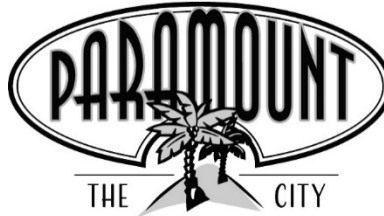


AGENDA

Paramount Planning Commission
September 2, 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
2. [APPROVAL OF MINUTES](#) August 5, 2026

REORGANIZATION

3. [REORGANIZATION](#)

PUBLIC COMMENTS

OLD BUSINESS

4. [CONDITIONAL USE PERMIT NO. 1004](#) A recommendation by staff to continue the public hearing for 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.

NEW BUSINESS

PUBLIC HEARINGS

5. [CONDITIONAL USE PERMIT NO. 1005](#) A request by Daisy Rivera/Daisy and Nicole Coffee Collective, Inc. dba San Fernando Coffee Company to operate a coffee shop/café with indoor customer seating at 16279 Paramount Boulevard, Suite A-1 in the PD-PS (Planned Development with Performance Standards)/Town Center West 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.
6. [CONDITIONAL USE PERMIT NO. 1007](#) A request by Jose O. Castellanos/Orange Corrosion Services, Inc. dba OC&C Construction to allow temporary outdoor storage of building materials and equipment until the completion of a new 3,200 square foot warehouse approved by the Development Review Board under Development Review Application No. 26:005 on June 3, 2026 at 16448 and 16456 Minnesota Avenue in the M-2

(Heavy Manufacturing) zone. This project is a Class 4 (Minor Temporary Use of Land) Categorical Exemption pursuant to Article 19, Section 15304 of the California Environmental Quality Act (CEQA) Guidelines.

7. **ZONING ORDINANCE
TEXT AMENDMENT
NO. 43**

A request by Todd Short c/o Walmart Real Estate Business Trust recommending that the City Council of the City of Paramount approve an ordinance regarding the inclusion of commercial uncrewed aircraft systems for the limited distribution of commercial goods as a use permitted subject to conditional use permit in the C-3 (General Commercial) zone following public notification and a public hearing. This project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

REPORTS

8. **ORAL REPORT**

City Council Actions

COMMENTS

9. **COMMENTS**

- City Attorney
- Commissioners
- Staff

ADJOURNMENT

To a meeting on Wednesday, October 7, 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

SEPTEMBER 2, 2026

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF AUGUST 5, 2026.

MOTION:

MOVED BY: _____

SECONDED BY: _____

☐ APPROVED

☐ DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES AUGUST 5, 2026

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

CALL TO ORDER:

The meeting of the Planning Commission was called to order by Chair Linda Timmons at 6:00 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF COMMISSIONERS:

Present: Commissioner Ernie Esparza
Commissioner Austin Moreno
Vice Chair Gordon Weisenburger
Chair Linda Timmons

Absent: Commissioner Javier Gonzalez

Planning and Building Director John King introduced Planning Commissioner Austin Moreno who was appointed by the City Council to serve on the Commission. On Tuesday, August 4, 2026, Minute Clerk and Administrative Assistant Biana Salgado administered the Oath of Office to newly appointed Commissioner Moreno, who is sworn in and able to participate in the proceedings.

Commissioner Moreno thanked the Planning Commission, staff, and members of the public and stated that he is proud to be serving the community.

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

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

STAFF PRESENT:

Lindsay Thorson, Planning Commission Attorney
John Moreno, City Manager
Lana Dich, Finance Director
John King, Planning and Building Director
Ivan Reyes, Building and Housing Manager
Tara Reyes, Management Analyst
Leslie Corrales, Associate Planner
Caitlin Au, Planning Intern
Biana Salgado, Administrative Assistant

MINUTES

1. APPROVAL OF
MINUTES
July 1, 2026

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

It was moved by Commissioner Gonzalez and seconded by Commissioner Esparza to approve the minutes as presented. The motion did not pass by the following roll call vote:

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

The minutes did not pass due to lack of majority votes of the total quorum and absence of eligible voters.

PUBLIC COMMENTS

Planning and Building Director King stated that emailed public comments and speaker cards were received related to Agenda Item No. 5.

NEW BUSINESS

PUBLIC HEARINGS

2. CONDITIONAL USE
PERMIT NO. 988

Chair Timmons announced the item, 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.

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

Chair Timmons asked if the proposed railing is a sufficient preventive measure for outdoor seating safety.

Planning and Building Director King stated that there is an existing planter and with the proposed railing this would provide added protection.

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

Applicant Enrique Alvarez spoke in favor of the request.

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

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

It was moved by Commissioner Moreno, seconded by Commissioner Esparza, to adopt 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", approving Conditional Use Permit No. 988. The motion was passed by the following roll call vote:

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

3. CONDITIONAL USE
PERMIT NO. 1002

Chair Timmons announced the item, 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.

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

Commissioner Moreno asked about the timeline for the completion of the project.

Planning and Building Director King stated that the applicant is ready to begin upon approval of the project, and the timeline is further dependent on South Coast Air Quality Management District (SCAQMD).

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

Representing the applicant, Silvia Romero spoke in favor of request.

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

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

It was moved by Commissioner Esparza, seconded by Commissioner Moreno, to adopt 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", approving Conditional Use Permit No. 1002. The motion was passed by the following roll call vote:

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

4. CONDITIONAL USE
PERMIT NO. 1003

Chair Timmons announced the item, 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.

Planning and Building Director King introduced Planning Intern Au, who provided an overview of the request and noted that the proposed business hours were updated in Condition of Approval No. 31 of Resolution No. PC 26:024.

Commissioner Moreno asked if the facility would also provide baseball training. Planning Intern Au stated the applicant is only proposing the facility to be used for youth softball training.

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

Applicant Natalie Luna spoke in favor of the request.

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

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

It was moved by Commissioner Esparza, seconded by Vice Chair Weisenburger, to adopt 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", approving Conditional Use Permit No. 1003. The motion was passed by the following roll call vote:

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

5. CONDITIONAL USE
PERMIT NO. 1004

Chair Timmons announced the item, 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.

Planning and Building Director King introduced Associate Planner Corrales, who provided an overview of the request and noted that Resolution No. PC 26:025 had been updated to add Conditions of Approval No. 25 (Seasonal Hour Adjustments), 26 (Parking Signage), 27 (Seasonal Parking Management Plan), and 28 (February 2027 Review), all pertaining to parking management.

