council adopted Ordinance No. 1106/Zoning Ordinance Text Amendment No. 8, which revised manufacturing regulations in response to high and unhealthful levels of hexavalent chromium and other air emissions.

Ordinance No. 1106 introduced the requirement for an administrative action for metal manufacturing and metal processing businesses. The purpose of the administrative action requirement was to allow the City of Paramount to obtain a complete understanding as to how metal-related manufacturing businesses operate. An application would contain a catalog of equipment, materials, and uses. An administrative action approval would also include operating conditions as incorporated in the Paramount Municipal Code with Ordinance No. 1106. These performance standards are codified in Section 17.36.050 and 17.36.060 of the Municipal Code for metal manufacturing businesses located in the M-2 zone.

In May 2020, the applicant fulfilled the administrative action requirement with a complete application for Administrative Action No. 1970.

Notices of Violation

Following a series of slightly elevated hexavalent chromium air monitoring results in the fall of 2025 from an air monitor at Minnesota Avenue and Madison Street, the South Coast Air Quality Management District (SCAQMD) conducted an investigation of the businesses in the surrounding area. As a result of the investigation, the SCAQMD determined that Pro Cast was one of two businesses contributing to the elevated readings.

On October 9, 2025, SCAQMD staff served a notice of violation (NOV) to Pro Cast for violations on September 16, 2025. The City of Paramount issued a separate NOV on October 29, 2025.

DISCUSSION

Since receiving the NOVs, Pro Cast Industries has been working to address the violations described in the NOVs. One of the remedies of the violations is the installation of a baghouse and dust collection system to more thoroughly capture emissions. The SCAQMD issued a Permit to Construct (Application No. 666549) on June 2, 2026 for this air pollution control system.

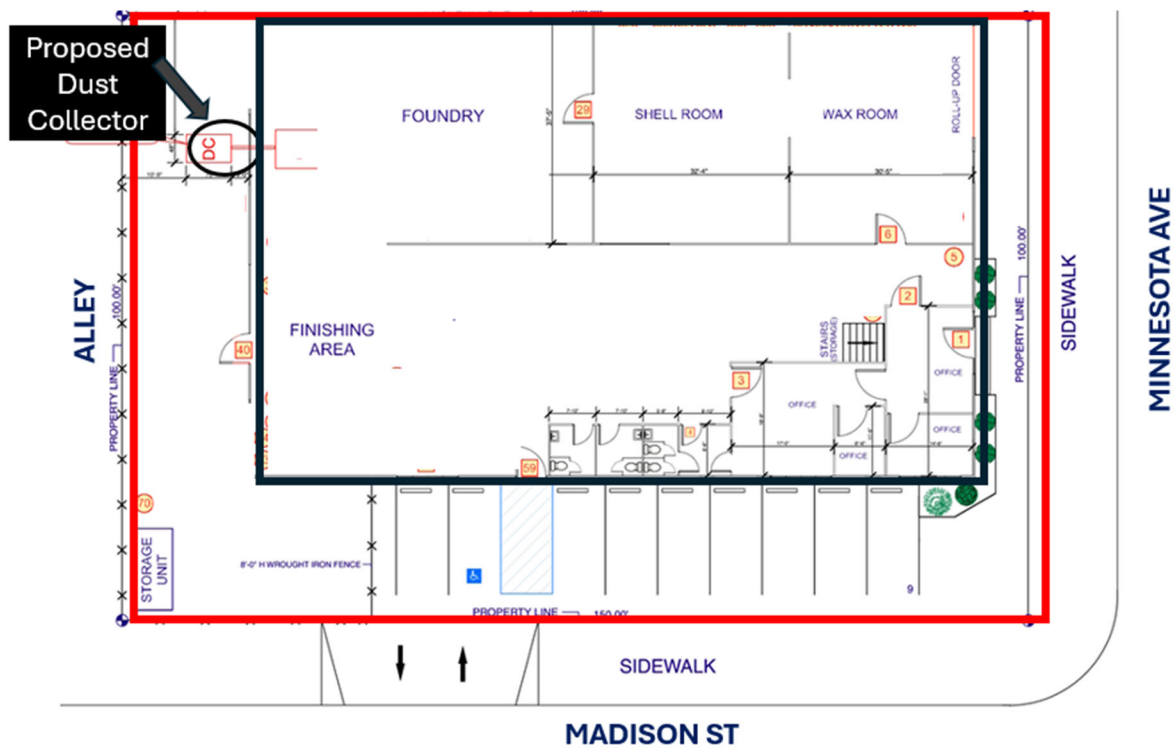
Photos

Below is a photo of the front of the Pro Cast building. Additional photos of the existing property are included in Attachment A (Facility Exterior Views and Location of the Baghouse Equipment) as provided by the applicant.



Site Plan

Below is the site plan.



Dust Collector

Attachment B (Dust Collector Details) is included as reference to the dust collector proposed for the rear exterior of the building. The dust collector model is a Donaldson Torit Model DFE2-4, 4 Filters, with dimensions of 110-inch height, 48-inch width, and 75-inch depth. Below is an excerpt.



Analysis

The proposed business is located in an appropriate manufacturing zone and is compatible with the surrounding businesses in the industrial zone. The location is adequate in size and parking will not be reduced. Conditions of approval, including conditions of approval of Administrative Action No. 1970, are still applicable. Compliance with South Coast Air Quality Management District regulations will ensure impacts to the surrounding area is to a minimum.

Environmental Assessment

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC 26:022, approving Conditional Use Permit No. 1002, subject to the conditions of approval in the resolution.

