

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. 1206

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVING ZONE CHANGE NO. 251, A REQUEST BY GO STORE IT/MADISON CAPITAL HOLDINGS TO CHANGE THE OFFICIAL ZONING MAP OF THE CITY OF PARAMOUNT FROM M-2 (HEAVY MANUFACTURING) TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) TO ALLOW FOR CONSTRUCTION OF A 154,550 SQUARE FOOT SELF-STORAGE FACILITY AT 7342 PETTERSON LANE IN THE CITY OF PARAMOUNT AND FINDING THE PROJECT EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15332 (INFILL DEVELOPMENT PROJECTS) OF THE 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 August 7, 2007 and reasonable land use planning principles; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 1, 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 25:027, recommending that the City Council adopt this Ordinance; and

WHEREAS, the City Council held a duly noticed public hearing on this Ordinance on October 14, 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). 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 use shall be permitted in this PD-PS zone:

1. Self-storage facilities
2. Sales of small accessories, such as cardboard boxes and locks, by the storage facility owner or manager from the interior of the building.

Prohibited Uses:

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

1. Vehicle storage. Truck and/or van storage is prohibited at all times. All other vehicle storage is prohibited overnight.
2. Housing. Any type of residence or caretaker unit is prohibited.
3. Customer businesses. Subleasing of or operating businesses from storage units 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.

Performance Standards:

1. Vehicle repair. The maintenance, repair, or dismantling of any vehicle within the PD-PS (Planned Development with Performance Standards) zone is prohibited.
2. Vehicle parking. The parking of any vehicle in any area of any lot, other than designated parking stalls and loading areas, is prohibited.
3. Satellite dish. The installation of a satellite dish shall be on the rooftop or otherwise concealed from public view.
4. Pole/antennae. Any wireless telecommunications equipment shall be reviewed and approved by the Development Review Board.
5. Trash/recyclables. Trash, recyclables, organic waste, or other waste shall be disposed of in the designated trash enclosure in compliance with Chapter 17.118 of the Paramount Municipal Code.
6. Storage enclosed. All property being stored at the storage facility must be kept entirely within enclosed buildings.
7. 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.
8. Hazardous materials. Hazardous materials are prohibited at the storage facility.
9. Noise. Any building equipment, such as air conditioning devices, must comply with the Paramount Noise Ordinance. To limit the effects of noise pollution in the area, metal roll-up storage unit doors shall be properly maintained and lubricated on a monthly basis at minimum.
10. 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 and Building Director.

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 as shown on the submitted site plan and made by reference a part of this zone change.
3. Driveways. The driveways shall not be widened.
4. Signage. All signs on the exterior of the building shall comply with Central Business District sign regulations.
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.
6. Security bars. No wrought iron, metal, steel, etc. burglar bars shall be installed on exterior of any window. All exterior doors must be able to open without special knowledge or tools.
7. 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.
8. Tarps. The use of tarps is prohibited in front setbacks, side setbacks, rear yard areas, over driveways, and in parking and circulation areas.
9. Landscaping/irrigation. Landscaping and irrigation shall comply with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.
10. Development Review. All conditions of Development Review Application No. 22:005 are applicable unless superseded by relevant changes to the Paramount Municipal Code.

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 hereby determines that the proposed project is categorically exempt from the review under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development Projects) of the State CEQA Guidelines (14 Cal. Code Regs., Section 15332). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with applicable General Plan designation and all general plan policies, as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare, or threatened species; (4) the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the site can be adequately served by all required utilities and public services. Therefore, it can be determined that the project is exempted from further CEQA action under the Class 32 exemption.

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 adoption of this Ordinance to be published as required by law.

PASSED, APPROVED, and ADOPTED by the City Council of the City of Paramount this 28 day of October 2025.



Peggy Lemons, Mayor

ATTEST:

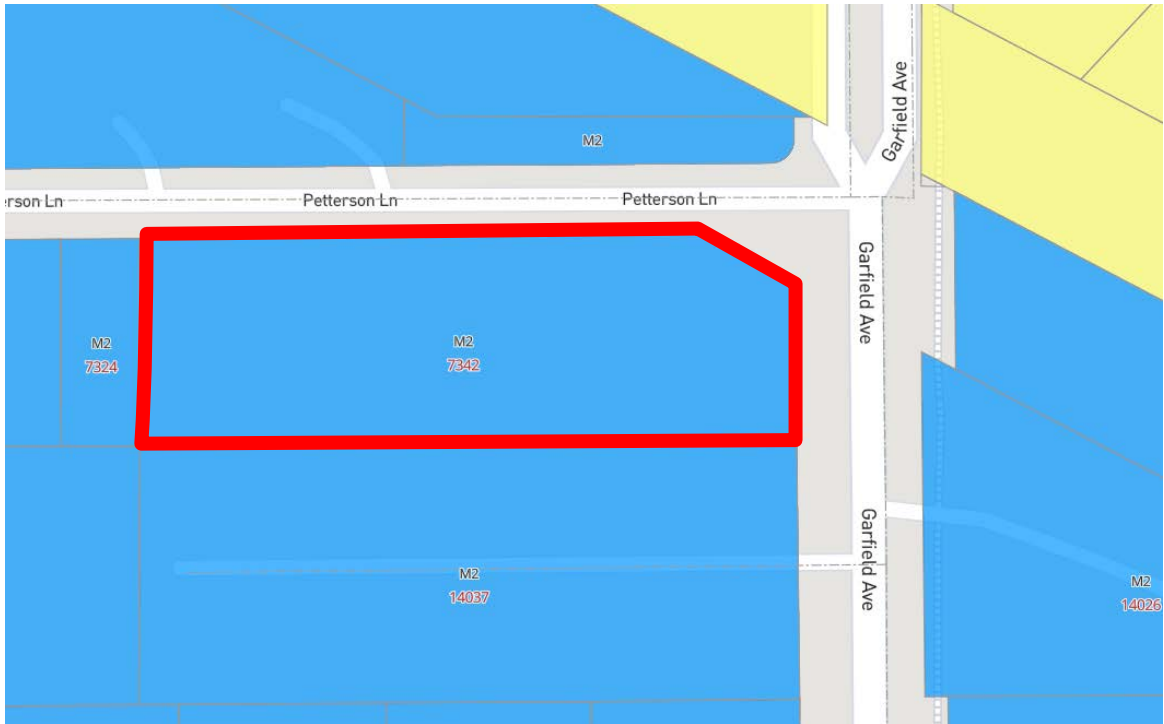




Heidi Luce, City Clerk

Exhibit A

Ordinance No. 1206/Zone Change No. 251

Existing Zoning



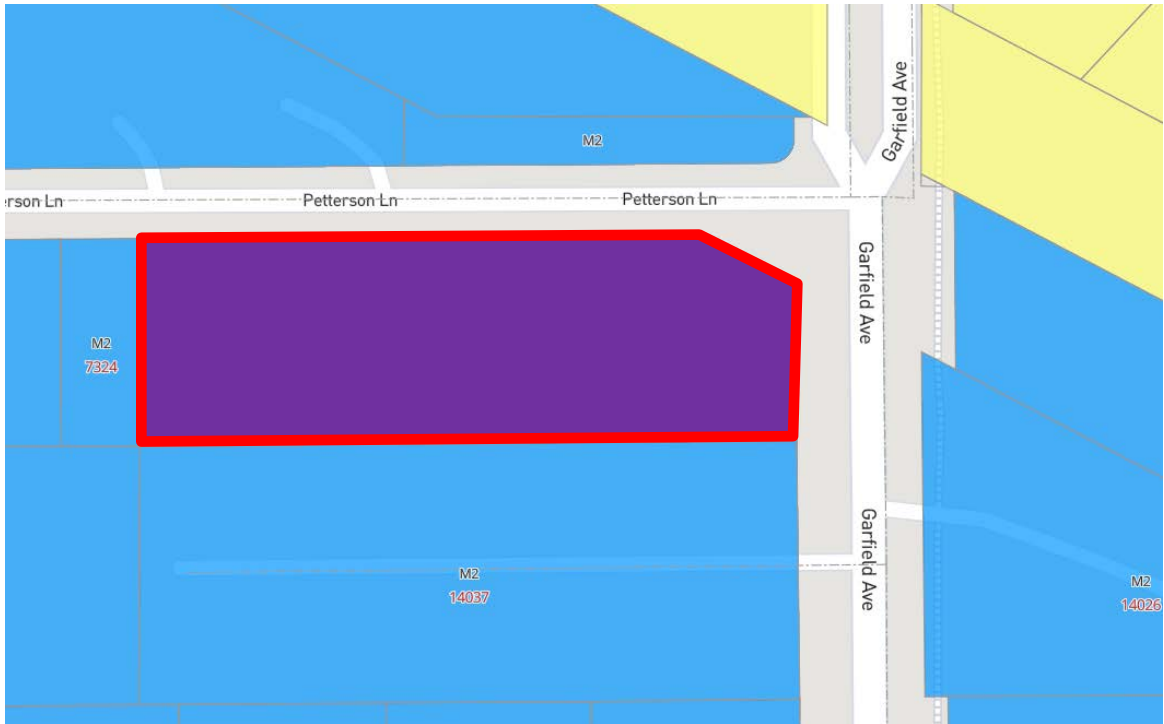
-  R-1 (Single-Family Residential)
-  M-2 (Heavy Manufacturing)




7342 Peterson Lane

Exhibit A

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Proposed Zoning



-  R-1 (Single-Family Residential)
-  M-2 (Heavy Manufacturing)
-  PD-PS (Planned Development with Performance Standards)

7342 Petterson Lane

