

PARAMOUNT PLANNING COMMISSION MINUTES FEBRUARY 8, 2022

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 Jaime Abrego
Commissioner Elizabeth Bautista
Commissioner Ernie Esparza
Vice Chair George Gutierrez
Chair Gordon Weisenburger

Absent: None

STAFF PRESENT: John Cavanaugh, City Attorney
John Carver, Planning Director
John King, Assistant Planning Director
Johnnie Rightmer, Building and Safety Manager
Ivan Reyes, Associate Planner
Kassandra Cornejo, Planning Intern
Jessica Guillen, Planning Intern

PUBLIC COMMENTS

There were none.

1. **APPROVAL OF MINUTES** Chair Weisenburger presented the Planning Commission minutes of December 16, 2021 for approval.

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

AYES: Commissioners Abrego, Bautista and Esparza,
Vice Chair Gutierrez, Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

OLD BUSINESS

PUBLIC HEARINGS

2. AMENDMENT TO
CONDITIONAL USE
PERMIT NO. 699
MICHAEL
COFFMAN/7-ELEVEN,
INC.
15105 LAKEWOOD
BOULEVARD

Chair Weisenburger presented the item, a request by Michael Coffman/7-Eleven, Inc. for an amendment to a conditional use permit for an existing condition of approval that requires beer or malt beverages to be sold in quantities of six or more to be modified to allow the sale of packages of three or more at 15105 Lakewood Boulevard, Unit A in the C-3 (General Commercial) zone.

Planning Director John Carver introduced Planning Intern Jessica Guillen 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.

Mr. Bruce Evens, representative of the applicant, was contacted via telephone and spoke with regard to the staff report and in favor of the request.

Mr. Vishaal Gor, 7-Eleven franchisee, was contacted via telephone and spoke in favor of the request.

Mr. Francisco Gonzalez, 7-Eleven field consultant, was contacted via telephone and spoke in favor of the request.

There being no one else wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone who wished to speak in opposition to the request.

Seeing no one wishing to speak in opposition to the request, it was moved by Commissioner Esparza, seconded by Commissioner Abrego, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Bautista and Esparza,
Vice Chair Gutierrez, Chair Weisenburger

NOES: None

ABSENT: None

ABSTAIN: None

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

It was moved by Vice Chair Gutierrez, seconded by Commissioner Abrego, to approve the request with an additional condition to require a three-month Planning Commission review. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Bautista and Esparza,
Vice Chair Gutierrez, Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

3. GENERAL PLAN
AMENDMENT NO.
21-2

Chair Weisenburger presented the item, a resolution of the Planning Commission recommending that the City Council amend the General Plan to add the 2021-2029 (6th Cycle) Housing Element, superseding and replacing the existing Housing Element; update the Health and Safety Element; and add the Environmental Justice Element.

Planning Director John Carver introduced Assistant Planning Director John King 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.

There being no one wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone who wished to speak in opposition to the request.

Seeing no one wishing to speak in opposition to the request, it was moved by Commissioner Esparza, seconded by Commissioner Bautista, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Bautista and Esparza,
Vice Chair Gutierrez, Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

It was moved by Commissioner Abrego, seconded by Vice Chair Gutierrez, to read by title only and adopt Planning Commission Resolution No. PC 21:019, approving the request. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Bautista and Esparza,
Vice Chair Gutierrez, Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

NEW BUSINESS

PUBLIC HEARINGS

4. CONDITIONAL USE
PERMIT NO. 913
JUANA SERRATOS
AND ANTHONY
CASTRO/ZUMBA
TOWN
15920 DOWNEY
AVENUE, UNIT A-4

Chair Weisenburger presented the item, a request by Juana Serratos and Anthony Castro/Zumba Town to operate a dance fitness studio at 15920 Downey Avenue, Unit A-4 in the PD-PS (Planned Development with Performance Standards) zone.

Planning Director John Carver introduced Planning Intern Kassandra Cornejo 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.

There being no one wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone who wished to speak in opposition to the request.

Seeing no one wishing to speak in opposition to the request, it was moved by Commissioner Abrego, seconded by Commissioner Bautista, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Bautista and Esparza,
Vice Chair Gutierrez, Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

It was moved by Commissioner Bautista, seconded by Vice Chair Gutierrez, to read by title only and adopt Planning Commission Resolution No. PC 22:001, approving the request. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Bautista and Esparza,
Vice Chair Gutierrez, Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

5. EXTENSION TO
CONDITIONAL USE
PERMIT NO. 445
ATHENS SERVICES
FOR CALMET
SERVICES
7230 PETTERSON
LANE

Chair Weisenburger presented the item, a request by Athens Services for CalMet Services for a three-year extension for an amendment to Conditional Use Permit No. 445, reducing the maximum permitted tonnage of solid waste processed at an existing materials recovery facility (Paramount Resource Recycling) from 1,500 to 570 tons per day at 7230 Petterson Lane in the M-2 (Heavy Manufacturing) zone.

Commissioner Abrego recused himself and left the dais at 6:46 p.m., citing a conflict of interest for this and the following item.

Planning Director John Carver presented an overview of the request.

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

There being no one wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone who wished to speak in opposition to the request.

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

AYES: Commissioners, Bautista and Esparza, Vice
Chair Gutierrez, Chair Weisenburger
NOES: None
ABSENT: Commissioner Abrego
ABSTAIN: None

It was moved by Commissioner Bautista, seconded by Vice Chair Gutierrez, to read by title only and adopt Planning Commission Resolution No. PC 22:002, approving the request. The motion was passed by the following roll call vote:

AYES: Commissioners Bautista and Esparza, Vice
Chair Gutierrez, Chair Weisenburger
NOES: None
ABSENT: Commissioner Abrego
ABSTAIN: None

6. EXTENSION TO
CONDITIONAL USE
PERMIT NO. 721
ATHENS SERVICES
FOR CALMET
SERVICES
14001 GARFIELD
AVENUE

Chair Weisenburger presented the item, a request by Athens Services for CalMet Services for a three-year extension to Conditional Use Permit No. 721 for the expansion and modernization of a materials recovery facility (Royal Recycling and Transfer) with a maximum processing capacity of 2,450 tons per day at 14001 Garfield Avenue in the M-2 (Heavy Manufacturing) zone.

Planning Director John Carver presented an overview of the request.

There were questions and comments from the Planning Commission regarding business operations that were answered by Director Carver.

Mr. Erick Clifford, Executive Vice President of Athens Services, and Mr. Bill Kalpakoff, General Manager of CalMet Services, answered questions from the Planning Commission and spoke in favor of the request.

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

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

Director Carver read a written comment from Mr. Wes Cleaver which spoke in opposition to the request.

Mr. Bill Kalpakoff rebutted the comments and concerns of Mr. Cleaver.

Seeing no one else wishing to speak in opposition to the request, it was moved by Commissioner Bautista, seconded by Commissioner Esparza, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Bautista and Esparza, Vice Chair Gutierrez, Chair Weisenburger

NOES: None

ABSENT: Commissioner Abrego

ABSTAIN: None

It was moved by Commissioner Bautista, seconded by Commission Vice Chair Gutierrez, to read by title only and adopt Planning Commission Resolution No. PC 22:003,

approving the request with an amended condition to allow for a six-month review after business operations begin. The motion was passed by the following roll call vote:

AYES: Commissioners Bautista and Esparza, Vice Chair Gutierrez, Chair Weisenburger
NOES: None
ABSENT: Commissioner Abrego
ABSTAIN: None

Commissioner Abrego returned to the dais at 7:15 after both items were heard.

7. CONDITIONAL USE
PERMIT NO. 914
MARISCOS
PERIHUETE NO. 2
DBA EL PERI-SUSHI
16600 PARAMOUNT
BOULEVARD

Chair Weisenburger presented the item, a request by Mariscos Perihete No. 2 dba El Peri-Sushi to expand an existing 1,208 square foot restaurant into a 5,130 square foot restaurant with indoor customer seating at 16600 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.

Director Carver read a written comment from Mr. Rick Murga who spoke in favor of the request.

There being no one else wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone who wished to speak in opposition to the request.

Mr. Lloyd Ikerd was contacted via telephone and spoke in opposition to the request.

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

After all public comment was concluded, it was moved by Commissioner Bautista, seconded by Vice Chair Gutierrez to read by title only and adopt Planning Commission Resolution No. PC 22:004, approving the request with added conditions which would require a six-month review, that there be no loitering at the location and that all employees must park their vehicles onsite. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Bautista and Esparza,
Vice Chair Gutierrez, Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

8. CONDITIONAL USE
PERMIT NO. 915
EL TAPATIO
RESTAURANT &
GRILL, LLC
7528 ROSECRANS
AVENUE, SUITE B

Chair Weisenburger presented the item, a request by El Tapatio Restaurant & Grill, LLC for outdoor seating when the equivalent number of indoor seating in an existing restaurant is closed at 7528 Rosecrans Avenue, Suite B in the PD-PS (Planned Development with Performance Standards) zone.

Planning Director John Carver introduced Assistant Director John King 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.

There being no one wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone who wished to speak in opposition to the request.

Seeing no one wishing to speak in opposition to the request, it was moved by Commissioner Esparza, seconded by Commissioner Abrego, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Bautista and Esparza,
Vice Chair Gutierrez, Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

It was moved by Vice Chair Gutierrez, seconded by Commissioner Bautista, to read by title only and adopt Planning Commission Resolution No. PC 22:005, approving the request. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Bautista and Esparza,
Vice Chair Gutierrez, Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

REPORTS

9. RESOLUTION NO. PC
22:006
16247 VERMONT
AVENUE

Chair Weisenburger presented the item, a report finding that the acquisition of property at 16247 Vermont Avenue is in conformity with the Paramount General Plan.

Planning Director John Carver presented the report.

It was moved by Commissioner Abrego, seconded by Vice Chair Gutierrez, to read by title only and adopt Planning Commission Resolution No. PC 22:006, finding that the acquisition of property at 16247 Vermont Avenue is in conformity with the Paramount General Plan. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Bautista and Esparza,
Vice Chair Gutierrez, Chair Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

10. CITY COUNCIL
ACTIONS

There were no items to report which pertained to the Planning Commission.

11. COMMENTS FROM
CITY ATTORNEY,
COMMISSIONERS
AND STAFF

Planning Director John Carver introduced new Building and Safety Manager, Johnnie Rightmer, to the Planning Commission.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 7:53 p.m. to the next Planning Commission meeting to be held on Tuesday, March 8, 2022, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

/s/ Gordon Weisenburger

Gordon Weisenburger, Chair

ATTEST:

/s/ John Carver

John Carver, Planning Director