

PARAMOUNT PLANNING COMMISSION MINUTES MARCH 3, 2025

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 6:02 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF COMMISSIONERS:

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

Absent: Vice Chair Linda Timmons

STAFF PRESENT:

Lindsay Thorson, Planning Commission Attorney
John King, Planning Director
Rick Baptista, Building and Safety Manager
Sol Bejarano, Management Analyst
Ivan Reyes, Associate Planner
Leslie Corrales, Assistant Planner
Abigail Urquiza, Planning Intern
Biana Salgado, Administrative Assistant

It was moved by Commissioner Esparza, seconded by Commissioner Gonzalez, to excuse Vice Chair Timmons from the Planning Commission meeting. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: Vice Chair Timmons

ABSTAIN: None

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES

Chair Weisenburger presented the Planning Commission minutes of January 27, 2025 for approval.

It was moved by Commissioner Esparza, seconded by Commissioner Moody, 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: Vice Chair Timmons
ABSTAIN: Commissioner Gonzalez

2. APPROVAL OF
MINUTES

Chair Weisenburger presented the Planning Commission minutes of February 5, 2025 for approval.

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

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

OLD BUSINESS

PUBLIC HEARINGS

3. TENTATIVE PARCEL
MAP NO. 084713
COLORADO 4, LP
15538 COLORADO
AVENUE

Chair Weisenburger presented the item, a request by Colorado 4, LP to create four single-family lots from one lot at 15538 Colorado Avenue in the R-M (Multiple-Family Residential) zone.

Planning Director John King introduced Associate Planner Ivan Reyes who presented an overview of the request which also included an overview of Zone Change No. 249 and Development Review Application No. 25:001.

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

Chair Weisenburger reopened the continued public hearing.

Planning Director John King stated there were no comment cards submitted in favor or opposed to the request.

There was further discussion between the applicant, Mike Ferrero from Gold Key Development/Colorado 4, LP, and the Planning Commission.

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: Vice Chair Timmons
ABSTAIN: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to read by title only, waive further reading, and adopt Planning Commission Resolution No. PC 25:002, approving the request. The motion was passed by the following roll call vote:

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

NEW BUSINESS

PUBLIC HEARINGS

4. ZONE CHANGE NO.
249
COLORADO 4, LP
15538 COLORADO
AVENUE

Chair Weisenburger presented the item, a request Colorado 4, LP to replace Ordinance No. 1185/Zone Change No. 247, changing the official zoning map from R-M (Multiple-Family Residential) to PD-PS (Planned Development with Performance Standards) at 15538 Colorado Avenue.

Chair Weisenburger opened the public hearing. Planning Director John King stated there were no comment cards submitted in favor or opposed to the request.

There being no comments in favor or opposed to the request, it was moved by Commissioner Moody, 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: Vice Chair Timmons
ABSTAIN: None

It was moved by Commissioner Esparza, seconded by Commissioner Gonzalez, to read by title only, waive further reading, and adopt Planning Commission Resolution No. PC 25:003, approving the request. The motion was passed by the following roll call vote:

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

5. CONDITIONAL USE
PERMIT NO. 974
JAYONE FOODS, INC.
7312 ALONDRA
BOULEVARD

Chair Weisenburger presented the item, a request by Jayone Foods, Inc. to allow the import and wholesale of beer and wine at 7312 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

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

There was further discussion between the Planning Commission and staff.

Chair Weisenburger opened the public hearing.

Planning Director John King stated there were no comment cards in favor or opposed to the request.

There being no other comments in favor or opposed 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 Esparza, Gonzalez, and Moody,
Chair Weisenburger
NOES: None
ABSENT: Vice Chair Timmons
ABSTAIN: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to read by title only, waive further reading, and adopt Planning Commission Resolution No. PC 25:004, approving the request. The motion was passed by the following roll call vote:

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

6. CONDITIONAL USE
PERMIT NO. 975
SANTOS ARMIDA
GARCIA CAMPAÑA
7542 ADAMS STREET

Chair Weisenburger presented the item, a request by Santos Armida Garcia Campaña to construct a 950 square foot addition (450 square feet on the first floor and 500 square feet on the second floor) to an existing 900 square foot single-family home for a total 1,850 square foot single-family home; and construct a 486 square foot attached garage at 7542 Adams Street in the M-2 (Heavy Manufacturing) zone.

Planning Director John King introduced Assistant Planner Leslie Corralea who presented an overview of the request.

Chair Weisenburger opened the public hearing. Planning Director John King stated that there were no comment cards submitted in favor or opposed to the request.

There being no comments in favor or opposed 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 Esparza, Gonzalez, and Moody,
Chair Weisenburger
NOES: None
ABSENT: Vice Chair Timmons
ABSTAIN: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to read by title only, waive further reading, and adopt Planning Commission Resolution No. PC 25:005. The motion was passed by the following roll call vote:

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

7. CONDITIONAL USE
PERMIT NO. 976
BRYAN I.
BERNAL/LEON
IMPORTS, INC. 7245
ALONDRA
BOULEVARD

Chair Weisenburger presented the item, a request by Bryan I. Bernal/Leon Imports, Inc. to operate a warehouse and distribution facility for apparel, boots, and accessories at 7245 Alondra Boulevard within the Ward Industrial Park in the M-2 (Heavy Manufacturing) zone.

Planning Director John King introduced Assistant Planner Leslie Corrales who presented an overview of the request.

Chair Weisenburger opened the public hearing. Planning Director John King stated there were no comment cards submitted in favor or opposed to the request.

There being no additional comments in favor or opposed to the request, it was moved by Commissioner Moody, 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: Vice Chair Timmons
ABSTAIN: None

It was moved by Commissioner Esparza, seconded by Commissioner Gonzalez, to read by title only, waive further reading, and adopt Planning Commission Resolution No. PC 25:006. The motion was passed by the following roll call vote:

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

8. ZONING ORDINANCE
TEXT AMENDMENT
NO. 28

Chair Weisenburger presented the item, a recommendation for the City Council of the City of Paramount to approve an ordinance to replace, add, and amend definitions; and include minor amendments to allowable uses, exterior holiday displays in residential areas, 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 King presented an overview of the request.

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

Chair Weisenburger opened the public hearing. Planning Director John King stated there were no comment cards submitted in favor or opposed to the request.

There being no additional comments in favor or opposed 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 Esparza, Gonzalez, and Moody,
Chair Weisenburger
NOES: None
ABSENT: Vice Chair Timmons
ABSTAIN: None

It was moved by Commissioner Esparza, seconded by Commissioner Gonzalez, to read by title only and adopt Planning Commission Resolution No. PC 25:008, approving the request. The motion was passed by the following roll call vote:

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

9. GENERAL PLAN
AMENDMENT
NO. 25-1

Chair Weisenburger presented the item a recommendation for the City Council of the City of Paramount to revise the Health and Safety Element of the Paramount General Plan to adopt the Local Hazard Mitigation Plan with language in compliance with Assembly Bill (AB) 2140.

Planning Director John King presented an overview of the request.

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

Chair Weisenburger opened the public hearing. Planning Director John King stated there were no comment cards submitted in favor or opposed to the request.

There being no additional comments in favor or opposed 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,
Chair Weisenburger
NOES: None
ABSENT: Vice Chair Timmons
ABSTAIN: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to read by title only and adopt Planning Commission Resolution No. PC 25:009, approving the request. The motion was passed by the following roll call vote:

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

REPORTS

10. CITY COUNCIL ACTIONS
Planning Director John King stated that the City Council formally adopted minor changes to the mobile food vendor ordinance.
11. COMMENTS FROM CITY ATTORNEY, COMMISSIONERS AND STAFF
Planning Director John King stated that the Planning Commissioners Academy will take place in Santa Rosa beginning March 5, 2025.
- Planning Director John King stated there is a joint workshop with the City Council taking place on Tuesday, March 25, 2025.
- Planning Director John King introduced the new Planning Intern Abigail Urquiza to the Planning Commission.
- Lastly, Planning Director John King announced to the Planning Commission his promotion from Interim Planning Director to Planning Director.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 7:35 p.m. to the next Planning Commission meeting to be held on Wednesday, April 2, 2025 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

/s/ Gordon Weisenburger
Gordon Weisenburger, Chair

ATTEST:

/s/ Biana Salgado
Biana Salgado, Administrative Assistant
APPROVED: April 2, 2025