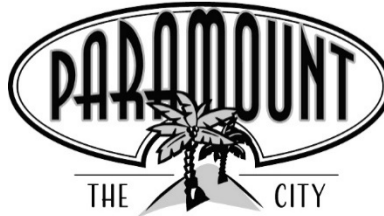


AGENDA

Paramount Planning Commission
October 7, 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](#) September 2, 2026

PUBLIC COMMENTS

OLD BUSINESS

2. [CONDITIONAL USE PERMIT NO. 1004](#) A recommendation to approve or deny 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

3. [CONDITIONAL USE PERMIT NO. 1006](#) A request by David Oeffling/Arakelian Enterprises, Inc. dba Athens Services to legalize the installation and operation of a temporary compressed natural gas (CNG) fueling station for three years at 7201 Petterson Lane/14001 Garfield Avenue in the M-2 (Heavy Manufacturing) zone. This project is a Class 1 (Existing Facilities) and Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption pursuant to Article 19, Section 15301 and Section 15303 of California Environmental Quality Act (CEQA) Guidelines.
4. [ZONING ORDINANCE TEXT AMENDMENT NO. 44](#) A recommendation for the City Council of the City of Paramount to amend Chapter 17.104 of Title 17 (Zoning) of the Paramount Municipal Code regarding accessory dwelling units (ADU) and junior accessory dwelling unit (JADU) regulations. This project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. CEQA does not apply to projects where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

REPORTS

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

COMMENTS

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

ADJOURNMENT

To a meeting on Wednesday, November 4, 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.

OCTOBER 7, 2026

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF SEPTEMBER 2,
2026.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES SEPTEMBER 2, 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 Javier Gonzalez
Commissioner Austin Moreno
Vice Chair Gordon Weisenburger
Chair Linda Timmons
- STAFF PRESENT:** Lindsay Thorson, Planning Commission Attorney
John King, Planning and Building Director
Monica Rodriguez, Assistant Planning and Building Director
Tara Reyes, Management Analyst
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 Esparza and seconded by Commissioner Gonzalez to approve the minutes as presented. The motion was passed by the following roll call vote:
- AYES:** Commissioners Esparza, Gonzalez, and Moreno; and Vice Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: Chair Timmons
2. **APPROVAL OF MINUTES**
August 5, 2026
- Chair Timmons presented the Planning Commission minutes of August 5, 2026 for approval.
- It was moved by Vice Chair Weisenburger and seconded by Commissioner Moreno to approve the minutes as presented. The motion was passed by the following roll call vote:

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

REORGANIZATION

3. REORGANIZATION
(SELECTION OF
CHAIR AND VICE
CHAIR)

Administrative Assistant/Minute Clerk Biana Salgado opened the nominations for the office of Planning Commission Chair. Commissioner Gonzalez nominated Commissioner Timmons. There being no further nominations, nominations were closed.

The roll call vote for Commissioner Linda Timmons to serve as Planning Commission Chair was as follows:

AYES: Commissioners Esparza, Gonzalez, Moreno, Timmons, and Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

Commissioner Linda Timmons was declared Planning Commission Chair.

Chair Timmons opened the nominations for the office of Planning Commission Vice Chair. Commissioner Gonzalez nominated Commissioner Weisenburger. There being no further nominations, nominations were closed.

The roll call vote for Commissioner Gordon Weisenburger to serve as Planning Commission Vice Chair was as follows:

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

Commissioner Gordon Weisenburger was declared Planning Commission Vice Chair.

PUBLIC COMMENTS

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

OLD BUSINESS

**4. CONDITIONAL USE
PERMIT NO. 1004**

Chair Timmons announced the continued item, 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.

Planning and Building Director King stated the applicant requested additional time for further analysis and staff are recommending the application review be postponed to the next Planning Commission meeting on October 7, 2026.

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza to continue the item to the next Planning Commission meeting on October 7, 2026. The motion was passed by the following roll call vote:

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

NEW BUSINESS

PUBLIC HEARINGS

**5. CONDITIONAL USE
PERMIT NO. 1005**

Chair Timmons announced the item, 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.

Planning and Building Director King introduced Planning Intern Au, who provided an overview of the request on behalf of Associate Planner Leslie Corrales.

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

The applicant, Daisy Rivera, spoke in favor of request.

Commissioner Gonzalez asked the applicant if they have a grand opening date.

Mrs. Rivera stated that the grand opening will be in about a month or two.

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

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. PC 26:026, "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", approving Conditional Use Permit No. 1005. The motion was passed by the following roll call vote:

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

6. CONDITIONAL USE
PERMIT NO. 1007

Chair Timmons announced the item, 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.

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

Commissioner Moreno asked if there is a general timeline for the completion of the project.

Planning Intern Au stated that the applicant provided a projected timeline and was currently in plan check phase with the Building and Safety Division.

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

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

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Moreno, to adopt 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", approving Conditional Use Permit No. 1007. The motion was passed by the following roll call vote:

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

7. ZONING ORDINANCE
TEXT AMENDMENT
NO. 43

Chair Timmons announced the item, 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.

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

Chair Timmons asked about the size of the drone.

Representing the applicant, Manager of Local Policy and Community Affairs, California Lead with Wing, Troup Coronado, stated they have two types of drones. One drone weighs approximately 11 pounds, and the other weighs approximately 14 pounds. Both are designed to carry lightweight household items.

Vice Chair Weisenburger asked if the drones are controlled by an individual remotely.

Mr. Coronado stated that the drones are autonomous and they have a command center based in Dallas, Texas where pilots certified by Federal Aviation Administration (FAA) oversee each drone delivery. Drone technology can map out the delivery route from their home-based "nest" which would be located within the Walmart parking lot.

Vice Chair Weisenburger asked about the delivery range. Mr. Coronado stated the range is approximately six miles each way (approximately 12 miles round trip).

Commissioner Esparza asked if drone home delivery service is operating in California. Mr. Coronado stated that they are not currently operating in California, but they are expanding into the state.

Commissioner Gonzalez asked about law enforcement concerns about the use of drones for illegitimate reasons.

Mr. Coronado stated that privacy and noise are important to Wing. The drones will not interfere with law enforcement duties, and Wing can put a ground stop on the drones to avoid any conflict.

Commissioner Moreno asked how many drones can be flown at a time. Mr. Coronado stated they cannot have more than two drones in the sky at the same time for deliveries within the radius of the deliveries.

There was further discussion between the Planning Commission and the applicant regarding the item.

Planning Commission Attorney Thorson wanted to clarify that this application is a request to approve a recommendation that the City Council approve Zoning Ordinance Text Amendment No. 43.

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

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

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. PC 26:029, "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”, approving Zoning Ordinance Text Amendment No. 43. The motion was passed by the following roll call vote:

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

REPORTS

8. ORAL REPORT
City Council Actions

There were none.

COMMENTS

9. COMMENTS

Planning Commission Attorney Thorson, the Planning Commission, and staff congratulated Chair Timmons and Vice Chair Weisenburger on their appointments.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Timmons at 6:54 p.m. to the next Planning Commission meeting to be held on Wednesday, October 7, 2026 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Linda Timmons, Chair

ATTEST:

Biana Salgado, Administrative Assistant

OCTOBER 7, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 1004

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

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

- E. MOTION IN ORDER:

OPTION 1:

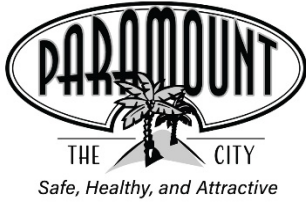
ADOPT PLANNING COMMISSION RESOLUTION NO. PC 26:025,
APPROVING A REQUEST BY JAIME LOPEZ/LA AMAPOLA LLC TO
OPERATE A RESTAURANT WITH 20 INDOOR CUSTOMER SEATS AT
13729 GARFIELD AVENUE IN THE C-M (COMMERCIAL-
MANUFACTURING) ZONE.

CONTINUED... PLEASE TURN PAGE

OPTION 2:

ADOPT PLANNING COMMISSION RESOLUTION NO. PC 26:025,
DENYING 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

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



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 1004
REQUEST:	Operate a restaurant with 20 indoor customer seats
APPLICANT:	Jaime Lopez/La Amapola LLC
MEETING DATE:	October 7, 2026
LOCATION:	13729 Garfield Avenue
ZONE:	C-M (Commercial-Manufacturing) zone
GENERAL PLAN:	Commercial
PLANNER:	Leslie A. Corrales
RECOMMENDATION:	Approve or deny



To: Honorable Planning Commission

From: John King, AICP, Planning and Building Director

By: Leslie A. Corrales, Associate Planner

Date: October 7, 2026

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

BACKGROUND

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

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

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

On August 5, 2026, the Planning Commission received public comments and directed staff to further evaluate potential traffic impacts and parking availability to support the proposed restaurant.

The Planning Commission continued the item to September 2, 2026, to allow staff and the applicant sufficient time to review traffic mitigation options and work with the applicant on additional parking, including a potential shared or supplemental parking agreement with the adjacent property owner.

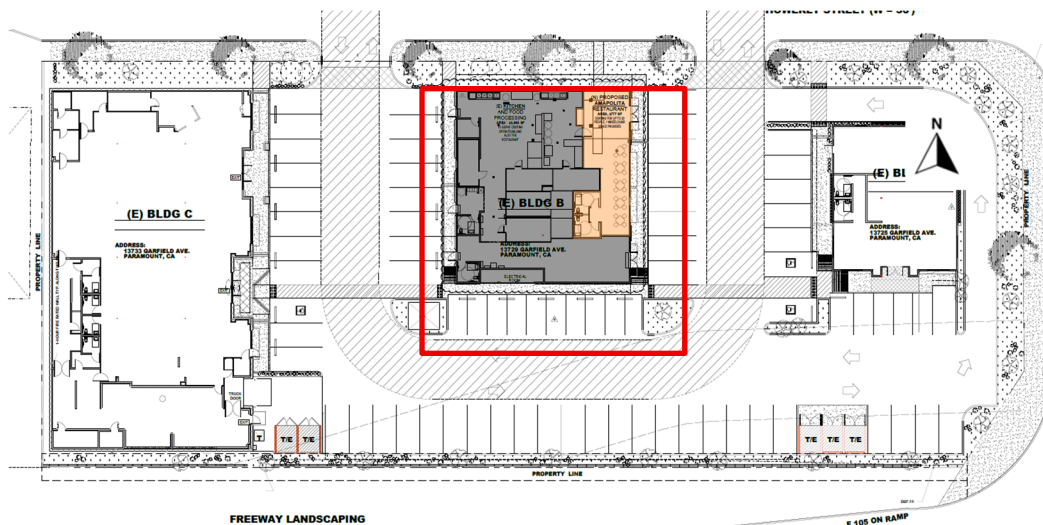
On September 2, 2026, the Planning Commission continued the agenda item to October 7, 2026 at the request of the applicant.

