

**PARAMOUNT PLANNING COMMISSION MINUTES
DECEMBER 2, 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 6:03 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
Ivan Reyes, Associate Planner
Biana Salgado, Administrative Assistant

MINUTES

1. **APPROVAL OF MINUTES**
November 5, 2025

Chair Timmons presented the Planning Commission minutes of November 5, 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 and Moody; Vice Chair Weisenburger; and Chair Timmons
NOES: None
ABSENT: None
ABSTAIN: Commissioner Gonzalez

PUBLIC COMMENTS

Planning and Building Director King stated that public comment cards were received for agenda items No. 2 and No. 5 which will be heard during their respective times.

NEW BUSINESS

PUBLIC HEARINGS

2. **CONDITIONAL USE PERMIT NO. 984**

Chair Timmons announced the item, a request by David Vazquez/Mexican Monk, LLC dba Mexican Monk Brewhouse to allow the sale of beer for onsite consumption with a “Type 40” California Department of Alcoholic Beverage Control (ABC) license at 15950 Paramount Boulevard, Suites B and C in the PD-PS (Planned Development with Performance Standards) zone.

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

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

Applicant David Vazquez spoke in favor of request.

There being no further 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. 25:033, “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. 984, A REQUEST BY DAVID VAZQUEZ/MEXICAN MONK, LLC DBA MEXICAN MONK BREWHOUSE TO ALLOW THE SALE OF BEER FOR ONSITE CONSUMPTION (“TYPE 40”) LICENSE AT 15950 PARAMOUNT BOULEVARD, SUITES B AND C IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE”, approving Conditional Use Permit No. 984. 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. CONDITIONAL USE
 PERMIT NO. 985

Chair Timmons announced the item, a request by Horacio Villareal/Oil Well Service Co. to operate an office with limited interior storage of equipment and exterior storage at the rear of the building restricted to two oil rig vehicles and seven service trucks for offsite oil well services at 7243 Somerset Boulevard in the C-M (Commercial-Manufacturing) zone.

Planning and Building Director King, on behalf of Assistant Planner Corrales, presented an overview of the request.

Commissioner Gonzalez asked for clarification that no work and only storage will be taking place at this location. Planning and Building Director King confirmed that aside from limited storage, the property will be used as an office to store files, maintain staff, and conduct trainings.

Chair Timmons asked if only this business will be operating within the entire building. Planning and Building Director King confirmed yes.

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 Esparza, seconded by Commissioner Gonzalez, 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 Vice Chair Weisenburger, seconded by Commissioner Gonzalez, to adopt Planning Commission Resolution No. 25:034, "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. 985, A REQUEST BY HORACIO VILLAREAL/OIL WELL SERVICE CO. FOR A

CONDITIONAL USE PERMIT (CUP) TO OPERATE AN OFFICE WITH LIMITED INTERIOR STORAGE OF EQUIPMENT AND EXTERIOR STORAGE AT THE REAR OF THE BUILDING RESTRICTED TO TWO OIL RIG VEHICLES AND SEVEN SERVICE TRUCKS FOR OFFSITE OIL WELL SERVICES AT 7243 SOMERSET BOULEVARD IN THE C-M (COMMERCIAL-MANUFACTURING) ZONE”, approving Conditional Use Permit No. 985. 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. 39

Chair Timmons announced the item, a recommendation for the City Council of the City of Paramount to adopt an ordinance prohibiting short-term rentals citywide.

Planning and Building Director King presented an overview of the request.

Vice Chair Weisenburger asked if there is any place in Paramount that can allow for short-term rentals. Planning and Building Director King stated short-term rentals are not allowed in the city.

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 Moody, seconded by Commissioner Esparza, 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 Vice Chair Weisenburger, seconded by Commissioner Gonzalez, to adopt Planning Commission Resolution No. 25:036, “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. 39, AMENDING SECTION 17.04.010 (DEFINITIONS); ADDING SUBSECTIONS 17.08.020(L), 17.12.020(M), AND 17.16.040(N); AMENDING SUBSECTIONS 17.24.020(A)(40) AND 17.28.020(22); ADDING SECTIONS 17.44.200 AND 17.44.690; AND ADDING SUBSECTION 17.72.150(B) TO TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE, PROHIBITING SHORT-TERM RENTALS CITYWIDE”, approving Zoning Ordinance Text Amendment No. 39. 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.

APPEAL

5. APPEAL OF PLANNING AND BUILDING DIRECTOR DECISION NO. 25-1

Chair Timmons announced the item, an Appeal of Planning and Building Director Decision No. 25-1.

Planning and Building Director King presented an overview of the request by Hugo Laurel-Sanchez/Optima Funeral Home Paramount appealing a Planning and Building Director Decision denying a request by the applicant for a mortuary or funeral home with end-of-life ceremonies for bereaved families to honor recently deceased family members to be considered a permitted use at 8131 Rosecrans Avenue in the North Paramount Gateway Specific Plan Area.

The following individuals spoke in favor of appealing the item:

Timothy Martin, Esq. (representing the applicant); Applicant Hugo Sanchez; Carlos Preza (Business Manager of building); Yadira Ruiz (Paramount resident and representative of Reliance Hospice and Palliative Care); Samuel Flores (Chaplin, Southern Pacific District Assemblies of God); and Blanca Rojas (representative of Paramount Convalescent Hospital).

At the conclusion of public testimony, Commissioner Gonzalez expressed that he was torn after hearing comments from the applicant and the public. Commissioner Gonzalez understands the need for this type of service but

acknowledged that staff did a great job at clarifying what type of use is allowed in the area.

Chair Timmons acknowledged the compassionate statements that were made.

Commissioner Gonzalez acknowledged that the Planning and Building Department was clear in their communication with the applicant and again reiterated that although there is a need for this type of service, he wanted to know if the applicant had looked at other possible locations within the city that are in the appropriate zone. Mr. Sanchez stated there is a limited number of suitable buildings available for lease.

It was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to adopt Planning Commission Resolution No. 25:035, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO PLANNING AND BUILDING DIRECTOR DECISION NO. 25-1, A REQUEST BY HUGO LAUREL-SANCHEZ/OPTIMA FUNERAL HOME PARAMOUNT APPEALING A PLANNING AND BUILDING DIRECTOR DECISION DENYING A REQUEST BY THE APPLICANT FOR A MORTUARY OR FUNERAL HOME WITH END-OF-LIFE CEREMONIES FOR BEREAVED FAMILIES TO HONOR RECENTLY DECEASED FAMILY MEMBERS TO BE CONSIDERED A PERMITTED USE AT 8131 ROSECRANS AVENUE IN THE NORTH PARAMOUNT GATEWAY SPECIFIC PLAN AREA", approving Planning and Building Director Decision No. 25-1. 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

REPORTS

6. ORAL REPORT

Planning and Building Director King reported that at the November 18, 2025 City Council meeting, the City Council approved Ordinance No. 1209, establishing standards for boarding, fencing, maintaining, and reporting vacant properties and/or tenant spaces, building, foreclosed properties, and abandoned properties in the city of Paramount.

Secondly, the City Council approved the updated California Building Standards Code.

COMMENTS

7. COMMENTS

Commissioner Gonzalez asked a general question related to agenda item No. 5.

Planning and Building Director King stated that the 2026 Planning Commissioners Academy will be taking place at the Sheraton Park Hotel in Anaheim, March 11 through March 13, 2026.

Lastly, Planning and Building Director King highlighted upcoming holiday events in Paramount, including the annual Tree Lighting Ceremony taking place on Wednesday, December 3rd and the Santa Train beginning on Monday, December 15th.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Timmons at 7:32 p.m. to the next Planning Commission meeting to be held on Wednesday, January 2026 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: January 7, 2026

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