

PARAMOUNT PLANNING COMMISSION MINUTES APRIL 2, 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 6:01 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
Vice Chair Linda Timmons
Chair Gordon Weisenburger

STAFF PRESENT: Lindsay Thorson, Planning Commission Attorney
John King, Planning Director
Eric Wosick, Assistant Public Safety Director
Rick Baptista, Building and Safety Manager
Sol Bejarano, Management Analyst
Ivan Reyes, Associate Planner
Abigail Urquiza, Planning Intern
Biana Salgado, Administrative Assistant

1. APPROVAL OF MINUTES Chair Weisenburger presented the Planning Commission minutes of March 3, 2025 for approval.

It was moved by Commissioner Moody, seconded by Commissioner Esparza, 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: None
ABSTAIN: Vice Chair Timmons

PUBLIC COMMENTS

Planning Director John King stated that there are comments related to agenda item number 4 which would be discussed at that time.

NEW BUSINESS

PUBLIC HEARINGS

2. CONDITIONAL USE
PERMIT NO. 978
WEN KAN/EXPERT
COMPUTER
INTERNATIONAL,
INC.
7110 JACKSON
STREET

Chair Weisenburger presented the item, a request by Wen Kan/Expert Computer International, Inc. to operate a warehouse and distribution facility of computer parts at 7110 Jackson Street in the M-2 (Heavy Manufacturing) 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 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.

It was moved by Commissioner Gonzalez, seconded by Vice Chair Timmons, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Vice Chair Timmons, seconded by Commissioner Gonzalez, to read by title only, waive further reading, and adopt Planning Commission Resolution No. PC 25:010, approving the request. The motion was passed by the following roll call vote:

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

3. CONDITIONAL USE
PERMIT NO. 979
MARIAH
DEFLORES/UNIQ HQ
13832-13836
PARAMOUNT
BOULEVARD

Chair Weisenburger presented the item, a request by Mariah DeFlores/Uniq HQ to operate a gymnasium at 13832-13836 Paramount Boulevard in the C-M (Commercial Manufacturing) 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 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 comments in favor or opposed to the request, it was moved by Commissioner Esparza, seconded by Commissioner Gonzalez, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody,
Vice Chair Timmons, Chair Weisenburger
NOES: None
ABSENT: None
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 25:011, approving the request. The motion was passed by the following roll call vote:

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

4. UNCLASSIFIED USE
PERMIT NO. 24-01
ECDC
ENVIRONMENTAL,
LC
7727 JACKSON
STREET

Chair Weisenburger presented the item, a request by ECDC Environmental, LC for the operation of Southern California Trans/Rail for loading sealed bins containing RCRA (Resource Conservation and Recovery Act) and non-RCRA waste onto rail flat cars at 7727 Jackson Street in the M-2 (Heavy Manufacturing) zone.

Planning Director John King presented an overview of the request which included the following added conditions: Condition No. 34 (Asphalt and Other Surface Repair), Condition No. 35 (Tire Shakers), Condition No. 36 (Street Sweeper), Condition No. 37 (Gate), Condition No. 38 (Illegal Dumping), and Condition No. 39 (Hours of Operation).

There was further discussion between the Planning Commission and staff.

Chair Weisenburger opened the public hearing.

Planning Director John King stated there were three written comments submitted from the following:

A written correspondence by Mike Radis in opposition to this item was received. A copy of the correspondence has been provided to each Commissioner and will be made part of the record of the proceeding.

A written correspondence by Laurie Guillen in opposition to this item was received. A copy of the correspondence has been provided to each Commissioner and will be made part of the record of the proceeding.

A written correspondence to this item was received by Jon T. Tanklage, President, Chief Operating Officer of Marukan Vinegar (U.S.A.), Inc. With proper conditions and measures, Mr. Tanklage would consider approval of the item to be satisfactory. A copy of the correspondence has been provided to each Commissioner and will be made part of the record of the proceeding.

Beverly Brooks addressed the Planning Commission and provided public comments.

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

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

It was moved by Vice Chair Timmons, seconded by Commissioner Gonzalez, to read by title only, waive further reading, and adopt Planning Commission Resolution No. PC 25:013, approving the request along with the added and modified conditions. The motion was passed by the following roll call vote:

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

5. ZONE CHANGE NO.
250
APNS 6236-003-901
AND 6236-003-902

Chair Weisenburger presented the item, a recommendation for the City Council of the City of Paramount to change the official Zoning Map from R-1 (Single-Family Residential) to M-2 (Heavy Manufacturing) on vacant land north of 13900 Orange Avenue identified as APNs 6236-003-901 and 6236-003-902.

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 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 Esparza, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Vice Chair Timmons, seconded by Commissioner Gonzalez, to read by title only, waive further reading, and adopt Planning Commission Resolution No. PC 25:012. The motion was passed by the following roll call vote:

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

REPORTS

6. CITY COUNCIL
ACTIONS

On April 1, 2025, the City Council had a follow-up meeting to the joint meeting with the Planning Commission on March 25, 2025 for further discussions regarding the Clearwater Specific Plan.

7. COMMENTS FROM
CITY ATTORNEY,
COMMISSIONERS
AND STAFF

The Planning Commission stated they enjoyed their joint meeting with the City Council.

Planning Director John King stated that 'It's Boba Time' will be opening soon.

Planning Director John King stated that the demolition of the Sprouts project is almost complete. There are signed leases for Sprouts and Panera Bread, and leases for two other tenants are still pending.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 7:15 p.m. to the next Planning Commission meeting to be held on Wednesday, May 7, 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: May 7, 2025

<https://paramountcity1957.sharepoint.com/sites/Planning/Shared Documents/ADMIN/MINUTES/PC MINUTES 2025/April PC ACTION.docx>