Description

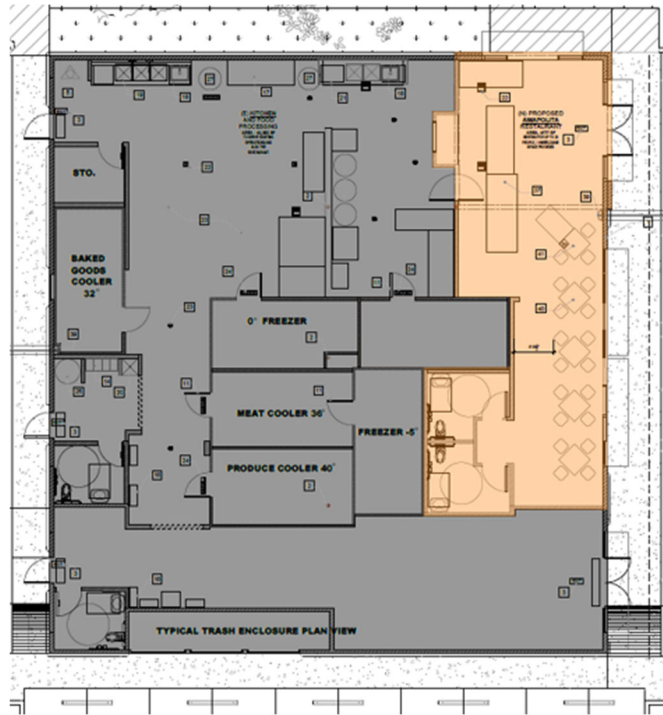
The proposed area located in Building “B” at the center of the property is 4,760 square feet. Of this floor area, 3,983 square feet are dedicated to serving existing operations and the restaurant as the kitchen and food processing area, while 777 square feet are allocated to the restaurant, which includes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

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

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



Below is the building floor plan. The kitchen and other “back of house” areas are in grey and the customer area is highlighted in orange.



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



DISCUSSION

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

clientele from parking in the adjacent residential neighborhood and encourage employees to carpool to work.

Additional Conditions of Approval

As described during the August 5, 2026 public hearing, the project was updated between the initial release of the agenda item on July 31, 2026 on the City website at (<https://www.paramountcity.gov/government/commissions/planning-commission/>) and the meeting date. A revised resolution was uploaded to the Planning Commission Agendas webpage to include the following added conditions of approval:

Condition of Approval No. 25. Seasonal Hour Adjustments. Hours of operation for the restaurant shall be adjusted annually from December 20 to December 23 of each year to accommodate masa (corn dough) sales associated with Amapola Market or any other business on the subject property. The permittee or successor tenant shall modify hours as directed by written notification from the Planning and Building Department.

Condition of Approval No. 26. Parking Signage. Following separate Planning and Building Department review and approval of precise locations, text, and materials, the business shall install permanent signage indicating that parking on adjacent residential blocks is prohibited. Temporary signage shall be installed as needed during peak periods to reinforce these restrictions.

Condition of Approval No. 27. Seasonal Parking Management Plan. The Seasonal Parking Management Plan shall formalize and expand all peak-season operational measures, including provisions for interagency coordination, and be transmitted to the City of Paramount and to the City of South Gate.

Condition of Approval No. 28. February 2027 Review. A review shall occur in February 2027, provided that the restaurant was in operation in December 2026, to evaluate the effectiveness of seasonal operations, parking management strategies, and signage requirements and determine whether modifications are warranted.

Follow-up Actions

Since the August Planning Commission meeting, staff have undertaken the following actions:

- Contacted the neighboring property owner to facilitate discussions with the prospective restaurant operator regarding a potential shared parking agreement. The two parties are making process in their communications, and both sides express optimism at coming to terms for a parking agreement.

- Conducted multiple site visits during business hours, including morning and early evening periods, to observe parking availability, circulation patterns, and overall site conditions. Photographs documenting these observations are provided in Attachment A, taken on the following dates: August 24, September 8, 23, 25, and 28.

As shown in the attached photos, parking availability is occasionally constrained due to the presence of construction vehicles and semi-trucks, which at times impede circulation and contribute to congestion during peak morning periods. However, staff noted that parking spaces closest to the vacant drive-thru building generally remained available during each site visit.

Neighborhood Petition

On September 24, 2026, a neighboring resident of the Hollydale neighborhood of South Gate personally submitted a neighborhood petition to the Planning and Building Department office at Paramount City Hall. The petition contains 59 signatures from residents of the Hollydale community. Signatories primarily reside on Howery Street, Cloverlawn Drive, and Fleet Drive. The petition states that residents formally oppose the opening of the proposed La Amapolita restaurant at 13729 Garfield Avenue due to existing parking and safety challenges in the surrounding neighborhood and concerns that a high-turnover commercial establishment would exacerbate these conditions.

Analysis

The proposed use is located in an appropriate commercial zone and is compatible with the surrounding businesses in the vicinity which extend to the north along the west side of Garfield Avenue in the City of South Gate. In terms of Code requirements, the location is adequate in size at a total of 74 parking spaces, including three Americans with Disabilities Act (ADA)-compliant parking spaces. The 74 parking meet the Code standard establishing the availability of sufficient parking.

Staff noted existing circulation and parking constraints within the project area, including periods of congestion, driveway queuing, and intermittent onsite activity involving construction vehicles, semitrucks, and loading/unloading operations. These conditions were observed at various times during site visits and reflect the operational circumstances present on those days. As demonstrated by the petition submitted on September 24, 2026, community members have also expressed general concerns regarding traffic flow and parking availability in the surrounding neighborhood, particularly during the winter holiday season.

Staff acknowledges resident comments indicating that circulation and parking activity in the surrounding neighborhood typically increase during the Christmas and New Year's Day holiday season. During this period, Amapola Market experiences a substantial rise in customer demand related to seasonal masa purchases, which results in higher onsite parking utilization. Store management has reported implementing measures to discourage customers from parking within the adjacent residential neighborhood and to

encourage employee carpooling during these peak periods. These seasonal conditions are recognized as part of the broader operational context of the site and are noted for informational purposes.

Environmental Assessment

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

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

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

RECOMMENDED ACTION

Option 1 – Approve the Project

Adopt Resolution No. PC 26:025, approving Conditional Use Permit No. 1004, subject to the conditions of approval in the resolution.

Option 2 – Deny the Project

Adopt Resolution No. PC 26:025, denying Conditional Use Permit No. 1004, based on the findings outlined in the resolution.

Attachment A:

Conditional Use Permit No. 1004 Site Photos

Below are photos from August 24, 2026.



Below are photos from September 8, 2026.



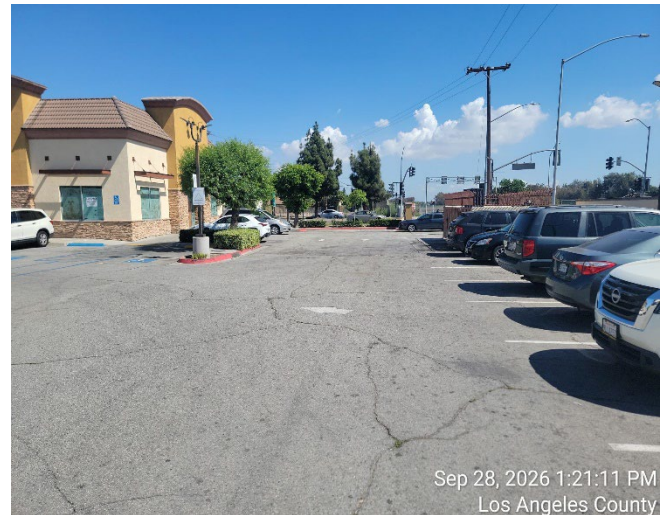
Below are photos from September 23, 2026.



Below are photos from September 25, 2026.



Below are photos from September 28, 2026.



CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO CONDITIONAL USE PERMIT NO. 1004, A REQUEST BY JAIME LOPEZ/LA AMAPOLA LLC FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE A RESTAURANT WITH 20 INDOOR CUSTOMER SEATS AT 13729 GARFIELD AVENUE IN THE C-M (COMMERCIAL-MANUFACTURING) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Jaime Lopez/La Amapola LLC for a conditional use permit (CUP) to operate a restaurant with 20 indoor customer seats at 13729 Garfield Avenue in the C-M (Commercial-Manufacturing) zone; and

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

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

WHEREAS, on August 5, 2026, the Planning Commission conducted a duly noticed public hearing on the application, at which time it heard a presentation by the Planning and Building Department staff as well as the opportunity for testimony regarding the proposed project, and the hearing was continued to the next regularly scheduled meeting of September 2, 2026 to allow staff time to evaluate the parking availability.

WHEREAS, on September 2, 2026, at the direction of the applicant, the Planning Commission continued the item to the October 7, 2026 Planning Commission meeting.

WHEREAS, on October 7, 2026, the Planning Commission conducted a duly noticed public hearing on the application, at which time it heard a presentation by the Planning and Building Department staff as well as the opportunity for testimony regarding the proposed project.

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

SECTION 1. The above recitations are true and correct.

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

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

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

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

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

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

General

1. Affidavit. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this

Conditional Use Permit. The affidavit shall be submitted by Friday, August 21, 2026. Failure to provide the City of Paramount with the requisite affidavit within the time stated herein above shall render the Conditional Use Permit void.

2. One-Year Approval. Approval of this Conditional Use Permit No. 1004 shall be valid for one (1) year from the date of final approval and shall become null and void unless the approved use has commenced within this time period or an extension of time is granted administratively pursuant to a written request by the applicant no less than 30 days prior to the expiration date of October 7, 2027. The Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application.
3. Revocation. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time the Permit may become terminated and the privileges granted hereunder shall lapse.
4. Violations. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute, or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
5. Grounds for Modification, Suspension, Revocation. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a. That the approval was obtained by fraud;
 - b. That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c. That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;

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

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

Permitting

6. Conditions of Approval. The applicant shall comply with all conditions of approval from Conditional Use Permit No. 1004.
7. Permits. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
8. License. All contractors shall obtain a business license to work and/or conduct business in the City of Paramount.
9. Fees. All applicable development fees are due prior to the issuance of building permits.
10. Alterations. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
11. Window Security Bars and Other Coverings. The installation of exterior security doors, gates and window coverings, including, but not limited to, bars, grilles, grates, and overhead roll-down doors, or any exterior mounted covering of any type, shall be prohibited.
12. Paint. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
13. Unpermitted Fencing. Barbed wire, concertina wire, and razor wire are prohibited where visible from the public right-of-way in accordance with Section 17.28.050(B)(1) of the Paramount Municipal Code.
14. Tarps. Tarps are prohibited from use as carports, patio covers, shade covers and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
15. Lighting. The parking lot and yard area shall be illuminated to a demonstrated degree equal to or exceeding one point five candles per foot. Lighting shall be designed and directed to avoid disturbance to neighbors.

16. Labor Regulations. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
17. Agency Regulations. In the ongoing business operations, the applicant shall comply with all relevant federal, State, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the South Coast Air Quality Management District, (3) the California Department of Resources Recycling and Recovery (CalRecycle), (4) Los Angeles County Industrial Waste Unit, (5) Los Angeles County Sanitation Districts, and (6) Los Angeles County Department of Public Health.
18. Parking. All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking lot shall be restriped and maintained in a clear condition in compliance with Americans with Disabilities Act (ADA) requirements. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.
19. Urban Stormwater Management. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter at least daily. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.

Business Operations

20. Business License. The applicant, successor tenants, and all contractors shall obtain and maintain a current City of Paramount business license to work and/or conduct business in the City of Paramount.
21. Signs. Signs, banners, and feather flags require separate review and approval by the Planning and Building Department prior to fabrication and installation. Signs shall not conceal architectural features on the exterior of the building. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.

22. Window Signs. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
23. Sign Maintenance. Any sign on the building and premises, including the parking lot area, in disrepair shall be cleaned, repaired or replaced with an equivalent sign and maintained in good condition.
24. Special Events. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning and Building Department. Applications must be submitted at least 10 business days in advance.
25. Seasonal Hour Adjustments. Hours of operation for the restaurant shall be adjusted annually from December 20 to December 23 of each year to accommodate masa (corn dough) sales associated with Amapola Market or any other business on the subject property. The permittee or successor tenant shall modify hours as directed by written notification from the Planning and Building Department.
26. Parking Signage. Following separate Planning and Building Department review and approval of precise locations, text, and materials, the business shall install permanent signage indicating that parking on adjacent residential blocks is prohibited. Temporary signage shall be installed as needed during peak periods to reinforce these restrictions.
27. Seasonal Parking Management Plan. The Seasonal Parking Management Plan shall formalize and expand all peak-season operational measures, including provisions for interagency coordination, and be transmitted to the City of Paramount and to the City of South Gate.
28. February 2027 Review. A review shall occur in February 2027, provided that the restaurant was in operation in December 2026, to evaluate the effectiveness of seasonal operations, parking management strategies, and signage requirements and determine whether modifications are warranted.
29. Clean Premises. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
30. Landscaping and Irrigation. Landscaping and irrigation shall be maintained in perpetuity in accordance with State and City regulations. Mature trees shall not be removed without the written authorization of the Planning and Building Department. Any areas currently containing dry or nonviable landscaping shall be refurbished with live turf or a combination of brown mulch and live plant material to ensure compliance with City landscaping standards. Red mulch is unacceptable. Landscaping shall comply with Commercial Design Guidelines.

31. Outdoor Storage. Outdoor storage is not permitted.
32. Equipment. Equipment used by the restaurant shall be limited to standard commercial kitchen appliances and food-service tools, including cooking equipment, refrigeration units, food-preparation stations, and any devices necessary for daily operations when approved by the Los Angeles Department of Public Health.
33. Truck Delivery. Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments is prohibited on public streets and alleys.
34. Hours of Operation. Hours of Operation are limited to Monday to Friday from 10:00 a.m. to 10:00 p.m.
35. Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
36. Security Cameras. The Public Safety Department shall review and approve the security camera system, including technology, locations, orientations, and comprehensive camera views of the establishment interior, exterior, and parking lot. The approved camera system shall be maintained in perpetuity and be capable of retaining video footage for a minimum of 30 days. In the event of an incident or upon request, the business owner shall allow unimpeded inspection of the security camera system and all related footage to Sheriff's Department and City of Paramount personnel.
37. Noise. Outdoor speakers or other exterior audible devices are prohibited.
38. Bicycle Rack. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning and Building Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
39. Chain Link. Chain link material is not permitted.
40. Fencing/Walls/Gates. Changes to existing fences/walls/gates or proposed new fences/walls/gates shall be reviewed and approved by the Planning and Building Department in accordance with Municipal Code requirements.
41. Repaint. Repainting shall include the perimeter wall, parking spaces, bollards, electrical transformer, and building. Faded existing parking spaces, international symbols of accessibility, and loading zone striping shall be repainted/restriped to a clear condition. The light poles adjacent to

the subject building shall be repainted. All painted surfaces shall be maintained in good condition

42. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
43. Tenant Improvement. Project and future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
44. Exterior. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
45. Graffiti Removal. Any graffiti, including graffiti in the form of window etching, shall be promptly removed.
46. Noise Ordinance. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
47. Objectable Operations. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
48. Trash and Other Waste. The business shall comply with all relevant requirements for trash and other waste of Chapter 17.118 of the Paramount Municipal Code. A trash enclosure shall be constructed at the rear of the building following Chapter 17.118 construction and size requirements if the City's solid waste operator determines the need for trash bins.
49. Use of Building/Property. Establishment and operation of any use to the property shall be subject to the review and approval of the Planning and Building Department.
50. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.

Final Approval

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

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

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

PASSED, APPROVED, and ADOPTED this 7th day of October 2026.

Linda Timmons, Chair

Attest:

Biana Salgado, Administrative Assistant

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO THE DENIAL OF CONDITIONAL USE PERMIT NO. 1004, A REQUEST BY JAIME LOPEZ/LA AMAPOLA LLC FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE A RESTAURANT WITH 20 INDOOR CUSTOMER SEATS AT 13729 GARFIELD AVENUE IN THE C-M (COMMERCIAL-MANUFACTURING) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Jaime Lopez/La Amapola LLC for a conditional use permit (CUP) to operate a restaurant with 20 indoor customer seats at 13729 Garfield Avenue in the C-M (Commercial-Manufacturing) zone; and

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

WHEREAS, on August 5, 2026, the Planning Commission conducted a duly noticed public hearing on the application, at which time it heard a presentation by the Planning and Building Department staff as well as the opportunity for testimony regarding the proposed project, and the hearing was continued to the next regularly scheduled meeting of September 2, 2026 to allow staff time to evaluate the parking availability.

WHEREAS, on September 2, 2026, at the direction of the applicant, the Planning Commission continued the item to the October 7, 2026 Planning Commission meeting.

WHEREAS, on October 7, 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. Findings for denial. The Planning Commission finds that the evidence presented does not justify the granting of this application for the following reasons:

1. The requested use at the location proposed will:

- a. Adversely affect the health, peace, safety, or welfare of persons residing or working in the surrounding area;

The proposed restaurant would adversely affect the health, peace, safety, or welfare of persons residing or working in the surrounding area due to documented circulation constraints, morning peak-hour congestion, and the presence of construction vehicles and semi-trucks that impede safe and efficient onsite traffic flow.

- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; nor

The use would be materially detrimental to the use, enjoyment, and valuation of nearby properties because the site's existing parking and circulation limitations already restrict functional access for the adjacent residential neighborhood. In addition, the addition of a restaurant use would intensify vehicle activity during peak morning and early-evening periods, when staff documented congestion caused by construction vehicles and semi-trucks obstructing drive aisles. These conditions create circulation conflicts, reduce safe maneuverability, and contribute to queuing and bottlenecks at key access points.

- c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare; and

The use would jeopardize or endanger public health, safety, or general welfare because the existing parking supply, lack of feasible shared-parking arrangements, and circulation impediments do not support the additional customer traffic the will be generated by the proposed restaurant.

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.

On certain site visits, staff observed loading and unloading activities occurring within the parking lot as well as the presence of construction vehicles on the site. During these instances, the observed activities temporarily affected internal circulation patterns within the parking lot and reduced the availability of available parking spaces. These observations reflect site conditions at the specific times staff were present and are limited to the operational circumstances occurring during those visits.

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 denies Conditional Use Permit No.1004 to operate a restaurant with 20 indoor customer seats at 13729 Garfield Avenue.

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.

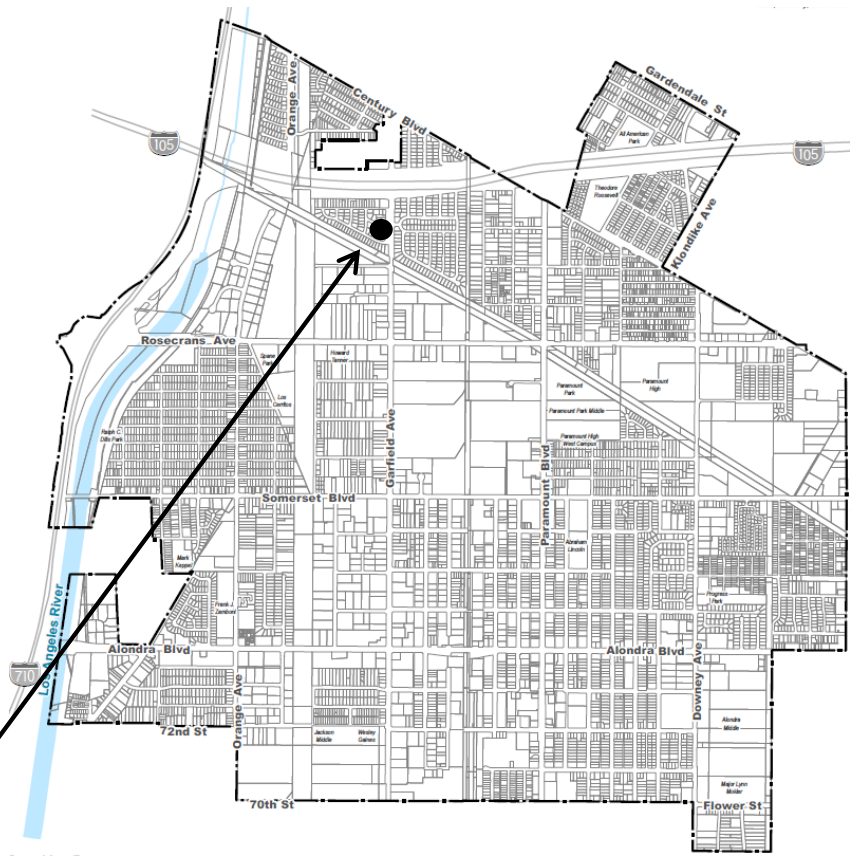
PASSED, APPROVED, and ADOPTED this 7th day of October 2026.

Linda Timmons, Chair

Attest:

Biana Salgado, Administrative Assistant

Conditional Use Permit No. 1004



Subject
Property



13729 Garfield Avenue

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OCTOBER 7, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 1006

- 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 26:027, A REQUEST BY DAVID OEFFLING/ARAKELIAN ENTERPRISES, INC. DBA ATHENS SERVICES TO LEGALIZE THE INSTALLATION AND OPERATION OF A TEMPORARY COMPRESSED NATURAL GAS (CNG) FUELING STATION FOR THREE YEARS AT 7201 PETTERSON LANE/14001 GARFIELD AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

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MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

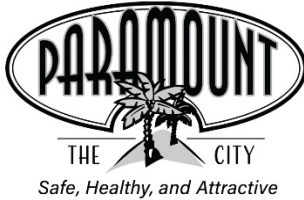
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING AND BUILDING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Conditional Use Permit No. 1006
REQUEST:	Legalize the installation and operation of a temporary compressed natural gas (CNG) fueling station for three years
APPLICANT:	David Oeffling/Arakelian Enterprises, Inc. dba Athens Services
MEETING DATE:	October 7, 2026
LOCATION:	7201 Petterson Lane/14001 Garfield Avenue
ZONE:	M-2 (Heavy Manufacturing)
GENERAL PLAN:	Industrial
PLANNER:	John King
RECOMMENDATION	Approval



To: Honorable Planning Commission
From: John King, AICP, Planning and Building Director
By:
Date: October 7, 2026

**Subject: CONDITIONAL USE PERMIT NO. 1006
DAVID OEFFLING/ARAKELIAN ENTERPRISES, INC. DBA ATHENS
SERVICES**

BACKGROUND

This application is a request by David Oeffling/Arakelian Enterprises, Inc. dba Athens Services **for a conditional use permit (CUP)** to legalize the installation and operation of a temporary compressed natural gas (CNG) fueling station for three years at 7201 Petterson Lane/14001 Garfield Avenue in the M-2 (Heavy Manufacturing) zone. **The site location is known as 7201 Petterson Lane, while the formal address of the property as assigned by Los Angeles County is 14001 Garfield Avenue.** The new fueling station would include a portable compressor skid, parking for up to two trailers containing CNG storage tanks, two fast-fill dispenser hoses, and temporary barriers. **The three-year timeframe begins from August 5, 2026, the date the CUP application was submitted.**

In 2022, Athens Services acquired CalMet Services, which had been a business presence in the City of Paramount for decades. Athens Services operates 22 compressed natural gas (CNG) fueling stations on their property on the south side of Petterson Lane.

The 7.34-acre property includes a 160,150 square foot warehouse building built in 1963. According to information submitted by Athens Services as part of the CUP application, the primary functional uses of the building are storage space for empty carts and equipment; and the northwest portion of enclosure is for vehicle and equipment maintenance activities. The truck yard and vehicle maintenance operations consist of approximately 150 Athens Services employees working Monday through Saturday from 6:00 a.m. to 11:00 p.m. Maintenance personnel work in a day and evening shift.

Conditional Use Permit No. 635 – Permitted CNG Fueling

On August 13, 2008, the Planning Commission approved Conditional Use Permit (CUP) No. 635, allowing the installation and operation of a 25-dispenser CNG fueling station at the then-CalMet Services facility at 7202 Petterson Lane (on the south side of Petterson Lane). CNG allowed for the replacement of diesel trucks with cleaner CNG trucks. The CNG dispensers were installed and operational on March 17, 2009.

On March 10, 2015, the Planning Commission approved an amendment to CUP No. 635. The approved amendment allowed for the installation and operation of an additional 11 CNG fueling dispensers. Building permit records indicate the project was completed on April 1, 2015.

On February 9, 2016, the Planning Commission approved a second amendment to CUP No. 635. This second amendment allowed for the installation and operation of 22 additional CNG fueling dispensers. The project was complete and operational on June 29, 2016. Altogether the original CUP and two amendments allow for a total of 58 CNG fueling dispensers at 7202 Petterson Lane.

Conditional Use Permit No. 955 – Waste Processing/Facility Modernization

On July 3, 2024, the Planning Commission approved CUP No. 955, combining CUP No. 445 (as amended in 2015) and CUP No. 721 into a single CUP. CUP No. 445 as amended in 2015 reduced the tons per day of construction debris, green waste, and self-haul waste that could be processed at the Paramount Resource Recycling Facility (PRR) at 7230 Petterson Lane (south side of Petterson Lane). CUP No. 721, as approved in 2015, permitted the expansion and modernization of a materials recovery facility (MRF) and allowed the processing of municipal solid waste (MSW), including recyclables, at 14001 Garfield Avenue (north side of Petterson Lane).

CUP No. 955 is intended to be implemented in four phases to accommodate a maximum processing of 3,020 daily tons of waste at buildout.

As part of the initial phase of the implementation of CUP No. 955, upon approval of plans, the City will be vacating the west portion (approximately half of the east-west distance) of Petterson Lane. The project area of the CNG fueling station under the present CUP is adjacent to a section of Petterson Lane that will be vacated and integrated into the properties owned by Paramet LLC, which a corporate entity affiliated with Athens Services.

Site Description

The project area is within 14001 **Garfield Avenue**. The project site is currently occupied by a storage and maintenance area of the larger Athens Service facility. The station would occupy approximately 3,174 square feet of the existing 7.43-acre parcel. The proposed station would be located on a paved section southwest of the existing storage building.

DISCUSSION

The CUP is a request to legalize unpermitted CNG that has taken place at the subject site since February 2025. Athens Services representatives state that their fueling contractor, ComTech, obtained permits from the Los Angeles County Fire Department on February 10, 2025.

The station would occupy approximately 3,174 square feet of the existing 7.43-acre parcel. The fueling station includes a portable compressor skid, parking for up to two trailers containing CNG storage tanks, and two fast-fill dispenser hoses to fuel trucks. The proposed fueling station would operate for three years before being removed from the site and would only serve Athens Services trucks.

City staff first observed the unpermitted CNG fueling system on the north side of Petterson Lane in late 2025. Athens Services has been working on legalizing the system since that time.

According to Athens Services, daytime fueling activity is self-serve by trained company drivers. Evening fueling is performed by two trained attendants.

The following permits and registrations are held by the carrier that transports the CNG:

- U.S. Department of Transportation
- Pipeline and Hazardous Materials Safety Administration (PHMSA) Hazmat Registration
- California Motor Carrier Permit (MCP)
- California Carrier Identification Number issued by the California Highway Patrol (CHP)
- CHP Hazardous Materials Transportation License (HMTL)

Noise

According to an environmental study by Blodgett Baylosis Environmental Planning, operational noise would consist of daily travel from trucks transporting the CNG trailers, truck travel, and from the CNG compressor. The noise levels from new truck trips would be approximately 84 dBA at 50 feet from the source or 64 dBA (decibels with an “A-weighting”) at the nearest sensitive receptor (residential properties) assuming a straight uninterrupted distance. The noise level would be obstructed by the existing onsite storage building between the proposed station and the nearest sensitive receptor, single-family homes located approximately 500 feet north of the site. When taking the building into account, the noise level would be approximately 7.7 dBA at the nearest sensitive receptor, which is below the 57 dBA threshold. Noise levels from truck travel currently exist onsite and would not contribute to an increase in noise levels since no new truck trips would result as part of the project. Additionally, the noise levels from trucks would not exceed thresholds. The noise from the CNG compressor is measured at 85.5 dBA approximately 3.3 feet from the source. Noise levels at the nearest sensitive receptor without accounting existing for the building would be 34.2 dBA and 9.2 dBA when accounting for the building.

Traffic

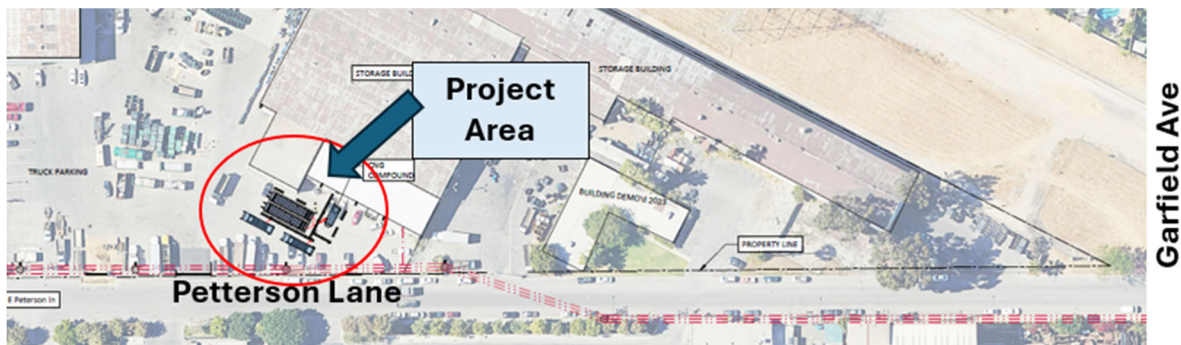
The analysis by Blodgett Baylosis also considered potential traffic impacts. Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. According to the study, the new refueling station is anticipated to generate a maximum of four new daily trips as a result

of the daily refueling of the CNG tanks. No new truck trips would be generated by the project since the station would supplement an existing truck fueling station within the Athens Services facility and no new pickup routes would result from the implementation of the project. The projected additional traffic generation is minimal and is not anticipated to affect the level of service of any nearby roadway segment as the project is not expected to generate new employees.

The fueling station will serve only those vehicles operated by Athens Services. Based on the nature and extent of the proposed facility's service requirements, no additional areawide trip generation will result. The fueling pump operations would be limited to no more than two trucks at any given time. The circulation templates prepared for the proposed project indicated that there is sufficient room onsite to accommodate the two fueling positions and additional storage onsite for five to six additional trucks waiting to dispense the CNG. As a result, no offsite queuing on to Petterson Lane is anticipated from trucks waiting to use the CNG facility.

Site Plan

Below is the site plan.



Photos

Below is a photo of a northwest-facing view across Petterson Lane at the subject site.



Below is a view looking southeast from the property interior toward Petterson Lane.



Environmental Assessment

Blodgett Baylosis Environmental Planning, an environmental planning firm, conducted an environmental assessment of the project based on California Environmental Quality Act (CEQA) Guidelines. The analysis determined that this project is a Class 1 (existing facilities) and Class 3 (new construction or conversion of small structures) Categorical Exemption pursuant to Article 19, Section 15301 and Section 15303 of CEQA Guidelines.

Analysis

The proposed business is located in an appropriate manufacturing zone and is compatible with the surrounding businesses in the industrial zone. The location is adequate in size and parking will not be reduced. The CEQA analysis indicated that the project will result in less than significant traffic, noise, air quality, utilities, and public services impacts.

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

It is recommended that the Planning Commission adopt Resolution No. PC 26:027, approving Conditional Use Permit No. 1006, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 26:027**

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. 1006, A REQUEST BY DAVID OEFFLING/ARAKELIAN ENTERPRISES, INC. DBA ATHENS SERVICES TO LEGALIZE THE INSTALLATION AND OPERATION OF A TEMPORARY COMPRESSED NATURAL GAS (CNG) FUELING STATION FOR THREE YEARS AT 7201 PETTERSON LANE/14001 GARFIELD AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from David Oeffling/Arakelian Enterprises, Inc. dba Athens Services to legalize the installation and operation of a temporary compressed natural gas (CNG) fueling station for three years at 7201 Petterson Lane/14001 Garfield Avenue in the M-2 (Heavy Manufacturing) zone; and

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

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15301, Class 1 Categorical Exemption – existing facilities and a Section 15303, Class 3 Categorical Exemption – new construction or conversion of small structures.

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. 1006 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 installation or 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, October 23, 2026. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.

4. **One-Year Approval.** Approval of this Conditional Use Permit No. 1006 shall be valid for one (1) year from the date of final approval and shall become null and void unless construction has commenced within this time period or an extension of time is granted administratively pursuant to a written request by the applicant no less than thirty days prior to the expiration date of October 7, 2027. The Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application. Commencement of development shall mean that appropriate permits have been obtained.
5. **Revocation.** It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
6. **Violations.** It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute, or ordinance is violated the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
7. **Grounds for Modification, Suspension, Revocation.** The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
 - a. That the approval was obtained by fraud;
 - b. That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
 - c. That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;
 - d. That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

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

Permitting

8. Conditions of Approval. The applicant shall comply with all conditions of approval of Conditional Use Permit No. 1006.
9. Equipment. The approval allows for a CNG fueling station that includes a portable compressor skid, parking for up to two trailers containing CNG storage tanks, two fast-fill dispenser hoses, and temporary barriers.
10. Future Revisions. The applicant shall notify and consult with Planning and Building Department staff in advance of any future change to the equipment or scope prior to beginning the change.
11. Permits. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and regulators of the business.
12. Exterior. No exterior alteration or color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
13. Fees. All applicable development or user fees are due prior to the issuance of permits for the subject construction/installation and any future construction/installation as required.
14. Plans. Plans are subject to approval by the Building and Safety Division of the Planning and Building Department and the Los Angeles County Fire Department.
15. Paint. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti shall be promptly removed or painted over with paint to match the predominant surface color.
16. 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.
17. Window Security Bars. The installation of exterior window security bars is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code.

18. Chain Link. Chain link material in view from the public right-of-way is prohibited.
19. Digital Plans. An electronic copy (PDF format) of the construction plan set shall be submitted to the Planning and Building Department prior to permit issuance.
20. Business License. The applicant, contractors, and all successor tenants shall obtain and maintain a current City of Paramount business license.
21. Parking. All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking lot shall be restriped and maintained in a clear condition in compliance with Americans with Disabilities (ADA) requirements. The parking spaces and drive aisles shall meet all Paramount Municipal Code and Americans with Disabilities Act (ADA) requirements.
22. Urban Stormwater Management. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter at least weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
23. SCAQMD Rules. The business shall comply with all applicable South Coast Air Quality Management District (SCAQMD) rules including but not limited Rule 401 (Visible Emissions), Rule 402 (Nuisance), Rule 403 (Fugitive Dust), and Rule 404 (Particulate Emissions).

Business Operations

24. Fugitive Dust. The applicant shall comply with South Coast Air Quality Management District Rule 403 regarding reduction of fugitive dust with best available fugitive dust control measures.
25. Sign Maintenance. Any sign on the premises in disrepair shall be cleaned, repaired or replaced with an equivalent sign and maintained in good condition.
26. Outdoor Storage. The expansion of existing outdoor storage shall not be permitted.

27. **Security Cameras.** The Public Safety Department shall review and approve the security camera system, including technology, locations, orientations, and comprehensive camera views of the establishment interior, exterior, and parking lot. The approved camera system shall be maintained in perpetuity and be capable of retaining video footage for a minimum of 30 days. In the event of an incident or upon request, the business owner shall allow unimpeded inspection of the security camera system and all related footage to Sheriff's Department and City of Paramount personnel.
28. **Site Plan.** The approved site plan shall not be changed without prior approval by the Planning and Building Department.
29. **Landscaping.** Any mature tree shall be not be removed without prior written authorization of the Planning and Building Department. The landscaping and irrigation, including the specific location of required planters, shall be reviewed separately in association with Conditional Use Permit No. 955 when plants and irrigation will need to comply with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.
30. **Tenant Improvement.** Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
31. **Agencies.** In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the South Coast Air Quality Management District, (3) the Los Angeles County Certified Unified Program Agency, (4) Sanitation Districts of Los Angeles County, (5) California Water Board, (6) California Department of Industrial Relations, and (7) the California Department of Resources Recycling and Recovery (CalRecycle).
32. **Labor Regulations.** The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
33. **Noise.** In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
34. **Objectionable Operations.** All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
35. **Accessibility.** Curbs, walkways, and parking stalls, including standard, compact, and American with Disabilities Act (ADA)-compliant stalls, shall be painted/striped as provided on the associated site plan. Solid striping shall be maintained in good condition.

- 36. Trash. The business shall comply with Chapter 17.118 of the Paramount Municipal Code.
- 37. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.

Special Conditions

- 38. Land Use Impacts. The CNG fueling station shall operate pursuant to the requirements of Conditional Use Permit No. 1006.
- 39. Fueling Limitation. The facility shall only be permitted to provide CNG to vehicles operated by Athens Services or a successor operator that wholly replaces Athens Services.
- 40. Clean Water Act and NPDES. The project shall comply with all pertinent provisions of the Clean Water Act and the National Pollution Discharge Elimination System.
- 41. Risk of Upset. The operator shall conform to all pertinent safety protocols and requirements.
- 42. **Timeframe/Expiration. This approval is a three-year temporary approval beginning from August 5, 2026 and expiring on August 5, 2029. All related equipment shall be removed by August 5, 2029.**

Final Approval

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

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

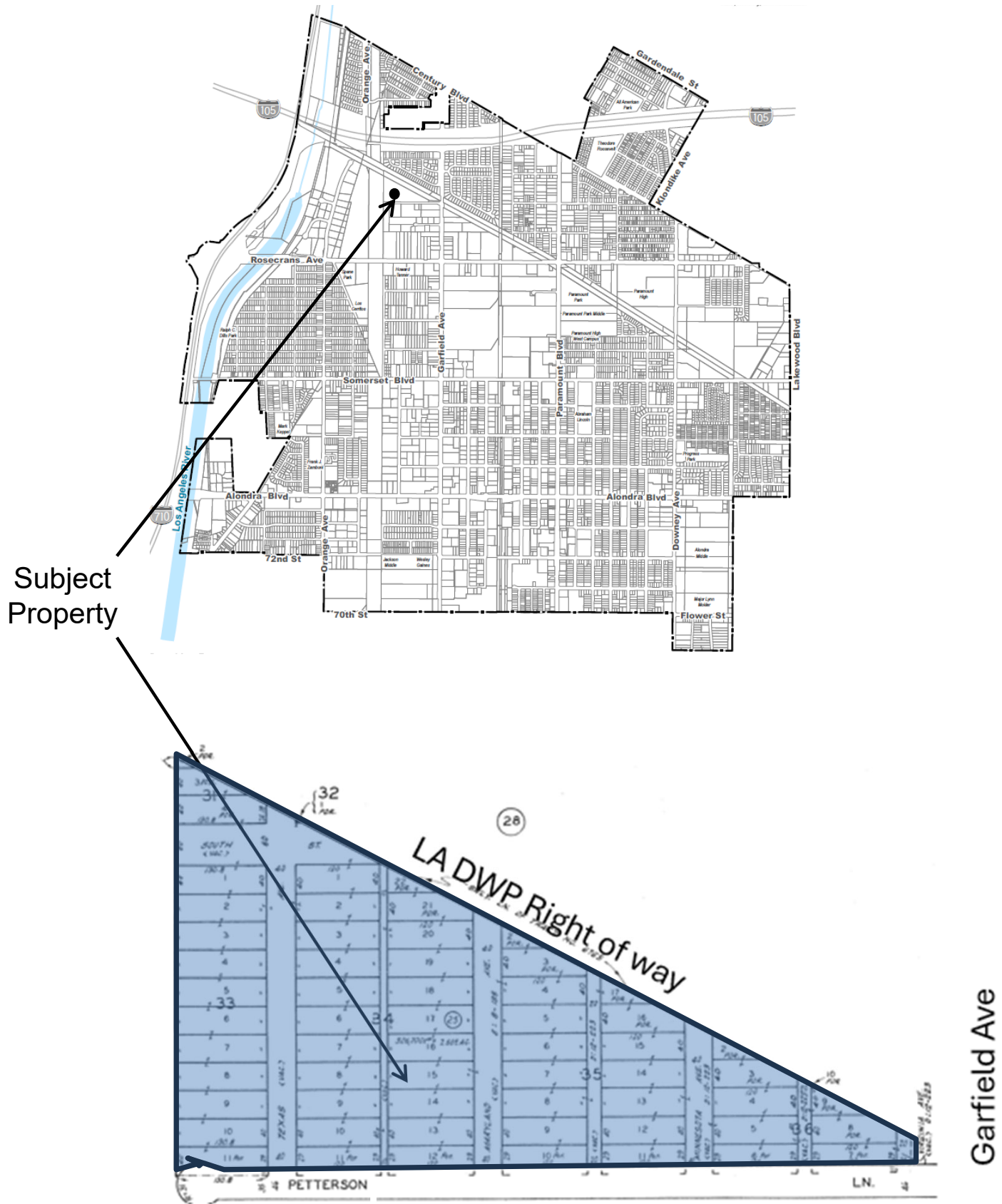
PASSED, APPROVED, and ADOPTED this 7th day of October 2026.

Linda Timmons, Chair

Attest:

Biana Salgado, Administrative Assistant

Conditional Use Permit No. 1006



7201 Petterson Lane/14001 Garfield Avenue

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OCTOBER 7, 2026

PUBLIC HEARING

ZONING ORDINANCE TEXT AMENDMENT NO. 44

- 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.

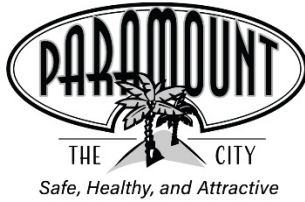
<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[] APPROVED	ABSENT: _____
[] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:
READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT
PLANNING COMMISSION RESOLUTION NO. PC 26:031,
RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING
ORDINANCE TEXT AMENDMENT NO. 44, AMENDING SECTIONS
17.104.010; 17.104.020; 17.104.070; 17.104.090(A); 17.104.090(B);
17.104.120(A)(1); 17.104.120(A)(2); 17.104.130; 17.104.140(D)(2);
17.104.140(D)(3); 17.104.150(A)(5); 17.104.210(E); 17.104.220;
17.104.220(A)(2); 17.104.220(C); 17.104.220(F); AND 17.104.230(A)
OF CHAPTER 17.104 (ACCESSORY DWELLING UNITS) OF TITLE 17

CONTINUED... PLEASE TURN PAGE

(ZONING) OF THE PARAMOUNT MUNICIPAL CODE REGARDING
ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY
DWELLING UNIT (JADU) REGULATIONS

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



CITY OF PARAMOUNT PLANNING AND BUILDING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Zoning Ordinance Text Amendment No. 44
REQUEST:	Recommend that the City Council adopt an ordinance amending Chapter 17.104 (Accessory Dwelling Units) of Title 17 (Zoning) of the Paramount Municipal Code regarding accessory dwelling units (ADU) and junior accessory dwelling unit (JADU) regulations
APPLICANT:	City of Paramount
MEETING DATE:	October 7, 2026
LOCATION:	Citywide
ZONE:	All zones that permit residential uses
GENERAL PLAN:	Multiple land use designations
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: October 7, 2026

Subject: RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 44, A REQUEST TO AMEND SECTIONS 17.104.010; 17.104.020; 17.104.070; 17.104.090(A); 17.104.090(B); 17.104.120(A)(1); 17.104.120(A)(2); 17.104.130; 17.104.140(D)(2); 17.104.140(D)(3); 17.104.150(A)(5); 17.104.210(E); 17.104.220; 17.104.220(A)(2); 17.104.220(C); 17.104.220(F); AND 17.104.230(A) OF CHAPTER 17.104 (ACCESSORY DWELLING UNITS) OF TITLE 17 (ZONING) OF THE PARAMOUNT MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) REGULATIONS

BACKGROUND

This item is a request for the Planning Commission to recommend to the City Council to amend Sections 17.104.010; 17.104.020; 17.104.070; 17.104.090(A); 17.104.090(B); 17.104.120(A)(1); 17.104.130; 17.104.140(D)(2); 17.104.140(D)(3); 17.104.150(A)(5); 17.104.210(E); 17.104.220; 17.104.220(A)(2); 17.104.220(C); 17.104.220(F); and 17.104.230(A) of Chapter 17.104 (Accessory Dwelling Units) of the Paramount Municipal Code regarding accessory dwelling units (ADU) and junior accessory dwelling unit (JADU) regulations.

In 2017, the State of California enacted Senate Bill (SB) 1069 and Assembly Bill (AB) 2299 to amend Section 65852.2 of the Government Code. This legislation replaced all previous references to “second unit” with the term “accessory dwelling unit” (ADU). A JADU is a housing unit that is no more than 500 square feet in interior livable space and contained entirely within a single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing residence.

In 2019, the State Legislature passed several pieces of legislation that included directives intended to increase the supply of affordable housing by facilitating the construction of ADUs and JADUs (the “State ADU Laws”). Since that time, the State has continued to update and expand ADU requirements, and cities are required to revise code requirements accordingly.

DISCUSSION

The Housing Accountability Unit of the California Department of Housing and Community Development (HCD) reviews city regulations for compliance with the most recent ADU regulations.

On July 1, 2026, HCD issued formal findings determining that the City's adopted ADU Ordinance does not entirely comply with State ADU Law. A copy of the letter is included. In response, the City is initiating a Zoning Ordinance Text Amendment to address HCD's findings and bring the ordinance into compliance with applicable State requirements.

Proposed Ordinance

The proposed ordinance includes the following amendments to Chapter 17.104 (Accessory Dwelling Units) of Title 17 (Zoning) of the Municipal Code:

- Updates ordinance language to incorporate changes from recent legislation (AB 130, AB 462, AB 1154, SB 9, SB 543).
- Updates outdated statutory references.
- Revises residential ADU provisions to allow correct combinations of ADUs and JADUs permitted under State Law.
- Removes or limits local standards not allowed under State ADU Law.
- Revises height rules to comply with State limits.
- Requires separate exterior entrances for all attached ADUs and JADUs.
- Updates the date for legalizing unpermitted ADUs to reflect an AB 2533 change (applicable to ADUs created prior to January 1, 2020 rather than 2018).
- Removes minimum structure separation requirements for ADUs created under Government Code Section 66323 (which is the section that established State-mandated ADUs).
- Removes triple-pane/tempered window requirements near front property lines.
- Clarifies that architectural/design standards only apply to ADUs reviewed under Government Code Section 66314 (applies to newly constructed attached ADUs and detached ADUs larger than 800 square feet).

The City Attorney has reviewed and approved the recommended changes in the draft ordinance.

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 26:031, recommending that the City Council adopt an ordinance approving Zoning Ordinance Text Amendment No. 44.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannan Street, 10th Floor, Suite 400
Sacramento, CA 95811
(916) 263-2911
www.hcd.ca.gov



July 1, 2026

John King, Planning Director
Paramount Planning and Building Department
16400 Colorado Ave,
Paramount, CA 90723

Dear John King:

**RE: Review of Paramount's Accessory Dwelling Unit (ADU) Ordinance under
State ADU Law (Gov. Code, §§ 66310–66342)**

Thank you for submitting the City of Paramount (City) ADU Ordinance No. 1191 (Ordinance), adopted January 14, 2025, to the California Department of Housing and Community Development (HCD). The Ordinance was received on January 25, 2025. HCD has reviewed the Ordinance and submits these written findings pursuant to Government Code section 66326, subdivision (a). HCD finds that the Ordinance fails to comply with State ADU Laws in the manner noted below. Pursuant to Government Code section 66326, subdivision (b)(1), the City has up to 30 days to respond to these findings. Accordingly, the City must provide a written response to these findings no later than July 31, 2026, with a plan to either amend the current ordinance or adopt a resolution with findings.¹ Responses should be submitted formally on agency letterhead.

The Ordinance addresses many statutory requirements; however, HCD finds that the Ordinance does not comply with State ADU Law as follows:

1. Please note, recent legislation amended State ADU Law. Language relevant to these changes should be incorporated into the Ordinance as it is updated. The bills referenced below are relevant to State ADU Law:
 - Assembly Bill (AB) 130 (Chapter 22, Statutes of 2025)—Effective June 30, 2025
 - AB 462 (Chapter 491, Statutes of 2025)—Effective October 10, 2025
 - AB 1154 (Chapter 507, Statutes of 2025)—Effective January 1, 2026
 - Senate Bill (SB) 9 (Chapter 510, Statutes of 2025)—Effective January 1, 2026
 - SB 543 (Chapter 520, Statutes of 2025)—Effective January 1, 2026

¹ Gov. Code, § 66326, subd. (b)(2)(B).

2. Section 17.104.010 – *Statutory Numbering* – The Ordinance contains references to code sections that were deleted by SB 477 (Chapter 7, Statutes of 2024), effective March 25, 2024. These include Government Code sections 65852.2 and 65852.22. The contents of these sections were relocated to Government Code, Title 7, Division 1, Chapter 13, sections 66310–66342. The City must amend the Ordinance to refer to the correct Government Code sections.
3. Section 17.104.020 A. – *Accessory Use and Residential Growth* – The Ordinance states an ADU that conforms to all standards in the Ordinance is “[d]eemed consistent with the Paramount General Plan and zoning designation for the lot on which the ADU or [junior accessory dwelling unit] JADU is located.” However, Government Code section 66319 also establishes that ADUs “shall be deemed to be an accessory use or an accessory building,” and “shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.” Therefore, the City must amend the Ordinance to include these provisions.
4. Section 17.104.070 – *Architectural Design* – The Ordinance states, “The architectural design, exterior materials, and color of an ADU shall match the architectural design; exterior materials, including window style and materials; roof slopes; and color of the existing or proposed dwelling on the same lot in accordance with adopted residential Objective Design Standards.” However, State ADU Law prohibits a local agency from imposing development or design standards on ADUs developed pursuant to Government Code section 66323, subdivision (a) that are not specifically listed in Government Code section 66323.² Therefore, the City must amend the Ordinance to clarify that this provision only applies to ADUs developed pursuant to Government Code section 66314.
5. Section 17.104.090 A. – *ADU Configuration* – The Ordinance states, “An ADU may be attached to the existing dwelling, located within the living area of the existing dwelling, or detached from the existing dwelling unit so long that it is located on the same lot as the existing dwelling.” However, Government Code section 66314, subdivision (d)(3) states an ADU shall be “either attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling, including detached garages.” The Ordinance omits the authorization to construct ADUs by converting non-livable space of the primary dwelling, such as attached garages, or detached accessory structures. Therefore, the City must amend the Ordinance to include these statutorily allowed ADU types.
6. Section 17.104.090 B. and C. – *External Entrances* – The Ordinance states, “An attached ADU may have a separate entrance which may be facing the front, side,

² Gov. Code, § 66323, subd. (b).

or rear yards.” However, all attached ADUs and all JADUs are required by State ADU Law to provide a separate exterior entrance from the primary dwelling.³ Therefore, the City must amend the Ordinance to include this as a mandatory requirement of State ADU Law.

7. Section 17.104.120 A.1. – *Detached ADU Height Limits* – The Ordinance states, “An ADU shall not exceed a building height limit of 18 feet for: Detached ADUs on a lot with an existing or proposed multifamily, multistory dwelling with a roof slope less than 3 units of vertical rise to 12 units of horizontal run (also expressed as slope less than 3:12).” The Ordinance includes roof slope requirements. However, State ADU Law prohibits a local agency from imposing development or design standards on ADUs developed pursuant to Government Code section 66323, subdivision (a) that are not specifically listed in Government Code section 66323. In addition, Government Code section 66321, subdivision (b)(4)(B) allows a detached ADU “within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code...an additional two feet in height to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit,” for a potential maximum of 20 feet for qualifying detached ADUs. Therefore, the City must amend the Ordinance to clarify that the roof slope requirements only apply to ADUs developed pursuant to Government Code section 66314, and provide for the additional two feet in height to align with the roof pitch of the primary dwelling unit, as authorized by State ADU Law.
8. Section 17.104.130 – *Minimum Structure Separation* – The Ordinance states, “A minimum six-foot separation must be maintained between any detached ADU and the existing single-family dwelling or any accessory structure on the same lot.” However, State ADU Law prohibits a local agency from imposing development or design standards on ADUs developed pursuant to Government Code section 66323, subdivision (a) that are not specifically listed in Government Code section 66323.⁴ A minimum distance requirement is not authorized by State ADU Law. Therefore, the City must amend the Ordinance to remove the minimum separation requirement. For units constructed pursuant to Government Code section 66314, the City is authorized to impose local building code requirements that apply to detached dwellings, except that the construction of an accessory dwelling unit shall not constitute a Group R occupancy change under the local building code.⁵ If the six-foot separation is codified in the local building code, the City is permitted to impose it only on ADUs constructed pursuant to Government Code 66314. If it is not codified, the City is precluded from imposing this separation requirement entirely.

³ Gov. Code, §§ 66313, subd. (a); 66333, subd. (e)(1).

⁴ Gov. Code, § 66323, subd. (b).

⁵ Gov. Code, § 66314, subd. (d)(8).

9. Section 17.104.140 D.2. – *Vision Clearance* – The Ordinance states, “The development of ADUs in the front setback must provide for the maintenance of a safety vision clearance on each side of a driveway, as specified.” However, State ADU Law precludes an ADU Ordinance from establishing “[a]ny requirement for a zoning clearance or separate zoning review or any other minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, for either attached or detached dwellings that does not permit at least an 800 square foot accessory dwelling unit with four-foot side and rear yard setbacks.”⁶ In addition, State ADU Law prohibits a local agency from imposing development or design standards on ADUs developed pursuant to Government Code section 66323, subdivision (a) that are not specifically listed in Government Code section 66323, paragraphs (1) through (4), inclusive, of subdivision (a).⁷ A vision clearance requirement is not authorized by State ADU Law. Therefore, the City must amend the Ordinance to remove the vision clearance requirement for any and all ADUs created pursuant to Government Code section 66323 and specify that such requirement shall not prevent an ADU of up to 800 square feet with four-foot side and rear yard setbacks.
10. Section 17.104.140 D.3. – *Windows on ADUs Near Front Property Lines* – The Ordinance states, “Windows on ADUs within 10 feet of the front property line must be tempered triple-pane glass windows with a Sound Transmission Class rating of 29 or more to reduce the penetration of street noise into the interior of the ADU.” However, State ADU Law prohibits a local agency from imposing development or design standards on ADUs developed pursuant to Government Code section 66323, subdivision (a) that are not specifically listed in Government Code section 66323.⁸ Therefore, the City must amend the Ordinance to clarify that tempered triple-pane glass windows are not required for ADUs created under Government Code section 66323.
11. Section 17.104.220 A. and C. – *Number and Type of ADUs Allowed with Proposed or Existing Single-family Dwellings* – The Ordinance states, “The Planning Department shall ministerially approve, with objective standard review, as provided, an application for a building permit within a residential or mixed-use zone to approve” a conversion ADU or JADU “within the proposed space of a legally permitted single-family dwelling or existing space of a single-family dwelling or accessory structure” and “[o]ne detached, new construction ADU that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The ADU may be combined with a JADU described in Section 17.104.210 above. The City may impose...A total floor area of not more than 800 square feet...[and] A height limitation as provided in this Chapter.” This

⁶ Gov. Code, §66321, subd. (b)(3).

⁷ Gov. Code, § 66323, subd. (b).

⁸ Gov. Code, § 66323, subd. (b).

section misinterprets Government Code section 66323, subdivisions (a)(1) and (2). The Ordinance fails to fully and accurately provide for what is allowed by State ADU Law. First, Government Code section 66314 authorizes the creation of one detached, attached, or conversion ADU that is subject to the objective standards in a local ADU ordinance. The standards in Government Code section 66314 are strictly limited to regulating objective standards. Nothing in Government Code section 66314 permits a local jurisdiction to prohibit an ADU authorized under that section from being constructed in combination with the ADUs permitted under Government Code section 66323. Second, Government Code section 66323, subdivision (a)(1) provides for the creation of one JADU and one conversion ADU created within the space of an existing or proposed single-family dwelling, or in the case of an ADU, within the existing space of an accessory structure. In addition, Government Code section 66323, subdivision (a)(2) provides for the creation of one new construction detached ADU. SB 543 (Chapter 520, Statutes of 2025) amended State ADU Law, effective January 1, 2026, to expressly confirm the ability to combine the ADUs described in Government Code section 66323, subdivisions (a)(1) and (2). Therefore, the City must amend the Ordinance to allow on a lot with an existing or proposed single-family dwelling, the ADU and JADU combinations permitted under Government Code sections 66314 and 66323, subdivisions (a)(1) and (2).

12. Section 17.104.220 D., E., and F. – *Number and Type of ADUs Allowed with Proposed or Existing Multifamily Dwellings* – The Ordinance states, “The Planning Department shall ministerially approve, with objective standard review, as provided, an application for a building permit within a residential or mixed-use zone to approve” at least one conversion ADU, or up to 25 percent of the existing dwelling units “within the portions of existing multifamily dwelling structures that are not used as livable space” and “[n]ot more than two ADUs that are located on a lot that has a proposed multifamily dwelling, but are detached from that multifamily dwelling” or “[n]ot more than eight ADUs that are located on a lot that has an existing multifamily dwelling, but are detached from that multifamily dwelling,” as specified. However, while this describes the conversion ADUs allowed by Government Code section 66323, subdivision (a)(3) and the detached ADUs allowed by subdivision (a)(4), the Ordinance omits the statutory ability to combine ADUs created pursuant to Government Code section 66323, subdivision (a)(3) with ADUs created pursuant to Government Code section 66323, subdivision (a)(4). SB 543 (Chapter 520, Statutes of 2025) amended State ADU Law, effective January 1, 2026, to expressly confirm the ability to combine the ADUs described in Government Code section 66323, subdivisions (a)(3) and (4). In addition, a property owner may also create one ADU as allowed by a local ADU Ordinance adopted pursuant to Government Code section 66314. Government Code section 66314 specifically limits a local agency to objective standards.⁹ Nothing in Government Code section 66314 permits a local jurisdiction to prohibit

⁹ Gov. Code, § 66314, subd. (b)(1).

an ADU authorized under that section from being constructed in combination with the ADUs permitted under Government Code section 66323. Therefore, the City must amend these unlawful provisions of the Ordinance to allow, on a lot with an existing or proposed multifamily dwelling, the ADU combinations permitted under Government Code sections 66314 and 66323, subdivisions (a)(3) and (4).

13. Section 17.104.230 A. – *Permitting Existing Unpermitted Units* – The Ordinance states, “An application for an unpermitted ADU that was constructed before January 1, 2018 shall not be denied due to violations of building standards in Title 15 of the Paramount Municipal Code, or if the unpermitted ADU does not comply with Chapter 17.104 of the Paramount Municipal Code, unless it is found that correcting the violation is necessary to protect the health and safety of the public or occupants of the structure pursuant to Section 17920.3 of the California Health and Safety Code.” However, AB 2533 (Chapter 834, Statutes of 2024) amended the corresponding section in State ADU Law, to apply to ADUs created prior to January 1, 2020. Therefore, the City must update the Ordinance so that it reflects the codified date of January 1, 2020.

The City has two options in response to this letter.¹⁰ The City can either 1) amend the Ordinance to comply with State ADU Law¹¹ or 2) adopt the Ordinance without changes and include findings in its resolution accompanying the Ordinance that explain the reasons the City believes that the Ordinance complies with State ADU Law despite HCD’s findings.¹² If the City fails to take either course of action, or if HCD finds that the newly adopted Ordinance remains out of compliance with State ADU Law despite the City’s findings and explanations, HCD must notify the City and may notify the California Office of the Attorney General that the City is in violation of State ADU Law.¹³

HCD appreciates the City’s efforts in the preparation and adoption of the Ordinance and welcomes the opportunity to assist the City in fully complying with State ADU Law. Please feel free to contact Auzzie Sheard at Auzzie.Sheard@hcd.ca.gov if you have any questions or wish to discuss any of HCD’s findings.

Sincerely,



Jamie Candelaria
Section Chief, ADU Policy
Housing Accountability Unit

¹⁰ Gov. Code, § 66326, subd. (c)(1).

¹¹ Gov. Code, § 66326, subd. (b)(2)(A).

¹² Gov. Code, § 66326, subd. (b)(2)(B).

¹³ Gov. Code, § 66326, subd. (c)(1).

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 26:031**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO ZONING ORDINANCE TEXT AMENDMENT NO. 44, A REQUEST FOR THE PLANNING COMMISSION TO RECOMMEND THAT THE CITY COUNCIL APPROVE AMENDMENTS TO SECTIONS 17.104.010; 17.104.020; 17.104.070; 17.104.090(A); 17.104.090(B); 17.104.120(A)(1); 17.104.120(A)(2); 17.104.130; 17.104.140(D)(2); 17.104.140(D)(3); 17.104.150(A)(5); 17.104.210(E); 17.104.220; 17.104.220(A)(2); 17.104.220(C); 17.104.220(F); AND 17.104.230(A) OF CHAPTER 17.104 (ACCESSORY DWELLING UNITS) OF TITLE 17 (ZONING) OF THE PARAMOUNT MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) REGULATIONS; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IN ALL ZONES THAT PERMIT RESIDENTIAL USES CITYWIDE.

WHEREAS, the Planning Commission of the City of Paramount is setting forth its finding of fact and recommending that the City Council approve Zoning Ordinance Text Amendment No. 44, amending Chapter 17.104 (Accessory Dwelling Units) of Title 17 (Zoning) of the Paramount Municipal Code Sections 17.104.010; 17.104.020; 17.104.070; 17.104.090(A); 17.104.090(B); 17.104.120(A)(1); 17.104.120(A)(2); 17.104.130; 17.104.140(D)(2); 17.104.140(D)(3); 17.104.150(A)(5); 17.104.210(E); 17.104.220; 17.104.220(A)(2); 17.104.220(C); 17.104.220(F); and 17.104.230(A) regarding accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU) regulations in all zones that permit residential uses citywide; 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 to recommend to the City Council to approve Zoning Ordinance Text Amendment No. 44, amending Chapter 17.104 (Accessory Dwelling Units) of Title 17 (Zoning) of the Paramount Municipal Code Sections 17.104.010; 17.104.020; 17.104.070; 17.104.090(A); 17.104.090(B); 17.104.120(A)(1); 17.104.120(A)(2); 17.104.130; 17.104.140(D)(2); 17.104.140(D)(3); 17.104.150(A)(5); 17.104.210(E); 17.104.220; 17.104.220(A)(2); 17.104.220(C); 17.104.220(F); and 17.104.230(A) regarding accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU) regulations in all zones that permit residential uses citywide.

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 7th day of October 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. 44, AMENDING SECTIONS 17.104.010; 17.104.020; 17.104.070; 17.104.090(A); 17.104.090(B); 17.104.120(A)(1); 17.104.120(A)(2); 17.104.130; 17.104.140(D)(2); 17.104.140(D)(3); 17.104.150(A)(5); 17.104.210(E); 17.104.220; 17.104.220(A)(2); 17.104.220(C); 17.104.220(F); AND 17.104.230(A) OF CHAPTER 17.104 (ACCESSORY DWELLING UNITS) OF TITLE 17 (ZONING) OF THE PARAMOUNT MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) REGULATIONS; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IN ALL ZONES THAT PERMIT RESIDENTIAL USES CITYWIDE.

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 October 7, 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. 26:031, recommending that the City Council adopt this Ordinance; and
- E. The City Council held a duly noticed public hearing on this Ordinance on _____, at which time it considered all evidence presented, both written and oral.

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

SECTION 3. Section 17.104.010 of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

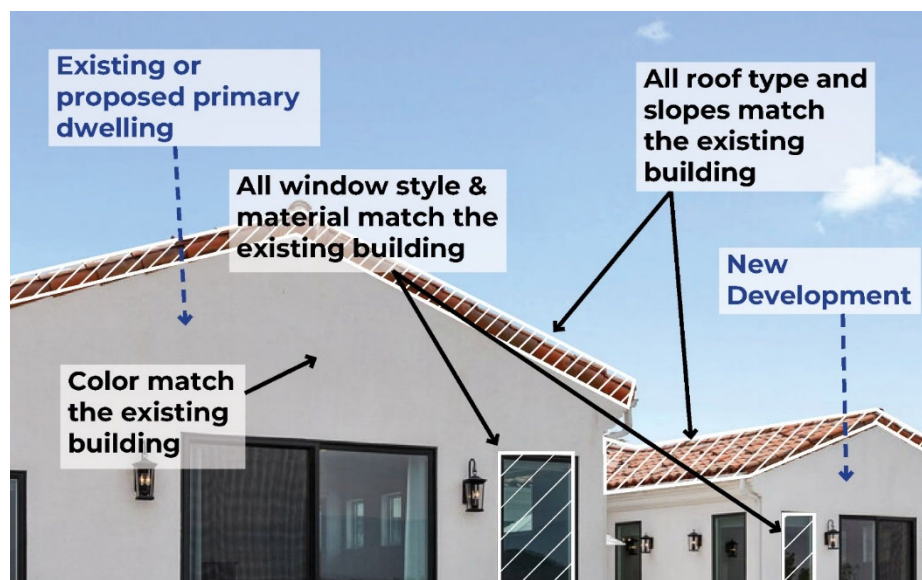
The accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU) regulations set forth are established to comply with the State standards and requirements set forth in to Government Code, Title 7, Division 1, Chapter 13, Sections 66310–66342, as those may be amended from time to time. It is the intent of the City that regulations set forth in this chapter shall have the effect of providing for the creation of compliant ADUs, and that provisions do not unreasonably restrict the ability of homeowners to create ADUs in zones in which they are authorized by local ordinance.

