

PARAMOUNT PLANNING COMMISSION MINUTES MARCH 6, 2024

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 Chamber, 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 Carver, Planning Director
John King, Assistant Planning Director
Johnnie Rightmer, Building and Safety Manager
Sol Bejarano, Management Analyst
Ivan Reyes, Associate Planner
Leslie Corrales, Planning Intern
Cameron Younger, Planning Intern
Valerie Zaragoza, Administrative Assistant

It was moved by Commissioner Timmons, seconded by Vice Chair Esparza, 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 February 7, 2024 for approval.

It was moved by Commissioner Moody, seconded by Vice Chair Esparza, 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

NEW BUSINESS

PUBLIC HEARINGS

2. CONDITIONAL USE
PERMIT NO. 956
MARISCOS EL
PERIHUETE NO. 2,
INC. DBA EL PERI
SUSHI
16604 PARAMOUNT
BOULEVARD

Chair Weisenburger presented the item, a request by Mariscos El Perihuate No. 2, Inc. dba El Peri Sushi to expand an existing 1,158 square foot restaurant into a 2,422 square foot restaurant with indoor customer seating at 16604 Paramount Boulevard in the C-3 (General Commercial) zone.

Planning Director John Carver introduced Associate Planner Ivan Reyes 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 Vice Chair Esparza, seconded by Commissioner Timmons, 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 Moody, seconded by Commissioner Timmons, to read by title only and adopt Planning Commission Resolution No. PC 24:007, 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

3. ZONE CHANGE NO.
247

Chair Weisenburger presented the item, a recommendation that the City Council change the official Zoning Map from M-1 (Light Manufacturing) to R-M (Multiple-Family Residential) on the west side of Vermont Avenue from 15943 Vermont Avenue to 15953 Vermont Avenue for consistency with the General Plan Land Use Designation.

Planning Director John Carver introduced Associate Planner Ivan Reyes 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.

Planning Director John Carver read an email received from Mr. Jon Tanklage, President, GM of Marukan Vinegar (U.S.A) Inc. in opposition to the request.

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

Planning Director John Carver stated that the zone change would not affect Marukan's operations.

There being no one else 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 Commissioner Timmons, seconded by Vice Chair Esparza, to read by title only and adopt Planning Commission Resolution No. PC 24:008, 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

4. RESOLUTION NO. PC 24:009
15538 COLORADO AVENUE

Chair Weisenburger presented the item, a resolution of the Planning Commission of the City of Paramount finding that the disposition of a property at 15538 Colorado Avenue is in conformity with the adopted Paramount General Plan.

Planning Director John Carver introduced Management Analyst Sol Bejarano who presented an overview of the request.

Planning Director John Carver read an email received from Mr. Jose Luis in opposition to the request.

It was moved by Vice Chair Esparza, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 24:009, 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

5. CITY COUNCIL ACTIONS

Planning Director John Carver stated that the City Council approved Ordinance No. 1183/Zoning Ordinance Text Amendment No. 30 regarding revised regulations for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs).

Planning Director John Carver stated that the City Council gave direction to staff regarding self-storage facilities due to increased interest citywide.

6. COMMENTS FROM
CITY ATTORNEY,
COMMISSIONERS
AND STAFF

Chair Weisenburger commented that parking requirements seem to be stricter for businesses compared to that of the addition of accessory dwelling units to properties in the City.

Planning Director John Carver stated that parking requirements for accessory dwelling units is governed by the State regulations and guidelines.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:35 p.m. to the next Planning Commission meeting to be held on Wednesday, April 3, 2024 at City Hall Council Chamber, 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: APRIL 3, 2024