

## PARAMOUNT PLANNING COMMISSION MINUTES NOVEMBER 5, 2025

City of Paramount, 16400 Colorado Avenue, Paramount, CA 90723

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### 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 David Moody  
Vice Chair Gordon Weisenburger  
Chair Linda Timmons

Absent: Commissioner Javier Gonzalez

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

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

### STAFF PRESENT:

Lindsay Thorson, Planning Commission Attorney  
John King, Planning and Building Director  
Monica Rodriguez, Assistant Planning and Building Director  
Sol Bejarano, Interim Building and Safety Manager  
Ivan Reyes, Associate Planner  
Caitlin Au, Planning Intern  
Biana Salgado, Administrative Assistant

## MINUTES

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### 1. APPROVAL OF MINUTES October 1, 2025

Chair Timmons presented the Planning Commission minutes of October 1, 2025 for approval.

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

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

**PUBLIC COMMENTS**

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The following individuals addressed the Planning Commission and provided public comments: David C. Nguyen, representative from the Office of Los Angeles Mayor Karen Bass, spoke in support of Aim High Living; Mayra Martinez, founder and CEO of Aim High Living.

**NEW BUSINESS**

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**PUBLIC HEARINGS**

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- 2. SOO-HYUN  
 YOON/15529  
 COLORADO  
 AVENUE  
 PROJECT

Chair Timmons announced the item, a request by Soo-Hyun Yoon for the Planning Commission to recommend to the City Council of the City of Paramount to change the official Zoning Map from R-M (Multiple-Family Residential) to PD-PS (Planned Development with Performance Standards) at 15529 Colorado Avenue.

Planning and Building Director King introduced Associate Planner Reyes who presented an overview of Zone Change No. 253 (a request to change the official Zoning Map from R-M to PD-PS), Tentative Parcel Map No. 084884 (a request to create four single-family lots from one lot), and Development Review Application No. 25:010 (a request to construct four single-family homes).

Associate Planner Reyes noted that for Tentative Parcel Map No. 084884, staff is requesting that the application review be postponed to the January 7, 2026 Planning Commission meeting to allow additional time for the City Engineer to complete a thorough review on the proposed tentative parcel map.

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

Applicant Soo-Hyun Yoon spoke in favor of the request.

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

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

A. ZONE CHANGE NO. 253

It was moved by Vice Chair Weisenburger, seconded by Commissioner Moody, to adopt Planning Commission Resolution No. 25:030, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVE ZONE CHANGE NO. 253, A REQUEST BY SOO-HYUN YOON TO CHANGE THE OFFICIAL ZONING MAP FROM R-M (MULTIPLE-FAMILY RESIDENTIAL) TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)", approving Zone Change No. 253. The motion was passed by the following roll call vote:

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

B. TENTATIVE PARCEL MAP NO. 084884

It was moved by Vice Chair Weisenburger, seconded by Commissioner Moody, to continue Tentative Parcel Map No. 084884 to the January 7, 2026 Planning Commission Meeting. The motion was passed by the following roll call vote.

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

3. CONDITIONAL USE PERMIT NO. 983

Chair Timmons announced the item, a request by Kurt A. Leingang/Beergang, Inc. to approve the warehouse storage of beer and wine at 7625 Rosecrans Avenue, Unit #19 in the M-2 (Heavy Manufacturing) zone.

Planning and Building Director King introduced Planning Intern Au who presented an overview of the request.

Chair Timmons asked if extra security was required onsite. Planning Intern Au stated that there is a condition of approval from the Public Safety Department requiring the applicant to install security cameras.

Applicant Kurt A. Leingang spoke in favor of the request.

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

It was moved by Vice Chair Weisenburger, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. 25:032, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDING OF FACT AND DECISION RELATIVE TO CONDITIONAL USE PERMIT NO. 983, A REQUEST BY KURT A. LEINGANG/BEERGANG, INC. TO ALLOW THE WAREHOUSE STORAGE OF BEER AND WINE AT 7625 ROSECRANS AVENUE UNIT #19 IN THE M-2 (HEAVY MANUFACTURING) ZONE", approving Conditional Use Permit No. 983. The motion was passed by the following roll call vote:

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

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## **REPORTS**

**4. ORAL REPORT**

Planning and Building Director King reported that since the last Planning Commission meeting on October 1, 2025, the City Council approved Zone Change No. 251 related to allowing the construction of a self-storage facility (Go Store It!) at 7342 Petterson Lane.

Secondly, the City Council approved Zoning Ordinance Text Amendment No. 38 regarding trash enclosures regulations.

Lastly, an update to the Building Standards Code was introduced to the City Council.

**COMMENTS**

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**5. COMMENTS**

Planning and Building Director King congratulated Planning Intern Caitlin Au on her first presentation to the Planning Commission.

Building and Safety Manager Rick Baptista retired from the City of Paramount after more than 19 years of service. Planning and Building Director King noted some of Mr. Baptista's retirement plans and accomplishments.

Planning and Building Director King announced that Management Analyst Sol Bejarano is now serving as Interim Building and Safety Manager.

Planning and Building Director King noted some upcoming holiday events coming in the month of December.

**ADJOURNMENT**

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There being no further business to come before the Commission, the meeting was adjourned by Chair Timmons at 6:43 p.m. to the next Planning Commission meeting to be held on Tuesday, December 2, 2025 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

*/s/ Linda Timmons*

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Linda Timmons, Chair

ATTEST:

*/s/ Biana Salgado*

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Biana Salgado, Administrative Assistant

APPROVED: December 2, 2025

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