

## **PARAMOUNT PLANNING COMMISSION MINUTES FEBRUARY 1, 2023**

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 Chambers, 16400 Colorado Avenue, Paramount, California.

### **ROLL CALL OF COMMISSIONERS**

Present: Commissioner Ernie Esparza  
Commissioner Javier Gonzalez  
Commissioner David Moody  
Vice Chair - VACANT  
Chair Gordon Weisenburger

Absent: None

### **STAFF PRESENT:**

John Carver, Planning Director  
John King, Assistant Planning Director  
Johnnie Rightmer, Building and Safety Manager  
Sol Bejarano, Management Analyst  
Ivan Reyes, Associate Planner  
Andrew Farias, Planning Intern  
Valerie Zaragoza, Administrative Assistant  
Omar Rodriguez, Office Assistant I

### **PUBLIC COMMENTS**

There were none.

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### **1. APPROVAL OF MINUTES**

Chair Weisenburger presented the Planning Commission minutes of January 4, 2023 for approval.

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

AYES: Commissioners Esparza and Moody,  
Chair Weisenburger

NOES: None

ABSENT: None

ABSTAIN: Commissioner Gonzalez

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**NEW BUSINESS**

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**PUBLIC HEARINGS**

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2. CONDITIONAL USE  
PERMIT NO. 923  
JD FUEL, INC. DBA  
ANTHEM GAS AND  
MARKET  
7512 ALONDRA  
BOULEVARD

Chair Weisenburger presented the item, a request by JD Fuel, Inc. dba Anthem Gas and Market for sales of beer and wine for offsite consumption from an existing service station market at 7512 Alondra boulevard in the M-1 (Light Manufacturing) zone.

Planning Director John Carver stated that as the applicant requested postponement, it is recommended that the Planning Commission open and continue the public hearing for Conditional Use Permit No. 923 to the March 1, 2023 Planning Commission meeting.

It was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to continue the public hearing for Conditional Use Permit No. 923 to the March 1, 2023 Planning Commission meeting. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez and  
Moody, Chair Weisenburger

NOES: None

ABSENT: None

ABSTAIN: None

3. CONDITIONAL USE  
PERMIT NO. 928  
JENNIFER  
ELLEDGE/BARBER  
LEGACY  
PROPERTIES, LLC  
7337 SOMERSET  
BOULEVARD

Chair Weisenburger presented the item, a request by Jennifer Elledge/Barber Legacy Properties, LLC to allow limited automobile repair at 7337 Somerset Boulevard in the C-M (Commercial-Manufacturing) zone.

Planning Director John Carver presented an overview of the request. Planning Director John Carver explained that the applicant requested 20 automotive-related categories, and staff recommended that two of the services – (1) manual and standard transmission repair and (2) muffler service – be removed due to noise issues.

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

Jennifer Elledge/Barber Legacy Properties, LLC spoke in favor of the request.

Seeing no one else 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.

There being no one 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, Chair Weisenburger  
NOES: None  
ABSENT: None  
ABSTAIN: None

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to read by title only and adopt Planning Commission Resolution No. PC 23:006, with an amended condition to allow an additional six months to the applicant to complete the requested repairs to the property. The motion was passed by the following roll call vote:

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

4. CONDITIONAL USE  
PERMIT NO. 929  
JIMENES FOOT, INC.  
6840 DEBIE DRIVE

Chair Weisenburger presented the item, a request by Jimenes Food, Inc. for a warehouse at 6840 DeBie Drive for food dry goods and food packaging materials.

Planning Director John Carver introduced Planning Intern Andrew Farias who presented an overview of the request.

Planning Intern Andrew Farias explained that following the distribution of the agenda to the Planning Commission on Friday, January 27, 2023, staff determined that a condition of approval regarding landscaping would need to be added to the staff report and resolution. Planning Intern Andrew Farias added that the staff report and resolution posted on the City website on Friday, January 27, 2023 did not reflect the added condition. Planning Intern Andrew Farias explained that a revised staff report and resolution with the referenced condition of approval were 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.

There being no one 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, Chair Weisenburger  
NOES: None  
ABSENT: None  
ABSTAIN: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 23:007, as amended in the revised staff report and resolution to include the following condition:

“Additional landscaping shall be planted in the landscape planters. A minimum of 65% of the landscaping shall be covered by plant density to be in compliance with Section 17.36.090(J)(4) of the Paramount Municipal Code. Landscaping changes, including specific plant types, locations, and sizes, shall be subject to Planning Division review and approval.”

The motion was passed by the following roll call vote:

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

5. CONDITIONAL USE  
PERMIT NO. 930  
GINO LOMELI/PRATS,  
INC. FOR LA CASA  
SOL Y MAR  
8335 ROSECRANS  
AVENUE

Chair Weisenburger presented the item, a request by Gino Lomeli/Prats, Inc. for La Casa Sol Y Mar to operate a restaurant with interior and outdoor customer seating at 8335 Rosecrans Avenue 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 and asked if anyone wished to speak in favor of the request.

Seeing no one 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.

There being no one 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, 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 23:008, approving the request. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez and Moody, Chair Weisenburger

NOES: None

ABSENT: None

ABSTAIN: None

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## **REPORTS**

### **6. CITY COUNCIL ACTIONS**

Planning Director John Carver stated that the City Council at its January 24, 2023 meeting reviewed a resolution and ordinance regarding the General Plan amendment and zone change for the senior assisted independent living facility at 16635-16683 Paramount Boulevard.

### **7. REPORT**

Planning Director John Carver gave a quarterly update on the progress of the World Energy sound wall along Façade Avenue.

8. COMMENTS FROM  
CITY ATTORNEY,  
COMMISSIONERS  
AND STAFF

Planning Director John Carver introduced Office Assistant I Omar Rodriguez and welcomed him to the Planning Department.

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**ADJOURNMENT**

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There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:23 p.m. to the next Planning Commission meeting to be held on Wednesday, March 1, 2023, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

*/s/ Gordon Weisenburger*

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Gordon Weisenburger, Chair

ATTEST:

*/s/ Valerie Zaragoza*

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Valerie Zaragoza, Administrative Assistant

APPROVED: March 1, 2023