

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. 1189

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVING ZONE CHANGE NO. 244, A REQUEST BY PARAMOUNT GATEWAY, LLC TO REPLACE ORDINANCE NO. 560/ZONE CHANGE NO. 92 TO CHANGE THE OFFICIAL ZONING MAP FROM PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/LUMBER YARD AND HARDWARE STORE TO PD-PS/COMMERCIAL TO ALLOW A SUPERMARKET AND THREE RESTAURANTS AT 15101 PARAMOUNT BOULEVARD IN THE CITY OF PARAMOUNT

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:

WHEREAS, California Constitution Article XI, Section 7, enables the City of Paramount ("the City") to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce zoning regulations, including the location and boundaries of the various zones shown and delineated on the Official Zoning Map of the City, is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, 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

WHEREAS, the Planning Commission held a duly noticed public hearing on August 7, 2024 at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 24:023, recommending that the City Council adopt this Ordinance; and

WHEREAS, the City Council held a duly noticed public hearing on this Ordinance on September 10, 2024, at which time it considered all evidence presented, both written and oral.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PARAMOUNT DOES ORDAIN AS FOLLOWS:

SECTION 2. Ordinance No. 560/Zone Change No. 92 is hereby replaced as follows with:

Said zone change is subject to the following conditions:

Purpose:

The broad intent of the uses in this PD-PS (Planned Development with Performance Standards) zone is to include select restaurant and supermarket uses to meet community needs at a central location in the City of Paramount. It is a further objective, by establishing limitations upon building height and floor space, to maintain a reasonable intensity of land use, amount of traffic and general environment which will make it possible for the City to more efficiently and economically design, install and maintain all physical public service facilities in terms of size and capacity, to adequately and permanently meet the needs resulting from a defined intensity of land use.

Permitted uses:

The following uses only are permitted in this PD-PS zone:

1. Automated teller machines (ATMs) accessible from the interior or exterior of a specialty food store or supermarket.
2. Specialty food store.
3. Supermarket.

Uses permitted subject to conditional use permit:

The following uses may be permitted; provided that in each instance a conditional use permit is first obtained and continued in full force and effect as provided in Section 17.48.020 of the Paramount Municipal Code.

1. Alcoholic beverage sales for consumption off-premises.
2. Any establishment offering alcoholic beverages for sale for consumption on the premises.
3. Drive-thru establishments of any kind.
4. Exterior display of merchandise of any kind other than as a special event sale or grand opening.
5. Freestanding automated teller machines (ATMs).
6. Restaurants (walk-in), bakeries with customer seating, coffee shops, quick serve food uses, fast casual food uses, take-out food service, or other such retail food establishments.
7. Retail kiosks (permanent and temporary).

Prohibited uses:

Land uses that are not listed in the "permitted uses" or "Uses permitted subject to conditional use permit" sections above are not allowed. The following prohibited uses are listed for further reference and specificity.

The following uses shall be prohibited in this PD-PS zone:

1. Automotive repair or service of any kind whatsoever.
2. Bars or cocktail lounges.
3. Billiard parlors.
4. Bingo parlors.
5. Fraternal or social organizations.
6. Game arcades.
7. Housing. Any type of residence or caretaker unit is prohibited unless allowed by State law.
8. Laundries.
9. Places of worship.

10. Recreational vehicles. The outdoor parking or outdoor storage of any recreational vehicle shall not be allowed. Such recreational vehicles shall include, but are not limited to motorhomes, boats, travel trailers, and transport trailers.
11. Tire shops, sales or service.
12. Vocational schools.
13. Vehicle storage. Truck and/or van storage is prohibited at all times. All other vehicle storage is prohibited overnight.
14. Welding shops.

Performance standards:

Every use permitted in this PD-PS zone shall be subject to the following conditions and limitations:

1. Electrical. Any electrical disturbances adversely affecting the operation of any equipment other than that of the creator of such disturbance is prohibited.
2. Electric vehicle (EV) charging stations. EV charging stations shall be maintained in good condition and working order. Malfunctioning or vandalized EV charging stations shall be promptly repaired or replaced as needed.
3. Exterior lighting. All exterior lighting shall be directed away from residences.
4. Exterior storage. With the exception of the exterior display of merchandise associated with an approved conditional use permit (CUP), Special Event Permit, or Grand Opening Permit, no exterior storage of vehicles, materials, supplies, equipment, or machinery shall be permitted whether open or in tanks, bins, or other container devices.
5. Glare or heat. Any direct or reflected glare or heat which is perceptible at any point outside of any building is prohibited.
6. Hazardous materials. Hazardous materials are prohibited.
7. Loading and unloading. Hours of loading and unloading shall be prohibited between the hours of 6:00 p.m. and 7:00 a.m.
8. Modifications. Alterations or modifications to the exterior of the building, fences, railings, walls, or other improvements constructed on the property, or changes to the grade or drainage pattern of the property, are prohibited without the prior consent of the Planning Director.
9. Noise or vibrations. Any building equipment, such as air conditioning devices, must comply with the Paramount Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code). Any noise or vibrations other than that related to temporary construction work which is discernable without instruments at any lot line of the site is prohibited.
10. Odor. The emission of odorous gases or matter in quantities such as to be perceptible at any lot line of the site is prohibited.
11. Radioactive materials. The use or handling of radioactive materials is prohibited.

12. Satellite dish. The installation of a satellite dish shall be on the rooftop or otherwise concealed from public view.
13. Solar energy systems. Solar energy systems and associated battery storage systems shall be maintained in good working order on all buildings.
14. Storage enclosed. All property being stored at the storage facility must be kept entirely within enclosed buildings.
15. Storage restrictions. The storage or accumulation of trash, manure, and other offensive or noxious materials in a self-storage unit or any other location is specifically prohibited.
16. Uses indoors. All uses except parking shall be conducted within an entirely enclosed building.
17. Trash/recyclables. Trash, recyclables, organic waste, or other waste shall be disposed of in the designated trash enclosures. The businesses shall comply with organic waste disposal requirements of Chapter 13.09 and refuse, garbage, and weeds requirements of Chapter 13.20 of the Paramount Municipal Code.
18. Vehicle repair. The maintenance, repair, or dismantling of any vehicle within the PD-PS (Planned Development with Performance Standards) zone is prohibited.

Development standards:

1. Design. All new buildings, building additions, or substantial exterior remodels constructed in this PD-PS zone shall conform to the adopted architectural guidelines of the Central Business District.
2. Development Review. All conditions of Development Review Application No. 23:008 are applicable unless superseded by relevant changes to the Paramount Municipal Code or successive development review applications approved by the Development Review Board.
3. Driveways. The complete width and a minimum 10-foot depth of the driveways along Paramount Boulevard and Somerset Boulevard shall feature stamped and stained concrete or pavers.
4. Exterior security doors, gates, and window 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.
5. Fences, etc. No fence or hedge exceeding 42 inches in height shall be erected or permitted in the front setback area on any lot. No chain link fences are permitted on any location within the property.
6. Landscaping/irrigation. Landscaping and irrigation shall comply with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code. All landscaped areas shall include a minimum six-inch curb along the perimeter.
7. Setbacks. Setbacks shall be as indicated on the submitted site plan as considered by the Development Review Board (Development Review Application No. 23:008 or related future approval) and made by reference a part of this zone change

8. Parking. Parking shall be provided as indicated on the submitted site plan as considered by the Development Review Board (Development Review Application No. 23:008 or related future approval) and made by reference a part of this zone change. Size, location, design, and maintenance of parking spaces and the parking facility as a whole shall be in accordance with Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 (General Provisions, Conditions, and Exceptions) regarding this title of the Paramount Municipal Code.
9. Security wire. No barbed wire, concertina wire, razor wire, or cut glass shall be used as a fence or part of a fence, wall or hedge along any property line or within any required side, rear, or front yard.
10. Signs. All signage on the exterior of the building shall comply with the sign standards established for the Central Business District. All signage shall be individual channel letters, and sign cans are prohibited.
11. Special Event Sales and Grand Openings. Special Event Sales and Grand Openings shall be as per Paramount Municipal Code regulations.
12. Tarps. The use of tarps is prohibited in front setbacks, side setbacks, rear yard areas, over driveways, and in parking and circulation areas.

Operation and Easement Agreement.

An Operation and Easement Agreement shall be fully executed following City Attorney review for approval consideration and prior to the issuance of a certificate of occupancy.

Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The development of the project shall adhere to all mitigation measures and conditions of approval of the adopted Mitigated Negative Declaration.

Mitigation measures include adhering to the project-specific Geotechnical Investigation regarding Geology and Soils and adhering to Tribal Cultural Resources mitigations identified through tribal consultation.

As identified in the Local Transportation Assessment and supplemental Local Transportation Assessment, the northbound approach to the Colorado Avenue/ Somerset Boulevard intersection, shall be restriped for one shared left turn/through lane and a dedicated right turn lane (to incorporated into the existing half-width of Colorado), as well as the implementation of Transportation Demand Management measures, including employee alternative transportation information, bicycle racks, and bicycle storage facilities.

Compliance with Chapter 17.72 (PD-PS, Planned Development with Performance Standards Zone) of the Paramount Municipal Code.

This zone change case shall comply with all conditions set forth in Chapter 17.72 (PD-PS, Planned Development with Performance Standards Zone) of the Paramount Municipal Code zone, Section 17.72.010 to 17.72.210, inclusive.

SECTION 3. California Environmental Quality Act (CEQA). The City Council adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this project, pursuant to the provisions of the California Environmental Quality Act (CEQA).

SECTION 4. 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 5. 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 8th day of October 2024.


Annette C. Delgadillo, Mayor

Attest:


Heidi Luce, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF PARAMOUNT)

I, Heidi Luce, City Clerk of the City of Paramount, California, DO HEREBY CERTIFY that the foregoing **ORDINANCE NO. 1189** was adopted at a meeting of the City Council held on **October 8, 2024**, by the following vote, to wit; and said Ordinance has been duly signed by the Mayor, attested by the City Clerk, and published pursuant to law:

AYES: COUNCILMEMBERS: Aguayo, Olmos, Cuellar Stallings;
Vice Mayor Lemons, Mayor Delgadillo
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None

Dated: October 9, 2024



Heidi Luce, City Clerk

(SEAL)