

**PARAMOUNT PLANNING COMMISSION MINUTES
JANUARY 7, 2026**

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 6:01 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
Leslie Corrales, Assistant Planner
Caitlin Au, Planning Intern
Biana Salgado, Administrative Assistant

MINUTES

1. **APPROVAL OF MINUTES**
December 2, 2025

Chair Timmons presented the Planning Commission minutes of December 2, 2025 for approval.

It was moved by Commissioner Gonzalez 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, Gonzalez, and Moody;
Vice Chair Weisenburger; and Chair Timmons

NOES: None

ABSENT: None

ABSTAIN: None

PUBLIC COMMENTS

Planning and Building Director King stated that two public comment cards were received: one is for agenda item No. 3 and the second to be heard during the Development Review Board meeting later in the evening.

OLD BUSINESS

- 2. TENTATIVE PARCEL MAP NO. 084884

Chair Timmons announced the item, a recommendation by staff to open and continue the public hearing for Tentative Parcel Map No. 084884, a request by Soo-Hyun Yoon to approve a tentative parcel map to create four single-family lots from one lot at 15529 Colorado Avenue in the R-M (Multiple-Family Residential) zone, to the February 4, 2026 Planning Commission meeting.

Planning and Building Director King stated that staff recommends granting additional time for the City Engineer to conduct a thorough review and for the applicant to make necessary revisions to the draft map.

It was moved by Vice Chair Weisenburger, seconded by Commissioner Gonzalez, to continue Tentative Parcel Map No. 084884 to the February 4, 2026 Planning Commission Meeting. 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

NEW BUSINESS

PUBLIC HEARINGS

- 3. CONDITIONAL USE PERMIT NO. 986

Chair Timmons announced the item, a request by Terri Dickerhoff/CGR Development for Sprouts Farmers Market to allow the sale of beer and wine for offsite consumption with a “Type 20” California Department of Alcoholic Beverage Control (ABC) license at 15121 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

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

Chair Timmons asked about surrounding businesses with ABC licenses near the area. Associate Planner Reyes clarified some businesses have different types of licenses or are outside of the census tract.

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

Assistant Planning and Building Director Rodriguez provided Spanish translation on behalf of Paramount resident Marta Marin who expressed that she is glad that Sprouts Farmers Market is bringing more jobs to the area but is concerned that there are schools near the sale of alcohol. She has concerns about vandalism and loitering.

Applicant Terri Dickerhoff representing Sprouts Farmers Market spoke in favor of the request and addressed some of Ms. Marin's concerns. Stated that there is protocol in place – training employees receive on how to handle theft or underage customers. All Sprouts locations across the country participate in this rigorous program.

There was further discussion between the Planning Commission and the applicant.

Commissioner Gonzalez thanked Ms. Marin for her comments and for thinking of the children and students; and asked her if she understood the type of grocery store being discussed this evening.

Assistant Planning and Building Director Rodriguez translated on behalf of Ms. Marin who replied she is aware of the type of market that is coming into the neighborhood but has encountered in the past (from the liquor store across the street) people loitering and drinking in public. After hearing from the Sprouts representative stating that they will have security, Ms. Marin hopes the other liquor stores nearby will also include the same type of security as Sprouts is providing to help clean up the area.

Commissioner Gonzalez thanked Ms. Marin again for her comments and concerns.

Commissioner Esparza and Chair Timmons acknowledged Ms. Marin's concerns.

Chair Timmons asked Ms. Dickerhoff if they had been in contact with the Sheriff's Department. She stated no, but that the Planning and Building Department has. She stated that she can be in contact and that Sprouts stores typically have a partnership with whomever the lead agency within a community.

There was further discussion between the Planning Commission.

There being no further comments in favor or opposed to the request, it was moved by Commissioner Gonzalez, 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 Commissioner Gonzalez, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. 26:001, "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. 986, A REQUEST BY TERRI DICKEROFF/CGR DEVELOPMENT FOR SPROUTS FARMERS MARKET FOR THE SALE OF BEER AND WINE FOR OFFSITE CONSUMPTION TO INCLUDE AT 15121 PARAMOUNT BOULEVARD IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE", approving Conditional Use Permit No. 986, with the added finding in Section 5 (regarding public convenience or necessity). 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

4. ORAL REPORT

Planning and Building Director King reported that at the City Council meeting on December 16, 2025, the City Council approved Zoning Ordinance Text Amendment No. 39 (an introduction to the prohibition of short-term rentals) and also approved the Driveway Expansion Program guidelines.

COMMENTS

5. COMMENTS

Planning Commission Attorney Thorson wished everyone a Happy New Year.

Planning and Building Director King announced Building and Safety Inspector Dan Martin's retirement after serving 11 years with the City of Paramount. He thanked Mr. Martin for his service and acknowledged his accomplishments.

After serving 20 years, Interim Building and Safety Manager Sol Bejarano left the City of Paramount to take on a new opportunity with another city. Planning and Building Director King highlighted Ms. Bejarano's accomplishments throughout her career with the City.

The Planning Commission thanked and congratulated Mr. Martin and Ms. Bejarano for their service.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Timmons at 6:37 p.m. to the next Planning Commission meeting to be held on Wednesday, February 4, 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: February 11, 2026

<https://paramountcity1957.sharepoint.com/sites/Planning/Shared Documents/ADMIN/MINUTES/PC MINUTES 2026/January PC ACTIONx1.docx>