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

Planning and Building Director King stated that four written correspondences were received from the City of South Gate by Mayor Joshua Barron, Vice Mayor Al Rios, Council Member Maria del Pilar Avalos, and Council Member Gil Hurtado. The letters were not in opposition but rather requesting operational commitments from the applicant. A copy of each correspondence was provided to each Commissioner and would be made part of the record of the proceedings.

A written correspondence in opposition to this item was received from Jose A. Figueroa. A copy of the correspondence was provided to each Commissioner and would be made part of the records of the proceedings.

The following individuals spoke in opposition to the request: Sandra Bobadilla, Gustavo Coto, Veronica Coto, Crystal DeLeon, and Lucy Santamaria.

Applicant Jaime Lopez offered a rebuttal and spoke in favor of request.

Chair Timmons suggested to the Planning Commission to table the discussion to afford more time to analyze the parking and to give the applicant the opportunity to connect with a neighboring property owner to discuss options.

It was moved by Vice Chair Weisenburger, seconded by Commissioner Moreno to continue the item to the next Planning Commission meeting on September 2, 2026.

The motion was passed by the following roll call vote:

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

REPORTS

- | | |
|--|--|
| 6. ORAL REPORT
Parcel Tax Measure on
the November 2026
Ballot | Planning and Building Director King introduced City Manager John Moreno who provided an informational overview of the City of Paramount Public Safety, Environment, Streets and Business Improvement Measure which is a parcel tax that provides a dedicated funding source for specific purposes. The measure (if approved on the November 2026 ballot) would be applied exclusively to industrial and commercial properties based on square footage. Revenues would be deposited into a special fund and could be used only for the purposes authorized by the measure, not for general governmental purposes. |
| 7. ORAL REPORT
City Council Actions | There were none. |

COMMENTS

- | | |
|-------------|--|
| 8. COMMENTS | Planning Attorney Thorson welcomed new Planning Commissioner Moreno. |
|-------------|--|

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Timmons at 8:01 p.m. to the next Planning Commission meeting to be held on Wednesday, September 2, 2026 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Linda Timmons, Chair

ATTEST:

Biana Salgado, Administrative Assistant

https://paramountcity1957.sharepoint.com/sites/Planning/Shared Documents/ADMIN/MINUTES/PC MINUTES 2026/Minutes/08-2026_PC.docx

SEPTEMBER 2, 2026

REORGANIZATION OF THE PARAMOUNT PLANNING COMMISSION

Minute Clerk:	OPEN NOMINATIONS FOR OFFICE OF PLANNING COMMISSION CHAIR _____ was nominated by _____ (NO SECOND REQUIRED) _____ was nominated by _____ (NO SECOND REQUIRED) ROLL CALL VOTE FOR _____ AS PLANNING COMMISSION CHAIR Commissioner Esparza _____ Commissioner Gonzalez _____ Commissioner Moreno _____ Commissioner Timmons _____ Commissioner Weisenburger _____
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Chair:	OPEN NOMINATIONS FOR OFFICE OF PLANNING COMMISSION VICE CHAIR _____ was nominated by _____ (NO SECOND REQUIRED) _____ was nominated by _____ (NO SECOND REQUIRED) ROLL CALL VOTE FOR _____ AS PLANNING COMMISSION VICE CHAIR Commissioner Esparza _____ Commissioner Gonzalez _____ Commissioner Moreno _____ Commissioner Timmons _____ Commissioner Weisenburger _____
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SEPTEMBER 2, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 1004

A. MOTION IN ORDER:

B. CONTINUE THE PUBLIC HEARING TO OCTOBER 7, 2026.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable Planning Commission

From: John King, AICP, Planning and Building Director

By: Leslie A. Corrales, Associate Planner

Date: September 2, 2026

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

BACKGROUND

On August 5, 2026, the Planning Commission considered 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.

Following a request by the applicant to allow additional time, staff is requesting that the application review be postponed to October 7, 2026. The postponement will provide the opportunity for further analysis. Staff recommends continuing the Conditional Use Permit No. 1004 agenda item to the October 7, 2026 Planning Commission meeting.

RECOMMENDED ACTION

Continue the public hearing for Conditional Use Permit No. 1004 to the October 7, 2026 Planning Commission meeting.

SEPTEMBER 2, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 1005

- 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:

ADOPT PLANNING COMMISSION RESOLUTION NO. PC 26:026,
APPROVING A REQUEST BY DAISY RIVERA/DAISY AND NICOLE
COFFEE COLLECTIVE, INC. DBA SAN FERNANDO COFFEE
COMPANY TO OPERATE A COFFEE SHOP/CAFE WITH INDOOR
CUSTOMER SEATING AT 16279 PARAMOUNT BOULEVARD, SUITE
A-1 IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE
STANDARDS)/TOWN CENTER WEST ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

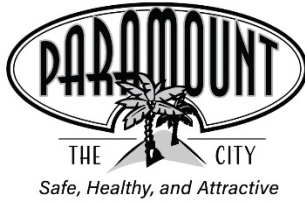
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING AND BUILDING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 1005
REQUEST:	Operate a coffee shop with indoor customer seating
APPLICANT:	Daisy Rivera/Daisy and Nicole Coffee Collective, Inc. DBA San Fernando Coffee Company
MEETING DATE:	September 2, 2026
LOCATION:	16729 Paramount Boulevard, Suite A-1
ZONE:	PD-PS (Planned Development with Performance Standards)/Town Center West
GENERAL PLAN:	Central Business District
PLANNER:	Leslie A. Corrales
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John King, AICP, Planning and Building Director
By: Leslie A. Corrales, Associate Planner
Date: September 2, 2026

**Subject: CONDITIONAL USE PERMIT NO. 1005
DAISY RIVERA/DAISY AND NICOLE COFFEE COLLECTIVE, INC. DBA
SAN FERNANDO COFFEE COMPANY**

BACKGROUND

This application is a request by Daisy Rivera/Daisy and Nicole Coffee Collective, Inc. DBA San Fernando Coffee Company to approve Conditional Use Permit (CUP) No. 1005 to allow the operation of a coffee shop/cafe with indoor customer seating at 16279 Paramount Boulevard, Suite A-1 in the PD-PS (Planned Development with Performance Standards)/Town Center West zone.

The approximately 5.8-acre Northgate Gonzalez Market-anchored portion of the Town Center West is developed with five buildings. The 11,276 square foot multi-unit subject building is divided into five suites. Other tenants in the building are Santa Maria Pharmacy, Fashion Island, and AT&T Store. The 1,574 square foot subject A-1 suite was constructed as an addition to the building in 2015 and 2016 following Development Review Board approval of Development Review Application No. 15:006.

In July 2016, the Planning Commission approved CUP No. 817, allowing the operation of Hiccups, a restaurant and tea establishment with indoor and outdoor customer seats. The suite was most recently leased as a fried chicken restaurant, Holdaak. As Holdaak vacated the premises in January 2026, more than 180 days have passed, which is the threshold for a CUP lapsing due to business inactivity.

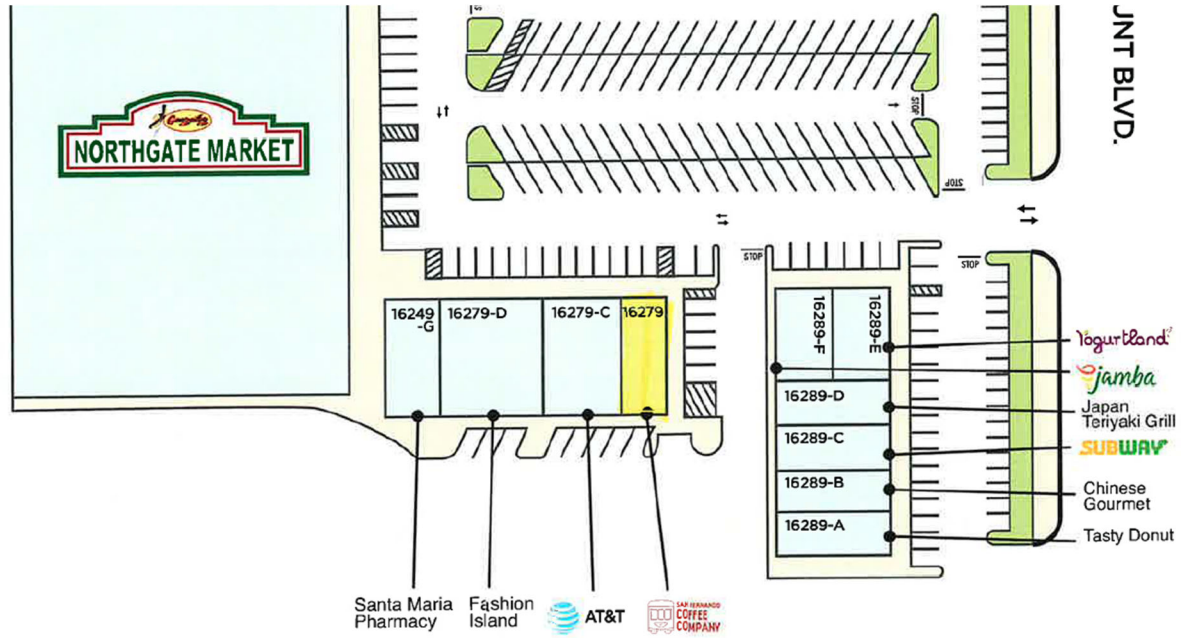
DISCUSSION

The proposed business operations involve the selling of espresso-based drinks, sandwiches, and pastries. No structural or exterior modifications are proposed. The business will have 30 indoor seats which requires ten parking spaces. Based on a parking analysis of all the businesses in the shopping center, staff determined that there is sufficient parking for this business. Common area outdoor seating will also be available for business patrons.

The proposed business operations are Monday through Sunday from 7:00 a.m. to 6:00 p.m. and will have 14 employees total. Equipment used will be espresso machines, an existing walk-in refrigerator, and a freezer.

Plans

Below is the proposed site plan. The suite is highlighted in yellow.



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



Photos

Below are site photos from August 25, 2026. The photos on the top depict views looking southwest at the exterior of the subject suite, and the photos on the bottom depict the eastern façade and the outdoor common seating area by the subject suite.



Analysis

The proposed business is located in an appropriate commercial zone in the Town Center West area of Downtown Paramount in the Central Business District. The business 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 and operation of existing structures.

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

Adopt Planning Commission Resolution No. PC 26:026, approving Conditional Use Permit No. 1005, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 26:026**

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. 1005, A REQUEST BY DAISY RIVERA/DAISY AND NICOLE COFFEE COLLECTIVE, INC. DBA SAN FERNANDO COFFEE COMPANY TO ALLOW A COFFEE SHOP/CAFE WITH INDOOR CUSTOMER SEATING AT 16279 PARAMOUNT BOULEVARD, SUITE A-1 IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/TOWN CENTER WEST ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Daisy Rivera/Daisy and Nicole Coffee Collective, Inc. DBA San Fernando Coffee Company for a Conditional Use Permit (CUP) to allow a coffee shop/cafe with indoor customer seating at 16279 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards)/Town Center West zone; and

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

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

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

SECTION 1. The above recitations are true and correct.

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

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

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

1. The requested use at the location proposed will not:

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

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

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

General

1. Conditions. All conditions of approval of Conditional Use Permit No. 1005 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, September 18, 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. 1005 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 September 2, 2027. The Planning and Building Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application. Commencement of development shall mean that appropriate permits have been obtained, and the development has successfully completed the first Building and Safety Division inspection.
6. Violations. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute, or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
7. Grounds for Modification, Suspension, Revocation. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a. That the approval was obtained by fraud;
 - b. That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c. That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;

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

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

Permitting

8. Business License – Tenant. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
9. Business License – Others. All contractors, businesses, and affiliates in the City of Paramount shall obtain a business license to work and/or conduct business in the City of Paramount.
10. Fees. All applicable development fees are due prior to the issuance of building permits.
11. Alterations. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
12. Installation of Exterior Security Doors, Gates, and Window Coverings. The installation of exterior doors, gates, and window coverings, including, but not limited to, bars, grilles, grates, and overhead roll-down doors, or any exterior-mounted covering of any type, is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
13. Building Stucco/Paint Color. Any change to the exterior stucco or paint color of the building shall be reviewed for possible approval by the Planning Division of the Planning and Building Department.
14. Maintain Paint. The applicant shall maintain sufficient quantities of matching exterior paint to promptly remove graffiti, blemishes, and peeling paint.
15. Landscaping and Irrigation. The landscaping and irrigation system shall meet all code requirements and the landscape requirements from the Commercial Design Guidelines and Water-Efficient Landscape Provisions of Chapter 17.96 of the Paramount Municipal Code. Landscaping shall be maintained in a thriving conditions, free from litter, weeds, and overgrowth in perpetuity. Mulch shall be a brown material; red mulch is unacceptable.

16. Trees. Existing trees will be maintained in good condition. Mature trees shall not be removed and/or replaced without first obtaining written authorization from the Planning and Building Department.
17. Tarps. Tarps are prohibited from use as carports, patio covers, shade covers and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
18. Unpermitted Fencing. Barbed wire, concertina wire, and razor wire are prohibited where visible from the public right-of-way in accordance with Section 17.24.060(G) of the Paramount Municipal Code.
19. Permits. The applicant shall obtain Building and Safety Division permits for the proposed interior and exterior changes to the building.
20. Tenant Improvements. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division.
21. 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.
22. 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.
23. Special Events. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning and Building Department.
24. 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.
25. Parking. All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking spaces and drive aisles shall be restriped and maintained in a clear condition and meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.

Business Operations

26. Business Hours. Business hours shall be limited to Monday through Sunday from 7:00 a.m. to 6:00 p.m.

27. Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning and Building Department. The plans are subject to Los Angeles County Health Department approval.
28. Customer seating. Customer seating is limited to 30 seats in the interior of the building only. Any additional seating shall require the modification of the CUP and shall comply with the associated parking requirements.
29. Loading. Stopping, loading, and unloading of delivery vehicles associated with inbound and outbound shipments is prohibited on public rights-of-way.
30. Labor Laws. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
31. Noise. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
32. Live entertainment. Regular live entertainment, including but not limited to karaoke, musicians, and disc jockeys, require separate review and approval by the City Council of a City Council Permit.
33. Urban Stormwater Management. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and areas adjacent to the subject unit, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. The parking lots serving the business shall be completely swept and maintained free of debris and litter on each day the business is open for business to the public. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
34. Exterior Lighting. The exterior lighting of the pedestrian walkway shall be cleaned, refurbished, and maintained in good, unblemished condition.
35. 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.
36. Graffiti. Graffiti and blemishes on all site features including signs, walls, windows, mechanical equipment, and curbs shall be removed. The suite and adjacent site shall be maintained free of graffiti and other vandalism.

37. Bicycle Racks. The existing bicycle racks shall be refurbished as needed and maintained in good condition in perpetuity.
38. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
39. 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.
40. 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.
41. Review and Regulations. Plans and operations are subject to review by and all applicable regulations of local, regional, and state agencies, including, but not limited to, the County of Los Angeles Fire Department, Los Angeles County Department of Public Health, Los Angeles County Sanitation Department, the California Department of Resources Recycling and Recovery (CalRecycle), the South Coast Air Quality Management District (SCAQMD), and the Department of Labor.

Final Approval

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

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

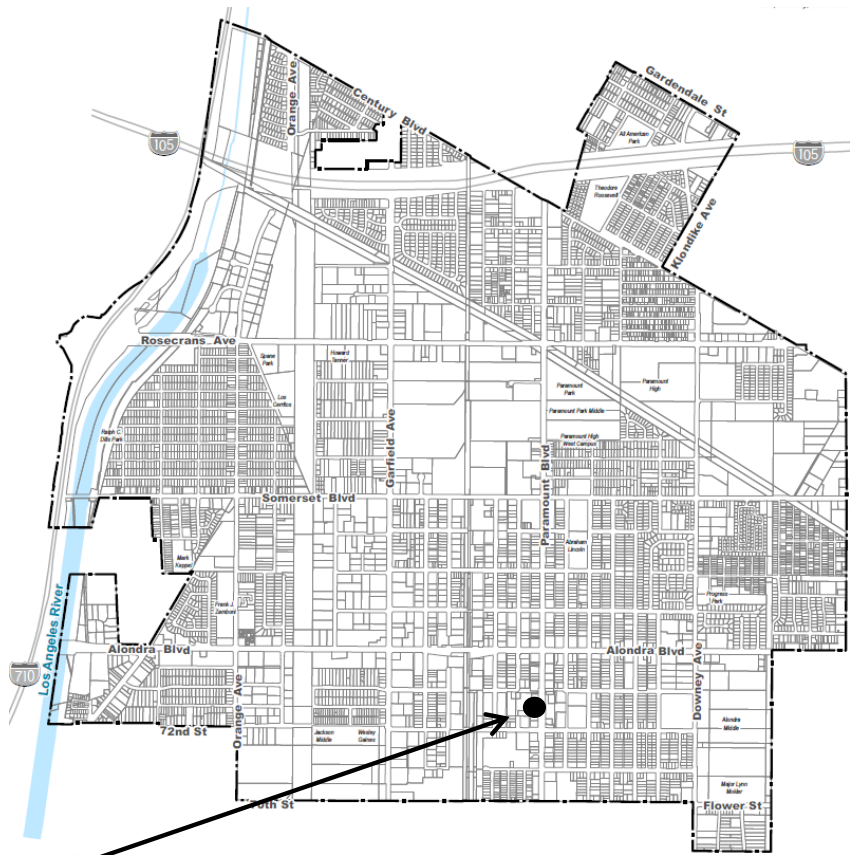
PASSED, APPROVED, and ADOPTED this 2nd day of September 2026.

Linda Timmons, Chair

Attest:

Biana Salgado, Administrative Assistant

Conditional Use Permit No. 1005



Subject
Property



16279 Paramount Boulevard, Suite A-1

SEPTEMBER 2, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 1007

- 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:

ADOPT PLANNING COMMISSION RESOLUTION NO. PC 26:028,
APPROVING A REQUEST BY JOSE O. CASTELLANOS/ORANGE
CORROSION SERVICES, INC. DBA OC&C CONSTRUCTION TO
ALLOW THE TEMPORARY OUTDOOR STORAGE OF BUILDING
MATERIALS AND EQUIPMENT UNTIL THE COMPLETION OF A NEW
3,200 SQUARE FOOT WAREHOUSE PREVIOUSLY APPROVED
BY THE DEVELOPMENT REVIEW BOARD UNDER DEVELOPMENT
REVIEW APPLICATION NO. 26:005 AT 16448 AND 16456 MINNESOTA

CONTINUED... PLEASE TURN PAGE

AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

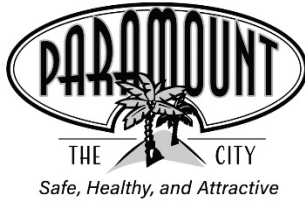
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING AND BUILDING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 1007
REQUEST:	Temporary outdoor storage of building materials and equipment until the completion of a new 3,200 square foot warehouse previously approved by the Development Review Board under Development Review Application No. 26:005 on June 3, 2026
APPLICANT:	Jose O. Castellanos/Orange Corrosion Services, Inc. dba OC&C Construction
MEETING DATE:	September 2, 2026
LOCATION:	16448 and 16456 Minnesota 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: September 2, 2026

**Subject: CONDITIONAL USE PERMIT NO. 1007
ORANGE CORROSION SERVICES, INC. DBA OC&C CONSTRUCTION**

BACKGROUND

This application is a request by Jose O. Castellanos/Orange Corrosion Services, Inc. dba OC&C Construction to approve Conditional Use Permit (CUP) No. 1007 to allow the temporary outdoor storage of building materials and equipment until the completion of a new 3,200 square foot warehouse previously approved by the Development Review Board under Development Review Application (DRA) No. 26:005 on June 3, 2026 at 16448 and 16456 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone. The subject site is located in the southern area of Paramount on the east side of Minnesota Avenue and north of Harrison Street.

OC&C Construction serves the Southern California oil and pipeline industries as a full service construction and facility maintenance contractor. The primary operations of the business take place at a location in another city, but the business utilizes a separate storage space to support their operations. OC&C Construction previously leased warehouse spaces for this purpose, but as of July 2026 the business no longer has a location to store their business equipment and materials until the completion of the new warehouse at the project site. As of August 2026, the business owner Jose O. Castellanos has acquired ownership of the subject properties with the intention of developing a new warehouse to support business needs.

The applicant is requesting approval of temporary outdoor storage until completion of the new 3,200 square foot warehouse.

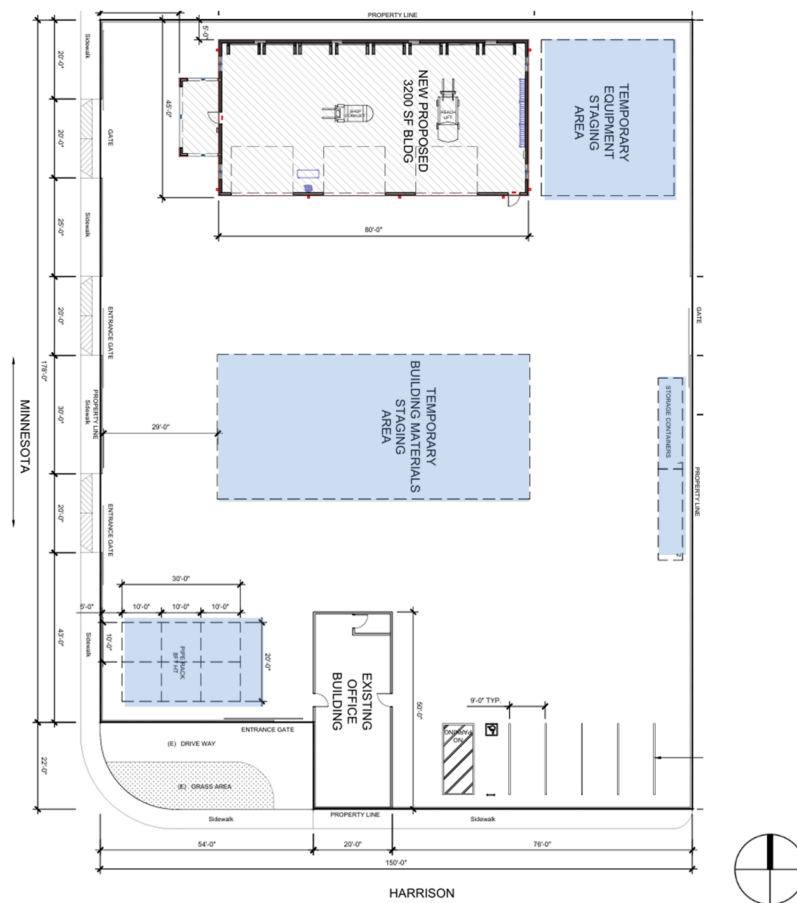
DISCUSSION

On June 3, 2026, the Development Review Board (DRB) heard and approved DRA No. 26:005, a request to construct a 3,200 square foot proposed warehouse to be utilized as storage space for inventory to support the primary operations of the business. Once built, this warehouse will serve administrative functions, equipment staging, and the temporary storage of pipeline-related tools, materials, and equipment for ongoing projects. During the construction of the warehouse, OC&C Construction is proposing temporary outdoor storage and staging as they do not currently have a storage space for their materials and equipment.

The project site is developed with one 480 square foot building to be demolished and a 1,000 square foot building that is undergoing tenant improvements for administrative business functions. Since the DRB approval on June 3, 2026, the scaffolding and other business materials left by the previous occupant have been removed and the property has been cleaned.

Plans

Below is the proposed site plan, with the temporary outdoor storage and staging areas noted in blue.

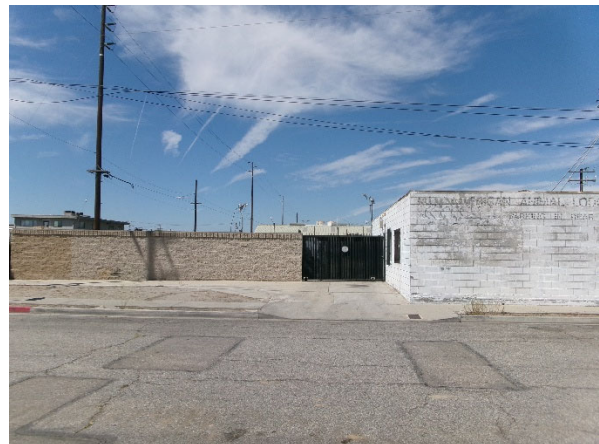


Photos

Below is an aerial photo showing 16448 and 16456 Minnesota Avenue (Google Maps, 2025).



Below are photos of the entrances to the project site from across Minnesota Avenue (left) and Harrison Street (right).



Below are site photos from August 18, 2026 (left) compared to photos taken on May 27, 2026 (right), prior to the DRB hearing.





Analysis

The proposed outdoor storage would be accessory to a proposed warehouse that is located in an appropriate manufacturing zone. 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 15304, Class 4 Categorical Exemption – minor temporary use of land having negligible or no permanent effects on the environment.

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. 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 Planning Commission Resolution No. PC 26:028, approving Conditional Use Permit No. 1007, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 26:028**

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. 1007, A REQUEST BY JOSE O. CASTELLANOS/ORANGE CORROSION SERVICES, INC. DBA OC&C CONSTRUCTION TO ALLOW TEMPORARY OUTDOOR STORAGE OF BUILDING MATERIALS AND EQUIPMENT UNTIL THE COMPLETION OF A NEW 3,200 SQUARE FOOT WAREHOUSE PREVIOUSLY APPROVED BY THE DEVELOPMENT REVIEW BOARD UNDER DEVELOPMENT REVIEW APPLICATION NO. 26:005 ON JUNE 3, 2026 AT 16448 AND 16456 MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Jose O. Castellanos/Orange Corrosion Services, Inc, dba OC&C Construction for a Conditional Use Permit (CUP) to allow the temporary outdoor storage of building materials and equipment until the completion of a new 3,200 square foot warehouse previously approved by the Development Review Board under Development Review Application No. 26:005 on June 3, 2026 at 16448 and 16456 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 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 15304, Class 4 Categorical Exemption – minor temporary use of land having negligible or no permanent effects on the environment.

WHEREAS, on September 2, 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. 1007 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, September 18, 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. 1007 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 September 2, 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. Conditions of Approval. The applicant shall comply with all conditions of approval of Conditional Use Permit No. 1007.
- 9. Previous Approval. The applicant shall comply with all conditions of approval of Development Review Application No. 26:005.
- 10. Business License – Tenant. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
- 11. 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.
- 12. Fees. All applicable development fees are due prior to the issuance of building permits.
- 13. 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.
- 14. 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.

15. 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.
16. 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.
17. Maintain Paint. The applicant shall maintain sufficient quantities of matching exterior paint to promptly remove graffiti, blemishes, and peeling paint.
18. Maintain Landscaping and Irrigation. The applicant shall maintain or improve the landscaping and irrigation system following 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.
19. 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.
20. 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.
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. Permits. The applicant shall obtain Building and Safety Division permits for the proposed interior and exterior changes to the existing and proposed building.
23. Tenant Improvements. Proposed and any future tenant improvements to the existing and proposed buildings shall meet all requirements of the Building and Safety Division.
24. 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.

25. 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.
26. Special Events. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning and Building Department.
27. 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.
28. Parking. The applicant shall provide at least four (4) temporary parking stalls in compliance with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code and with Americans with Disabilities Act (ADA) requirements until the completion of the warehouse, at which point the original approved parking plan from Development Review Application No. 26:005 shall be implemented. The temporary parking spaces, drive aisles, and pedestrian access shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.

Business Operations

29. Loading. Stopping, loading, and unloading of delivery vehicles associated with inbound and outbound shipments is prohibited on public rights-of-way.
30. Labor Laws. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
31. Noise. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
32. Hours of Construction. Construction shall take place 7:00 a.m. to 7:00 p.m. Mondays through Fridays and 8:00 a.m. to 5:00 p.m. on Saturdays. Construction is prohibited on Sundays and national holidays.
33. Exterior Lighting. The exterior lighting of the pedestrian walkway shall be cleaned, refurbished, and maintained in good, unblemished condition.
34. 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.

35. 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.
36. 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.
37. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
38. 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.
39. Parking Lot Surface. The parking lot shall be powerwashed/refurbished as needed prior to the required restriping.
40. 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.
41. 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).

42. Fire Department. The plans are subject to Los Angeles County Fire Department approval, including all required conditions of approval of the Land Development Unit of the Fire Prevention Division.
43. 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.
44. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.

Special Conditions

45. Temporary Outdoor Storage. This Conditional Use Permit No. 1007 shall be in effect until the completion of the new 3,200 square foot warehouse approved under Development Review Application No. 26:005. Temporary outdoor storage shall be limited to a maximum of 25% of the site, kept below the height of the perimeter block wall, and entirely prohibited within any required off-street parking area. Upon receiving final written approval from the Planning Division and a signed Certificate of Occupancy for the warehouse from the Building and Safety Division, all outdoor storage including but not limited to building materials, equipment, storage containers, and pipe racks shall be removed from the project site or moved into the warehouse within three months.
46. Unfinished Warehouse. If the construction of the warehouse were to be left unfinished, all temporary outdoor storage for the project site shall cease by two years after the date of this approval, or by September 2, 2028.

Final Approval

47. 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 any outdoor storage of building materials and equipment. 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.

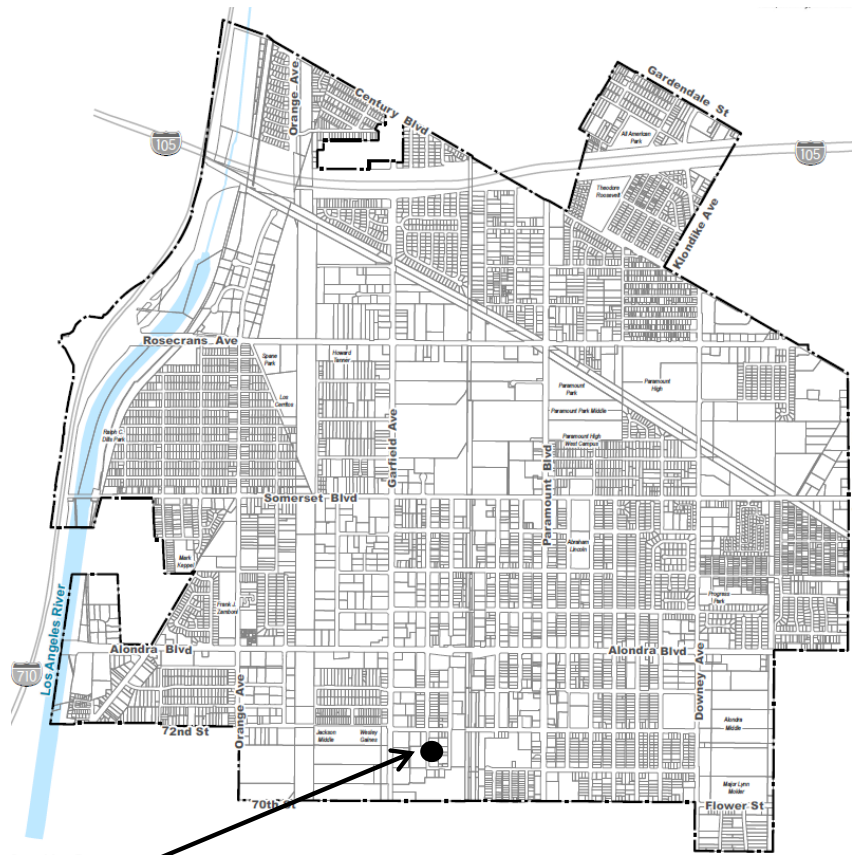
PASSED, APPROVED, and ADOPTED this 2nd day of September 2026.

Linda Timmons, Chair

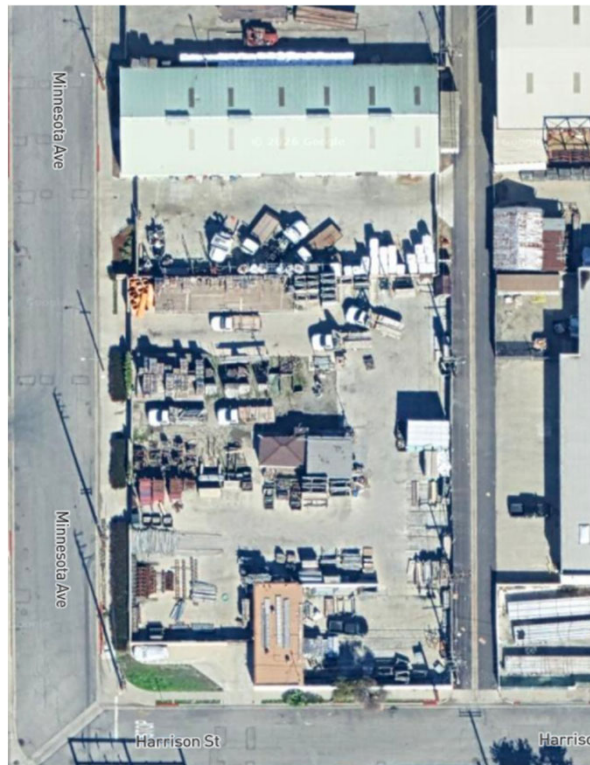
Attest:

Biana Salgado, Administrative Assistant

Conditional Use Permit No. 1007



Subject
Property



16448 and 16456 Minnesota Avenue

SEPTEMBER 2, 2026

PUBLIC HEARING

ZONING ORDINANCE TEXT AMENDMENT NO. 43

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

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

- E. MOTION IN ORDER:
READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT
PLANNING COMMISSION RESOLUTION NO. PC 26:029,
RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING
ORDINANCE TEXT AMENDMENT NO. 43, A REQUEST BY TODD
SHORT C/O WALMART REAL ESTATE BUSINESS TRUST ADDING
DEFINITIONS TO SECTION 17.04.010 AND ADDING SECTION
17.24.030(V) TO CHAPTER 17.24 (C-3, GENERAL COMMERCIAL
CLASSIFICATION) OF TITLE 17 (ZONING) OF THE PARAMOUNT
MUNICIPAL CODE REGARDING THE INCLUSION OF COMMERCIAL

CONTINUED... PLEASE TURN PAGE

UNCREWED AIRCRAFT SYSTEMS FOR THE LIMITED
DISTRIBUTION OF COMMERCIAL GOODS AS A USE PERMITTED
SUBJECT TO CONDITIONAL USE PERMIT IN THE C-3 (GENERAL
COMMERCIAL) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

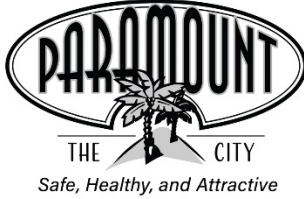
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING AND BUILDING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Zoning Ordinance Text Amendment No. 43
REQUEST:	Adding definitions to Section 17.04.010 and adding Section 17.24.030(V) to Chapter 17.24 (C-3, General Commercial Classification) of Title 17 (Zoning) of the Paramount Municipal Code regarding the inclusion of commercial uncrewed aircraft systems for the limited distribution of commercial goods as a use permitted subject to conditional use permit
APPLICANT:	Todd Short c/o Walmart Real Estate Business Trust
MEETING DATE:	September 2, 2026
LOCATION:	Citywide
ZONE:	C-3 (General Commercial)
GENERAL PLAN:	Commercial
PLANNER:	John King
RECOMMENDATION	Approval



To: Honorable Planning Commission
From: John King, AICP, Planning and Building Director
By:
Date: September 2, 2026

Subject: RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 43, A REQUEST BY TODD SHORT C/O WALMART REAL ESTATE BUSINESS TRUST ADDING DEFINITIONS TO SECTION 17.04.010 AND ADDING SECTION 17.24.030(V) TO CHAPTER 17.24 (C-3, GENERAL COMMERCIAL CLASSIFICATION) OF TITLE 17 (ZONING) OF THE PARAMOUNT MUNICIPAL CODE REGARDING THE INCLUSION OF COMMERCIAL UNCREWED AIRCRAFT SYSTEMS FOR THE LIMITED DISTRIBUTION OF COMMERCIAL GOODS AS A USE PERMITTED SUBJECT TO CONDITIONAL USE PERMIT IN THE C-3 (GENERAL COMMERCIAL) ZONE

BACKGROUND

This item is a request for the Planning Commission to recommend to the City Council to approve Zoning Ordinance Text Amendment (ZOTA) No. 43, adopting an ordinance adding definitions to Section 17.04.010 and adding Section 17.24.030(V) to Chapter 17.24 (C-3, General Commercial Classification) of Title 17 (Zoning) of the Paramount Municipal Code regarding the inclusion of commercial uncrewed aircraft systems for the limited distribution of commercial goods as a use permitted subject to conditional use permit in the C-3 (General Commercial) zone.

Uncrewed aircraft systems, commonly known as drones, are now being introduced throughout the United States as an option for the delivery of small and light packages. Adding this possible use as a use requiring a conditional use permit brings the option to consider such proposals in the future while also providing safeguards and the ability to review specific proposals on their own merits.

DISCUSSION

Proposed Ordinance

The proposed ordinance adds the following to the Municipal Code:

- Includes definitions for terms not previously defined.
- Requires an applicant to submit a site plan and fencing details.

- Requires commercial uncrewed aircraft system areas to be enclosed by fencing following separate Planning and Building Department review of the fence material, height, and precise location.
- The use must comply with Federal Aviation Administration (FAA) regulations.
- Commercial uncrewed aircraft system areas are prohibited within any required building setbacks; within fire lanes; in locations that obstruct visibility or interfere with pedestrian or vehicle circulation.
- The use shall not reduce the number of required off-street parking spaces below the required by type of use and/or square feet in the C-3 zone.

Environmental Assessment

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

Adopt Resolution No. PC 26:029, recommending that the City Council adopt an ordinance approving Zoning Ordinance Text Amendment No. 43.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 26:029**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDING OF FACT AND RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 43, A REQUEST BY TODD SHORT C/O WALMART REAL ESTATE BUSINESS TRUST ADDING DEFINITIONS TO SECTION 17.04.010 AND ADDING SECTION 17.24.030(V) TO CHAPTER 17.24 (C-3, GENERAL COMMERCIAL CLASSIFICATION) OF TITLE 17 (ZONING) OF THE PARAMOUNT MUNICIPAL CODE REGARDING THE INCLUSION OF COMMERCIAL UNCREWED AIRCRAFT SYSTEMS FOR THE LIMITED DISTRIBUTION OF COMMERCIAL GOODS AS A USE PERMITTED SUBJECT TO CONDITIONAL USE PERMIT IN THE C-3 (GENERAL COMMERCIAL) ZONE

WHEREAS, the Planning Commission of the City of Paramount setting forth its finding of fact, and recommending that the City Council approve Zoning Ordinance Text Amendment No. 43, a request by Todd Short c/o Walmart Real Estate Business Trust adding definitions to Section 17.04.010 and adding Section 17.24.030(V) to Chapter 17.24 (C-3, General Commercial Classification) of Title 17 (Zoning) of the Paramount Municipal Code regarding the inclusion of commercial uncrewed aircraft systems for the limited distribution of commercial goods as a use permitted subject to conditional use permit in the C-3 (General Commercial) zone; and

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

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

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

SECTION 6. The Planning Commission hereby recommends that the City Council approve Zoning Ordinance Text Amendment No. 43, a request by Todd Short c/o Walmart Real Estate Business Trust adding definitions to Section 17.04.010 and adding Section 17.24.030(V) to Chapter 17.24 (C-3, General Commercial Classification) of Title 17 (Zoning) of the Paramount Municipal Code regarding the inclusion of commercial uncrewed aircraft systems for the limited distribution of commercial goods as a use permitted subject to conditional use permit in the C-3 (General Commercial) zone.

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

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

PASSED, APPROVED, and ADOPTED by the Planning Commission of the City of Paramount this 2nd day of September 2026.

Linda Timmons, Chair

Attest:

Biana Salgado, Administrative Assistant

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 43, A REQUEST BY TODD SHORT C/O WALMART REAL ESTATE BUSINESS TRUST ADDING DEFINITIONS TO SECTION 17.04.010 AND ADDING SECTION 17.24.030(V) TO CHAPTER 17.24 (C-3, GENERAL COMMERCIAL CLASSIFICATION) OF TITLE 17 (ZONING) OF THE PARAMOUNT MUNICIPAL CODE REGARDING THE INCLUSION OF COMMERCIAL UNCREWED AIRCRAFT SYSTEMS FOR THE LIMITED DISTRIBUTION OF COMMERCIAL GOODS AS A USE PERMITTED SUBJECT TO CONDITIONAL USE PERMIT IN THE C-3 (GENERAL COMMERCIAL) ZONE

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

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

- A. California Constitution Article XI, Section 7, enables the City of Paramount ("the City") to enact local planning and land use regulations; and
- B. The authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and
- C. The City desires to ensure that development occurs in a prudently effective manner, consistent with the goals and objectives of the General Plan as updated and adopted by the City Council on August 7, 2007 and reasonable land use planning principles; and
- D. The Planning Commission held a duly noticed public hearing on September 2, 2026 at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 26:029, recommending that the City Council adopt this Ordinance; and
- E. The City Council held a duly noticed public hearing on this Ordinance on _____, 2026, at which time it considered all evidence presented, both written and oral.

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

SECTION 3. Definitions. The following provisions of Section 17.04.010 (Definitions) of Title 17 of the Paramount Municipal Code shall be added to read as follows:

Commercial uncrewed aircraft systems. Uncrewed aircraft and associated elements, including communication links and the components that control the uncrewed aircraft, that are required for the operator to operate safely and efficiently in the national airspace system.

Commercial uncrewed aircraft systems area. An area of land, structural surface, building, structure, or designated take-off and landing area for use by uncrewed aircraft systems as defined in Section 44801 of Title 49, United States Code to distribute commercial goods. Such an area includes ancillary or accessory staging areas intended for use for uncrewed aircraft system buildings, structures, equipment, and other facilities.

Commercial uncrewed aircraft systems for the limited distribution of commercial goods. Uncrewed aircraft and associated elements, including communication links and the components that control the uncrewed aircraft, used for the limited delivery of commercial goods.

SECTION 4. Section 17.24.030(V) is hereby added to the Paramount Municipal Code to read as follows:

- V. Commercial uncrewed aircraft systems for the limited distribution of commercial goods, subject to the following conditions of approval:
 - 1. Commercial uncrewed aircraft system areas shall be designated on a site plan. Fencing details shall be provided on plans.
 - 2. Commercial uncrewed aircraft system areas shall be enclosed by fencing following separate Planning and Building Department review of the fence material, height, and precise location.
 - 3. Commercial uncrewed aircraft systems shall comply with all applicable Federal Aviation Administration (FAA) regulations.
 - 4. Commercial uncrewed aircraft system areas are prohibited in the following areas:
 - a. Within any required building setbacks;
 - b. Within fire lanes;
 - c. So as to obstruct visibility or interfere with pedestrian or vehicle circulation.

5. The use shall not reduce the number of required off-street parking spaces below the required by type of use and/or square feet in the C-3 zone.
6. In granting the permit, certain safeguards to protect the health, safety and general welfare may be required as conditions of approval as provided in Section 17.48.020(A)(4) of the Paramount Municipal Code.

SECTION 5. California Environmental Quality Act (CEQA). This ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

SECTION 6. Severability. If any section, subsection, sentence, clause, or phrase in this ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council hereby declares it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

SECTION 7. Effective Date. This Ordinance shall take effect 30 days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published as required by law, together with the names and members of the City Council voting for and against the Ordinance.

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

Brenda Olmos, Mayor

ATTEST

Heidi Luce, City Clerk

SEPTEMBER 2, 2026

ORAL REPORT

CITY COUNCIL ACTIONS

SEPTEMBER 2, 2026

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF