

DEVELOPMENT REVIEW BOARD MINUTES OCTOBER 11, 2022

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

CALL TO ORDER:

The meeting of the Development Review Board was called to order by Chair Ernie Esparza at 6:39 p.m. at City Hall, Council Chambers, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF BOARD MEMBERS

Present: Board Member Alicia Anderson
Board Member David Moody
Board Member Gordon Weisenburger
Chair Ernie Esparza

Absent: Vice Chair 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 Board Member Anderson, seconded by Chair Esparza, to excuse Vice Chair Gonzalez from the Development Review Board meeting.

The motion was passed by the following roll call vote:

AYES: Board Members Anderson, Moody, and
Weisenburger, Chair Esparza
NOES: None
ABSENT: Vice Chair Gonzalez
ABSTAIN: None

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES

Chair Esparza presented the Development Review Board minutes of September 13, 2022 for approval.

It was moved by Board Member Weisenburger, seconded by Board Member Anderson, to approve the minutes as presented. The motion was passed by the following roll call vote:

AYES: Board Members Anderson, Moody, and Weisenburger, Chair Esparza
NOES: None
ABSENT: Vice Chair Gonzalez
ABSTAIN: None

2. DEVELOPMENT
REVIEW
APPLICATION NO.
22:005
ADAM LENTZ/
MADISON CAPITAL
GROUP
MANAGEMENT, LLC
15932-15942
MINNESOTA AVENUE

Chair Esparza presented the item, a request by Adam Lentz/Madison Capital Group Management, LLC to construct a 104,630 square foot self-storage facility pending approval of Zone Change No. 241 at 15932-15942 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone.

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

It was moved by Board Member Weisenburger, seconded by Board Member Moody, to approve the request with amended details in the report and an amended condition 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) Condition No. 27 – Noise shall comply with Chapter 9.12 of the Paramount Municipal Code. Noise at the subject site shall be muffled so as not to become objectionable due to intermittence, beat sequence, or shrillness. The decibel level of construction noise shall not exceed ambient exterior noise levels by five A-weighted decibels (dBA). The decibel level shall not exceed street background noise normally occurring at the site during business operations.

The motion was passed by the following roll call vote:

AYES: Board Members Anderson, Moody, and Weisenburger, Chair Esparza
NOES: None
ABSENT: Vice Chair Gonzalez
ABSTAIN: None

3. DEVELOPMENT
REVIEW
APPLICATION NO.
22:007
NADER FARARJI
8439 SOMERSET
BOULEVARD

Chair Esparza presented the item, a request by Nader Fararji to construct a 1,204 square foot two-story residence, 425 square foot two-car garage, and a 434 square foot two-car garage attached to the rear of the existing 1,058 square foot single-family residence at 8439 Somerset Boulevard in the R-M (Multiple-Family Residential) zone.

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

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

AYES: Board Members Anderson, Moody, and
Weisenburger, Chair Esparza
NOES: None
ABSENT: Vice Chair Gonzalez
ABSTAIN: None

4. COMMENTS FROM
BOARD MEMBERS
AND STAFF

There were none.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned by Chair Esparza at 6:54 p.m. to the next Development Review Board 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/ Ernie Esparza

Ernie Esparza, Chair

ATTEST:

/s/ Valerie Zaragoza

Valerie Zaragoza, Administrative Assistant