

**DEVELOPMENT REVIEW BOARD MINUTES  
AUGUST 6, 2025**

City of Paramount, 16400 Colorado Avenue, Paramount, CA 90723

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**CALL TO ORDER:** The meeting of the Development Review Board was called to order by Chair David Moody at 6:34 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

**ROLL CALL OF BOARD MEMBERS:** Present: Board Member Linda Timmons  
Board Member Gordon Weisenburger  
Vice Chair Ernie Esparza  
Chair David Moody

Absent: Board Member Javier Gonzalez

It was moved by Vice Chair Esparza and seconded by Board Member Timmons to excuse Board Member Gonzalez from the Development Review Board meeting. The motion was passed by the following roll call vote:

**AYES:** Board Members Weisenburger and Timmons;  
Vice Chair Esparza; and Chair Moody  
**NOES:** None  
**ABSENT:** Board Member Gonzalez  
**ABSTAIN:** None

**STAFF PRESENT:** Lindsay Thorson, Planning Commission Attorney  
John King, Planning and Building Director  
Monica Rodriguez, Assistant Planning and Building Director  
Rick Baptista, Building and Safety Manager  
Sol Bejarano, Management Analyst  
Ivan Reyes, Associate Planner  
Leslie Corrales, Assistant Planner  
Caitlin Au, Planning Intern  
Biana Salgado, Administrative Assistant

**MINUTES**

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1. **APPROVAL OF MINUTES**  
July 2, 2025 Chair Moody presented the Development Review Board minutes of July 2, 2025 for approval.

It was moved by Vice Chair Esparza and seconded by Board Member Timmons to approve the minutes as presented. The motion was passed by the following roll call vote:

AYES: Board Members Weisenburger and Timmons;  
Vice Chair Esparza, Chair Moody  
NOES: None  
ABSENT: Board Member Gonzalez  
ABSTAIN: None

## **REORGANIZATION**

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### 2. REORGANIZATION SELECTION OF CHAIR AND VICE CHAIR

Administrative Assistant/Minute Clerk Biana Salgado opened the nominations for the office of Development Review Board Chair. Board Member Linda Timmons nominated Board Member Esparza. There being no further nominations, nominations were closed.

The roll call vote for Board Member Esparza to serve as Development Review Board Chair:

AYES: Board Members Esparza, Moody, Timmons and Weisenburger  
NOES: None  
ABSENT: Board Member Gonzalez  
ABSTAIN: None

Board Member Ernie Esparza was declared Development Review Board Chair.

Chair Esparza opened the nominations for the office of Development Review Board Vice Chair. Board Member Timmons nominated Board Member Weisenburger. There being no further nominations, nominations were closed.

The roll call vote for Board Member Gordon Weisenburger to serve as Development Review Board Vice Chair:

AYES: Board Members Moody, Timmons, and Weisenburger; Chair Esparza  
NOES: None  
ABSENT: Board Member Gonzalez  
ABSTAIN: None

Board Member Gordon Weisenburger was declared Development Review Board Vice Chair.

## **PUBLIC COMMENTS**

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Planning and Buliding Director King stated that there will be one comment related to an item on the Development Review Board agenda which will be discussed at that time.

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**OLD BUSINESS**

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**PUBLIC HEARINGS**

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3. DEVELOPMENT  
REVIEW  
APPLICATION NO.  
25:005

Chair Esparza announced the item, a request by Humberto Avila/Los Altos Boots to legalize a 3,180 square foot storage structure attached to the rear of the existing 39,500 square foot building at 14910 Garfield Avenue in the M-2 (Heavy Manufacturing) zone.

Planning and Building Director King introduced Assistant Planner Corrales who presented an overview of the request.

Chair Esparza opened the public hearing and called for public testimony.

Applicant Greg Tross addressed the Development Review Board in support of the project.

The Development Review Board, the applicant, and staff had further discussions about the project timeline.

There being no further comments in favor or opposed to the request, it was moved by Board Member Timmons, seconded by Vice Chair Weisenburger, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Board Members Moody and Timmons;  
Vice Chair Weisenburger; and Chair Esparza  
NOES: None  
ABSENT: Board Member Gonzalez  
ABSTAIN: None

It was moved by Board Member Timmons, seconded by Vice Chair Weisenburger, to approve Development Review Application No. 25:005, subject to the conditions of approval which includes the added Condition No. 40 (project timeline) in the agenda report. The motion was passed by the following roll call vote:

AYES: Board Members Moody and Timmons;  
Vice Chair Weisenburger; and Chair Esparza  
NOES: None  
ABSENT: Board Member Gonzalez  
ABSTAIN: None

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**NEW BUSINESS**

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4. DEVELOPMENT REVIEW APPLICATION NO. 25:004

Chair Esparza announced the item, a request by Gold Key Development, Inc. to allow the construction of 17 single-family residential dwelling units ranging in size from 1,707 square feet to 1,875 square feet on a 1.04 acre property located west of Paramount Boulevard between Harrison Street and 70<sup>th</sup> Street at 16635, 16675, and 16683 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards)/Mixed-Use Commercial and Senior Assisted/Independent Living. The item was heard earlier in the evening during the Planning Commission meeting in conjunction with General Plan Amendment No. 25-2, Zone Change No. 252, and Tentative Tract Map No. 084854.

Chair Esparza opened the public hearing and called for public testimony.

There being no comments in favor or opposed to the request, it was moved by Vice Chair Weisenburger, seconded by Board Member Timmons, to close the public hearing. The motion was passed by the following roll call vote:

- AYES: Board Members Moody and Timmons; Vice Chair Weisenburger; and Chair Esparza
- NOES: None
- ABSENT: Board Member Gonzalez
- ABSTAIN: None

It was moved by Vice Chair Weisenburger, seconded by Board Member Moody, to approve Development Review Application No. 25:004, subject to the conditions included in the agenda report. The motion was passed by the following roll call vote:

- AYES: Board Members Moody and Timmons; Vice Chair Weisenburger; and Chair Esparza
- NOES: None
- ABSENT: Board Member Gonzalez
- ABSTAIN: None

5. DEVELOPMENT REVIEW APPLICATION NO. 25:006

Chair Esparza announced the item, a request by Jesus A. Lara and Jesus Martinez/RMCA Architects for Stater Bros. Markets to approve the proposed exterior remodel of an existing grocery store and a 400 square foot reduction of the building floor area at 8640 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

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

Chair Esparza opened the public hearing and called for public testimony.

Planning and Building Director John King stated that written correspondence by Jorge Ramirez in opposition to this item was received. A copy of the correspondence was provided to each Board Member and made part of the record of the proceedings.

There being no further comments in favor or opposed to the request, it was moved by Vice Chair Weisenburger, seconded by Board Member Moody, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Board Members Moody and Timmons;  
Vice Chair Weisenburger; and Chair Esparza  
NOES: None  
ABSENT: Board Member Gonzalez  
ABSTAIN: None

It was moved by Board Member Timmons, seconded by Board Member Moody, to approve Development Review Application No. 25:006, subject to conditions of approval included in the agenda report. The motion was passed by the following roll call vote:

AYES: Board Members Moody and Timmons;  
Vice Chair Weisenburger; and Chair Esparza  
NOES: None  
ABSENT: Board Member Gonzalez  
ABSTAIN: None

## **COMMENTS**

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### 6. COMMENTS

There were no comments from Board Members or staff.

## **ADJOURNMENT**

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There being no further business to come before the Commission, the meeting was adjourned by Chair Esparza at 7:06 p.m. to the next Planning Commission meeting to be held on Wednesday, September 3, 2025 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

*/s/ Ernie Esparza*

Ernie Esparza, Chair

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ATTEST:

*/s/ Biana Salgado*

Biana Salgado, Administrative Assistant

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APPROVED: November 5, 2025

[https://paramountcity1957.sharepoint.com/sites/Planning/Shared Documents/ADMIN/MINUTES/DRB MINUTES 2025/Minutes/August DRB ACTION\\_revised.docx](https://paramountcity1957.sharepoint.com/sites/Planning/Shared Documents/ADMIN/MINUTES/DRB MINUTES 2025/Minutes/August DRB ACTION_revised.docx)