

## **DEVELOPMENT REVIEW BOARD MINUTES OCTOBER 1, 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 Ernie Esparza at 6:45 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  
Chair Ernie Esparza

Absent: 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  
Ivan Reyes, Associate Planner  
Biana Salgado, Administrative Assistant

## **MINUTES**

### **1. APPROVAL OF MINUTES September 3, 2025**

Chair Esparza presented the Development Review Board minutes of September 3, 2025 for approval.

It was moved by Board Member Timmons and seconded by Board Member Gonzalez to approve the minutes as corrected. The motion was passed by the following roll call vote:

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

## **PUBLIC COMMENTS**

Planning and Building Director King stated that there are no public comments.

## **OLD BUSINESS**

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**PUBLIC HEARINGS**

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**2. DEVELOPMENT  
REVIEW  
APPLICATION NO.  
25:009**

Planning and Building Director King 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 in the M-2 (Heavy Manufacturing) zone and stated Associate Planner Reyes presented an overview of the request heard earlier in the evening during the Planning Commission meeting.

There were no further questions from the Development Review Board.

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 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; Vice Chair Weisenburger;  
and Chair Esparza  
NOES: None  
ABSENT: None  
ABSTAIN: None

It was moved by Board Member Timmons, seconded by Board Member Gonzalez, to approve 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, 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; Vice Chair Weisenburger;  
and Chair Esparza  
NOES: None  
ABSENT: None  
ABSTAIN: None

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**NEW BUSINESS**

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**PUBLIC HEARINGS**

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3. DEVELOPMENT  
REVIEW  
APPLICATION NO.  
25:003

Chair Esparza announced the item, 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.

Planning and Building Director King stated that this application (Development Review Application No. 25:003) is the design component to the Go Store it! Project (Zone Change No. 251 and Tentative Parcel Map No. 84936) heard earlier in the evening during the Planning Commission meeting. Planning and Building Director King also stated that Assistant Planning and Building Director Rodriguez would be happy to answer any additional questions.

There were no further questions from the Development Review Board.

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

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

It was moved by Board Member Timmons, seconded by Board Member Moody, to approve Development Review Application No. 25:003, a request by Go Store It!/Madison Capital Holdings to construct a six-story, 154,550 square foot property located at 7342 Petterson Lane in the M-2 (Heavy Manufacturing) 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; Vice Chair Weisenburger;  
and Chair Esparza  
NOES: None  
ABSENT: None  
ABSTAIN: None

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**COMMENTS**

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**4. COMMENTS**

Building and Safety Manager Rick Baptista provided an update to the Sprouts project. He stated the shell of the building has been completed, the contractor is currently working on the roof trusses, and the applicant is close to getting approval for the construction of the second and third building.

There was further discussion between the Development Review Board and staff.

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**ADJOURNMENT**

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There being no further business to come before the Board, the meeting was adjourned by Chair Esparza at 6:53 p.m. to the next Development Review Board meeting to be held on Wednesday, November 5, 2025 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

*/s/ Ernie Esparza*

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Ernie Esparza, Chair

ATTEST:

*/s/ Biana Salgado*

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Biana Salgado, Administrative Assistant

APPROVED: November 5, 2025