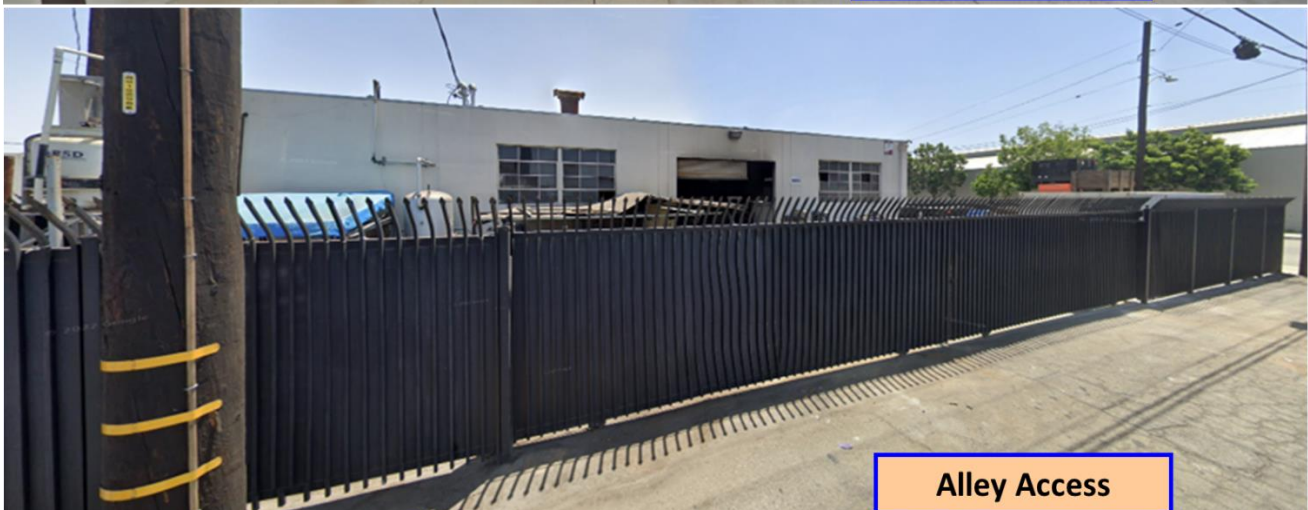
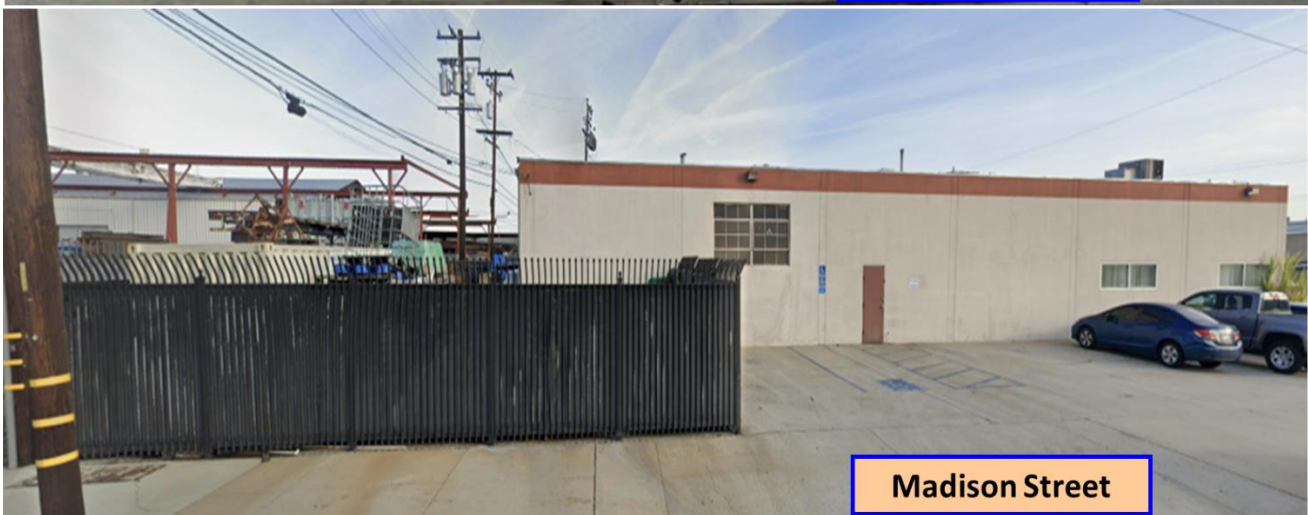
Attachment A

PRO CAST INDUSTRIES

Precision Investment Castings
ISO 9001:2015 and AS9100D

15555 Minnesota Avenue
Paramount, CA 90723 USA
Office: (562) 630-4000
Email: sales@procastinds.com

FACILITY EXTERIOR VIEWS

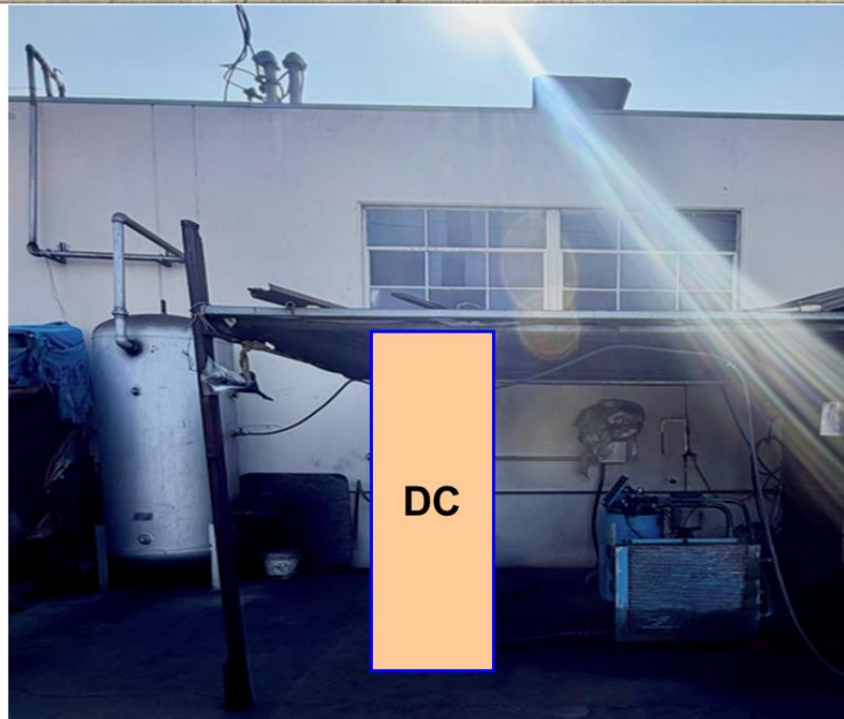


PRO CAST INDUSTRIES

Precision Investment Castings
ISO 9001:2015 and AS9100D

15555 Minnesota Avenue
Paramount, CA 90723 USA
Office: (562) 630-4000
Email: sales@procastinds.com

LOCATION OF THE BAGHOUSE EQUIPMENT



DC: Proposed Duct Collector/Baghouse Location.

Attachment B

15555 Minnesota Avenue
Paramount, CA 90723 USA
Office: (562) 630-4000
Email: sales@procastinds.com

Donaldson Torit

Product Name: Downflo® Evolution
Model No: DFE2-4
Serial No: 10350875 - L5
Electrical Req: 208-460/60/3
Motor Hp: .3
Motor FLA: See Motor Nameplate
Filter Part No: P034302

Donaldson Company, Inc.
PO Box 1299
Minneapolis, MN 55440
600-365-1331 (USA)
800-343-3839 (Mexico)
donald@torit.com

The New York Blower Company
Quality Parts
2015-07870-02
15 PLR
DONALDSON TBI ARR-4V
PO 10095936
PART NO. AG8015701

CAUTION

BALDOR-RELIANCOR
Speed Motor
Cat. No. CDR-3500Z
Spec. DEF0579098G1
S/N 0000000000
P-0000000000
R.P.M. 3450
Frame 11TFC 10L60 10L5
Volts 115 3000 Hz 60 10L5 P
Horsepower 1/2 1/2 1/2 1/2
Kilowatt 0.37 0.37 0.37 0.37
C.O. 0.10A (rated at 115V)
Insulation Class B
Total Weight 11.5 lbs (5.2 kg)

FILTER-PRESSURE
Donaldson Torit Delta P Plus
Alarm Cleaning
Menu Set Downflow Clean
BLOWER

PRECISION INVESTMENT CASTINGS FOR AEROSPACE, MILITARY, COMMERCIAL PRODUCTS, AND INDUSTRIAL PRODUCTS
Aluminum | Stainless Steel | Carbon & Low Steel | Cooper Based Alloys

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 26:022**

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. 1002, A REQUEST BY PRO CAST INDUSTRIES FOR A CONDITIONAL USE PERMIT TO INSTALL AND OPERATE A BAGHOUSE/DUST COLLECTION SYSTEM FOR AN EXISTING PRECISION METAL CASTINGS BUSINESS AT 15555 MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Pro Cast Industries to install and operate a baghouse/dust collection system for an existing precision metal castings business at 15555 Minnesota 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 – minor alteration to an existing private structure.

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

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

General

- 1. Conditions. All conditions of approval of Conditional Use Permit No. 1002 shall be printed as general notes on the approved set of building plans.
- 2. Material Deviation. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning and Building Department before construction.
- 3. Affidavit. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, August 21, 2026. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
- 4. One-Year Approval. Approval of this Conditional Use Permit No. 1002 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 August

5, 2027. The Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application. Commencement of development shall mean that appropriate permits have been obtained.

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

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

Permitting

8. Conditions of Approval. The applicant shall comply with all conditions of approval of Conditional Use Permit No. 1002.
9. Previous Approval. The applicant shall comply with all conditions of approval of Administrative Action No. 1970.
10. Equipment. The approval allows for an air pollution control system consisting of a dust collector and exhaust system venting one metal melting furnace as specified by South Coast Air Quality Management District (SCAQMD) Permit to Construct ID 183510, Application No. 66549 as granted June 2, 2026.
11. Source Testing. The applicant shall conduct equipment source testing as required by the South Coast Air Quality Management District (SCAQMD).
12. Future SCAQMD Permits and City Permits. The applicant shall notify and consult with Planning and Building Department staff in advance of any future South Coast Air Quality Management District (SCAQMD) permit applications (permits to operate and permits to construct) to determine any required City permits.
13. 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.
14. 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.
15. Fees. All applicable development or user fees are due prior to the issuance of permits for the subject construction and any future construction as required.
16. Plans. The plans are subject to approval by the Building and Safety Division of the Planning and Building Department and the Los Angeles County Fire Department.
17. Paint. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti shall be promptly removed or painted over with paint to match the predominant surface color.
18. 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.

19. Window Security Bars. The installation of exterior window security bars is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code.
20. Chain Link. Chain link material in view from the public right-of-way is prohibited.
21. Digital Plans. An electronic copy (PDF format) of the construction plan set shall be submitted to the Planning and Building Department prior to permit issuance.
22. Business License. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
23. Parking. All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking lot shall be restriped and maintained in a clear condition in compliance with Americans with Disabilities (ADA) requirements. The parking spaces and drive aisles shall meet all Paramount Municipal Code and Americans with Disabilities Act (ADA) requirements.
24. 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.
25. SCAQMD Rules. The business shall comply with all applicable South Coast Air Quality Management District (SCAQMD) rules including but not limited to Rule 203 (Permit to Operate), Rule 212 (Standards for Approving Permits), Rule 217 (Provision for Sampling and Testing Facilities), Rule 222 (Filing Requirements for Specific Emission Sources Not Requiring a Written Permit Pursuant to Regulation II), Rule 301 (Permitting and Associated Fees), Rule 401 (Visible Emissions), Rule 402 (Nuisance), Rule 403 (Fugitive Dust), Rule 404 (Particulate Emissions), Rule 1155 (Particulate Matter Control Devices), and Rule 1407.1 (Control of Toxic Air Contaminant Emissions from Chromium Alloy Melting Operations).

26. Metal Manufacturing Performance Standards. Upon issuance of a permit to operate from the South Coast Air Quality Management District (SCAQMD), the business shall comply with Section 17.36.050 (Metal manufacturing performance standards) of the Paramount Municipal Code.
27. A public notice board shall be provided onsite during the period following the approval of the project and the completion of all project construction activities, including site improvements. The sign must be designed to City standards in order to meet onsite posting requirements. The background material of the notice board shall be one half inch medium density overlay (MDO) material and must maintain minimum dimensions of four feet in height and six feet in length, shall be installed on wood posts in a location visible to the general public from the public right-of-way, and shall detail the nature of the project, including relevant site plan and elevations or renderings.

Business Operations

28. Fugitive Dust. 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.
29. Sign Maintenance. Any sign on the building and premises in disrepair shall be cleaned, repaired or replaced with an equivalent sign and maintained in good condition.
30. Outdoor Storage. The expansion of existing outdoor storage shall not be permitted.
31. Security Cameras. The Public Safety Department shall review and approve the security camera system, including technology, locations, orientations, and comprehensive camera views of the establishment interior, exterior, and parking lot. The approved camera system shall be maintained in perpetuity and be capable of retaining video footage for a minimum of 30 days. In the event of an incident or upon request, the business owner shall allow unimpeded inspection of the security camera system and all related footage to Sheriff's Department and City of Paramount personnel.
32. Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
33. Landscaping and Irrigation. The landscaping and irrigation in the existing planters at the front of the building (facing Minnesota Avenue) shall be refurbished and maintained as needed. Weeds and overgrowth shall be eliminated. Plants and irrigation shall comply with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code. A two-inch layer of brown mulch shall be applied in the planters. Red mulch is not an acceptable material. Landscaping shall be planted and irrigation shall be

installed and maintained in perpetuity in accordance with the approved plan and State and City regulations. Any mature tree shall not be removed without prior written authorization of the Planning and Building Department.

34. Tenant Improvement. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
35. Agencies. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the South Coast Air Quality Management District, (3) the Los Angeles County Certified Unified Program Agency, (4) Sanitation Districts of Los Angeles County, (5) California Water Board, (6) California Department of Industrial Relations, and (7) the California Department of Resources Recycling and Recovery (CalRecycle).
36. 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).
37. Noise. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
38. Objectionable Operations. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
39. Accessibility. Curbs, walkways, and parking stalls, including standard, compact, and American with Disabilities Act (ADA)-compliant stalls, shall be painted/striped as provided on the associated site plan. Solid striping shall be maintained in good condition.
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. Bicycle Rack. A bicycle rack shall be provided and maintained in good condition in perpetuity. The bicycle 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. The precise location shall be within the clear range of a security camera.

Special Conditions

43. Building Exterior. The building exterior shall be powerwashed/cleaned as needed.
44. Exterior Dust Collector. The exterior dust collection system shall be maintained as a single color. Changes to the color shall be reviewed by the Planning and Building Department for approval consideration. Graffiti on the dust collection system or exterior ductwork shall be painted over to match the predominant paint color of the exterior dust collection system. Advertising on the dust collector is prohibited.

Final Approval

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

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

PASSED, APPROVED, and ADOPTED this 5th day of August 2026.

Linda Timmons, Chair

Attest:

Biana Salgado, Administrative Assistant

The map displays the Alondra neighborhood, bounded by Rosecrans Ave to the north, Alondra Blvd to the south, and the Los Angeles River to the west. Key streets shown include Rosecrans Ave, Alondra Blvd, 70th St, Flower St, Garfield Ave, and Paramount Blvd. The Los Angeles River flows along the western edge. Major freeways 105 and 70 are indicated. A black arrow points to a specific location on Alondra Blvd, between 70th St and Flower St, near the intersection with Garfield Ave.

