

DEVELOPMENT REVIEW BOARD MINUTES SEPTEMBER 3, 2025

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

CALL TO ORDER:

The meeting of the Development Review Board was called to order by Vice Chair Gordon Weisenburger at 7:09 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF BOARD MEMBERS

Present: Board Member Javier Gonzalez
Board Member David Moody
Board Member Linda Timmons
Vice Chair Gordon Weisenburger

Absent: Chair Ernie Esparza

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

AYES: Board Members Gonzalez, Moody and
Timmons; and Vice Chair Weisenburger
NOES: None
ABSENT: Chair Esparza
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
Heidi Luce, City Clerk

PUBLIC COMMENTS

Planning and Building Director King stated that there are no general public comments, but there will be one comment related to Item 2, which will be discussed at that time.

MINUTES

1. APPROVAL OF MINUTES August 6, 2025

Vice Chair Weisenburger presented the Development Review Board minutes of August 6, 2025 for approval.

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

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

OLD BUSINESS

2. DEVELOPMENT
REVIEW
APPLICATION
NO. 23:013

Vice Chair Weisenburger announced the item, a request by Daniel Freedman/Jeffer Mangels Butler & Mitchell, LLC for Sobeida Filippi for a second one-year extension to construct and install a freeway-oriented digital billboard on vacant land north of Rosecrans Avenue, between the Los Angeles River and 710-Freeway.

Planning and Building Director King presented an overview of the request for a second one-year extension to construct and install a freeway-oriented digital billboard on vacant land north of Rosecrans Avenue, between the Los Angeles River and 710-Freeway.

The applicant, Sobeida Filippi addressed the Planning Commission regarding this request and expressed her desire to sell the property to the City.

It was moved by Board Member Timmons, seconded by Board Member Gonzalez, to approve the second one-year extension to construct and install a freeway-oriented digital billboard on vacant land north of Rosecrans Avenue, between the Los Angeles River and 710-Freeway, subject to the conditions included in the agenda report. The motion was passed by the following roll call vote:

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

PUBLIC HEARINGS

NEW BUSINESS

3. DEVELOPMENT
REVIEW
APPLICATION
NO. 25:008

Vice Chair Weisenburger announced the item, a request by Jose Felix/Lightning Construction for Jesus Guillen to allow the construction of a 1,660 square foot single-family home, a 425 square foot two-car garage, and a 144 square foot detached covered patio at 15149 Gundry Avenue.

Assistant Planning and Building Director Rodriguez presented an overview of the request by Jose Felix/Lightning Construction for Jesus Guillen to allow the construction of a 1,660 square foot single-family home, a 425 square foot two-car garage, and a 144 square foot detached covered patio at 15149 Gundry Avenue in the R-M (Multiple-Family Residential) zone.

Vice Chair Weisenburger opened the public hearing and called for public testimony.

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

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

It was moved Board Member Gonzalez, seconded by Board Member Moody, to approve Development Review Application No. 25:008, a request by Jose Felix/Lightning Construction for Jesus Guillen to construct a 1,660 square foot single-family dwelling unit, a 425 square foot two car garage, and a 144 square foot detailed covered patio at 15149 Gundry Avenue in the R-M (Multiple-Family Residential) Zone, subject to the conditions included in the agenda report. The motion was passed by the following roll call vote:

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

4. DEVELOPMENT
REVIEW
APPLICATION
NO. 25:009

Vice Chair Weisenburger announced the item, a request by Alberto Perez-Arvizu/Bestone Construction, Inc. for Paramount Illinois, LLC to construct a 1,225 square foot metal building at 15538 Rosales Alley.

Planning and Building Director King stated that it is recommended that this item be continued to the October 1, 2025 Development Review Board meeting.

Vice Chair Weisenburger opened the public hearing and called for public testimony.

There being no comments in favor or opposed to the request, it was moved Board Member Gonzalez, seconded by Board Member Moody, to continue the public hearing for Development Review Application No. 25:009 to the October 1, 2025 Development Review Board meeting. The motion was passed by the following roll call vote:

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

COMMENTS

5. COMMENTS

Planning and Building Director King reported that construction of the new Sprouts Farmers Market has begun at the former Lindsay Lumber site.

There were no comments from the Board Members.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned by Vice Chair Weisenburger at 7:35 p.m. to the next meeting of the Development Review Board to be held on Wednesday, October 1, 2025, at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California, at 6:00 p.m.

/s/ Gordon Weisenburger

Gordon Weisenburger, Vice Chair

ATTEST:

/s/ *Biana Salgado*

Biana Salgado, Administrative Assistant

Prepared by: Heidi Luce, City Clerk

APPROVED: October 1, 2025

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