

PARAMOUNT PLANNING COMMISSION MINUTES OCTOBER 4, 2023

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

CALL TO ORDER:

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

ROLL CALL OF COMMISSIONERS:

Present:

Commissioner David Moody
Commissioner Linda Timmons
Vice Chair Ernie Esparza
Chair Gordon Weisenburger

Absent: Commissioner Javier Gonzalez

STAFF PRESENT:

John Cavanaugh, City Attorney
John King, Assistant Planning Director
Johnnie Rightmer, Building and Safety Manager
Sol Bejarano, Management Analyst
Leslie Corrales, Planning Intern
Valerie Zaragoza, Administrative Assistant
Biana Salgado, Office Assistant II

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

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

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES

Chair Weisenburger presented the Planning Commission minutes of September 6, 2023 for approval.

It was moved by Vice Chair Esparza, seconded by Commissioner Moody, to approve the minutes as presented. The motion was passed by the following roll call vote:

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

OLD BUSINESS

PUBLIC HEARINGS

2. CONDITIONAL USE
PERMIT NO. 942
RIO LUNA, INC. DBA
HORCHATERIA RIO
LUNA
15950 PARAMOUNT
BOULEVARD

Chair Weisenburger presented the item, a request by Rio Luna, Inc. dba Horchateria Rio Luna to allow the sales of beer and wine for onsite consumption at 15950 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

Assistant Planning Director John King presented an overview of the request on behalf of Planning Director John Carver.

Chair Weisenburger stated that this was a previously opened and continued public hearing and asked if anyone wished to speak in favor of the request.

David Vazquez, business owner/operator spoke in favor of the request.

Seeing no one else present wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone present wishing to speak in opposition to the request.

There being no one present wishing to speak in opposition to the request, it was moved by Commissioner Timmons, seconded by Vice Chair Esparza, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Commissioner Timmons, seconded by Vice Chair Esparza, to read by title only and adopt Planning Commission Resolution No. PC 23:025, approving the request. The motion was passed by the following roll call vote:

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

NEW BUSINESS

PUBLIC HEARINGS

3. MICHAEL
FERRERO/ORIZABA
10, LP
16261 ORIZABA
AVENUE

Chair Weisenburger presented the item, the Michael Ferrero/Orizaba 10, LP project to include General Plan Amendment No. 23-2; Zone Change No. 245; and Tentative Tract Map No. 084130.

Assistant Planning Director John King presented an overview of the request on behalf of Planning Director John Carver.

Chair Weisenburger opened the public hearing and asked if anyone wished to speak in favor of the request.

Seeing no one present wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone present wishing to speak in opposition to the request.

There being no one present wishing to speak in opposition to the request, it was moved by Commissioner Moody, seconded by Vice Chair Esparza, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Vice Chair Esparza, seconded by Commissioner Moody, to recommend that the City Council adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program relative to General Plan Amendment No. 23-2. The motion was passed by the following roll call vote:

AYES: Commissioners Moody and Timmons, Vice Chair Esparza, Chair Weisenburger

NOES: None

ABSENT: Commissioner Gonzalez

ABSTAIN: None

There was further discussion between the Planning Commission and staff regarding the request.

A. GENERAL PLAN
AMENDMENT NO.
23-2

Chair Weisenburger presented the item, recommending that the City Council approve a request by Michael Ferrero/Orizaba 10, LP to change the General Plan Land Use Designation from Commercial to Single-Family Residential at 16261 Orizaba Avenue.

It was moved by Commissioner Timmons, seconded by Vice Chair Esparza, to read by title only and adopt Planning Commission Resolution No. PC 23:034, approving the request. The motion was passed by the following roll call vote:

AYES: Commissioners Moody and Timmons, Vice Chair Esparza, Chair Weisenburger

NOES: None

ABSENT: Commissioner Gonzalez

ABSTAIN: None

B. ZONE CHANGE
NO. 245

Chair Weisenburger presented the item, recommending that the City Council approve Zone Change No. 245, a request by Michael Ferrero/Orizaba 10, LP to change the official Zoning Map from C-3 (General Commercial) to PD-PS (Planned Development with Performance Standards)/Single-Family Residential zone.

It was moved by Commissioner Moody, seconded by Vice Chair Esparza, to read by title only and adopt Planning Commission Resolution No. PC 23:035, approving the request. The motion was passed by the following roll call vote:

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

C. TENTATIVE
TRACT MAP NO.
084130

Chair Weisenburger presented the item, a request by Michael Ferrero/Orizaba 10, LP to subdivide one property to create 10 single-family residential lots at 16261 Orizaba Avenue in the C-3 (General Commercial) zone.

It was moved by Commissioner Timmons, seconded by Vice Chair Esparza, to read by title only and adopt Planning Commission Resolution No. PC 23:036, approving the request. The motion was passed by the following roll call vote:

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

4. CONDITIONAL USE
PERMIT NO. 946
DYLAN
NGUYEN/DYLAN CHB
SERVICES
7825 SOMERSET
BOULEVARD, UNIT D

Chair Weisenburger presented the item, a request by Dylan Nguyen/Dylan CHB Services to operate a customs brokerage with warehouse storage of products, including dry food, medical products, dietary supplements, and plant extracts at 7825 Somerset Boulevard, Unit D in the Clearwater East Specific Plan Area.

Assistant Planning Director John King stated that the applicant requested that the application be withdrawn. It was recommended that the Planning Commission remove Conditional Use Permit No. 946 from the calendar.

It was moved by Vice Chair Esparza, seconded by Commissioner Moody, to remove Conditional Use Permit No. 946 from the calendar. The motion was passed by the following roll call vote:

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

5. CONDITIONAL USE
PERMIT NO. 947
CHRISTOPHER
PENA/MATA LEON
COMBAT CLUB, LLC
8111 ROSECRANS
AVENUE, SUITE F

Chair Weisenburger presented the item, a request by Christopher Pena/Mata Leon Combat Club, LLC to operate a private fitness studio at 8111 Rosecrans Avenue, Suite F in the C-3 (General Commercial) zone.

Assistant Planning Director John King introduced Planning Intern Leslie Corrales who presented an overview of the request.

Chair Weisenburger opened the public hearing and asked if anyone wished to speak in favor of the request.

Seeing no one present wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone present wishing to speak in opposition to the request.

There being no one present wishing to speak in opposition to the request, it was moved by Commissioner Timmons, seconded by Commissioner Moody, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Vice Chair Esparza, seconded by Commissioner Timmons, to read by title only and adopt Planning Commission Resolution No. PC 23:033, approving the request. The motion was passed by the following roll call vote:

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

REPORTS

6. CITY COUNCIL
ACTIONS

Assistant Planning Director John King stated that the City Council approved the Building Codes update, reviewed and approved a requirement for Development Review Board items to require public notification and hearings, considered a roof rebate program utilizing the funds from the

community benefits agreement with World Energy, and heard an item regarding a community benefits agreement from the self-storage facility that is under construction and funds would be utilized for community services and programs.

7. COMMENTS FROM
CITY ATTORNEY,
COMMISSIONERS
AND STAFF

Assistant Planning Director John King credited Planning Director John Carver for the Michael Ferrero/Orizaba 10, LP project for preparation as the project manager. Assistant Planner King stated that Planning Intern Smyrna Caraveo would be leaving the City for a new opportunity with the Housing Authority of Los Angeles. Also, Assistant Planning Director John King introduced new full-time Office Assistant II, Biana Salgado to the Planning Commission and announced that Associate Planner Ivan Reyes has been absent as he is a new dad to baby Celine born on August 31, 2023.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:45 p.m. to the next Planning Commission meeting to be held on Wednesday, November 1, 2023, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

/s/ *Gordon Weisenburger*

Gordon Weisenburger, Chair

ATTEST:

/s/ *Valerie Zaragoza*

Valerie Zaragoza, Administrative Assistant

APPROVED: November 1, 2023