The map shows the following details:

- Garfield County** (North)
- MINNESOTA** (East)
- MADISON ST.** (South)
- Parcel 20**: A large central parcel with a circled number 20. Its dimensions are 370 (top), 353 (bottom), 250.10 (right), and 552.10 (left). A bearing of $2.12^{\circ} AC = 92.352^{\circ} \pm 1$ is noted. A dashed line runs horizontally across the top of this parcel, 20 units from the top boundary.
- Parcel 7**: A blue-shaded parcel with a circled number 7. Its dimensions are 100 (left), 150 (bottom), and 20 (right). An arrow points to its top-right corner.
- Other Parcels**:
 - Parcel 14**: A small parcel at the top right, labeled 14 and 4.
 - Parcel 6**: A parcel below 14, labeled 6 and 5.
- Dimensions and Bearings**:
 - Top boundary of Parcel 20: 370
 - Right boundary of Parcel 20: 250.10
 - Bottom boundary of Parcel 20: 353
 - Left boundary of Parcel 20: 552.10
 - Top boundary of Parcel 7: 100
 - Bottom boundary of Parcel 7: 150
 - Right boundary of Parcel 7: 20
 - Left boundary of Parcel 7: 100

15555 Minnesota Ave.

AUGUST 5, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 1003

- 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 26:024, A REQUEST
BY NATALIE LUNA AND EDGAR CERVANTES/INNIES BY LUNA TO
OPERATE AN INDOOR RECREATION FACILITY FOR SOFTBALL AT
14018 GARFIELD AVENUE IN THE M-2 (HEAVY MANUFACTURING)
ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

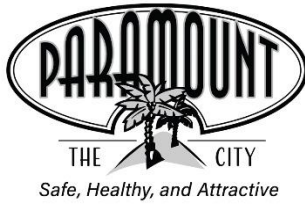
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 1003
REQUEST:	Operate an indoor recreation facility for softball
APPLICANT:	Natalie Luna and Edgar Cervantes/Innies by Luna
MEETING DATE:	August 5, 2026
LOCATION:	14018 Garfield Avenue
ZONE:	M-2 (Heavy Manufacturing) zone
GENERAL PLAN:	Industrial
PLANNER:	Caitlin Au
RECOMMENDATION:	Approval



To: Honorable Planning Commission

From: John King, AICP, Planning and Building Director

By: Caitlin Au, Planning Intern

Date: August 5, 2026

**Subject: CONDITIONAL USE PERMIT NO. 1003
NATALIE LUNA AND EDGAR CERVANTES FOR INNIES BY LUNA**

BACKGROUND

This application is a request by Natalie Luna and Edgar Cervantes for Innies by Luna to approve Conditional Use Permit (CUP) No. 1003 to allow the operation of an indoor recreation facility for softball at 14018 Garfield Avenue in the M-2 (Heavy Manufacturing) zone. The suite is located in Garfield Industrial Park, identified as 14026 Garfield Avenue, on the west side of Garfield Avenue, between Petterson Lane and Quimby Street.

The 47,480 square foot lot is developed with two buildings. The building on the north side of the property measures 15,707 square feet and is divided into five suites. Four suites are currently occupied by Express Trimming and Cutting, JB Bike Storage, Speed Precision, and John Douglas Interior House Storage, with the fifth to be the proposed location for Innies by Luna. The building on the south side of the property is 7,053 square feet and is occupied by one tenant: Pacific Moulding Supply.

The applicant is proposing to convert the existing 2,802 square foot warehouse suite into an indoor recreation facility for personal youth softball training.

DISCUSSION

Natalie Luna and Edgar Cervantes, the applicants, are proposing a private softball training service specializing in infield lessons for youth athletes. The project suite will be used solely for athletic instruction and training activities, with all operations taking place indoors within designated training areas. These training areas will have artificial turf flooring and will be surrounded by netting for both the safety of the trainees and to minimize noise generated by training activities.

The applicants propose one-on-one and small group lessons with no more than six youths per hourlong session. Lessons will be provided by appointment only, generally outside of the regular business hours for the other tenants on the property, to manage traffic flow and parking availability. The hours of operation would be Monday through **Friday** from 5:00 p.m. to 9:00 p.m. **and 8:00 a.m. to 12:00 p.m. on Saturdays and Sundays.**

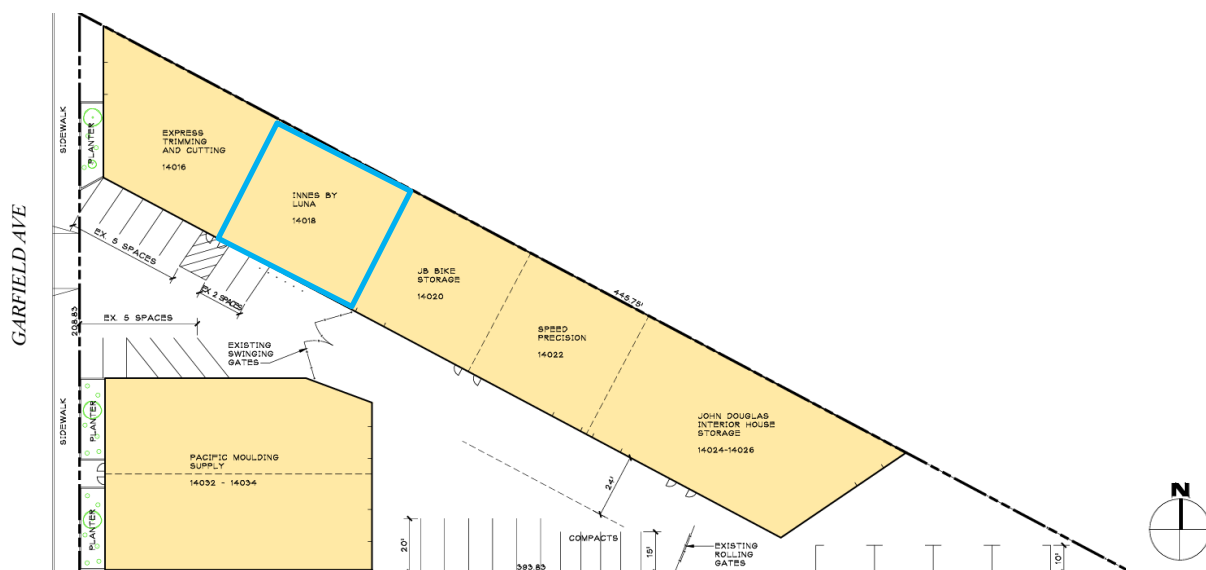
The project site provides a total of 26 parking stalls, including four parallel stalls, five compact stalls, and 17 standard stalls. Vehicular access to the property is provided along Garfield Avenue. Because lessons would be conducted by appointment only and limited to one-on-one instruction or small groups of no more than six youths per hourlong session, parking demand is expected to remain manageable. The proposed evening operating hours would also help reduce conflicts with parking demand from the other tenants on the property.

Below is an aerial photo indicating the proposed indoor recreation facility for youth softball training (Google Maps, 2025).

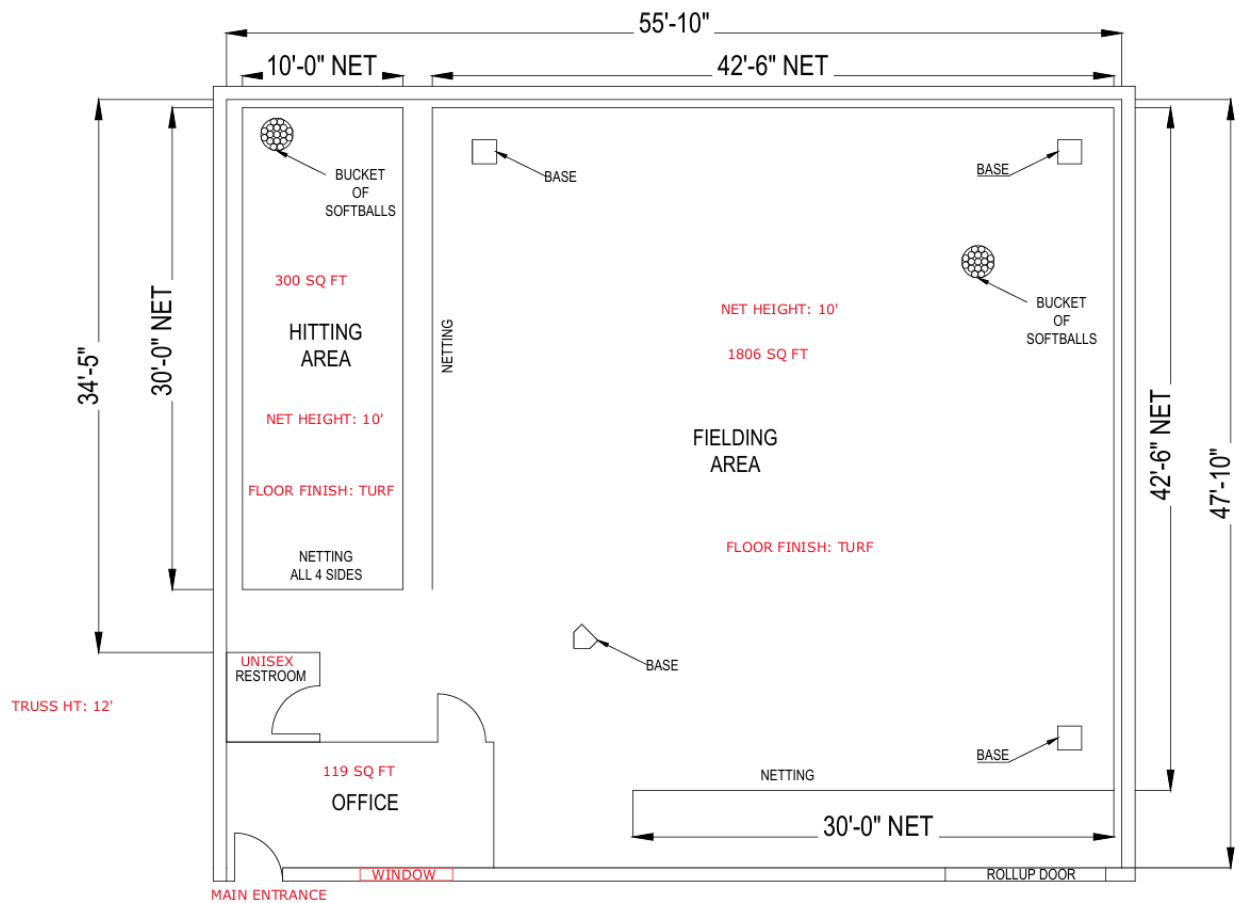


Plans

Below is the proposed site plan, with the project suite outlined in blue.



Below is the proposed floor plan.



Photos

Below are photos of the entrance of the industrial park from across Garfield Avenue



Source – Google Street View (2024)



Source – Google Street View (2025)

Below are site photos from July 22, 2026 depicting the interior and exterior views of the project suite.



Analysis

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

Environmental Assessment

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15301, Class 1 Categorical Exemption – minor changes to the operation of existing structures.

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The Strategic Outcomes were implemented to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcome No.1 and No. 3: Safe Community and Economic Health.

RECOMMENDED ACTION

Read by title only, waive further reading, and adopt Resolution No. PC 26:024, approving Conditional Use Permit No. 1003, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 26:024**

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. 1003, A REQUEST BY NATALIE LUNA AND EDGAR CERVANTES/INNIES BY LUNA TO ALLOW OPERATION OF AN INDOOR RECREATION FACILITY FOR SOFTBALL AT 14018 GARFIELD AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Natalie Luna and Edgar Cervantes/Innies by Luna for a Conditional Use Permit (CUP) to allow the operation of an indoor recreation facility for softball at 14018 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 to announce its findings and decisions in zoning matters and specifically for conditional use permits; and

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

WHEREAS, on August 5, 2026, the Planning Commission conducted a duly noticed public hearing on the application, at which time it heard a presentation by the Planning and Building Department staff as well as the opportunity for testimony regarding the proposed Project.

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

General

1. Conditions. All conditions of approval of Conditional Use Permit No. 1003 shall be printed as general notes on all sets of building plans.
2. Material Deviation. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning and Building Department before construction.
3. Affidavit. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, August 21, 2026. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.

4. Revocation. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated, and the privileges granted hereunder shall lapse.
5. One-Year Approval. Approval of this Conditional Use Permit No. 1003 shall be valid for one (1) year from the date of final approval and shall become null and void unless construction has commenced within this time period or an extension of time is granted administratively pursuant to a written request by the applicant no less than 30 days prior to the expiration date of August 5, 2027. The Planning and Building Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application. Commencement of development shall mean that appropriate permits have been obtained, and the development has successfully completed the first Building and Safety Division inspection.
6. Violations. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute, or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
7. Grounds for Modification, Suspension, Revocation. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a. That the approval was obtained by fraud;
 - b. That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c. That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;

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

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

Permitting

8. Business License – Tenant. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
9. Business License – Others. All contractors, businesses, and affiliates in the City of Paramount shall obtain a business license to work and/or conduct business in the City of Paramount.
10. Fees. All applicable development fees are due prior to the issuance of building permits.
11. Alterations. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
12. Installation of Exterior Security Doors, Gates, and Window Coverings. The installation of exterior doors, gates, and window coverings, including, but not limited to, bars, grilles, grates, and overhead roll-down doors, or any exterior mounted covering of any type, is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code.
13. Window Security Bars – Applicant Suite. The existing window security bars for the project suite shall be removed or relocated to the building interior prior to obtaining final written approval from the Planning Division authorizing the proposed use.
14. Window Security Bars – Front Suites. The existing window security bars for the suites facing Garfield Avenue (14016 Garfield Avenue and 14032-14034 Garfield Avenue) shall be removed or relocated to the building interior by August 5, 2027.
15. Building Stucco/Paint Color. Any change to the exterior stucco or paint color of the building shall be reviewed for possible approval by the Planning Division of the Planning and Building Department.
16. Maintain Paint. The applicant shall maintain sufficient quantities of matching exterior paint to promptly remove graffiti, blemishes, and peeling paint.

17. Landscaping and Irrigation. The landscaping and irrigation system shall meet all code requirements and the landscape requirements from the Limitations on Uses for the M-2 zone, as detailed in Section 17.36.090(J) of the Paramount Municipal Code, and Water-Efficient Landscape Provisions of Chapter 17.96 of the Paramount Municipal Code. The landscaping in the front planters shall be refurbished following Planning and Building Department review and approval of the precise plant types, sizes, and locations. A two-inch layer of mulch shall be added to the planters. Red mulch is not an acceptable material. Irrigation shall be repaired and maintained in operation. The plants shall be preserved or replaced with plants of same type and same or greater size. The refurbishment of the landscape and irrigation shall be completed by December 1, 2026.
18. Trees. Existing trees will be maintained in good condition. Mature trees shall not be removed and/or replaced without first obtaining written authorization from the Planning and Building Department.
19. 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.
20. Outdoor Storage. Outdoor storage of materials and equipment is prohibited without first obtaining a separate conditional use permit in accordance with Section 17.36.040(29) of the Paramount Municipal Code.
21. Prohibited 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) of the Paramount Municipal Code.
22. Barbed Wire Removal. By August 5, 2027, the existing barbed wire visible from Garfield Avenue shall be removed or replaced with an alternative fencing/gate material following separate Planning and Building Department review and approval of a proposed replacement fence/gate.
23. Bollards. The existing bollards shall be repainted/refurbished and maintained in good condition. Separate review and approval by the Planning Division must be completed before repainting the bollards.
24. Permits. The applicant shall obtain Building and Safety Division permits for the proposed interior and exterior changes to the building.
25. Tenant Improvements. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division.

26. Signs. Signs, banners, and feather flags require separate review and approval by the Planning and Building Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed. Signs shall be maintained in good condition and repaired/refurbished/removed as needed.
27. Window Signs. Window sign area shall be limited to 40% of the square footage of each grouping of adjacent windows, including a glass door, within an outer framed pane of glass. Sign area shall be limited to 40% of each glass door that is not adjacent to a window.
28. Special Events. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning and Building Department.
29. 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.
30. 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, drive aisles, and pedestrian access shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.

Business Operations

31. Business Hours. Business hours shall be limited to Monday through Friday from 5:00 p.m. to 9:00 p.m. and 8:00 a.m. to 12:00p.m. on Saturdays and Sundays.
32. Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
33. Loading. Stopping, loading, and unloading of delivery vehicles associated with inbound and outbound shipments is prohibited on public rights-of-way.
34. Labor Laws. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
35. Noise. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).

36. Urban Stormwater Management. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and areas adjacent to the subject unit, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. The parking lots serving the business shall be completely swept weekly and maintained free of debris and litter on each day the business is open for business to the public. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
37. Exterior Lighting. The exterior lighting of the pedestrian walkway shall be cleaned, refurbished, and maintained in good, unblemished condition.
38. Lighting. A sufficient amount of lighting, as determined by the Planning and Building Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning and Building Department for their decorative quality and location, and permits shall be obtained.
39. Graffiti. Graffiti and blemishes on all site features including signs, walls, windows, mechanical equipment, and curbs shall be promptly removed. The suite and adjacent site shall be maintained free of graffiti and other vandalism.
40. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
41. Waste Facilities/Trash Enclosures. The business shall comply with Chapter 17.118 of the Paramount Municipal Code regarding receptacles, facilities, and storage for garbage waste, refuse, trash, organic waste, and nonorganic recyclables. The existing trash enclosure shall be expanded as needed to accommodate all required containers.
42. Parking Lot Surface. The parking lot shall be powerwashed/refurbished as needed prior to the required restriping.
43. Security Cameras. The Planning and Building Department and the Public Safety Department shall review and approve the security camera system, including technology, locations, orientations, and comprehensive camera views of the establishment interior, exterior, and parking lot. The approved camera system shall be maintained in perpetuity and be capable of retaining video footage for a minimum of 30 days. In the event of an incident or upon request, the business owner shall allow unimpeded inspection of the security camera system and all related footage to Sheriff's Department and City of Paramount personnel.

44. 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.
45. Review and Regulations. Plans and operations are subject to review by and all applicable regulations of local, regional, and state agencies, including, but not limited to, the County of Los Angeles Fire Department, Los Angeles County Department of Public Health, Los Angeles County Sanitation Department, the California Department of Resources Recycling and Recovery (CalRecycle), the South Coast Air Quality Management District (SCAQMD), and the Occupational Safety and Health Administration (OSHA).
46. Fugitive Dust. The project shall comply with the South Coast Air Quality Management District (SCAQMD) Rule 403 requiring the best available fugitive dust control measures with the purpose of reducing the amount of fugitive dust entrained as a result of human activities.
47. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.

Final Approval

48. Final Approval. At the completion of the project when all conditions of approval are addressed, final written approval from the Planning Division shall be obtained prior to beginning operation as an indoor youth softball recreation facility. Final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval.

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.

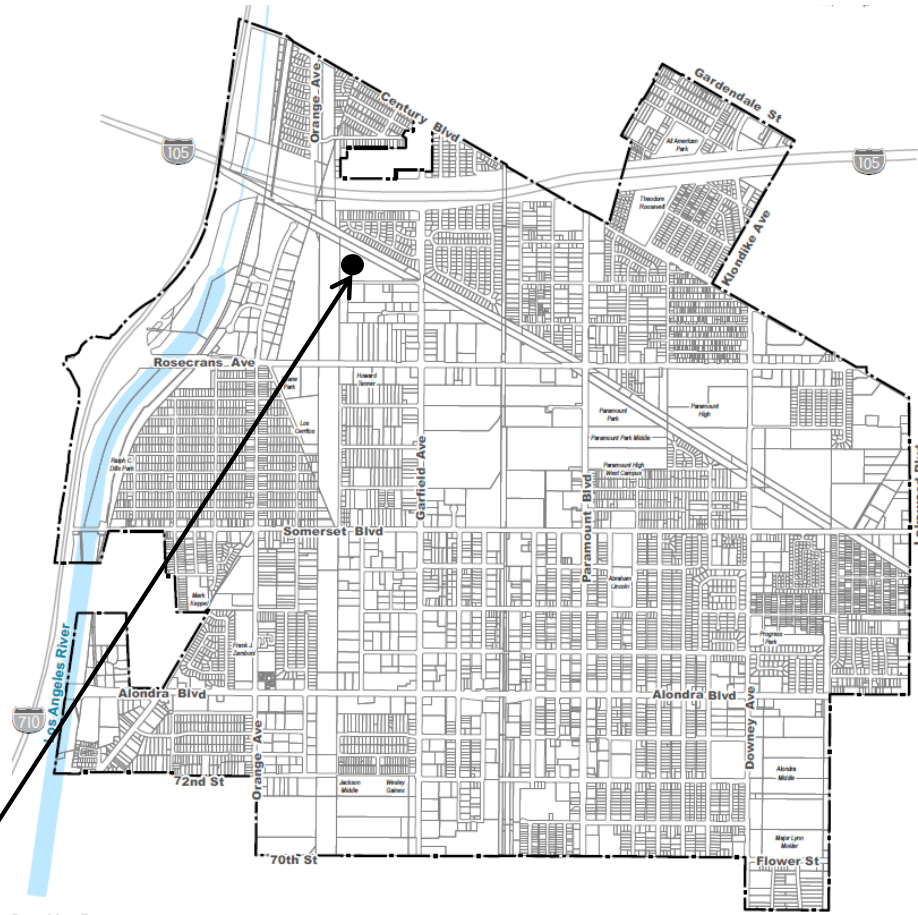
PASSED, APPROVED, and ADOPTED this 5th day of August 2026.

