

PARAMOUNT PLANNING COMMISSION MINUTES JULY 5, 2023

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 Javier Gonzalez
Commissioner David Moody
Commissioner Linda Timmons
Vice Chair Ernie Esparza
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
Sol Bejarano, Management Analyst
Ivan Reyes, Associate Planner
Smyrna Caraveo, Planning Intern
Leslie Corrales, Planning Intern
Valerie Zaragoza, Administrative Assistant
Karen Gonzalez, Office Assistant I

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES

Chair Weisenburger presented the Planning Commission minutes of June 7, 2023 for approval.

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

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

NOES: None
ABSENT: None
ABSTAIN: None

OLD BUSINESS

PUBLIC HEARINGS

2. NORTH PARAMOUNT
GATEWAY SPECIFIC
PLAN PROJECT

Chair Weisenburger presented the item, the North Paramount Gateway Specific Plan Project to include General Plan Amendment No. 22-2; Zone Change No. 240; and Zoning Ordinance Text Amendment No. 25.

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

Chair Weisenburger stated that this is a continued open public hearing and asked if anyone wished to speak in favor of the request.

Planning Director John Carver read an email received from Mr. John Paul Drayer which spoke 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.

Ms. Maria Ortiz spoke in opposition to the request, citing the lack of sufficient parking and potential noise issues.

Mr. Emmanuel Diaz spoke in opposition to the request, citing zone changes and community outreach regarding the project.

Mr. Miguel Angel Samao spoke in opposition to the request, citing safety concerns in the neighborhood near or around the project.

Planning Director John Carver read emails received from Ms. Jennifer Roache, Mr. Jose Arreola, and Ms. Ana Azpeitia who had additional questions and comments regarding the project. Director Carver then read the detailed emailed response to the questions and comment from Assistant Planning Director John King to each email received.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

There was further discussion between the Planning Commission and staff regarding the request. City Attorney John Cavanaugh addressed the concerns and comments made by speakers regarding parking and safety.

A. ENVIRONMENTAL
IMPACT REPORT
(EIR)

Chair Weisenburger presented the item, recommending that the City Council certify the Final Environmental Impact Report; approve a mitigation monitoring and reporting program; and adopt a statement of overriding considerations associated with General Plan Amendment No. 22-2, Zone Change No. 240 and Zoning Ordinance Text Amendment No. 25 for the North Paramount Gateway Specific Plan Project.

It was moved by Commissioner Gonzalez, seconded by Commissioner Timmons, to read by title only and adopt Planning Commission Resolution No. PC 23:020, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

B. GENERAL PLAN
AMENDMENT NO.
22-2

Chair Weisenburger presented the item, recommending that the City Council approve a request to replace the Clearwater North and Howe-Orizaba Specific Plans with the North Paramount Gateway Specific Plan and expand the specific plan area to include all Paramount Boulevard properties south of the Century (I-105) Freeway, north of Rosecrans Avenue and the Metro/Pacific Electric Railway right-of-way, and all other properties designated commercial or multiple-family residential between the two existing specific plan areas in the City of Paramount.

It was moved by Commissioner Gonzalez, seconded by Vice Chair Esparza, to read by title only and adopt Planning Commission Resolution No. PC 23:012, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

C. ZONE CHANGE
NO. 240

Chair Weisenburger presented the item, recommending that the City Council approve Zone Change No. 240, a request to change the official Zoning Map from Clearwater North and Howe-Orizaba to North Paramount Gateway Specific Plan; and change the zone of the expanded area between the two existing specific plan areas from C-3 (General Commercial), C-M (Commercial-Manufacturing), and PD-PS (Planned Development with Performance Standards) to North Paramount Gateway Specific Plan in the City of Paramount.

It was moved by Commissioner Timmons, seconded by Commissioner Gonzalez, to read by title only and adopt Planning Commission Resolution No. PC 23:013, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

D. ZONING
ORDINANCE TEXT
AMENDMENT NO.
25

Chair Weisenburger presented the item, recommending that the City Council approve Zoning Ordinance Text Amendment No. 25, a request to repeal and replace Chapter 17.84 of the Paramount Municipal Code in its entirety to incorporate the North Paramount Gateway Specific Plan into the Paramount Municipal Code.

It was moved by Commissioner Moody, seconded by Vice Chair Esparza, to read by title only and adopt Planning Commission Resolution No. PC 23:014, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

3. CONDITIONAL USE
PERMIT NO 936
RAFFI
GULSATARIAN/
GULSATARIAN
ACCOUNTANCY FOR
CHARLEYS
CHEESESTEAKS
14501 LAKEWOOD
BOULEVARD

Chair Weisenburger presented the item, a request by Raffi Gulsatarian/Gulsatarian Accountancy for Charleys Cheesesteaks to operate a restaurant with indoor eating within the Walmart building at 14501 Lakewood 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.

Planning Director John Carver read an email from Blanca Mercado which 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 Moody, seconded by Vice Chair Esparza, to close the public hearing. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

It was moved by Commissioner Timmons, seconded by Commissioner Gonzalez, to read by title only and adopt Planning Commission Resolution No. PC 23:021, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

4. CONDITIONAL USE
PERMIT NO. 940
JOHN JACOBSON/
KALDERA, LLC
16243 MINNESOTA
AVENUE

Chair Weisenburger presented the item, a request by John Jacobson/Kaldera, LLC to operate a machine shop with two computer numerical control (CNC) machines for the manufacturing and assembling of downhole logging tools for the geothermal industry at 16243 Minnesota 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 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 Moody, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Gonzalez, Moody, and
Timmons, Vice Chair Esparza, 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 Timmons, seconded by Commissioner Gonzalez, to read by title only and adopt Planning Commission Resolution No. PC 23:022, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

5. CONDITIONAL USE
PERMIT NO. 941
FERNANDO NAVA/
GLOBAL IMPORTS
UNLIMITED
14905 PARAMOUNT
BOULEVARD, SUITE
G

Chair Weisenburger presented the item, a request by Fernando Nava/Global Imports Unlimited to operate a wholesale and online sales business with a showroom for the import and sales of general automotive parts, shop tools, and accessories at 14905 Paramount Boulevard, Suite G in the Clearwater East Specific Plan Area.

Planning Director John Carver introduced Planning Intern Smyrna Caraveo 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 Moody, seconded by Vice Chair Esparza, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Gonzalez, Moody, and Timmons, Vice Chair Esparza, 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 Timmons, seconded by Commissioner Gonzalez, to read by title only and adopt Planning Commission Resolution No. PC 23:023, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

6. ZONE VARIANCE NO. 410
HUMBERTO
CORONA/ HC
DESIGNS AND
DRAFTING FOR LOS
ALTOS BOOTS
14910 GARFIELD
AVENUE
- Chair Weisenburger presented the item, a request by Humberto Corona/HC Designs and Drafting for Los Altos Boots for a zone variance to reduce the required number of parking spaces from 86 to 76 to allow the legalization of a 3,180 square foot unpermitted addition to the existing 39,500 square foot building for a total 42,680 square foot building at 14910 Garfield Avenue in the M-2 (Heavy Manufacturing) zone.

Planning Director John Carver stated that the business owner/applicant is requesting a one-month extension and it is recommended that the Planning Commission open and continue the public hearing to August 2, 2023.

It was moved by Commissioner Timmons, seconded by Commissioner Gonzalez to open and continue the public hearing to August 2, 2023. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

7. ZONE CHANGE NO. 246
- Chair Weisenburger presented the item, recommending that the City Council change the official Zoning Map from R-2 (Medium Density Residential) to PD-PS (Planned Development with Performance Standards) at 16305 Hunsaker Avenue to allow the disposition of the property to a nonprofit affordable housing developer and the subdivision of the property into two parcels for the construction of one single-family home on each resulting property for the future sale to income-qualifying households.

Planning Director John Carver introduced Planning Intern Smyrna Caraveo 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 Vice Chair Esparza, seconded by Commissioner Moody, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Gonzalez, Moody, and Timmons, Vice Chair Esparza, 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 Vice Chair Esparza, seconded by Commissioner Timmons, to read by title only and adopt Planning Commission Resolution No. PC 23:024, approving the request. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

REPORTS

- | | |
|---|--|
| 8. CITY COUNCIL ACTIONS | There were no items pertaining to the Planning Commission. |
| 9. COMMENTS FROM CITY ATTORNEY, COMMISSIONERS AND STAFF | City Attorney John Cavanaugh commented on the street racing program the City has implemented and steps taken to curtail street racing violators in the City. |

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 7:49 p.m. to the next Planning Commission meeting to be held on Wednesday, August 2, 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: August 2, 2023