SECTION 4. Section 17.104.020 of the Paramount Municipal Code is hereby amended to add the following subsection:

- E. Deemed to be an accessory use or an accessory building shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

SECTION 5. Section 17.104.070 of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

The architectural design, exterior materials, and color of an ADU developed pursuant to Government Code Section 66314 shall match the architectural design; exterior materials, including window style and materials; roof slopes; and color of the existing or proposed dwelling on the same lot in accordance with adopted residential Objective Design Standards.



SECTION 6. Section 17.104.090(A) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

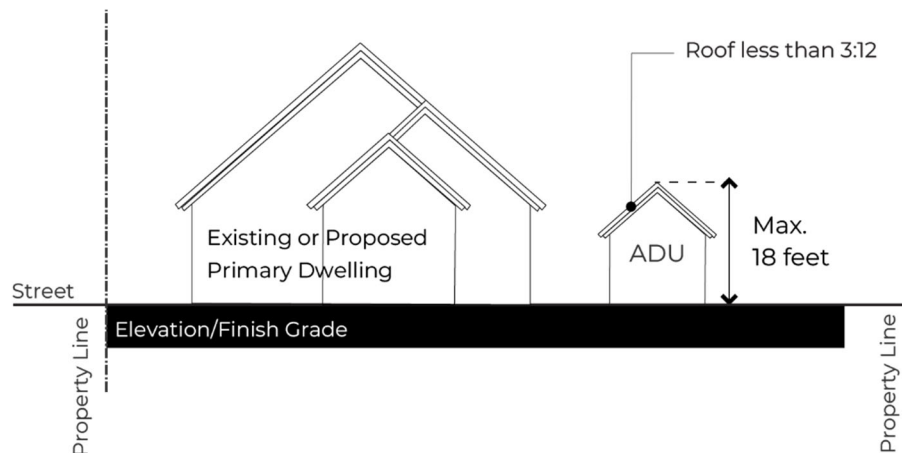
- A. An ADU may either attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling, including detached garages.

SECTION 7. Section 17.104.090(B) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

- B. An attached ADU or JADU shall have a separate entrance which may be facing the front, side, or rear yards.

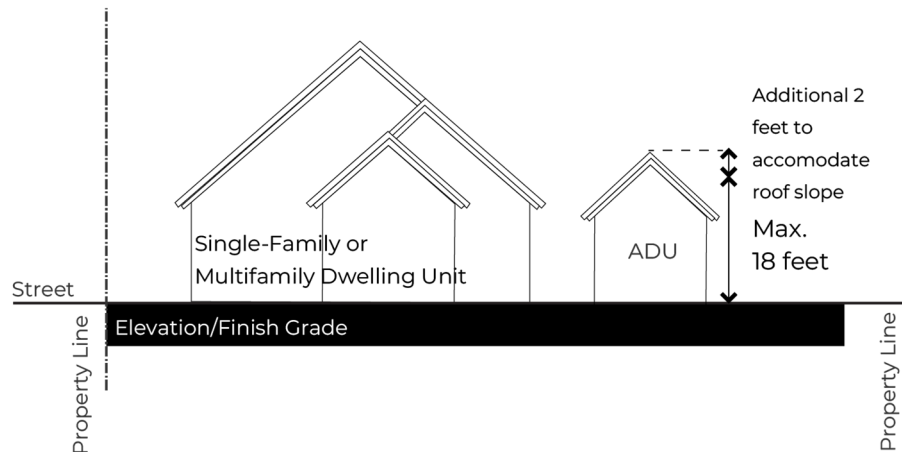
SECTION 8. Section 17.104.120(A)(1) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

1. Detached ADUs developed pursuant to Government Code Section 66314 and on a lot with an existing or proposed multifamily, multistory dwelling with a roof slope less than 3 units of vertical rise to 12 units of horizontal run (also expressed as slope less than 3:12).



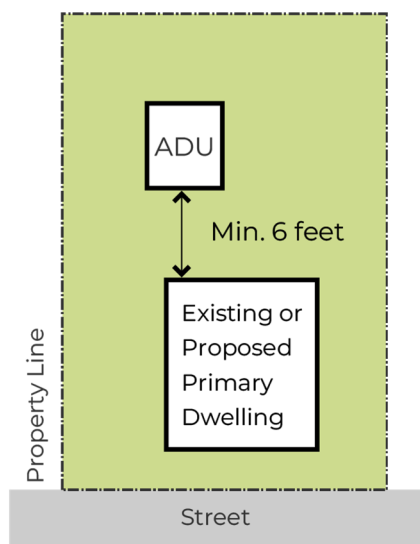
SECTION 9. Section 17.104.120(A)(2) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

2. Any detached ADU within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, is allowed an additional two feet in height to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit, for a potential maximum of 20 feet for qualifying detached ADUs.



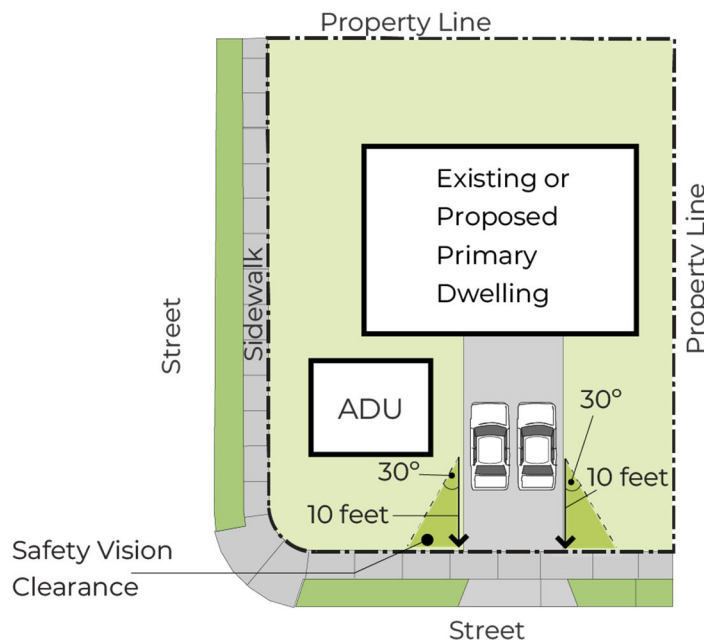
SECTION 10. Section 17.104.130 of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

Detached ADUs constructed pursuant to Government Code Section 66314 must maintain a separation as required by local building code between any detached ADU and the existing single-family dwelling or any accessory structure on the same lot.



SECTION 11. Section 17.104.140(D)(2) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

3. The development of ADUs, excluding ADUs created pursuant to Government Code Section 66323, in the front setback must provide for the maintenance of a safety vision clearance on each side of a driveway. This vision clearance requirement is for an area that shall be defined by a diagonal line beginning 10 feet back from the front property line, at the intersection with the edges of the driveway, and extending away from the driveway at an angle of 30° to the edge of the driveway toward the street property line of the lot. Within this area, no tree shall be allowed, nor any fence, shrub, or other physical obstruction higher than 42 inches above the established grade shall be permitted. This requirement shall not prevent an ADU of up to 800 square feet with four-foot side and rear yard setbacks.



SECTION 12. Section 17.104.140(D)(3) of the Paramount Municipal Code is hereby amended in its entirety to read as follows:

4. Windows on ADUs, other than those constructed pursuant to Government Code Section 66323, within 10 feet of the front property line must be tempered triple-pane glass windows with a Sound Transmission Class rating of 29 or more to reduce the penetration of street noise into the interior of the ADU.

SECTION 13. Section 17.104.150(A)(5) of the Paramount Municipal Code is hereby amended as follows:

5. Notwithstanding **Government Code, Title 7, Division 1, Chapter 13, Sections 66310–66342** subparagraph (A) of paragraph (2) of subdivision (f) of ~~Section 65852.2~~, if requested by a utility providing service to the primary residence, the ADU has a separate water, sewer, or electrical connection to that utility.

SECTION 14. Section 17.104.210(E) of the Paramount Municipal Code is hereby amended as follows:

- E. Any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in a planned development, and any provision of a governing document, that either effectively prohibits or unreasonably restricts the construction or use of an ADU or JADU on a lot zoned for residential use that meets the requirements of **Government Code, Title 7, Division 1, Chapter 13, Sections 66310–66342** ~~Section 65852.2 or 65852.22 of the California Government Code~~, is void and unenforceable.

SECTION 15. Section 17.104.220 of the Paramount Municipal Code is hereby amended to amend the introductory paragraph as follows:

Notwithstanding any other approvals required under State law, the Planning and Building Department shall ministerially approve, with objective standard review, as provided, an application for a building permit within a residential or mixed-use zone to approve any of the following subject to the following requirements:

SECTION 16. Section 17.104.220(A)(2) of the Paramount Municipal Code is hereby amended to add the following language:

2. If a JADU does not include a separate bathroom, the JADU shall include an interior entry to the primary dwelling in compliance with **Government Code, Title 7, Division 1, Chapter 13, Sections 66310–66342** ~~California Government Code Section 65852.22~~.

SECTION 17. Section 17.104.220(C) of the Paramount Municipal Code is hereby amended to add the following language to the introductory paragraph:

- C. New Construction—Detached, Single-Family Dwelling. One detached, new construction ADU that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The ADU may be combined with **an ADU or JADU described in this section, or any other combination required to be allowed under State law.**

SECTION 18. Section 17.104.220(F) of the Paramount Municipal Code is hereby amended to add the following language:

- F. New Construction—Detached, Multifamily Dwellings—Existing Dwelling. Not more than eight ADUs that are located on a lot that has an existing multifamily dwelling but are detached from that multifamily dwelling and are subject to a height limitation set out in this chapter, and rear yard and side setbacks of no more than four feet. The number of **detached** ADUs allowable pursuant to this Section shall not exceed the number of existing units on the lot. Notwithstanding **the above**, the maximum number of such **detached** ADUs on the lot shall not exceed eight.

SECTION 19. Section 17.104.230 (A) of the Paramount Municipal Code is hereby amended to add the following language:

- A. Existing ADUs that have not been approved by the City are required to obtain approval in order to be considered a lawful use. An application for an unpermitted ADU that was constructed before January 1, **2020** ~~2018~~ shall not be denied due to violations of building standards in Title 15 of the Paramount Municipal Code, or if the unpermitted ADU does not comply with Chapter 17.104 of the Paramount Municipal Code, unless it is found that correcting the violation is necessary to protect the health and safety of the public or occupants of the structure pursuant to Section 17920.3 of the California Health and Safety Code. An application for an unpermitted ADU for which a building permit does not exist shall be approved based the version of the applicable Building Code in effect when the residential unit was determined to be constructed for the purposes of issuing a building permit. The Building Official or designee may make a determination of the date of construction and issue a retroactive building permit for that construction.

SECTION 20. 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 21. 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 22. Effective Date. This Ordinance shall take effect thirty days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published as required by law, together with the names and members of the City Council voting for and against the Ordinance.

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

Brenda Olmos, Mayor

ATTEST:

Heidi Luce, City Clerk

OCTOBER 7, 2026

ORAL REPORT

CITY COUNCIL ACTIONS

OCTOBER 7, 2026

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF