

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**ORDINANCE NO. 1204**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT AMENDING ORDINANCE NO. 178, THE COMPREHENSIVE ZONING ORDINANCE, APPROVING ZONE CHANGE NO. 252, AND CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF PARAMOUNT FROM PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/MIXED-USE COMMERCIAL AND SENIOR ASSISTED/INDEPENDENT LIVING FACILITY TO PD-PS/MULTIPLE-FAMILY RESIDENTIAL TO ALLOW FOR THE DEVELOPMENT OF 17 SINGLE-FAMILY RESIDENTIAL DWELLING UNITS AT 16635, 16675, AND 16683 PARAMOUNT BOULEVARD IN THE CITY OF PARAMOUNT AND FINDING THE PROJECT CONSISTENT WITH A PREVIOUSLY ADOPTED AMENDMENT TO A MITIGATED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

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 March 1, 2022 and reasonable land use planning principles; and

WHEREAS, concurrently with the introduction of this ordinance, the City Council adopted Resolution No. 25:030 approving General Plan Amendment No. 25-2, changing the General Plan Land Use Designation to Mixed-Use Commercial and Multiple-Family Residential for a total of three properties located at 16635, 16675, and 16683 Paramount Boulevard; and

WHEREAS, Zone Change No. 252 would amend the City of Paramount’s official Zoning Map to change the zoning of three properties located at 16635, 16675, and 16683 Paramount Boulevard from PD/PS (Planned Development with Performances Standards)/Mixed Use Commercial and Senior Assisted/Independent Living Facility to PD/PS Multi-Family Residential; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 6, 2025 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 25:019, recommending that the City Council adopt this Ordinance; and

WHEREAS, on August 12, 2025, the City Council adopted Resolution No. 25:029, adopting an addendum to a previously adopted Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting program in conjunction with City funding of a proposed 17-unit single-family residential project at 16635, 16675, and 16683 Paramount Boulevard (the “project site”); and approved an Acquisition and Development Loan Agreement with Gold Key Development, Inc. to support the development of affordable housing units at the project site; and

WHEREAS, the City Council held a duly noticed public hearing on this Ordinance on September 9, 2025, 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.** The official Zoning Map of the City of Paramount adopted by Ordinance No. 178 on February 20, 1962 is amended as shown on the map attached hereto, marked Exhibit "A", to be zoned PD-PS (Planned Development with Performance Standards)/ Multiple-Family Residential. Said change shall be made on the official Zoning Map of the City of Paramount.

Said zone change shall be subject to the following conditions:

Permitted Uses:

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

1. One single-family dwelling. Lots shall be used for residential purposes only, and no building shall be erected, altered, placed, or permitted to remain on any lot other than a single-family dwelling. No part of the properties shall ever be used or caused, allowed, or authorized to be used in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending, or other such nonresidential purpose other than those authorized under Home Occupation regulations.
2. Accessory dwelling unit (ADU) and/or junior accessory dwelling unit (JADU). An ADU and/or JADU shall be permitted pursuant to Chapter 17.104 (Accessory Dwelling Units) of the Paramount Municipal Code and preemptive requirements of State law, as those may be amended from time to time.
3. Attached accessory buildings and structures, including private garages.
4. Animals. Dogs and cats as household pets, provided that the total number is any combination thereof shall not exceed three. Livestock, including cattle, sheep, goats, horses, rabbits, rodents, poultry, fowl, and pigeons are prohibited. Fish and invertebrates contained within an aquarium shall be permitted.
5. Family daycare homes. A family daycare home shall comply with all relevant regulations from all relevant State of California, Los Angeles County, and City of Paramount codes and regulations and maintain an active City of Paramount business license.
6. Home garden. A home garden is permitted as a complement or accessory to a completed development project.
7. Home occupation. A Home Occupation Permit may be granted pursuant to Section 17.08.020(E) of the Paramount Municipal Code.
8. Small licensed residential care facilities. A small licensed residential care facility shall comply with all relevant regulations from all relevant State of California, Los Angeles County, and City of Paramount codes and regulations and maintain an active City of Paramount business license.

Prohibited uses:

1. Short-term rentals. A short-term rental means a residential building or a portion of a residential building that is rented to a person or person for 30 consecutive days or less.

Performance Standards:

1. Vehicle repair. The repair or dismantling of any vehicle within the PD-PS (Planned Development with Performance Standards/Multiple-Family Residential) zone shall be prohibited.
2. Commercial trucks/trailers. The parking or storage of trailers or commercial trucks shall not be allowed.
3. Vehicle parking. The parking of any vehicle in any area of any lot, other than the garage or driveway, is prohibited.
4. 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.
5. Satellite dish. The installation of a satellite dish shall be at a location at the rear of the house or garage and shall not project above the peak of the roof so as not to be visible from the Paramount Boulevard or Eureka Avenue.
6. Pole/antennae. No television or radio poles, antennae, or other external fixtures other than those originally installed by the developer and any replacements thereof, shall be constructed, erected or maintained on or within any lot. No other than that originally installed by the developer and any replacements thereof, shall be constructed, erected or maintained on any lot.
7. Clotheslines. Clotheslines shall not be visible from the public right-of-way.
8. Trash/recyclables. Trash, recyclables, garbage, organic waste, or other waste shall be kept only in sanitary containers that shall be stored in a location approved by the Planning and Building Department. The trash/recycling containers shall not to be visible from the public right-of-way. No owner of a lot shall permit or cause any trash or refuse to be kept in the alley other than for scheduled trash pick-up days nor on any portion of the properties other than in receptacles customarily used therefore.
9. Storage. The storage or accumulation of junk, trash, manure, and other offensive or noxious materials on any lot is specifically prohibited. No burning on any lot shall be permitted except in fireplaces or barbecues, if any. No lumber, metals, machinery, equipment, or building materials shall be kept, stored, or allowed to accumulate on any lot.
10. Modifications. No owner shall make any alterations or modifications to the exterior of the buildings, fences, railings, walls or other improvements constructed on a property, or change the grade or drainage pattern of a property, without the prior consent of the Planning and Building Director.
11. Home gardens, front yard. With the exception of fruit trees, edible landscaping in the front yard shall be restricted to raised garden beds. Raised garden beds shall be constructed of wood (free of rot), brick, masonry, landscape timbers, metal, ceramic, or synthetic lumber. With the exception of fruit trees, edible landscaping in the front yard shall not exceed a maximum height of 42 inches measured from the top of soil. Edible plant materials shall be promptly harvested and removed when mature or ripe. Plants not harvested for consumption shall be promptly removed or tilled into the soil. Planting areas fallowed between growing

seasons shall be covered with mulch or similar material or otherwise maintained in clean condition until the next planting period. Weeds shall be promptly removed. Actions shall be taken to prevent and eliminate pests.

Development Standards:

1. Setbacks. Building setbacks are to be as shown on the submitted site plan and made by reference a part of this zone change.
2. Parking. Parking shall be provided at a minimum rate of two garage spaces per unit and two driveway parking spaces per unit.
3. Roofing. Decorative roofing, which includes built-up roofing shall be installed. A lifetime manufacturer warranty shall be maintained. 30-year and three-tab composition shingle are not considered decorative roofing material and are not permissible as reroofing material. Reroofing requires separate Planning and Building Department review and approval of the material and color.
4. Signage. Each lot or parcel of land in this PD-PS zone may have the following signs:
  - a. Name plates not exceeding two square feet in area containing the name of the occupant of the premises.
  - b. Address numbers not exceeding six inches in height.
5. Mailboxes. Mailboxes shall be provided at a rate of one per unit. Said boxes shall be installed by the developer.
6. Fences, etc. No fence or hedge exceeding 48 inches in height shall be erected or permitted in the front setback areas on any lot. Chainlink fences are prohibited.
7. Security bars. No wrought iron, metal, steel, etc. burglar bars shall be installed on the exterior of any window. All exterior doors must be able to open without special knowledge or tools.
8. Garbage and recyclable barrels. Each home shall store garbage, recyclable, and organic waste barrels within garages, behind private area fencing, or as approved by the Planning and Building Department.
9. Tarps. The use of tarps is prohibited in front setbacks, side setbacks, rear yard areas, over driveways, and in parking and circulation areas.
10. Landscaping/irrigation. Landscaping and irrigation shall comply with Chapter 17.96 (Water-Efficient Landscape Provisions) of Title 17 (Zoning) of the Paramount Municipal Code.
11. Automobile maintenance. The minor maintenance of vehicles (oil change, etc.) shall be screened from public view.
12. 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.

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

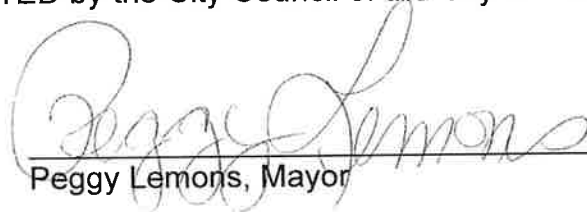
This zone change case shall comply with all conditions set forth in Chapter 17.72 (PD-PS, Planned Development with Performance Standards Zone) of the Paramount Municipal Code, Section 17.72.010 to 17.72.210, inclusive.

**SECTION 3. California Environmental Quality Act (CEQA).** In accordance with the California Environmental Quality Act (CEQA) Section 15164 (Addendum to an Environmental Impact Report/EIR or Negative Declaration), an addendum to the adopted Mitigated Negative Declaration (2023) has been prepared. None of the conditions identified in Section 15162 (Subsequent EIRs and Negative Declarations) have occurred requiring preparation of a Subsequent Negative Declaration. A Mitigation Monitoring and Reporting Program (MMRP) has been prepared and is attached to the addendum listing the mitigation measures to be monitored during project implementation. The Addendum to the certified Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines. The City Council finds that no further environmental review is required.

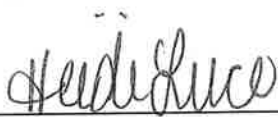
**SECTION 4. Severability.** If any section, subsection, sentence, clause, or phrase in this ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances 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 23<sup>rd</sup> day of September 2025.

  
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Peggy Lemons, Mayor

Attest:

  
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Heidi Luce, City Clerk

