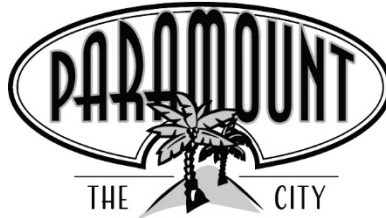


AGENDA

Paramount Development Review Board
December 2, 2025



Safe, Healthy, and Attractive

Adjourned 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](#) November 5, 2025

PUBLIC COMMENTS

REPORTS

2. [ORAL REPORT](#) Development Review Application No. 25:009 – 15538 Rosales Alley Project Update

COMMENTS

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

ADJOURNMENT

To a meeting on Wednesday, January 7, 2026, 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.

DECEMBER 2, 2025

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF
NOVEMBER 5, 2025.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

DEVELOPMENT REVIEW BOARD MINUTES NOVEMBER 5, 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 6:44 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: Board Member Javier Gonzalez

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

AYES: Board Members Moody and Timmons;
Vice Chair Weisenburger; Chair Esparza
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
Sol Bejarano, Interim Building and Safety Manager
Ivan Reyes, Associate Planner
Caitlin Au, Planning Intern
Biana Salgado, Administrative Assistant

MINUTES

1. APPROVAL OF AMENDED MINUTES August 6, 2025

Chair Esparza presented the Development Review Board amended minutes of August 6, 2025 for approval.

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

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

2. APPROVAL OF
MINUTES
October 1, 2025

Chair Esparza presented the Development Review Board minutes of October 1, 2025 for approval.

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

PUBLIC COMMENTS

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

NEW BUSINESS

PUBLIC HEARINGS

3. DEVELOPMENT
REVIEW
APPLICATION NO.
25:010

Chair Esparza announced the item, a request by Soo-Hyun Yoon to construct four single-family homes at 15529 Colorado Avenue in the R-M (Multiple-Family Residential) zone.

Planning and Building Director King stated that this application (Development Review Application No. 25:010) is the design element to Zone Change No. 253 heard earlier in the evening during the Planning Commission meeting. Planning and Building Director King also stated that Associate Planner Reyes 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 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; 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. 25:010, a request by Soo-Hyun Yoon to construct four single-family homes at 15529 Colorado Avenue in the R-M (Multiple-Family Residential) zone, subject to the 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; Chair Esparza
NOES: None
ABSENT: Board Member Gonzalez
ABSTAIN: None

REPORTS

4. ORAL REPORT
Go Store It!
Project Update

Planning and Building Director King introduced Assistant Planning and Building Director Rodriguez who provided an update to the previously approved Development Review Application No. 25:003, a request by Go Store It!/Madison Capital Holdings to construct a six-story self-storage building at 7342 Petterson Lane. On October 14, 2025, the City Council expressed concerns regarding some exterior design elements. 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.

COMMENTS

5. COMMENTS

There were no comments from Board Members and staff.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned by Chair Esparza at 6:51 p.m. to the next Development Review Board meeting to be held on Tuesday, December 2, 2025 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Ernie Esparza, Chair

ATTEST:

Biana Salgado, Administrative Assistant

DECEMBER 2, 2025

ORAL REPORT

DEVELOPMENT REVIEW APPLICATION NO. 25:009 – 15538 ROSALES
ALLEY PROJECT UPDATE



To: Honorable Development Review Board

From: John King, AICP, Planning and Building Director

By: Ivan Reyes, Associate Planner

Date: December 2, 2025

**Subject: ORAL REPORT – DEVELOPMENT REVIEW APPLICATION NO. 25:009
15538 ROSALES ALLEY PROJECT UPDATE**

On October 1, 2025, the Development Review Board approved Development Review Application No. 25:009, 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.

On the same date, the Planning Commission reviewed and approved Conditional Use Permit (CUP) No. 982 pertaining to the Paramount Municipal Code requirement subjecting metal structures in the M-2 (Heavy Manufacturing) zone to a CUP.

On October 23, 2025, the applicant requested approval of revised building dimensions after determining that utilizing a prefabricated metal building would be more efficient than proceeding with the previously approved custom-designed structure. The change in dimensions reflects the standardized specifications of the selected prefab model, which the applicant indicates will streamline construction and reduce potential delays. This modification will maintain consistency with the project's overall intent.

In summary, the building was approved with the following dimensions and area – length of 35 feet, width of 35 feet, and 1,225 square feet. The revised building would measure as follows – length of 40 feet, width of 35 feet, and 1,400 square feet.

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

DECEMBER 2, 2025

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF