

PARAMOUNT PLANNING COMMISSION MINUTES DECEMBER 7, 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 Javier Gonzalez
Commissioner David Moody
Vice Chair Alicia Anderson
Chair Gordon Weisenburger

Absent: None

STAFF PRESENT: John Carver, Planning Director
John King, Assistant Planning Director
Sol Bejarano, Management Analyst
Ivan Reyes, Associate Planner
Valerie Zaragoza, Administrative Assistant

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES Chair Weisenburger presented the Planning Commission minutes of November 2, 2022 for approval.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

NEW BUSINESS

PUBLIC HEARINGS

2. GENERAL PLAN
AMENDMENT NO. 22-
1
MICHAEL ZENON/ZT
ARCHITECTURE +
LAND
DEVELOPMENT FOR
UNITED METHODIST
CHURCH
16635 PARAMOUNT
BOULEVARD

Chair Weisenburger presented the item, approving a recommendation that the City Council approve a request by Michael Zenon/ZT Architecture + Land Development for United Methodist Church to change the General Plan Land Use Designation from Central Business District to Mixed-Use Commercial and Senior Assisted/Independent Living Facility at 16635 Paramount Boulevard in the C-3 (General Commercial) zone. In compliance with the California Quality Act (CEQA), a Mitigated Negative Declaration will be considered.

- ZONE CHANGE NO.
239
MICHAEL ZENON/ZT
ARCHITECTURE +
LAND
DEVELOPMENT FOR
UNITED METHODIST
CHURCH
16635-16683
PARAMOUNT
BOULEVARD

Approving a recommendation that the City Council approve a request by Michal Zenon/ZT Architecture + Land Development for United Methodist Church to (1) change the official Zoning Map from C-3 (General Commercial) to PD-PS (Planned Development with Performance Standards)/Mixed-Use Commercial and Senior Assisted/Independent Living Facility at 16635 Paramount Boulevard for a project at 16635-16683 Paramount Boulevard and (2) repeal Zone Change No. 230 for the PD-PS zone at 16675-16683 Paramount Boulevard and incorporating this land into Zone Change No. 239. In compliance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration will be considered.

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.

Michael Zenon, applicant and architect with Architecture + Land Development, spoke in favor of the request.

Director Carver read an email received from Mike McKown, Historian for the Paramount Historical Society, which stated the need to document with photos the exterior and interior of the building before the building is demolished.

Director Carver stated that we would be working with the current owners of the building and the Paramount Historical Society to allow access to the interior and exterior of the building to take the requested photos.

Seeing no one else 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 Commissioner Esparza, seconded by Commissioner Moody, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Vice Chair Anderson, seconded by Commissioner Gonzalez, to recommend that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Program relative to General Plan Amendment No. 22-1 and Zone Change No. 239. The motion was passed by the following roll call vote:

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to adopt Resolution No. PC 22:025 recommending that the City Council change the General Plan Land Use Designation from Central Business District to Mixed-Use Commercial and Senior Assisted/Independent Living Facility at 16635 Paramount Boulevard. The motion was passed by the following roll call vote:

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

It was moved by Commissioner Esparza, seconded by Commissioner Gonzalez, to adopt Resolution No. PC 22:026 recommending that the City Council adopt an ordinance (1) changing the official Zoning Map from C-3 (General Commercial) to PD-PS (Planned Development with Performance Standards)/Mixed-Use Commercial and Senior Assisted/Independent Living Facility at 16635 Paramount Boulevard and (2) repeal Zone Change No. 230 for the PD-PS zone at 16675-16683 Paramount Boulevard and incorporating this land into Zone Change No. 239. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

3. CONDITIONAL USE
PERMIT NO. 922
FRANCISCO
MADRID/XCLUSIVE
WRAPS
15115 ILLINOIS
AVENUE

Chair Weisenburger presented the item, a request by Francisco Madrid/Xclusive Wraps to legalize the installation of custom vehicle wraps at 15115 Illinois Avenue in the M-2 (Heavy Manufacturing) zone.

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

Associate Planner Ivan Reyes explained that following the distribution of the agenda to the Planning Commission on Friday, December 2, 2022, staff determined that conditions of approval regarding vehicle parking and storage and specific work performed was not included in the staff report and resolution. Associate Planner Reyes added that the conditions were similarly not included in the staff report and resolution posted on the City website on Friday, December 2, 2022. Associate Planner Reyes explained that a revised staff report and resolution with the referenced conditions of approval has been placed on the dais and posted on the City website.

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

Seeing no 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.

Ray Mendoza spoke in opposition to the request.

Francisco Madrid, owner of Xclusive Wraps, offered rebuttal to the comments of Mr. Mendoza and spoke in favor of the request.

There was further discussion between the Planning Commission and staff.

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

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to read by title only and adopt Planning Commission Resolution No. PC 22:024, as amended in the revised staff report and resolution to include the following conditions:

“Vehicle parking and storage is prohibited on Illinois Avenue, Minnesota Avenue, the rear alley, and all other surrounding streets. Vehicle repairs are prohibited on the property and all surrounding public streets and alleys. Any vehicle body work is prohibited on the property and all surrounding public streets and alleys. Only graphic design, printing and custom vehicle wraps are permitted. No other vehicle-related work is permitted. Tow trucks delivering vehicles to the site shall unload within the property interior. Tow truck storage is prohibited. Tow truck parking, stopping, loading, and unloading are prohibited on public streets and alleys.”

The motion was passed by the following roll call vote:

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

REPORTS

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| 4. CITY COUNCIL ACTIONS | Planning Director John Carver stated that there were no items pertaining to the Planning Commission. |
| 5. 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 6:52 p.m. to the next Planning Commission meeting to be held on Wednesday, January 4, 2023, 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

APPROVED: January 4, 2023