

## PARAMOUNT PLANNING COMMISSION MINUTES JULY 3, 2024

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

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### 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 Javier Gonzalez  
Commissioner David Moody  
Commissioner Linda Timmons  
Chair Gordon Weisenburger

Absent: Vice Chair Ernie Esparza

### STAFF PRESENT:

John Cavanaugh, City Attorney  
John Carver, Planning Director  
John King, Assistant Planning Director  
Sol Bejarano, Interim Building and Safety Manager  
Ivan Reyes, Associate Planner  
Leslie Corrales, Planning Intern  
Cameron Younger, Planning Intern  
Biana Salgado, Office Assistant II

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

AYES: Commissioners Gonzalez, Moody and Timmons,  
Chair Weisenburger

NOES: None

ABSENT: Vice Chair Esparza

ABSTAIN: None

### PUBLIC COMMENTS

There were none.

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### 1. APPROVAL OF MINUTES

Chair Weisenburger presented the Planning Commission minutes of May 1, 2024 for approval.

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

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

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## **NEW BUSINESS**

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### **PUBLIC HEARINGS**

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2. CONDITIONAL USE  
PERMIT NO. 955  
ARAKELIAN  
ENTERPRISES, INC.  
DBA ATHENS  
SERVICES  
7230 PETTERSON  
LANE

Chair Weisenburger presented the item, a request by Arakelian Enterprises, Inc. dba Athens Services to combine amended Conditional Use Permit No. 445 and Conditional Use Permit No. 721 into a single conditional use permit at 7230 Petterson Lane in the M-2 (Heavy Manufacturing) zone.

Planning Director John Carver presented an overview of the request.

Chair Weisenburger opened the public hearing. Representing the applicant, Vice President of Government Affairs Randon Lane from Athens Services spoke in favor of the request.

Planning Director John Carver stated that Melissa Montoya submitted an email in opposition to the request. Planning Director John Carver read the email to the Planning Commission.

Ms. Beatriz Ambriz spoke in opposition to the request.

Mr. Jorge Montoya spoke in opposition to the request. Chair Weisenburger granted Mr. Montoya extra time to speak.

Park Manager of The Californian Estates, Vicki Martinez, spoke in opposition to the request.

Recognizing a member of the public wishing to address the Planning Commission, the Commission heard comments from Mr. Ernesto Graza in opposition to the request.

Randon Lane and Executive Vice President Anthony Bertrand from Athens Services offered a rebuttal.

It was moved by Commissioner Gonzalez, seconded by Commissioner Timmons, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Timmons, to read by title only and adopt Planning Commission Resolution No. PC 24:006, approving the request. The motion was passed by the following roll call vote:

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

3. CONDITIONAL USE  
PERMIT NO. 963  
ADALBERTO AND  
JULIO JIMENEZ  
HERNANDEZ/  
JC TINT LA  
14918 GWENCHRIS  
COURT

Chair Weisenburger presented the item, a request by Adalberto and Julio Jimenez Hernandez/JC Tint LA to operate a vehicle window tinting business at 14918 Gwenchris Court in the M-2 (Heavy Manufacturing) zone.

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

Chair Weisenburger opened the public hearing. Planning Director John Carver stated that there were no comment cards submitted in favor or opposed to the request.

There being no comments in favor or opposed to the request, it was moved by Commissioner Timmons, seconded by Commissioner Gonzalez, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 24:018, approving the request. The motion was passed by the following roll call vote:

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

4. CONDITIONAL USE  
PERMIT NO. 964  
JOHN MICHAEL  
DESIGNS, LLC  
7752 MONROE  
STREET

Chair Weisenburger presented the item, a request by John Michael Designs, LLC to operate a warehouse and distribution facility for the storage and distribution of furniture at 7752 Monroe Street in the M-2 (Heavy Manufacturing) zone.

Planning Director John Carver introduced Planning Intern Cameron Younger who presented an overview of the request.

Chair Weisenburger opened the public hearing.

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

Planning Director John Carver read an email received from Mr. Jeffrey S. Pop, Esq. in favor of the request.

There being no other comments in favor or opposed to the request, it was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to close the public hearing. The motion was passed by the following roll call vote:

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

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

It was moved by Commissioner Timmons, seconded by Commissioner Gonzalez, to read by title only and adopt Planning Commission Resolution No. PC 24:019, approving the request. The motion was passed by the following roll call vote:

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

5. CONDITIONAL USE  
PERMIT NO. 965  
PETER HONG/IT'S  
BOBA TIME  
16280 PARAMOUNT  
BOULEVARD, SUITE  
C

Chair Weisenburger presented the item, a request by Peter Hong/It's Boba Time to repeal Conditional Use Permit No. 958 and approve a request to operate a tea shop with indoor and outdoor customer seating at 16280 Paramount Boulevard, Suite C in the PD-PS (Planned Development with Performance Standards) zone.

Planning Director John Carver introduced Associate Planner Ivan Reyes who presented an overview of the request.

Chair Weisenburger opened the public hearing. Planning Director John Carver stated that there were no comment cards submitted in favor or opposed to the request.

There being no comments in favor or opposed to the request, it was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to close the public hearing. The motion was passed by the following roll call vote:

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

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

It was moved by Commissioner Timmons, seconded by Commissioner Gonzalez, to read by title only and adopt Planning Commission Resolution No. PC 24:020. The motion was passed by the following roll call vote:

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

At 7:01 p.m., Commissioner Timmons recused herself, citing conflict of interest with the next item on the Agenda.

6. CONDITIONAL USE  
PERMIT NO. 966  
DR. EUGENE ALLEN  
8225 ALONDRA  
BOULEVARD

Chair Weisenburger presented the item, a request by Dr. Eugene Allen to operate (1) an urgent care medical facility, (2) children's play areas associated with education and/or tutoring, (3) services and programs for persons who have one or more disabilities, and (4) youth activity programs at 8225 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

Planning Director John Carver introduced Assistant Planning Director John King who presented an overview of the request.

Chair Weisenburger opened the public hearing. Planning Director John Carver stated that there were no comment cards submitted in favor or opposed to the request.

There being no additional comments in favor or opposed to the request, it was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 24:021. The motion was passed by the following roll call vote:

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

Commissioner Timmons returned to the dais at 7:13 p.m. after the item was heard.

7. RESOLUTION NO. PC  
24:017  
16305 HUNSAKER  
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 16305 Hunsaker Avenue is in conformity with the adopted Paramount General Plan.

Planning Director John Carver introduced Interim Building and Safety Manager Sol Bejarano who presented an overview of the request.

It was moved by Commissioner Gonzalez, seconded by Commissioner Timmons, to read by title only and adopt Planning Commission Resolution No. PC 24:017, approving the request. The motion was passed by the following roll call vote:

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

## **REPORTS**

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8. ORAL REPORT  
CLEARWATER  
SPECIFIC PLAN
- Assistant Planning Director John King introduced Jose Rodriguez, Senior Project Manager with MIG who gave a presentation on the Clearwater Specific Plan detailing possible Plan options that would guide future development in the Clearwater area. There was further discussion between the Planning Commission and Mr. Rodriguez regarding the presentation.
9. ORAL REPORT  
WORLD ENERGY  
SOUND WALL ALONG  
FAÇADE AVENUE
- Planning Director John Carver informed the Planning Commission that there is no update on the construction of a sound wall along Façade by World Energy.
10. CITY COUNCIL  
ACTIONS
- Planning Director John Carver stated that at the last City Council meeting, the City Council awarded a contract to ANM Construction, Inc. for the Al Fresco Dining Program for construction services at Casa Adelita, Casa Gamino, El Tapatio Restaurant and Grill, and Pika Tortas Ahogadas.
11. COMMENTS FROM  
CITY ATTORNEY,  
COMMISSIONERS  
AND STAFF
- City Attorney John Cavanaugh announced his retirement from the City of Paramount after 27 years of service effective August 1, 2024. He expressed his appreciation to the Planning Commission, staff, and the Paramount community.
- The Planning Commission congratulated City Attorney John Cavanaugh on his retirement.

## **ADJOURNMENT**

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There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 8:13 p.m. to the next Planning Commission meeting to be held on Wednesday, August 7, 2024 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

/s/ Gordon Weisenburger

Gordon Weisenburger, Chair

ATTEST:

*/s/ Biana Salgado*

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Biana Salgado, Office Assistant II

APPROVED: August 7, 2024