Linda Timmons, Chair

Attest:

Biana Salgado, Administrative Assistant

Conditional Use Permit No. 1003



Subject
Property



14018 Garfield Ave.

AUGUST 5, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 1004

- 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 26:025, A REQUEST
BY JAIME LOPEZ/LA AMAPOLA LLC TO OPERATE A RESTAURANT
WITH 20 INDOOR CUSTOMER SEATS AT 13729 GARFIELD AVENUE
IN THE C-M (COMMERCIAL-MANUFACTURING) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

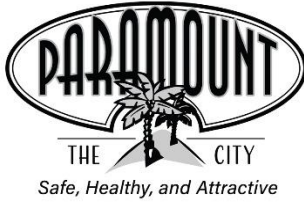
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 1004
REQUEST:	Operate a restaurant with 20 indoor customer seats
APPLICANT:	Jaime Lopez/La Amapola LLC.
MEETING DATE:	August 5, 2026
LOCATION:	13729 Garfield Avenue
ZONE:	C-M (Commercial-Manufacturing) zone
GENERAL PLAN:	Commercial
PLANNER:	Leslie A. Corrales
RECOMMENDATION:	Approval



REVISED 8/5/26

To: Honorable Planning Commission
From: John King, AICP, Planning and Building Director
By: Leslie A. Corrales, Associate Planner
Date: August 5, 2026

**Subject: CONDITIONAL USE PERMIT NO. 1004
JAIME LOPEZ/LA AMAPOLA LLC.**

BACKGROUND

This application is a request by Jaime Lopez/La Amapola LLC., to approve Conditional Use Permit (CUP) No. 1004, a request to operate a restaurant with 20 indoor customer seats at 13729 Garfield Avenue in the C-M (Commercial-Manufacturing) zone.

The building, located at the center of the property, has been closed to the public since construction was completed in 2010. The 55,479 square foot retail site (developed following Development Review Board approval of Development Review Application No. 07:025) also includes the 10,347 square foot Amapola Market that opened for business in July 2010 and a vacant 2,671 square foot restaurant building with a drive-through. The building was originally constructed with four multi-tenant suites. In 2013, Conditional Use Permit No. 756 was approved for Amapola Tamaleria. While the Los Angeles County Department of Public Health approved kitchen facilities, the project as envisioned with customer seats did not proceed.

Amapola Market was founded in 1961, and the original location is still in operation in Los Angeles. A second market has been in business since the mid-1990s in Downey, and the corporate headquarters is in Santa Fe Springs. This restaurant would be an extension of those operations as "Amapolita".

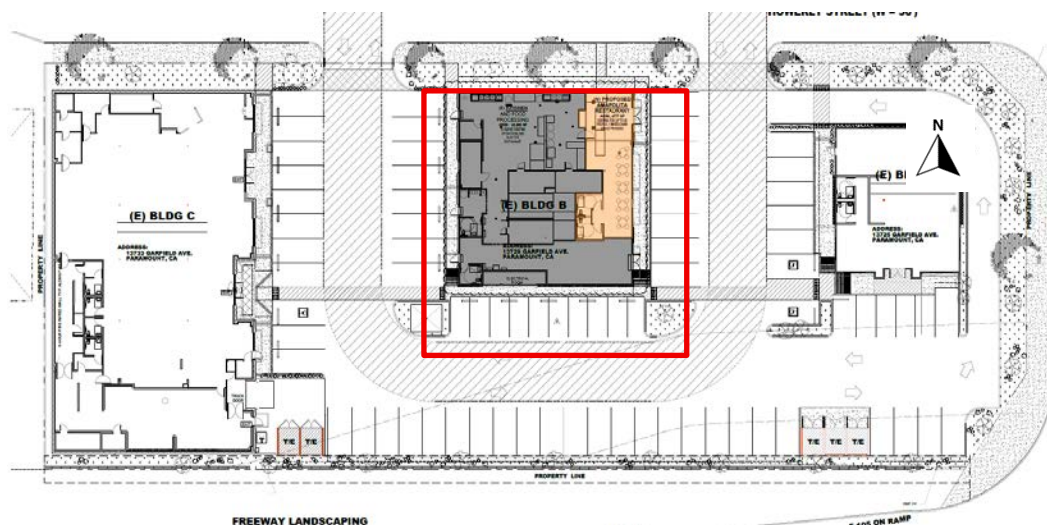
DISCUSSION

The proposed area located in Building "B" at the center of the property is 4,760 square feet. Of this floor area, 3,983 square feet are dedicated to serving existing operations and the restaurant as the kitchen and food processing area, while 777 square feet are allocated to the restaurant, which includes 20 seats, and one wheelchair space. The business would employ four staff members onsite and operate Monday through Sunday from 10:00 a.m. to 10:00 p.m. Equipment used by the business will be limited to standard kitchen equipment.

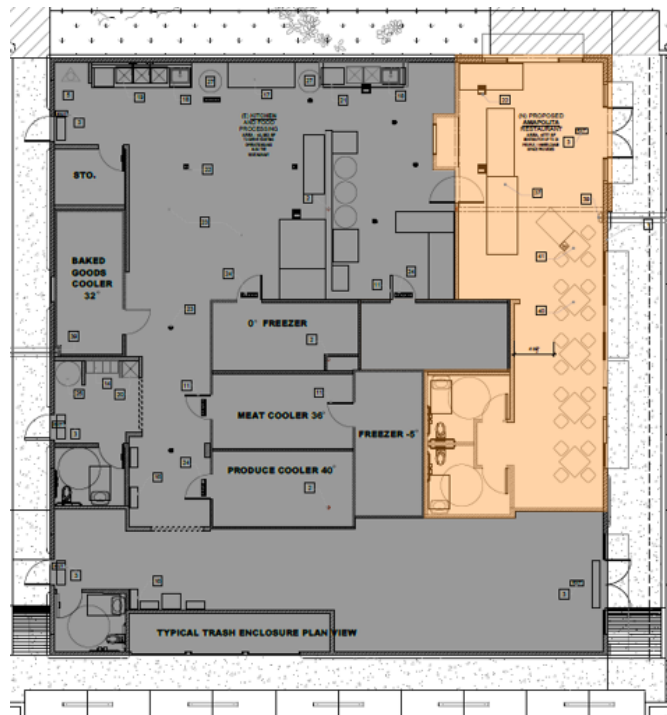
The site currently provides a total of 74 parking spaces, including three Americans with Disabilities Act (ADA)-compliant parking spaces. The Municipal Code requires 42 parking places for the market. The building occupied by the proposed restaurant requires 15 parking spaces (7 parking spaces for the proposed restaurant and 8 for remaining area of the building). The unoccupied building closest to Garfield Avenue and intended for a drive-through restaurant is designed for 10 parking spaces. The grand total of required parking spaces for all three buildings is 67 which the available parking satisfies.

Although the number of parking spaces meets the parking needs for Amapola and Amapolita, the parking area is often congested during the Christmas and New Year's Day holiday season when an abundance of customers purchase masa (corn dough). Due to the influx of customers, store management has implemented measures to discourage the clientele from parking in the adjacent residential neighborhood and encourage employees to carpool to work.

Below is the proposed site plan of the site location, outlined in red.



Below is the building floor plan, kitchen area is in grey and customer area is highlighted in orange.



Below are site photos. The exterior photo is from July 29, 2026, and the interior photo is from December 12, 2025.



Analysis

The proposed use is located in an appropriate commercial zone and is compatible with the surrounding businesses in the vicinity. The location is adequate in size as a total of 74 parking spaces, including three Americans with Disabilities Act (ADA)-compliant parking spaces, will provide sufficient parking.

Environmental Assessment

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a 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 26:025, approving Conditional Use Permit No. 1004, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 26:025**

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. 1004, A REQUEST BY JAIME LOPEZ/LA AMAPOLA LLC FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE A RESTAURANT WITH 20 INDOOR CUSTOMER SEATS AT 13729 GARFIELD AVENUE IN THE C-M (COMMERCIAL-MANUFACTURING) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Jaime Lopez/La Amapola LLC for a conditional use permit (CUP) to operate a restaurant with 20 indoor customer seats at 13729 Garfield Avenue in the C-M (Commercial-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 August 5, 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 August 21, 2026. Failure to provide the City of Paramount with the requisite affidavit within the time stated herein above shall render the Conditional Use Permit void.
2. One-Year Approval. Approval of this Conditional Use Permit No. 1004 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 August 5, 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. 1004.

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 17.28.050(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) Los Angeles County Industrial Waste Unit, (5) Los Angeles County Sanitation Districts, and (6) Los Angeles County Department of Public Health.

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 daily. 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, successor tenants, and all contractors shall obtain and maintain a current City of Paramount business license to work and/or conduct business in the City of Paramount.
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. Applications must be submitted at least 10 business days in advance.
25. **Seasonal Hour Adjustments.** Hours of operation for the restaurant shall be adjusted annually from December 20 to December 23 of each year to accommodate masa (corn dough) sales associated with Amapola Market or

any other business on the subject property. The permittee or successor tenant shall modify hours as directed by written notification from the Planning and Building Department.

26. **Parking Signage.** Following separate Planning and Building Department review and approval of precise locations, text, and materials, the business shall install permanent signage indicating that parking on adjacent residential blocks is prohibited. Temporary signage shall be installed as needed during peak periods to reinforce these restrictions.
27. **Seasonal Parking Management Plan.** The Seasonal Parking Management Plan shall formalize and expand all peak-season operational measures, including provisions for interagency coordination, and be transmitted to the City of Paramount and to the City of South Gate.
28. **February 2027 Review.** A review shall occur in February 2027, provided that the restaurant was in operation in December 2026, to evaluate the effectiveness of seasonal operations, parking management strategies, and signage requirements and determine whether modifications are warranted.
29. **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.
30. **Landscaping and Irrigation.** 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. Any areas currently containing dry or nonviable landscaping shall be refurbished with live turf or a combination of brown mulch and live plant material to ensure compliance with City landscaping standards. Red mulch is unacceptable. Landscaping shall comply with Commercial Design Guidelines.
31. **Outdoor Storage.** Outdoor storage is not permitted.
32. **Equipment.** Equipment used by the restaurant shall be limited to standard commercial kitchen appliances and food-service tools, including cooking equipment, refrigeration units, food-preparation stations, and any devices necessary for daily operations when approved by the Los Angeles Department of Public Health.
33. **Truck Delivery.** Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments is prohibited on public streets and alleys.
34. **Hours of Operation.** Hours of Operation are limited to Monday to Friday from 10:00 a.m. to 10:00 p.m.

35. Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
36. 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.
37. Noise. Outdoor speakers or other exterior audible devices are prohibited.
38. 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.
39. Chain Link. Chain link material is not permitted.
40. 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.
41. Repaint. Repainting shall include the perimeter wall, parking spaces, bollards, electrical transformer, and building. Faded existing parking spaces, international symbols of accessibility, and loading zone striping shall be repainted/restriped to a clear condition. The light poles adjacent to the subject building shall be repainted. All painted surfaces shall be maintained in good condition.
42. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
43. Tenant Improvement. Project and future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
44. 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.
45. Graffiti Removal. Any graffiti, including graffiti in the form of window etching, shall be promptly removed.

46. Noise Ordinance. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
47. Objectable Operations. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
48. 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.
49. 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.
50. 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

51. 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.

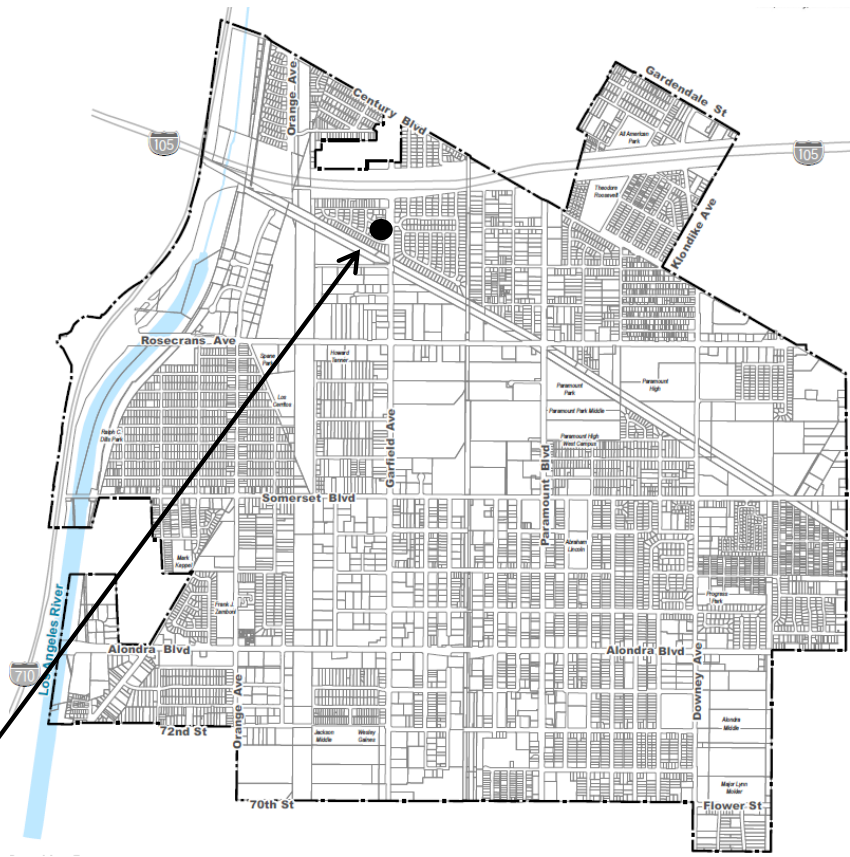
PASSED, APPROVED, and ADOPTED this 5th day of August 2026.

Linda Timmons, Chair

Attest:

Biana Salgado, Administrative Assistant

Conditional Use Permit No. 1004



Subject
Property



13729 Garfield Avenue

AUGUST 5, 2026

ORAL REPORT

PARCEL TAX MEASURE ON THE NOVEMBER 2026 BALLOT

AUGUST 5, 2026

ORAL REPORT

CITY COUNCIL ACTIONS

AUGUST 5, 2026

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF