

PARAMOUNT PLANNING COMMISSION MINUTES OCTOBER 11, 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 Ernie Esparza
Commissioner David Moody
Vice Chair Alicia Anderson
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
Smyrna Caraveo, Planning Intern
Andrew Farias, Planning Intern
Valerie Zaragoza, Administrative Assistant

It was moved by Vice Chair Anderson, seconded by Commissioner Esparza, to excuse Commissioner Gonzalez from the Planning Commission meeting.

The motion was passed by the following roll call vote:

AYES: Commissioners Esparza and Moody, Vice Chair Anderson, 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 13, 2022 for approval.

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

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

OLD BUSINESS

2. ZONING ORDINANCE
TEXT AMENDMENT
(ZOTA) NO. 28

Chair Weisenburger presented the item, a request to amend Zoning Ordinance regulations citywide to replace, add, and amend definitions; and include minor amendments to allowable uses, off-street parking requirements, and other minor revisions for the purpose of maintaining conformity with State law, implementing the Paramount Housing Element, bringing internal consistency within the Zoning Ordinance, and clarifying outdated text.

Planning Director John Carver stated that the report is still being prepared and recommended that the Planning Commission remove Zoning Ordinance Text Amendment No. 28 from the calendar.

It was moved by Chair Weisenburger, seconded by Vice Chair Anderson, to remove Zoning Ordinance Text Amendment No. 28 from the calendar. The motion was passed by the following roll call vote:

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

NEW BUSINESS

PUBLIC HEARINGS

3. CONDITIONAL USE
PERMIT NO. 920
WASEIM BOTROS/
RTI CABINETS, INC.
16212 GUNDRY
AVENUE

Chair Weisenburger presented the item, a request by Waseim Botros/RTI Cabinets, Inc. to operate a cabinetry business specializing in kitchens and closets at 16212 Gundry Avenue in the M-2 (Heavy Manufacturing) 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 or in opposition of the request. Seeing no one wishing to speak in favor or in opposition of the request, it was moved by Vice Chair Anderson, seconded by Commissioner Esparza, to close the public hearing. The motion was passed by the following roll call vote:

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

There was further discussion between the Planning Commission and staff.

It was moved by Commissioner Esparza, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 22:021, approving the request. The motion was passed by the following roll call vote:

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

4. ZONE CHANGE NO.
241
ADAM LENTZ/
MADISON CAPITAL
GROUP
MANAGEMENT, LLC
15932-15942
MINNESOTA AVENUE

Chair Weisenburger presented the item, a request by Adam Lentz/Madison Capital Group Management, LLC to change the official Zoning Map from M-2 (Heavy Manufacturing) to PD-PS (Planned Development with Performance Standards) at 15932-15942 Minnesota Avenue to allow a 104,630 square foot self-storage facility and adopting the Mitigated Negative Declaration and the Mitigation Monitoring Program.

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 or in opposition of the request.

Adam Lentz, West Coast Partner from Madison Capital Group Management, LLC, spoke in favor of the request.

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

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

It was moved by Vice Chair Anderson, seconded by Commissioner Esparza, to adopt a Mitigated Negative Declaration and Mitigation Monitoring Program relative to Zone Change No. 241. The motion was passed by the following roll call vote:

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

It was moved by Vice Chair Anderson, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 22:022, recommending that the City Council change the official Zoning Map from M-2 (Heavy Manufacturing) zone to PD-PS (Planned Development with Performance Standards) zone to allow a 104,630 square foot self-storage facility that will be reviewed separately by the Development Review Board under Development Review Application No. 22:005 with amended details in the reports as follows:

- 1) The predominant height of the proposed building is 55 feet. The decorative corner towers and arches have a peak height of 62 feet.
- 2) Alarms will be installed on each floor and entryway.

The motion was passed by the following roll call vote:

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

5. PLANNING
COMMISSION
MEETING DAY
CHANGE

Chair Weisenburger presented the item, a request to change the day of the Planning Commission meetings to the first Wednesday of each month.

It was moved by Commissioner Esparza, seconded by Commissioner Moody to approve the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: Commissioner Gonzalez

ABSTAIN: None

REPORTS

6. ORAL REPORT

Planning Director John Carver gave a quarterly update of the World Energy sound wall at the World Energy Conversion project.

7. CITY COUNCIL
ACTIONS

Planning Director John Carver stated that the City Council recognized National Community Planning month for October.

8. COMMENTS FROM
CITY ATTORNEY,
COMMISSIONERS
AND STAFF

There were none.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:38 p.m. to the next Planning Commission meeting to be held on Wednesday, November 2, 2022, 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