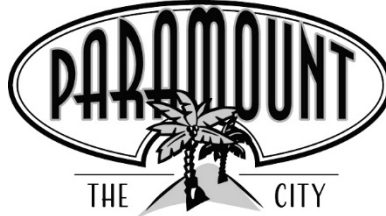


AGENDA

Paramount Development Review Board
October 1, 2025



Safe, Healthy, and Attractive

Regular Meeting
City Hall Council Chambers
6:00 p.m.

City of Paramount

16400 Colorado Avenue ♦ Paramount, CA 90723 ♦ (562) 220-2000 ♦ www.paramountcity.gov

PUBLIC PARTICIPATION NOTICE

In-person Attendance: The public may attend the Development Review Board meetings in-person.

Public Comments: Members of the public wanting to address the Development Review Board, either during public comments or for a specific agenda item, or both, may do so by the following methods:

- **In-person**

If you wish to make a statement, please complete a Speaker's Card prior to the commencement of the Public Comments period of the meeting. Speaker's Cards are located at the entrance. Give your completed card to a staff member and when your name is called, please go to the podium provided for the public.

- **E-mail:** planning@paramountcity.gov

E-mail public comments must be received **15 minutes prior to the start of the meeting**. The e-mail should specify the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item No.; 5) Subject; 6) Written Comments.

All public comments are limited to a maximum of three (3) minutes unless an extension is granted. No action may be taken on items not on the agenda except as provided by law. All public comments will be recorded and rules of decorum and procedures for the conduct of City meetings will apply when addressing the Development Review Board whether in-person or via email.

Notes

CALL TO ORDER:

Chair Ernie Esparza

ROLL CALL OF
MEMBERS:

Board Member Javier Gonzalez
Board Member David Moody
Board Member Linda Timmons
Vice Chair Gordon Weisenburger
Chair Ernie Esparza

MINUTES

1. [APPROVAL OF MINUTES](#) September 3, 2025

PUBLIC COMMENTS

PUBLIC HEARINGS

OLD BUSINESS

2. [DEVELOPMENT REVIEW APPLICATION NO. 25:009](#) 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 in the M-2 (Heavy Manufacturing) zone.

NEW BUSINESS

3. [DEVELOPMENT REVIEW APPLICATION NO. 25:003](#) A request by Go Store It/Madison Capital Holdings to construct a six-story, 154,500 square foot self-storage building on a 66,731 square foot property located at 7342 Petterson Lane in the M-2 (Heavy Manufacturing) zone.

COMMENTS

4. [COMMENTS](#)
 - Board Members
 - Staff

ADJOURNMENT

To a meeting on Wednesday, November 5, 2025, at 6:00 p.m. in the Council Chamber at City Hall, 16400 Colorado Ave., Paramount, California.

Americans with Disabilities Act: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (562) 220-2225 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting. **Note:** Agenda items are on file in the Planning Department office and are available for public inspection during normal business hours. Materials related to an item on this Agenda submitted after distribution of the agenda packet are also available for public inspection during normal business hours in the Planning Department office. The Planning Department office is located at City Hall, 16400 Colorado Avenue, Paramount.

OCTOBER 1, 2025

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF
SEPTEMBER 3, 2025.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

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.

Gordon Weisneburger, Vice Chair

ATTEST:

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

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

OCTOBER 1, 2025

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 25:009

- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
 - (1) THOSE IN FAVOR
 - (2) THOSE OPPOSED
 - (3) REBUTTAL BY THE APPLICANT
- D. MOTION TO CLOSE THE PUBLIC HEARING.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[] APPROVED	ABSENT: _____
[] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:
APPROVE A REQUEST BY ALBERT PEREZ-ARVIZU/BESTONE CONSTRUCTION, INC. FOR PARAMOUNT ILLINOIS, LLC TO CONSTRUCT A 1,225 SQUARE FOOT METAL BUILDING AT 15538 ROSALES ALLEY IN THE M-2 (HEAVY MANUFACTURING) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

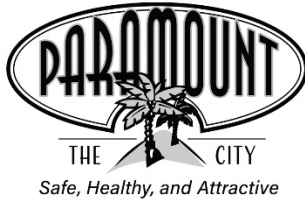
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Development Review Application No. 25:009
REQUEST:	Construct a 1,225 square foot metal building
APPLICANT:	Alberto Perez-Arvizu/Bestone Construction, Inc. for Paramount Illinois, LLC
MEETING DATE:	October 1, 2025
LOCATION:	15538 Rosales Alley
ZONE:	M-2 (Heavy Manufacturing)
GENERAL PLAN:	Central Industrial District
PLANNER:	Ivan Reyes
RECOMMENDATION:	Approval



To: Honorable Development Review Board
From: John King, AICP, Planning and Building Director
By: Ivan Reyes, Associate Planner
Date: October 1, 2025

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 25:009
ALBERTO PEREZ-ARVIZU/BESTONE CONSTRUCTION, INC. FOR
PARAMOUNT ILLINOIS, LLC**

BACKGROUND

This application is a request by Albert Arvizu/Bestone Construction, Inc. for Paramount Illinois, LLC to construct a 1,225 square foot metal building at 15538 Rosales Alley in the M-2 (Heavy Manufacturing) zone. The 5,000 square foot subject property is located on the east side of Rosales Alley. No existing structures or established uses are present on the premises.

Earlier this evening, the Planning Commission reviewed Conditional Use Permit (CUP) No. 982 pertaining to the Paramount Municipal Code requirement subjecting metal structures in the M-2 zone to a CUP.

DISCUSSION

The 1,225 square foot metal building is proposed on the south portion of the property. The design of the proposed building will utilize corrugated metal-clad walls and metal roofing ridge. The north elevation (facing the parking lot) will have one roll-up door and a single entry-door to the building, while the south side will feature a horizontal roofline at a height of 18 feet. The remaining east and west elevations will feature metal roofing material to complement the material of the building.

Design

The applicant proposes a functional architectural design with metal walls and metal roofing ridge for the building. The exterior walls will utilize corrugated metal to match the color of the roofing material. The metal cladding will feature a vertical-oriented box rib design and will also feature a flush metal trim panel lining the front vertical elements and accent panels.

Additional property improvements required as conditions of approval include:

- Paint all rooftop vents to match the predominant color of the roofing;
- Install a decorative wall-mounted light fixture at each entrance of the building following separate Planning and Building Department review and approval of the types and specific locations;
- Restore the exterior stucco of the existing perimeter wall by powerwashing the stucco walls and/or repainting the stucco walls (following separate Planning Division review of a proposed paint color);
- Slurry seal and stripe the parking lot;
- Provide a total of four parking spaces, including one Americans with Disabilities Act (ADA)-compliant parking space;
- Install 700 square feet of landscaping within the setback areas; and
- Repaint the metal gate and metal cladding on the west side of the property.

Photos

Below are site photos from August 22, 2025. The first photo depicts the view of the front of the existing building, and the second depicts the rear of the property, facing the location of the proposed addition.

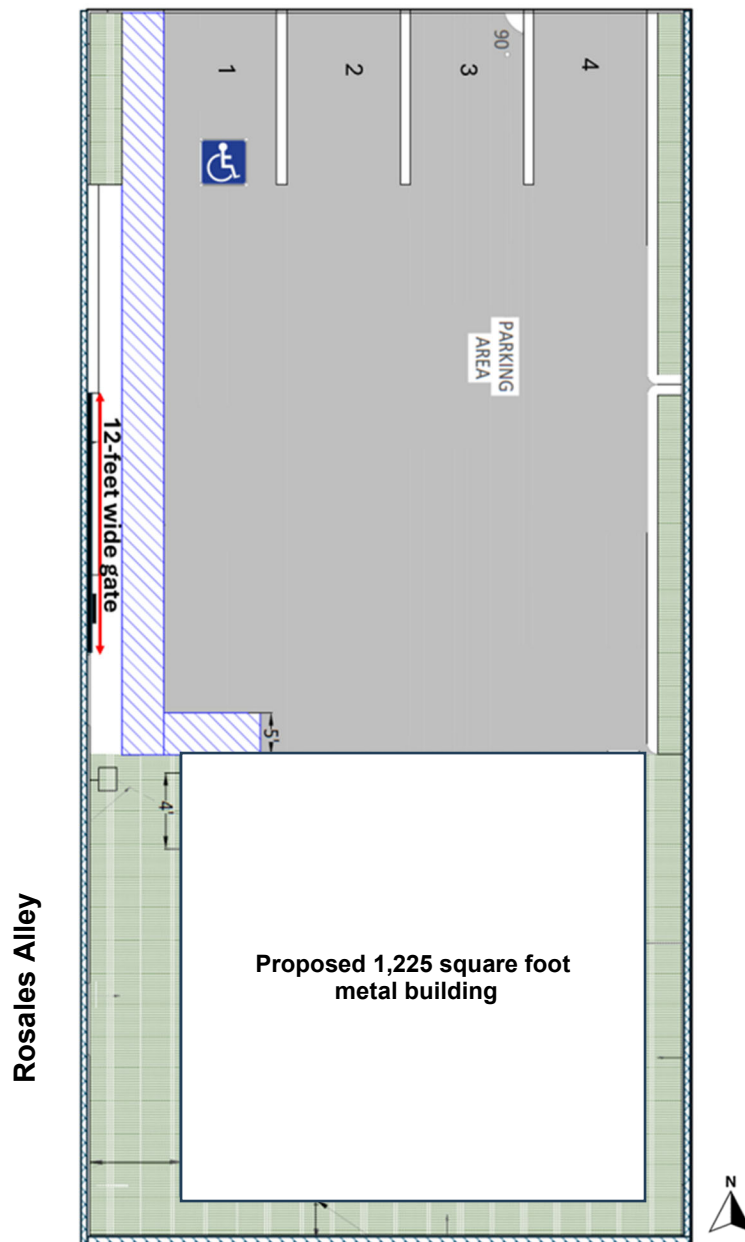


The west side of the property, adjacent to Rosales Alley



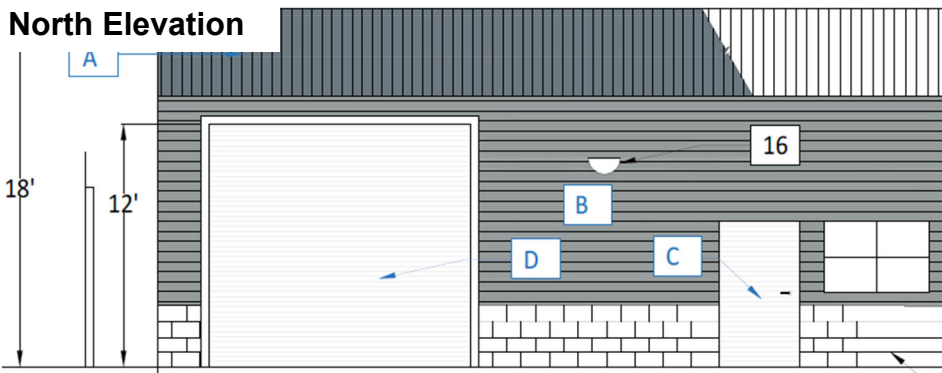
Interior of project site, facing north.

Below is the proposed site plan.

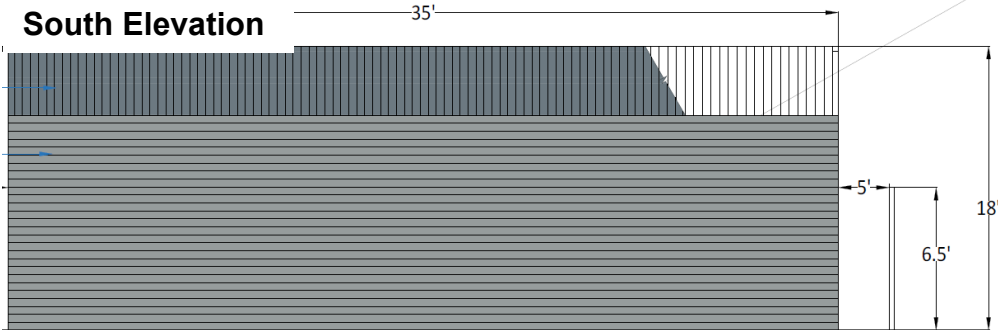


Below are the proposed elevations for the metal building.

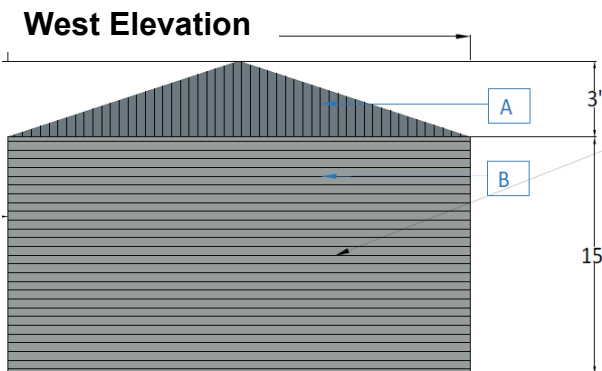
North Elevation



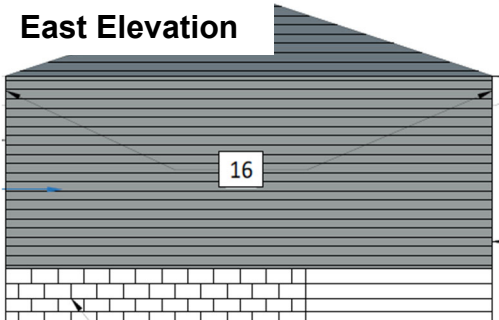
South Elevation



West Elevation



East Elevation



FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The City Council implemented the Strategic Outcomes to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcomes No. 1: Safe Community.

RECOMMENDED ACTION

It is recommended that the Development Review Board approve Development Review Application No. 25:009, subject to following conditions:

General

1. Conditions. All planning conditions of approval for Development Review Application No. 25:009 shall be printed as general notes on all sets of building plans.
2. Revocation. It is hereby declared to be the intent that if any provision of this application is held or declared to be invalid, the application shall be void and the privileges granted hereunder shall lapse.
3. Violations. It is further declared and made a condition of this application that if any condition hereof is violated or if any law, statute, or ordinance is violated, the approval shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
4. Material Deviation. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan and elevations. Any material deviation must be approved by the Planning and Building Department before construction.
5. Affidavit. This Development Review Application shall not be effective for any purposes until the applicant has first filed at the office of the Development Review Board a sworn affidavit both acknowledging and accepting all conditions of approval of this Development Review Application. The affidavit shall be submitted by Friday, October 17, 2025. Failure to provide the City of Paramount with the requisite affidavit within the time stated hereinabove shall render the Development Review Application void.

6. One-year Approval. Approval of this Development Review Application No. 25:009 shall be valid for one (1) year from the date of final approval and shall become null and void unless construction has commenced within this time period or an extension of time is granted administratively pursuant to a written request by the applicant no less than thirty days prior to the expiration date of October 1, 2026. The Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application. Commencement of development shall mean that appropriate permits have been obtained, and the development has successfully completed the first Building and Safety Division inspection.
7. Discretionary Permits. The project shall comply with all relevant requirements of Conditional Use Permit No. 982.

Site Standards

8. Lighting. A precise lighting plan shall be submitted showing the location and types of all exterior lighting. The plan shall be subject to the approval of the Planning and Building Department. Approval criteria will emphasize both the functional as well as the decorative nature of the proposed lighting. The rear parking area and other common areas shall be illuminated to a demonstrated degree equal to or exceeding one point five candles per foot. The plan and fixture design shall be approved separately from the design approval and from the working drawings.
9. Material Board. Colors and materials for all exterior colors and materials shall be submitted separately to the Planning and Building Department for final approval. All approvals shall be obtained prior to installation or application of the material.
10. Modification. No exterior structural alteration or exterior building color or material change, other than those colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Planning and Building Department.
11. Fence Maintenance. The exterior stucco of the existing perimeter walls shall be restored by powerwashing/sandblasting and/or repainting the walls (following separate Planning Division review of a proposed paint color) as needed. The metal gate on the west side of the property shall be refurbished and repainted. The metal extensions along the block wall on the west side of the property shall be removed or legalized. The applicant shall submit a fence and wall plan detailing all proposed fences and walls for the development and shall be subject to the review and approval of the Planning and Building Department prior to purchase, installation, or construction.

12. Drainage. All surface drainage shall not incorporate center gutters or swales.
13. Security Bars. The installation of exterior security bars is prohibited on the exterior of any building.
14. Tarps. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in front setbacks, side setbacks, rear yard areas, over driveways, and in parking and circulation areas.
15. Parking. All parking areas shall comply with applicable development requirements as specified in Section 17.44, Article 3 (Loading Areas and Off-Street Parking) of the Paramount Municipal Code.
16. Waste Matter. All trash, debris, and junk throughout the site shall be removed.
17. Trash Enclosure. A trash enclosure shall be constructed to accommodate trash, recyclables, and organic waste. All exterior bins and barrels shall be enclosed by a solid decorative masonry wall not less than six feet in height, with decorative cover, decorative side protection to keep trespassers out, and appropriate solid gate, following separate Planning and Building Department review and approval. Such storage area shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
18. Prohibited Fencing. Chain link fencing shall not be installed in the future.
19. Vandalism. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti shall be promptly painted over with paint to match the predominant surface paint or stucco color. Live plants that have been vandalized with graffiti shall be trimmed to remove the graffiti. Graffiti in the form of window etching shall be promptly removed.
20. Bicycle Rack. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning and Building Department prior to purchase or installation of the rack.
21. Windows. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.

Permitting

22. Grading. The developer shall provide the Director of Public Works/City Engineer with a grading plan depicting the method of drainage and shall be subject to the approval of the Director of Public Works/City Engineer.

23. Contractors. Prior to the release of utilities or service connections, final building, electrical, and plumbing, and/or mechanical approval, the owner or general contractor shall submit a list of all contractors and/or subcontractors performing work on this project to the Planning and Building Department.
24. Fire. The plans are subject to Los Angeles County Fire Department approval, including all required conditions of approval of the Land Development Unit of the Fire Prevention Division. The applicant shall pay all associated fire hydrant flow tests fees to the Water Division of the Paramount Public Works Department when the Los Angeles County Fire Department requires a fire hydrant flow test.
25. Screening. The Planning and Building Department shall approve a utility plan before permit issuance. All mechanical equipment and appurtenances of any type, whether located on rooftop, ground level, or anywhere on the building structure or site shall be completely enclosed or screened so as not to be visible from any public street and/or adjacent property. Such enclosure of facilities or screening shall be of compatible design related to the building structure for which such facilities are intended to serve.
26. Utility Concealment. The applicant shall underground all onsite utilities so that no overhead electrical, telephone, or cable television lines shall drop from the pole to the structure.
27. Water Infrastructure. The applicant shall pay the water capital improvement charge.
28. Public Right-of-Way. New curbs, gutters, and sidewalks shall be reviewed and approved separately by the Director of Public Works/City Engineer.
29. Encroachment. Any damage to the alley adjacent to the subject site shall be removed and replaced to the satisfaction of the Director of Public Works/City Engineer. Prior to commencing such repair work, proper permits and written approval shall be obtained from the Director of Public Works/City Engineer. All unused driveway aprons shall be closed and replaced with curb, gutter and sidewalk, per specifications from the Public Works Department.
30. Fees. All applicable development fees are due prior to the issuance of building permits.
31. NPDES. The applicant shall comply with all National Pollution Discharge Elimination System (NPDES) regulations.
32. Backflow. The location of all backflow devices shall be approved by the Planning and Building Department prior to installation. Backflow devices shall be painted and screened with landscaping as approved by the Planning and Building Department.

33. Electrical Panels. The location of all electrical panels and meters shall be approved by the Planning and Building Department prior to installation. Electrical panels shall not detract from the primary view of the subject building. Electrical panels and meters shall be screened as approved by the Planning and Building Department.

Construction

34. Business License. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
35. Hours of Construction. Construction shall take place 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Construction is prohibited on Sundays and national holidays.

Landscaping

36. Landscaping and Irrigation. Existing and new planters shall be planted, refurbished, and maintained as needed. A two-inch layer of brown mulch shall be applied in the planters. Red mulch is not an acceptable material. A precise landscaping and irrigation plan shall be submitted showing the size, type, and location of all plant material (including trees, shrubs, groundcover and mulch) and irrigation. The plan shall comply with the Model Water Efficient Landscape Ordinance (MWELo) of the State of California and Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code. The plan shall be subject to the approval consideration of the Planning and Building Department and shall be approved separately from the design approval and from the working drawings. Landscaping shall be planted and irrigation shall be installed and maintained in perpetuity in accordance with the approved plan and State and City regulations. No mature trees shall be removed without the written authorization of the Planning and Building Department.
37. Trees. The applicant shall plant and maintain a minimum of one 24-inch-box shade/canopy tree on the subject property following Planning and Building Department review and approval of the specific type and location.

General Housekeeping

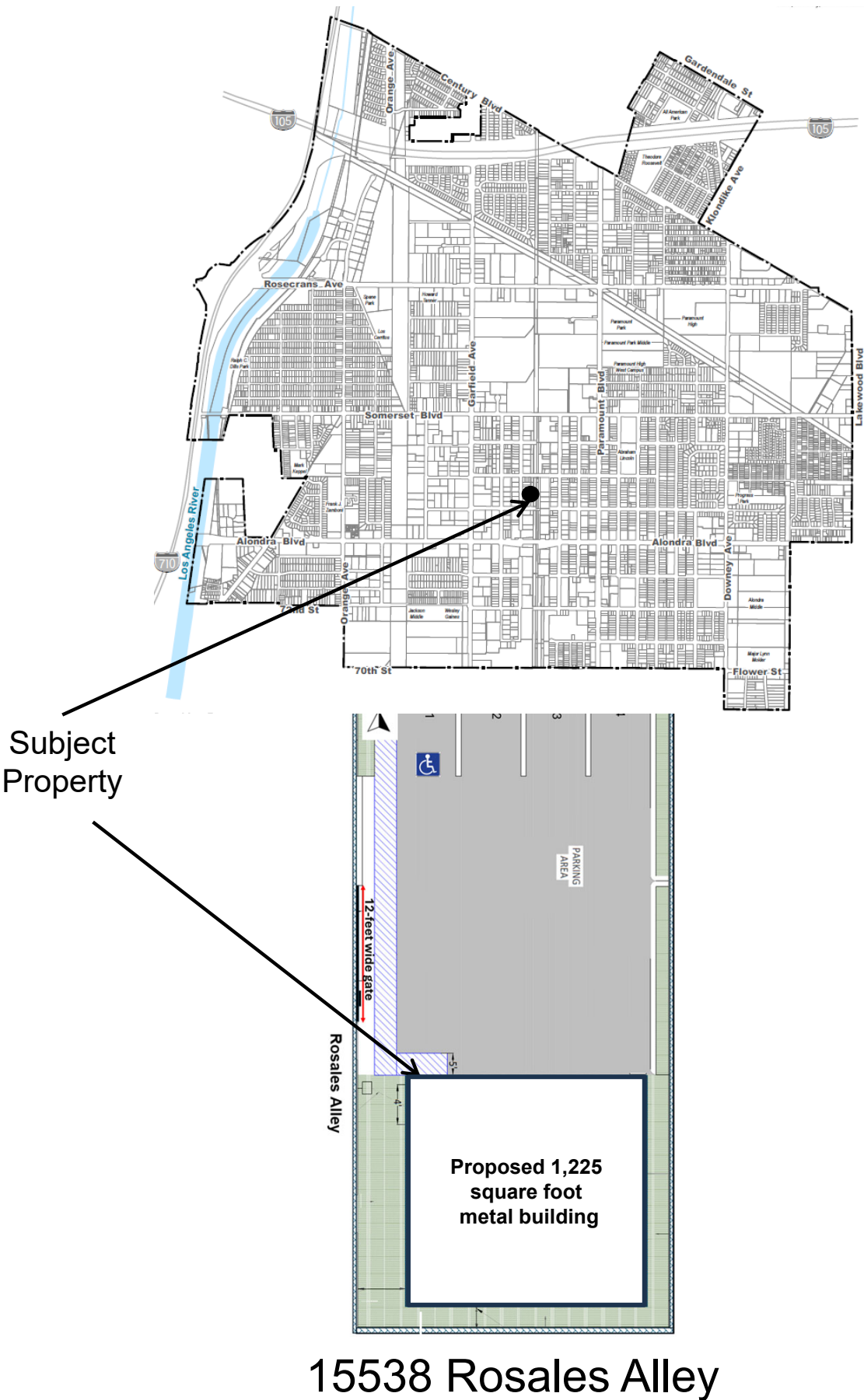
38. Infrastructure. The applicant shall ensure that the public streets and other public infrastructure remain clean from dirt and other debris during construction. The applicant shall comply with South Coast Air Quality Management District Rule 403 regarding reduction of fugitive dust with best available fugitive dust control measures.
39. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.

40. Labor Regulations. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
41. Agencies. The applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
42. Urban Stormwater Management. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking areas, and the surrounding property perimeter. The parking area shall be completely swept and maintained free of debris and litter weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
43. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.

Final Approval

44. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.

Conditional Use Permit No. 982/ Development Review Board Application No. 25:009



OCTOBER 1, 2025

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 25:003

- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
 - (1) THOSE IN FAVOR
 - (2) THOSE OPPOSED
 - (3) REBUTTAL BY THE APPLICANT
- D. MOTION TO CLOSE THE PUBLIC HEARING.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[] APPROVED	ABSENT: _____
[] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:
APPROVE A REQUEST BY GO STORE IT/MADISON CAPITAL HOLDINGS TO CONSTRUCT A SIX-STORY, 154,550 SQUARE FOOT SELF-STORAGE BUILDING ON A 66,731 SQUARE FOOT PROPERTY LOCATED AT 7342 PETTERSON LANE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

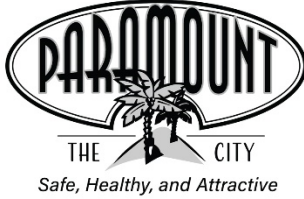
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Development Review Application No. 25:003

REQUEST: Construct a six-story, 154,550 square foot self-storage building on a 66,731 square foot property

APPLICANT: Go Store It/Madison Capital Holdings

MEETING DATE: October 1, 2025

LOCATION: 7342 Petterson Lane

ZONE: M-2 (Heavy Manufacturing) zone

GENERAL PLAN: Central Industrial District

PLANNER: Monica Rodriguez

RECOMMENDATION: Approval



To: Honorable Development Review Board

From: John King, AICP, Assistant Planning and Building Director

By: Monica Rodriguez, Assistant Planning and Building Director

Date: October 1, 2025

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 25:003
GO STORE IT/MADISON CAPITAL HOLDINGS**

BACKGROUND

This application is a request by Go Store It/Madison Capital Holdings to construct a six-story, 154,550 square foot self-storage building at 7342 Petterson Lane in the M-2 (Heavy Manufacturing) zone. This request is pending approval of Zone Change No. 251. Earlier this evening, the Planning Commission reviewed Zone Change No. 251, which is a related application to change the official Zoning Map from M-2 to PD-PS (Planned Development with Performance Standards). The Planning Commission action is a recommendation to the City Council.

The applicant is a real estate investment and development firm that specializes in self-storage and various other storage sectors throughout the United States. Go Store It currently operates a total of 144 self-storage facilities across the U.S., including a location at 15932 Minnesota Avenue in the City of Paramount. The proposed self-storage facility will be the second in the city.

DISCUSSION

Project Description

The applicant is proposing to develop a six-story, 154,550 square foot self-storage building with a maximum height of 67 feet to the top of the parapet on the east elevation. For comparison, in 2022, the Planning Commission approved a 104,630 square foot five-story self-storage building with a height of 62 feet at the highest point for the 15932 Minnesota Avenue project.

The project site is located in the M-2 zone. The Zoning Ordinance allows for a maximum building height of 55 feet and limits the floor area at a maximum of two and one-half times the area of the lot. The project is proposing a maximum height of 67 feet above grade and a total floor area of 154, 550 square feet, resulting in a floor area ratio of 2.31 to 1.

Therefore, in conjunction with the Development Review Application No. 25:003, the applicant is requesting a zone change from M-2 (Heavy Manufacturing) to PD-PS (Planned Development with Performance Standards) to allow a 154,550 gross square foot, 67-foot high, self-storage facility. The additional height will allow for a variation in building form that softens the appearance without disrupting surrounding properties.

Below is a summary of the proposed space within the 104,630 square foot building:

Floor	Floor Area (Square Feet)	No. of Storage Units
1	25,858	157
2	28,852	196
3	30,556	231
4	30,556	231
5	23,023	224
6	15,705	177
TOTAL	154,550	1,216

The 25,858 square feet on the ground level includes a proposed 200 square foot office area. The storage unit sizes range from 25 to 250 square feet.

A total of 10 parking stalls and three loading bays will be provided for the project, which is a ratio similar to other storage facilities in Paramount. Access to the project will be from two 28-foot-wide driveways along Petterson Lane and Garfield Avenue. The driveway entrances will be surfaced with decorative pavers. The applicant will provide a 7'-7"-wide landscaped buffer along Petterson Lane and a 10-foot-wide landscaped buffer along the Garfield Avenue frontage. Additionally, landscaping would be provided within the three-foot-wide setback on the westerly portion of the site and within the 4'-2"-wide setback along the southerly portion of the site. A total of 6,524 square feet of landscaped area will be provided for the project. In addition, an eight-foot-high steel fence and sliding gates are proposed along Petterson Lane and Garfield Avenue entrances.

The architecture of the development is consistent with the City's design expectations and will feature materials such as split-face concrete masonry units, decorative metal laser cut panels, stucco, and varied roof lines to enhance building articulation. Materials and patterns would complement the adjacent buildings and provide continuity with the modern-industrial aesthetic with the laser cut panels and light emitting diode (LED) lighting. The surface parking and loading area would be screened from Petterson Lane and Garfield Avenue and would be located at the rear of the proposed building.

Public Art

Chapter 17.112 of the Paramount Municipal Code regulates Art in Public Places. The Code requires private nonresidential building developments with a project valuation of \$100,000.00 or more to devote not less than 1% of building development costs for the acquisition and installation of public art on the development site or the adjacent right-of-way within one-quarter mile.

The applicant has proposed a laser cut metal design along the east and north elevation of the proposed building facing Garfield Avenue and Petterson Lane. The final design of the artwork shall be processed as required by Chapter 17.112 (Art in Public Places), and specifically as required by Section 17.112.040 (Processing – Artwork associated with new private development). If the final art design is less than the anticipated 1% project valuation, the balance will be placed into the Public Art Development Fund account for acquisition and placement of public art throughout the City.

Site Description

The project site encompasses one parcel totaling 66,731 square feet of gross lot area (1.53-acres). The project site is bounded by Petterson Lane to the north, Garfield Avenue to the east, and industrial uses to the south and west. The site is currently developed with a 2,010 square foot office building, a 3,200 square foot warehouse building, covered working area, and concrete paved parking areas, which will be demolished as part of the request.

The project site is surrounded by industrial types uses which are also zoned M-2 with a General Plan Land Use Designation of Industrial. Directly north of the project site across Petterson Lane is a right-of-way easement with overhead electrical transmission lines and a vacant Metro easement. The closest residential use to the project site is approximately 200 feet north and northeast of the project site across Petterson Lane and Garfield Avenue.

Businesses surrounding the project site are Dan's Custom Metal and Athens Services to the west and an industrial business centers to the south and east.

Existing Site Conditions

Below are photos of the existing site conditions.



Facing east along Petterson Lane



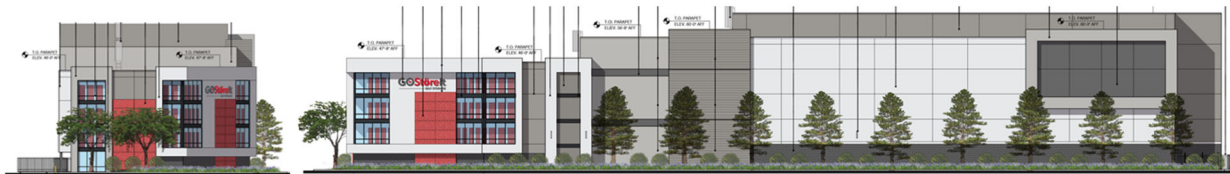
Intersection of Petterson Lane and Garfield Avenue



Facing south along Garfield Avenue

Plans

Below are the elevations and site plan for the proposed project:



East Elevation

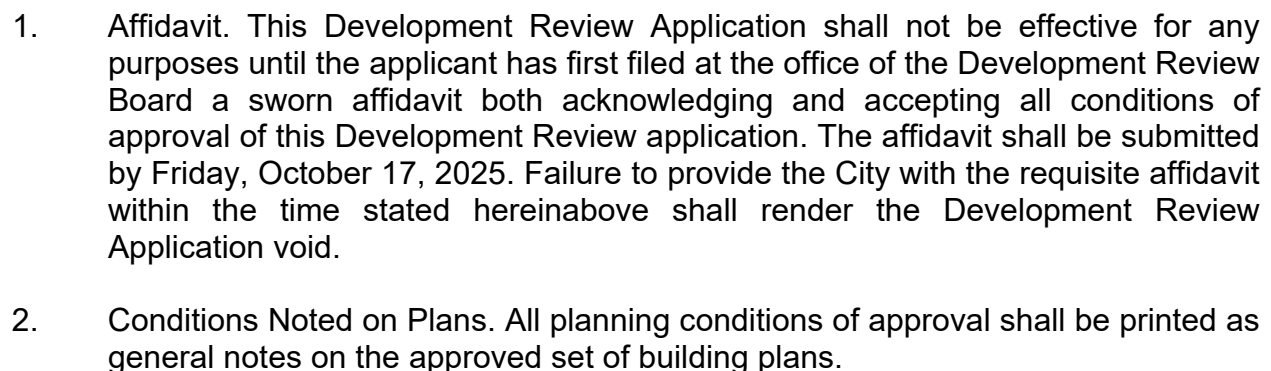
North Elevation



South Elevation



West Elevation



3. Extensions. Approval of this Development Review Application No. 25:003 shall be valid for one (1) year from the date of final approval and shall become null and void unless construction has commenced within this time period or an extension of time is granted administratively pursuant to a written request by the applicant no less than thirty days prior to the expiration date of October 1, 2027. The Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application. Commencement of development shall mean that appropriate permits have been obtained.
4. Deviations. Except as set forth in conditions, development shall take place as shown on the approved site plans and elevations. Minor deviations must be approved by the Planning and Building Director before construction. Substantial changes are subject to an application to the Development Review Board to amend an approval.
5. Fees. All applicable development fees are due prior to the issuance of building permits.
6. Water Capital Improvement Charge. The applicant shall pay the water capital improvement charge as applicable.
7. Permits. The applicant is required to obtain all necessary City of Paramount permits, including electrical, mechanical, and plumbing for any interior and/or exterior modifications made to the structures on the subject site.
8. Electrical Panels. The location of all electrical panels and meters shall be approved by the City prior to installation. Electrical panels and meters are prohibited in the front setback. Electrical panels and meters shall be screened with landscaping as approved by the Planning and Building Department.
9. Grading. The applicant shall provide the Building and Safety Division of the Planning and Building Department and the City Engineer/Public Works Department with a grading plan depicting the method of drainage and a soils report. The grading plan and soils report shall be subject to the approval of the Building and Safety Division and the City Engineer/Public Works Department.
10. Offsite Improvements. The applicant shall consult with the Public Works Department regarding such required offsite improvements as sidewalks, street trees, and curb and gutters. Plans shall illustrate all required public improvements.
11. Driveways. The new driveway approaches and associated changes to the curb, gutter, and sidewalk shall be reviewed and approved if all requirements are met by the City Engineer/Public Works Department.

12. **Damaged Infrastructure.** All damaged curb, gutter, or sidewalk sections in front of the subject site shall be removed and replaced to the satisfaction of the Public Works Department. Prior to commencing such repair work, the approval of the Public Works Department must be obtained to include obtaining proper permits or written approval.
13. **Surface Drainage.** Driveways, parking, and circulation areas shall not incorporate center gutters or center swales. All surface drainage shall be along perimeters or underground.
14. **Utility Plan.** A utility plan shall be approved by the Planning and Building Department before a permit is issued. All mechanical equipment and appurtenances of any type, whether located on rooftop, ground level, or anywhere on the building structure or site shall be completely enclosed or screened so as not to be visible from any public street and/or adjacent property. Such enclosure of facilities or screening shall be of compatible design related to the building structure for which such facilities are intended to serve.
15. **Lighting Plan.** A precise lighting plan shall be submitted showing the location of all exterior lighting within the driveway and parking areas. The plan shall be subject to the approval of the Planning and Building Director. Approval criteria will emphasize both the functional as well as the decorative nature of the proposed lighting. The plan and fixture design shall be approved separately from the design approval and from the working drawings.
16. **Building and Safety Division and Fire Department.** The plans are subject to approval by the Building and Safety Division of the Planning and Building Department and Los Angeles County Fire Department. The project and future construction shall meet all requirements of the Building and Safety Division of the Planning and Building Department.
17. **Future Tenant Improvements.** Any future tenant improvements require permits from the Building and Safety Division of the Planning and Building Department.
18. **Building Drainage.** All building drainage shall be interior with no exterior downspouts or gutters. Scuppers and the devices used to convey rainwater shall be located at the base of the building.
19. **Underground Utilities.** The applicant shall underground all onsite utilities so that no overhead electrical, telephone, or cable television lines shall drop from the pole to a building.
20. **Exterior Paint.** Sufficient quantities of exterior paint shall be maintained for the removal of graffiti, peeling paint, or other blemishes. Graffiti and other forms of building and property vandalism and disrepair shall be promptly removed or promptly corrected.

21. Approval for Changes. No exterior structural alteration or building color change, other than those colors or building treatments originally approved by this application, shall be permitted without prior approval of the Planning and Building Director.
22. Contractor List. Prior to the release of utilities of service connections, final building, electrical, plumbing, and/or mechanical approval, the owner or the general contractor shall submit to the Planning and Building Department a list of all contractors and/or subcontractors performing work on this project.
23. Contractor Business License. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
24. Construction Hours. Construction shall take place 7:00 a.m. to 7:00 p.m. Mondays through Fridays and 8:00 a.m. to 5:00 p.m. on Saturdays. Construction is prohibited on Sundays and national holidays.
25. Tire Scrubs. During construction, tire scrubs shall be utilized at every entry/exit point to the subject property.
26. Noise. Noise shall comply with Chapter 9.12 of the Paramount Municipal Code. Noise at the subject site shall be muffled so as not to become objectionable due to intermittence, beat sequence, or shrillness. The decibel level of construction noise shall not exceed ambient exterior noise levels by five A-weighted decibels (dBA). The decibel level shall not exceed street background noise normally occurring at the site during business operations.
27. Fugitive Dust. The applicant shall ensure that all the public streets and other public infrastructure remain clear from dirt and other debris during construction. The applicant shall comply with South Coast Air Quality Management District Rule 403 regarding reduction of fugitive dust with best available dust control measures.
28. Security Bars. No wrought iron, metal, steel etc. security bars shall be installed on the exterior of any window or door on the exterior of the building. All exterior doors must be able to open without special knowledge of tools.
29. Tarps. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, over driveways, and in parking and circulation areas.
30. Parking Areas. All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking lot shall be striped and maintained in a clear condition in compliance with Americans with Disabilities Act (ADA) requirements. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.

31. Landscaping and Irrigation. The property shall be landscaped within the yard areas indicated on the approved site plan. A two-inch layer of brown mulch shall be applied in the planters. A precise landscaping and irrigation plan shall be submitted showing the size, type, and location of all plant material and irrigation, including an even distribution of 36-inch-box and 24-inch-box shade/canopy trees. Palm trees are not permitted. The new trees shall be selected and approved for demonstrated qualities to mitigate particulate matter. The plan shall comply with the Model Water Efficient Landscape Ordinance (MWELO) of the State of California and Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code. The plan is subject to the approval of the Planning and Building Department and is reviewed separately from the design approval and from the working drawings. Landscaping shall be planted and irrigation shall be installed and maintained in perpetuity in accordance with the approved plan and State and City regulations. No mature trees shall be removed without the written authorization of the Planning and Building Department.
32. Backflow Devices. The location of all backflow devices shall be approved by the Planning and Building Department prior to installation. Backflow devices shall be painted and screened with landscaping as approved by the Planning and Building Department.
33. Design Details. The specific block wall, standing seam metal roof, and raised rib panel material on or part of the building shall be reviewed and approved separately by the Planning and Building Department.
34. Building Colors. Finish colors, including paint and stucco colors, shall be applied to the exterior of the building following separate review and approval of the colors by the Planning and Building Department prior to purchase or application of the paint.
35. Driveway Pavers. Decorative pavers shall be installed the entire width of the driveway entry/exit points and a minimum depth of 10 feet. The precise location and specific types of the pavers shall be reviewed and approved by the Planning and Building Department prior to construction.
36. Fence and Gates. The specific materials and final paint color of the eight-foot-tall steel fence and gates along the northwest and south portion of the project site shall be reviewed and approved by the Planning and Building Department prior to construction.
37. Block Wall. A six-foot-high decorative block wall shall be constructed along the perimeter of the property with the exception of areas within the front setback (front and side property lines), following separate Planning and Building Department review and approval of the precise wall location and color/material. The wall shall be constructed of split-face block or stuccoed precision block.

38. **Bicycle Racks.** At least one bicycle rack and one bicycle storage locker shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted “U” rack or another rack type that allows for a bicycle frame and one wheel to be attached. The bicycle storage locker shall be of sufficient size for the storage of at least one bicycle. The type, color, and precise location of the bicycle rack and storage locker shall be reviewed and approved by the Planning and Building Department prior to purchase or installation of the rack. The precise locations shall be within the clear range of a security camera.
39. **Trash Enclosure.** The trash enclosure shall be constructed with finish material to complement the design of the building. The trash enclosure shall be covered with a decorative cover to convey rainfall away from the trash enclosure. The enclosure shall be designed to completely prevent unwanted access, including the provision of a decorative side material above the enclosure wall and below the cover. The interior of the trash enclosure shall include a six-inch concrete curb at the base of the interior to protect the integrity of the trash enclosure. Details of the proposed trash enclosure shall be included with the construction plans for Planning and Building Department review and approval.
40. **Trash.** Trash and recyclables shall be stored in a clean manner within the designated disposal bins within the trash enclosure. Trash on the ground shall be promptly picked up and disposed in the appropriate trash facilities at all times. The trash enclosure gates shall remain closed at all times. The trash enclosure shall be maintained in good, unblemished condition at all times.
41. **Floor Plan.** The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
42. **Security Plan.** A security camera plan shall be submitted for City review and approval prior to purchase or installation of the security camera system. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request. One security camera shall clearly view and record activities at the bicycle rack location.
43. **Signs.** Signs, banners, and feather flags require separate review and approval by the Planning and Building Department prior to fabrication and installation. Sign plans are subject to the approval of the Planning and Building Department and are reviewed separately from the design approval and from the working drawings.
44. **Special Events.** Special events and grand opening events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning and Building Department.

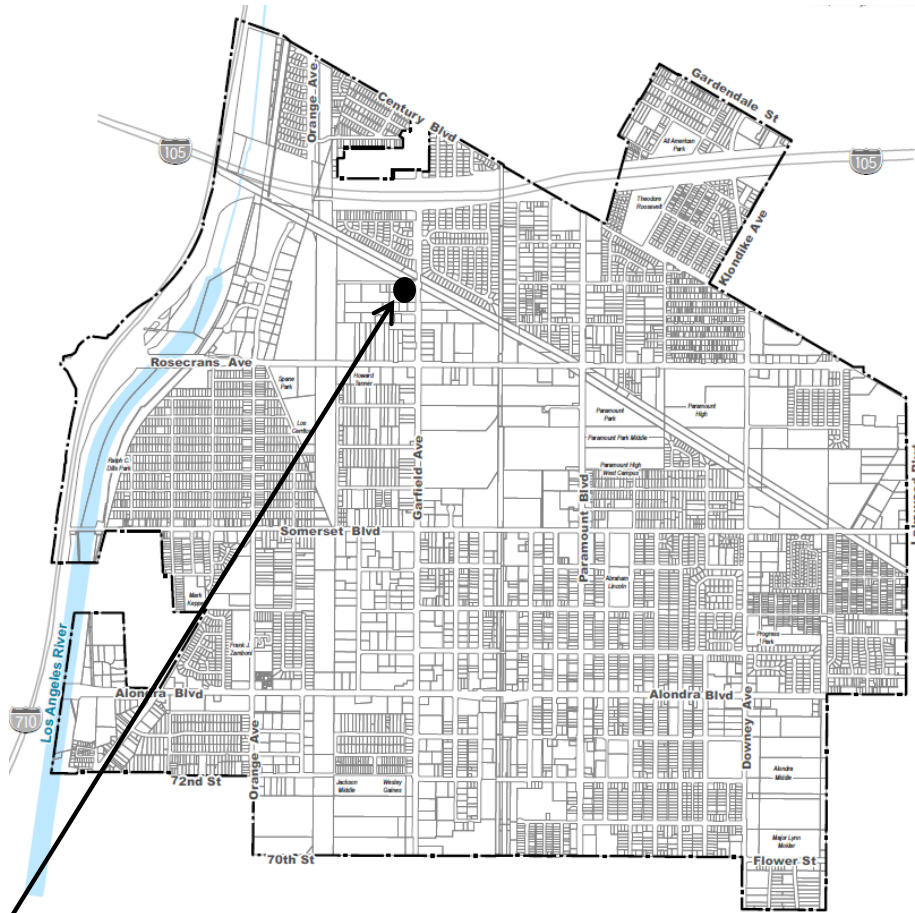
45. Window Signage. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass. Digital display signs may be installed on the interior side of a window. The exterior installation of a digital window sign is prohibited. Digital sign area shall be included in the calculation of the allowable window sign area. The maximum height of a digital sign when installed is thirty (30) inches. A digital sign message or display can change no more frequently than every ten (10) seconds. Scrolling, flashing, rotating, pulsating, moving, or blinking is prohibited. The intensity of illumination shall be static between messages. One digital sign is permitted per building.
46. Public Art. The final design of the artwork shall be processed as required by Chapter 17.112 (Art in Public Places), and specifically as required by Section 17.112.040 (Processing – Artwork associated with new private development). A detailed artwork proposal shall be submitted prior to the artwork being installed. Should the final art design be less than the anticipated 1% project valuation, the balance will be placed into the Public Art Development Fund account for acquisition and placement of public art throughout the City. Any substantial change to the artwork or a change in artist requires separate review and approval by the Development Review Board.
47. Community Benefits Agreement. The applicant shall agree to a Community Benefits Agreement to be submitted to the City Attorney for final review and approval to provide two payments totaling \$400,000 to the City of Paramount for specified organizations, activities, programs, and infrastructure. The applicant shall issue one payment of \$100,000 prior to the issuance of a building permit for the subject project. The applicant shall issue one payment of \$300,000 prior to issuance of the Certificate of Occupancy.
48. Solar Panels. The applicant shall install rooftop solar panels, and the system shall be maintained in operational condition.
49. Urban Stormwater Management. The project is subject to all applicable regulations of Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code.

Final Approval

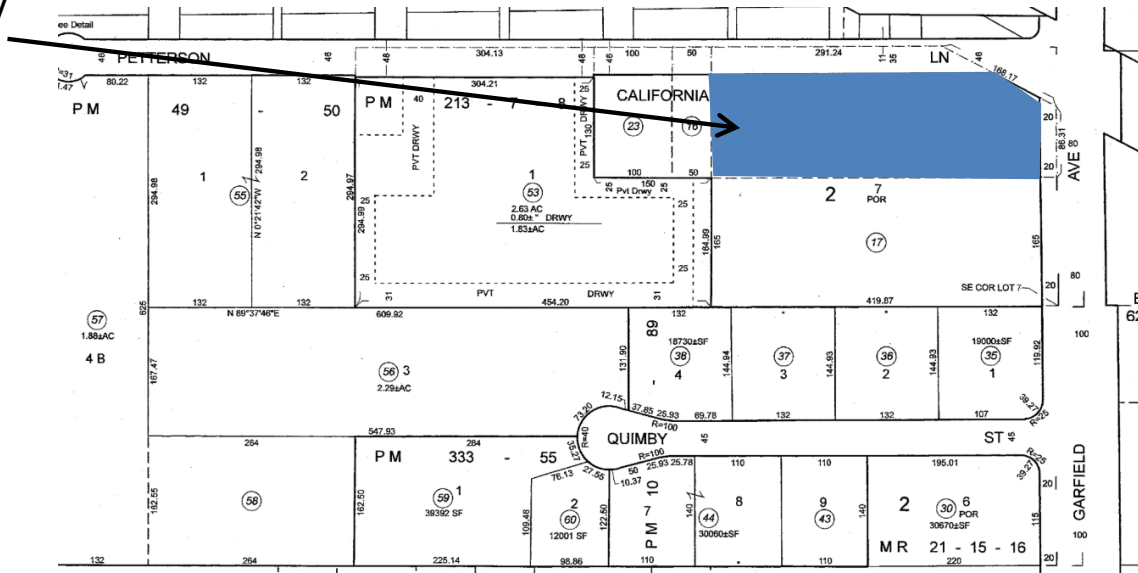
50. Conditions Applicable. All conditions and performance standards of Zone Change No. 251 are applicable in perpetuity.
51. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.
52. Final Parcel Map. Prior to final project approval at the completion of construction and prior to the issuance of the certificate of occupancy, the final parcel map shall be recorded with the Los Angeles County Recorder's Office.

53. Final Conditions and Final Approval. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.

Development Review Application No. 25:003



Subject
Property



7342 Petterson Lane

OCTOBER 1, 2025

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF