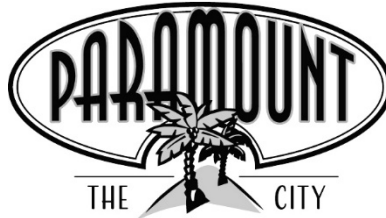


AGENDA

Paramount Development Review Board
November 5, 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
AMENDED MINUTES](#) August 6, 2025
2. [APPROVAL OF
MINUTES](#) October 1, 2025

PUBLIC COMMENTS

NEW BUSINESS

PUBLIC HEARINGS

3. [DEVELOPMENT
REVIEW
APPLICATION
NO. 25:010](#) A request by Soo-Hyun Yoon to construct four single-family homes at 15529 Colorado Avenue in the R-M (Multiple-Family Residential) zone.

REPORTS

4. [ORAL REPORT](#) Go Store It! Project Update

COMMENTS

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

ADJOURNMENT

To a meeting on Tuesday, December 2, 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.

NOVEMBER 5, 2025

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE AMENDED DEVELOPMENT REVIEW BOARD MINUTES OF
AUGUST 6, 2025.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

DEVELOPMENT REVIEW BOARD MINUTES AUGUST 6, 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 Chair David Moody at 6:34 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF BOARD MEMBERS:

Present: Board Member Linda Timmons
Board Member Gordon Weisenburger
Vice Chair Ernie Esparza
Chair David Moody

Absent: Board Member Javier Gonzalez

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

AYES: Board Members Weisenburger and Timmons;
Vice Chair Esparza; and Chair Moody
NOES: None
ABSENT: Board Member Gonzalez
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
Leslie Corrales, Assistant Planner
Caitlin Au, Planning Intern
Biana Salgado, Administrative Assistant

MINUTES

1. APPROVAL OF MINUTES July 2, 2025

Chair Moody presented the Development Review Board minutes of July 2, 2025 for approval.

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

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

REORGANIZATION

2. REORGANIZATION SELECTION OF CHAIR AND VICE CHAIR

Administrative Assistant/Minute Clerk Biana Salgado opened the nominations for the office of Development Review Board Chair. Board Member Linda Timmons nominated Board Member Esparza. There being no further nominations, nominations were closed.

The roll call vote for Board Member Esparza to serve as Development Review Board Chair:

AYES: Board Members Esparza, Moody, Timmons and
Weisenburger
NOES: None
ABSENT: Board Member Gonzalez
ABSTAIN: None

Board Member Ernie Esparza was declared Development Review Board Chair.

Chair Esparza opened the nominations for the office of Development Review Board Vice Chair. Board Member Timmons nominated Board Member Weisenburger. There being no further nominations, nominations were closed.

The roll call vote for Board Member Gordon Weisenburger to serve as Development Review Board Vice Chair:

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

Board Member Gordon Weisenburger was declared Development Review Board Vice Chair.

PUBLIC COMMENTS

Planning and Buliding Director King stated that there will be one comment related to an item on the Development Review Board agenda which will be discussed at that time.

OLD BUSINESS

PUBLIC HEARINGS

3. DEVELOPMENT
REVIEW
APPLICATION NO.
25:005

Chair Esparza announced the item, a request by Humberto Avila/Los Altos Boots to legalize a 3,180 square foot storage structure attached to the rear of the existing 39,500 square foot building at 14910 Garfield Avenue in the M-2 (Heavy Manufacturing) zone.

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

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

Applicant Greg Tross addressed the Development Review Board in support of the project.

The Development Review Board, the applicant, and staff had further discussions about the project timeline.

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

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

It was moved by Board Member Timmons, seconded by Vice Chair Weisenburger, to approve Development Review Application No. 25:005, subject to the conditions of approval which includes the added Condition No. 40 (project timeline) in the agenda report. The motion was passed by the following roll call vote:

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

NEW BUSINESS

4. DEVELOPMENT
REVIEW
APPLICATION NO.
25:004

Chair Esparza announced the item, a request by Gold Key Development, Inc. to allow the construction of 17 single-family residential dwelling units ranging in size from 1,707 square feet to 1,875 square feet on a 1.04 acre property located west of Paramount Boulevard between Harrison Street and 70th Street at 16635, 16675, and 16683 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards)/Mixed-Use Commercial and Senior Assisted/Independent Living. The item was heard earlier in the evening during the Planning Commission meeting in conjunction with General Plan Amendment No. 25-2, Zone Change No. 252, and Tentative Tract Map No. 084854.

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

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

It was moved by Vice Chair Weisenburger, seconded by Board Member Moody, to approve Development Review Application No. 25:004, subject to the conditions included in the agenda report. The motion was passed by the following roll call vote:

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

5. DEVELOPMENT
REVIEW
APPLICATION NO.
25:006

Chair Esparza announced the item, a request by Jesus A. Lara and Jesus Martinez/RMCA Architects for Stater Bros. Markets to approve the proposed exterior remodel of an existing grocery store and a 400 square foot reduction of the building floor area at 8640 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

Planning and Building Director King introduced Assistant Planner Leslie Corrales who presented an overview of the request.

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

Planning and Building Director John King stated that written correspondence by Jorge Ramirez in opposition to this item was received. A copy of the correspondence was provided to each Board Member and made part of the record of the proceedings.

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

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

It was moved by Board Member Timmons, seconded by Board Member Moody, to approve Development Review Application No. 25:006, subject to conditions of approval included in the agenda report. The motion was passed by the following roll call vote:

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

COMMENTS

6. COMMENTS

There were no comments from Board Members or staff.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Esparza at 7:06 p.m. to the next Planning Commission meeting to be held on Wednesday, September 3, 2025 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Ernie Esparza, Chair

ATTEST:

Biana Salgado, Administrative Assistant

https://paramountcity1957.sharepoint.com/sites/Planning/Shared Documents/ADMIN/MINUTES/DRB MINUTES 2025/Minutes/August DRB ACTION_revised.docx

NOVEMBER 5, 2025

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF OCTOBER
1, 2025.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

DEVELOPMENT REVIEW BOARD MINUTES OCTOBER 1, 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 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

PUBLIC HEARINGS

**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

NEW BUSINESS

PUBLIC HEARINGS

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

COMMENTS

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.

ADJOURNMENT

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.

Ernie Esparza, Chair

ATTEST:

Biana Salgado, Administrative Assistant

NOVEMBER 5, 2025

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 25:010

- 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 SOO-HYUN YOON TO CONSTRUCT FOUR SINGLE-FAMILY HOMES AT 15529 COLORADO AVENUE IN THE R-M (MULTIPLE-FAMILY RESIDENTIAL) 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. 25:010
REQUEST:	Construct four single-family homes
APPLICANT:	Soo-Hyun Yoon
MEETING DATE:	November 5, 2025
LOCATION:	15529 Colorado Avenue
ZONE:	R-M (Multiple-Family Residential) zone
GENERAL PLAN:	Multiple-Family Residential
PLANNER:	Ivan Reyes
RECOMMENDATION:	Approval



To: Honorable Development Review Board
From: John King, AICP, Planning and Building Director
By: Ivan Reyes, Associate Planner
Date: November 5, 2025

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 25:010
SOO-HYUN YOON**

BACKGROUND

Development Review Application (DRA) No. 25:010 is a request by Soo-Hyun Yoon to construct four single-family homes at 15529 Colorado Avenue in the R-M (Multiple-Family Residential) zone. The property is on the west side of Colorado Avenue, between Jefferson Street and Madison Street. The 15,000 square foot site is currently developed with a 1,464 square foot, one-story, single-family residence and a detached two-car garage. As part of the request, the applicant will demolish all the existing structures.

Earlier in the evening, the Planning Commission considered Zone Change No. 253, changing the official Zoning Map from R-M (Multiple-Family Residential) to PD-PS (Planned Development with Performance Standards), and Tentative Parcel Map No. 084884, a request to subdivide the existing 15,000 square foot lot into four separate 3,750 square foot lots. The approval of DRA No. 25:010 is contingent upon Planning Commission approval of Zone Change No. 253.

On January 3, 2024, the Development Review Board approved DRA No. 24:002, to allow the construction of five detached single-family homes in the same subject site. In December of 2024, the applicant applied for one-year extension since no construction plans had been submitted to the Building and Safety Division for plan check. This proposed development has since been withdrawn by the applicant.

DISCUSSION

Description

The applicant is now proposing to construct four detached two-story single-family homes that will consist of two different floor plans. The 15,000 square foot site is currently developed with a 1,464 square foot, one-story, single-family residence and a detached two-car garage. As part of the request, the applicant will demolish all existing structures.

Floor Plan A

Floor Plan A will consist of two housing units (A-I and A-II) at the front of the property. Each of these homes would contain four bedrooms and two and a half bathrooms. The total floor area of each two-story unit will be 1,780 square feet. Each unit will have a 205 square foot private patio area and a 413 square foot attached two-car garage and two driveway parking spaces. Access to the garages and driveway parking will occur from Colorado Avenue.

Floor Plan B

Floor Plan B will consist of two housing units (B-I and B-II) at the rear of the property. Each of these two homes would contain four bedrooms and two and a half bathrooms. The total floor area of each two-story unit will be 1,772 square feet. Each unit will have a 302 square foot private patio area and a 827 square foot attached three-car garage. Access to the garages will occur from the west side of the property from the existing alley.

The homes will include a two-toned stucco exterior, multilevel roof lines, varying building insets and projections, lifetime asphalt composition shingles, siding and stone materials, window surrounds, decorative sectional roll-up garage doors, and decorative entry doors. Site improvements will include landscaped yards, decorative block walls around the perimeter of the site, and private rear yards.

Additional property improvements required as conditions of approval include:

- Paint all rooftop vents to match the predominant color of the roofing.
- Driveways shall incorporate decorative color concrete or pavers. The precise location, color, and size of concrete and/or paver areas shall be approved by the Planning and Building Department prior to construction.
- A six-foot-high decorative block wall shall be constructed along the perimeter of the property (with the exception of the front yard). A decorative bullnose cap with one-inch overhang shall be applied to the walls. The required block wall materials and finish colors shall be reviewed and approved separately by the Planning and Building Department prior to purchase or installation of the materials.
- All trash and recycling containers shall be stored within the trash enclosure and out of public visibility.
- 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.

Below is a photo of the project site:

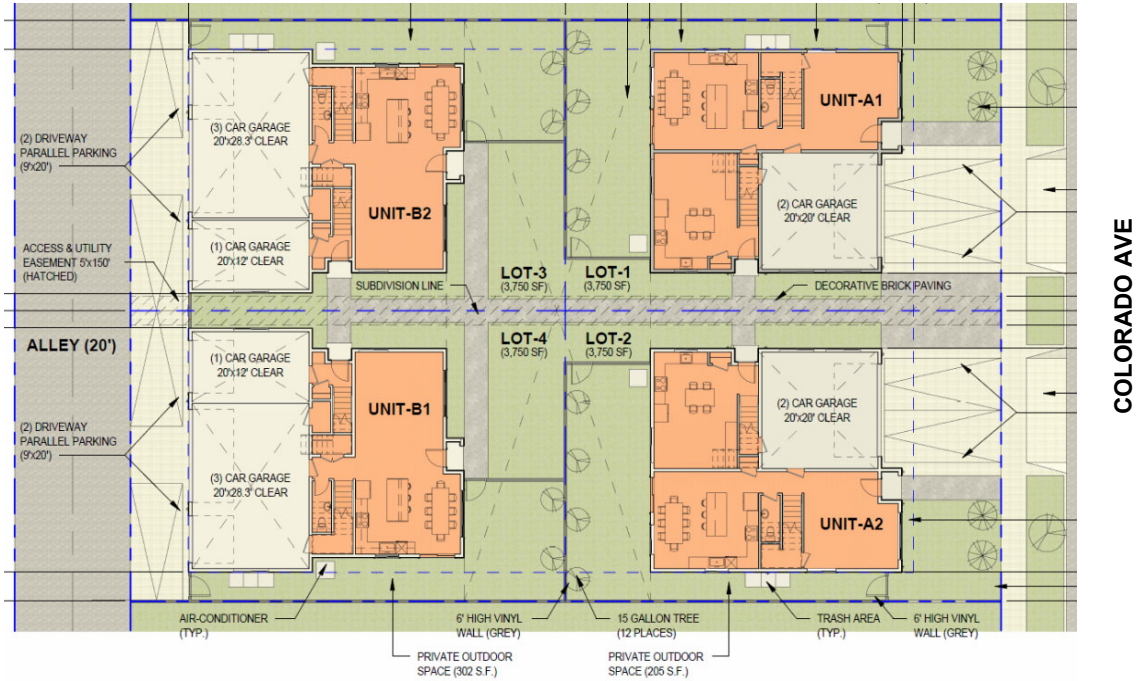


The following is an aerial photograph of the project area with the site highlighted in red:



Project Design

Below is the project site plan.



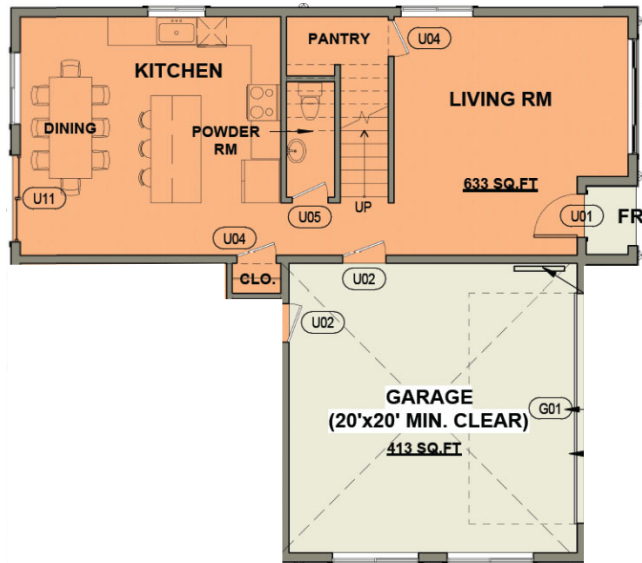
Plan Type-A

Below is the front elevation of Plan Type-A.

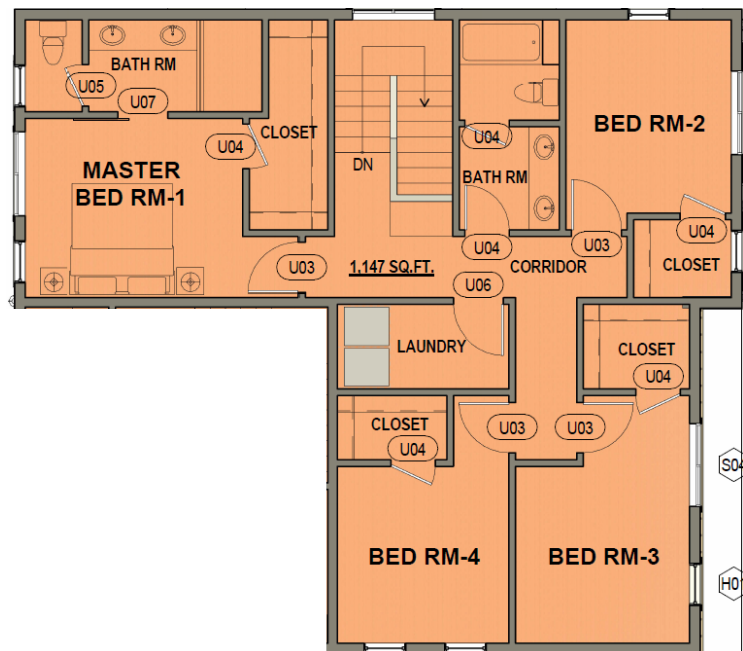


Below is the proposed floor plan of Plan Type-A.

First Floor



Second Floor



Below is the elevation of Plan Type B, with view of the main entrance.



3 CAR GARAGE
(20'x28.3' CLEAR)

580 SQ.FT

DOOR SCHEDULE
REFER TO A-17

POWDER RM

KITCHEN

DINING

LIVING RM

642 SQ.FT

CLOSET

UP

U02

U05

U08

U01

S05

Second Floor



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. 25:010, subject to the following conditions:

General

1. Conditions. All Planning Division conditions of approval for Development Review Application No. 25:010 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 plans and elevations. Any material deviation must be approved by the Planning and Building Department before construction.
5. Affidavit. Development Review Application No. 25:010 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, November 21, 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. 25:010 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 November 5, 2026. The Director at his or her discretion may grant a one-year extension. The Development Review Board 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 Development Review Board, 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. All conditions and performance standards of Zone Change No. 253 and Tentative Tract Map No. 084884 are applicable in perpetuity.
8. Common Area Agreement. Property owners and residents shall comply with all provisions of an agreement addressing common area access and maintenance responsibilities between property owners. The agreement shall be recorded with the Los Angeles County Recorder following separate City Attorney and City Engineer review of the agreement and prior to the issuance of a certificate of occupancy.

Site Standards

9. 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 exterior parking areas and 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.
10. Ornamental. Decorative front porch lights shall be installed at each unit following separate Planning and Building Department review and approval of the light fixture types and specific locations.
11. Material Board. Colors and materials for all exterior colors and materials shall be submitted separately to the Planning and Building Department for approval. All approvals shall be obtained prior to installation or application of the material.
12. 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.
13. Fencing. A decorative block wall shall be constructed along the perimeter of the property following separate Planning and Building Department review and approval of the wall height, primary and accent materials, and precise wall location. Wall heights shall not obstruct driveway entry or exit views. A decorative bullnose cap with one-inch overhang shall be applied to the walls.
14. Entrance. All entry doors shall include metal door jambs, be of solid core construction, and include a peephole or vision glass, at minimum. The front doors shall be of architectural quality with design subject to the approval of the Planning and Building Department.
15. Garage. All garage doors shall be decorative, rollup sectional doors with automatic garage door openers following separate review and approval by the Planning and Building Department.
16. Architectural Design. Each building design shall include decorative stucco work, decorative windows, asphalt composition shingle with a lifetime manufacturer warranty, decorative plant-ons, and roof overhang.
17. Drainage. All surface drainage shall be underground and shall not incorporate gutters or swales.
18. Security Bars. The installation of exterior security bars is prohibited on the exterior of any building.

19. 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.
20. 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.
21. Waste Matter. All trash, debris, and junk throughout the site shall be removed.
22. Trash. Each home shall contain an area for the storage of garbage or recyclable barrels. Said space shall not be visible from the public right-of-way. The property owners and residents shall comply with Chapter 17.118 of the Paramount Municipal Code.
23. Demand Type. All water heaters shall be tankless.
24. Appliances. Each unit shall be equipped with a washer and dryer.
25. Driveway. Stamped and stained driveway treatments or decorative pavers shall be installed at the driveways from Colorado Avenue following Planning and Building Department review and approval of the stamp or paver pattern, color, and specific location.
26. Prohibited Fencing. All chain link fencing shall be removed from the site.
27. Streetview Fencing. Walls/fencing in the front setback areas shall not exceed 42 inches in height.
28. Vandalism. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti.
29. Parking. 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.
30. Solar Panels. A rooftop solar energy system shall be installed on each housing unit in accordance with all relevant Building and Safety Division regulations.

Permitting

31. 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.

32. 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. All contractors shall obtain a business license to work and/or conduct business in the City of Paramount.
33. 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.
34. 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.
35. 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.
36. Water Infrastructure. The applicant shall pay the water capital improvement charge.
37. Pubic Right-of-Way. New curbs, gutters, and sidewalks shall be reviewed and approved separately by the Director of Public Works/City Engineer.
38. Encroachment. All damaged curb, gutter, or sidewalk sections in front of 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, the approval of the Director of Public Works/City Engineer must be obtained to include obtaining proper permits or written approval. All unused driveway aprons shall be closed and replaced with curb, gutter and sidewalk, per specifications from the Public Works Department.
39. Fees. All applicable development fees are due prior to the issuance of building permits.
40. NPDES. The applicant shall comply with all National Pollution Discharge Elimination System (NPDES) regulations.

41. 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.
42. 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 with landscaping as approved by the Planning and Building Department.

Construction

43. Business License. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
44. 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

45. Landscaping and Irrigation. Existing planters shall be refurbished 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 authorization of the Planning and Building Department.
46. Trees. The applicant shall plant and maintain a minimum of four 24-inch-box shade/canopy trees on the subject property following Planning and Building Department review and approval of the specific types and locations.

General Housekeeping

47. 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.

48. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
49. 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).
50. 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).
51. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.

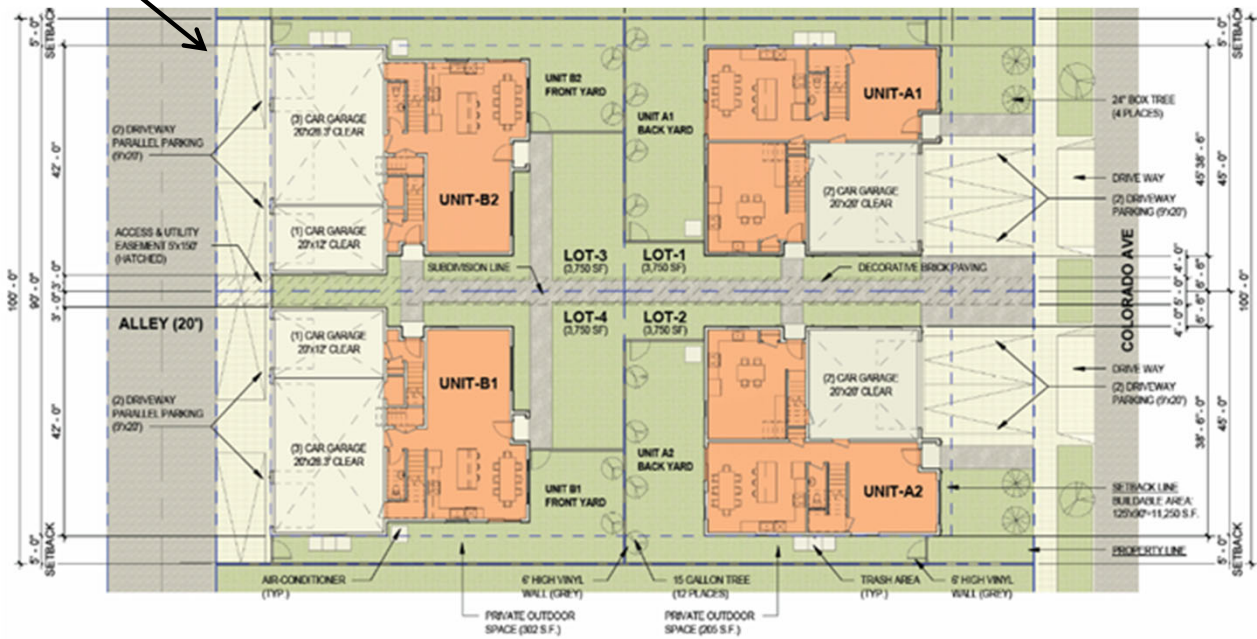
Final Approval

52. 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. 25:010



Subject
Property



15529 Colorado Avenue

NOVEMBER 5, 2025

ORAL REPORT

GO STORE IT! PROJECT UPDATE



To: Honorable Development Review Board

From: John King, AICP, Planning and Building Director

By: Monica Rodriguez, Assistant Planning and Building Director

Date: November 5, 2025

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

On October 1, 2025, the Development Review Board approved Development Review Application No. 25:003, 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.

On the same date, the Planning Commission approved Zone Change No. 251, a related application to change the official Zoning Map from M-2 to PD-PS (Planned Development with Performance Standards) at 7342 Petterson Lane. The Planning Commission action is a recommendation to the City Council.

On October 14, 2025, the City Council approved the introduction of Ordinance No. 1206/Zone Change No. 251. However, the City Council expressed concerns regarding some exterior design elements. In the course of the two subsequent weeks, the applicant worked with staff to slightly update the exterior architecture of the self-storage building. The changes uphold the spirit of the Development Review Board approval.

On October 28, 2025, the City Council adopted Ordinance No. 1206/Zone Change No. 251 without any stated concern of the project design.

This evening, staff will provide an overview of the changes to the project design.

NOVEMBER 5, 2025

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF