

PARAMOUNT PLANNING COMMISSION MINUTES OCTOBER 1, 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 Ernie Esparza
Commissioner Javier Gonzalez
Commissioner David Moody
Vice Chair Gordon Weisenburger
Chair Linda Timmons

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 Timmons presented the Planning Commission minutes of September 3, 2025 for approval.

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

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

PUBLIC COMMENTS

Planning and Building Director King stated that a written comment and speaker's card related to agenda item No. 3 which would be heard at that time.

NEW BUSINESS

PUBLIC HEARINGS

2. **CONDITIONAL
USE PERMIT NO.
982**

Chair Timmons announced the item, a request by Alberto Perez/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.

Planning and Building Director King introduced Associate Planner Reyes who presented an overview of the request.

Commissioner Gonzalez inquired about the potential use of the space.

Chair Timmons expressed that she is happy that the space will be updated as the lot has been an eyesore.

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

It was moved by Commissioner Gonzalez, seconded by Vice Chair Weisenburger, to adopt Planning Commission Resolution No. 25:026, "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. 982, A REQUEST BY ALBERTO PEREZ-ARVIZU/BESTONE CONSTRUCTION, INC. FOR PARAMOUNT ILLINOIS, LLC FOR A CONDITIONAL USE PERMIT (CUP) TO CONSTRUCT A 1,225 SQUARE FOOT METAL BUILDING AT 15538 ROSALES ALLEY IN THE M-2 (HEAVY MANUFACTURING) ZONE", approving Conditional Use Permit No. 982, subject to the conditions of approval in the resolution. The motion was passed by the following roll call vote:

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

3. GO STORE IT!
PROJECT

Chair Timmons announced the item, a request by Go Store It!/Madison Capital Holdings for the Planning Commission to approve (1) a recommendation to the City Council to change the official Zoning Map from M-2 (Heavy Manufacturing) to PD-PS (Planned Development with Performance Standards); and (2) approve a tentative parcel map to abandon and relocate an existing 10-foot-wide sewer easement to allow the construction of a 154,550 square foot self-storage facility at 7342 Petterson Lane.

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

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

Planning and Building Director King stated a written correspondence by Division Vice President of Athens Services, Chris Kentropp, was received in support of the item. A copy of the correspondence was provided to each Commissioner and made part of the record of the proceedings.

Ed Rendon from Athens Services spoke in favor of the item and read the written correspondence by Chris Kentropp into record.

There was further discussion between Planning Commission, staff, and the applicant Adam Lentz (from Go Store It!/Madison Capital Holdings) regarding the item.

There being no further public testimony, it was moved by Commissioner Esparza, seconded by Commissioner Moody, to close the public hearing. The motion was passed by the following roll call vote:

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

A. ZONE CHANGE NO.
251

It was moved by Vice Chair Weisenburger, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. 25:027, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION, RECOMMENDING THAT THE CITY COUNCIL AMEND ORDINANCE NO. 178, THE COMPREHENSIVE ZONING ORDINANCE, APPROVING ZONE CHANGE NO. 251, A REQUEST BY GO STORE IT!/MADISON CAPITAL HOLDINGS TO CHANGE THE OFFICIAL ZONING MAP OF THE CITY OF PARAMOUNT FROM M-2 (HEAVY MANUFACTURING) TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) TO ALLOW A 154,550 SQUARE FOOT SELF-STORAGE FACILITY AT 7342 PETTERSON LANE IN THE CITY OF PARAMOUNT", approving Zone Change No. 251. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody;
Vice Chair Weisenburger; and Chair Timmons

NOES: None

ABSENT: None

ABSTAIN: None

B. TENTATIVE PARCEL
MAP NO. 84936

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. 25:028, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDING OF FACT AND DECISION RELATIVE TO TENTATIVE PARCEL MAP NO. 84936, A REQUEST BY GO STORE IT!/MADISON CAPITAL HOLDINGS TO ABANDON AND RELOCATE AN EXISTING 10-FOOT-WIDE SEWER EASEMENT TO ALLOW THE CONSTRUCTION OF A 154,550 SQUARE FOOT SELF-STORAGE FACILITY AT 7342 PETTERSON LANE IN THE CITY OF PARAMOUNT", approving Tentative Parcel Map No. 84936, subject to the conditions of approval in the resolution. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody;
Vice Chair Weisenburger; and Chair Timmons

NOES: None

ABSENT: None

ABSTAIN: None

4. ZONING ORDINANCE
TEXT AMENDMENT
NO. 38

Chair Timmons announced the item, a recommendation for the City Council to adopt an ordinance revising requirements for facilities for nonorganic recyclable materials, organic waste, and solid waste citywide.

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 Vice Chair Weisenburger, seconded by Commissioner Moody, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. 25:029, "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. 38, AMENDING SECTIONS 17.04.010 (DEFINITIONS), 17.08.080(E), 17.12.120(B), 17.16.160(B)(2), AND 17.24.080(E); ADDING SECTION 17.28.050(M); AMENDING SECTIONS 17.32.090(I), 17.36.090(K), AND 17.44.120(E)(1); AND ADDING SECTION 17.72.208 AND CHAPTER 17.118 (FACILITIES FOR NON-ORGANIC RECYCLABLE MATERIALS, ORGANIC WASTE, AND SOLID WASTE) TO TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE REGARDING FACILITIES FOR NON-ORGANIC RECYCLABLE MATERIALS, ORGANIC WASTE, AND SOLID WASTE CITYWIDE", approving Zoning Ordinance Text Amendment No. 38. The motion was passed by the following roll call vote:

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

There was further discussion between the Planning Commission and staff regarding the item.

REPORTS

5. ORAL REPORT

Planning and Building Director King reported that since the last Planning Commission meeting on September 3, 2025, the City Council approved General Plan Amendment No. 25-2 and an ordinance approving Zone Change No. 252, related to the development of 17 single-family residential dwelling units at 16635, 16675, and 16683 Paramount Boulevard. He further reported that at the September 9, 2025 City Council meeting, staff presented a report on short-term rentals to the City Council. Before providing staff direction on drafting an ordinance on short-term rentals, the City Council asked for a follow-up meeting on October 14th to further discuss the topic. Lastly, Mayor Peggy Lemmons appointed Councilmember Isabel Aguayo and Councilmember Vilma Cuellar-Stallings to serve on the Public Art Advisory Committee.

COMMENTS

6. COMMENTS

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 6:44 p.m. to the next Planning Commission 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/ *Linda Timmons*

Linda Timmons, Chair

ATTEST:

/s/ *Biana Salgado*

Biana Salgado, Administrative Assistant

APPROVED: November 5, 2025