

PARAMOUNT PLANNING COMMISSION MINUTES SEPTEMBER 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 Linda Timmons at 6:00 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF COMMISSIONERS:

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

Absent: Commissioner Ernie Esparza

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

AYES: Commissioners Gonzalez and Moody;
Vice Chair Weisenburger; and Chair Timmons
NOES: None
ABSENT: Commissioner 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

MINUTES

1. APPROVAL OF MINUTES August 6, 2025

Chair Timmons presented the Planning Commission minutes of August 6, 2025 for approval, noting the following corrections: on page 1 correct Commissioner Gonzalez to ABSENT and on page 5 correct the adjournment to September 3, 2025.

It was moved by Vice Chair Weisenburger and seconded by Commissioner Moody to approve the minutes as corrected. The motion was passed by the following roll call vote:

AYES: Commissioner Moody;
Vice Chair Weisenburger; and Chair Timmons
NOES: None
ABSENT: Commissioner Esparza
ABSTAIN: Commissioner Gonzalez

PUBLIC COMMENTS

Planning and Building Director King stated that there are no general public comments, but there will be one comment related to an item on the Development Review Board agenda which will be discussed at that time.

NEW BUSINESS

PUBLIC HEARINGS

2. **CONDITIONAL
USE PERMIT NO.
981**

Chair Timmons announced the item, a request by Noel Rouda-Trout/Los Angeles Educational Corps to operate a charter school at 6838 Somerset Boulevard.

Planning and Building Director King introduced Associate Planner Reyes who presented an overview of the request by Noel Rouda-Trout/Los Angeles Educational Corps (LAEC) to operate a charter school at 6838 Somerset Boulevard in the C-3 (General Commercial) zone. During the presentation, Associate Planner Reyes noted one correction to Condition of Approval No. 50 – the completion date should be March 31, 2026.

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

Applicant Noel Rouda-Trout addressed the Planning Commission in support of the project.

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

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

It was moved Commissioner Gonzalez, seconded by Commissioner Moody, to adopt Planning Commission Resolution No. 25:022, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO CONDITIONAL USE PERMIT NO. 981, A REQUEST BY NOEL ROUDA-TROUT/LOS ANGELES EDUCATIONAL CORPS (LAEC) FOR A CONDITIONAL USE PERMIT (CUP) TO ESTABLISH A CHARTER SCHOOL AT 6838 SOMERSET BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE," approving Conditional Use Permit No. 981, subject to the conditions of approval in the resolution as amended. The motion was passed by the following roll call vote:

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

3. CONDITIONAL
USE PERMIT NO.
982

Chair Timmons 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 Planning Commission meeting.

Chair Timmons opened the public hearing.

There being no public testimony, it was moved by Vice Chair Weisenburger, seconded by Commissioner Moody, to continue the public hearing to October 1, 2025. The motion was passed by the following roll call vote:

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

4. ZONE VARIANCE NO.
413

Chair Timmons announced the item, a request by Matthew Oldenkamp/Mattco Forge, Inc. for a variance from the front yard setback to legalize the construction of fencing at 16443 Minnesota Avenue.

Planning and Building Director King presented an overview of the request by Matthew Oldenkamp/Mattco Forge, Inc. for a variance from the front yard setback to legalize the construction of fencing at 16443 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone.

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

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 Gonzalez and Moody;
Vice Chair Weisenburger; and Chair Timmons
NOES: None
ABSENT: Commissioner Esparza
ABSTAIN: None

It was moved Vice Chair Weisenburger, seconded by Commissioner Moody, to adopt Planning Commission Resolution No. PC 25:023, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO ZONE VARIANCE NO. 413, A REQUEST BY MATTHEW OLDENKAMP/MATTCO FORGE, INC. FOR A VARIANCE FROM THE FRONT YARD SETBACK TO LEGALIZE THE CONSTRUCTION OF FENCING AT 16443 MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE," approving Zone Variance No. 413, subject to conditions of approval included in the resolution. The motion was passed by the following roll call vote:

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

5. COMMERCIAL
DESIGN GUIDELINES

Chair Timmons announced the item, consideration of revised Commercial Design Guidelines.

Planning and Building Director King introduced Associate Planner Reyes who presented an overview of the proposed Commercial Design Guidelines.

Vice Chair Weisenburger expressed concern regarding several aspect of the proposed Commercial Design Guidelines, including the effect the proposed traffic calming measures and the impact the requirements for trees in parking areas may have on parking availability. Staff responded to Commissioner Weisenburger's concerns and provided clarification. Staff commented that changes can be incorporated in the final document.

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

There being no comments in favor or opposed to this item, it was moved by Vice Chair Weisenburger, seconded by Commissioner Gonzalez, to close the public hearing. The motion was passed by the following roll call vote:

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

A. RESOLUTION NO.
PC 25:024

It was moved Commissioner Gonzalez, seconded by Commissioner Moody, to adopt Planning Commission Resolution No. 25:024, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDING OF FACT, AND RECOMMENDING THAT THE CITY COUNCIL REPLACE THE CENTRAL BUSINESS DISTRICT ARCHITECTURAL DESIGN GUIDELINES WITH COMMERCIAL DESIGN GUIDELINES." The motion was passed by the following roll call vote:

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

B. ZONING ORDINANCE
TEXT AMENDMENT
NO. 37.

It was moved Commissioner Gonzalez, seconded by Commissioner Moody, to adopt Planning Commission Resolution No. 25:025, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDING OF FACT, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 37, APPROVING THE REPLACEMENT OF THE ARCHITECTURAL GUIDELINES OF THE C-3 (GENERAL COMMERCIAL) ZONE WITH COMMERCIAL DESIGN GUIDELINES AND

ESTABLISHING COMMERCIAL DESIGN GUIDELINES AS A REQUIREMENT OF THE C-M (COMMERCIAL-MANUFACTURING) ZONE.” The motion was passed by the following roll call vote:

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

REPORTS

6. ORAL REPORT

Planning and Building Director King reported that the City Council adopted an ordinance approving Zoning Ordinance Text Amendment No. 36 related to regulating garage, estate, and yard sales in residential zones and received a comprehensive report on the City’s hexavalent chromium monitoring program at its August 12th meeting. He further reported that at the August 26th meeting, the City Council approved an agreement to update the City’s Historic Context Statement to include the 1980s and beyond and prepare a historical preservation ordinance for consideration.

COMMENTS

7.

There were no comments from the City Attorney, Commissioners, or staff.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Timmons at 7:09 p.m. to the next Planning Commission meeting to be held on Wednesday, October 1, 2025 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

/s/ Linda Timmons

Linda Timmons, Chair

ATTEST:

/s/ Biana Salgado

Biana Salgado, Administrative Assistant
Minutes Prepared by: Heidi Luce, City Clerk

APPROVED: October 1, 2025

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