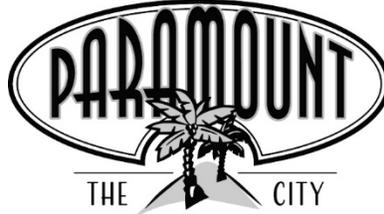


# AGENDA

Paramount Development Review Board  
February 4, 2026



*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](http://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](mailto: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

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1. [APPROVAL OF MINUTES](#) January 7, 2026

## PUBLIC COMMENTS

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## NEW BUSINESS

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## PUBLIC HEARINGS

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2. [DEVELOPMENT REVIEW APPLICATION NO. 26:003](#) A request by Ara Tchaghllassian/ Paramount Gateway, LLC to modify the exterior of the south building approved with Development Review Application No. 23:008, revising a single restaurant with drive-thru to a restaurant with drive-thru occupying the east half of the building and a future business use to be determined to occupy the west half of the building at 15129 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) zone. This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.

## COMMENTS

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

## ADJOURNMENT

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To a meeting on Wednesday, March 4, 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.

FEBRUARY 4, 2026

APPROVAL OF MINUTES  
DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF JANUARY  
7, 2026.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
<input type="checkbox"/> APPROVED	ABSENT: _____
<input type="checkbox"/> DENIED	ABSTAIN: _____

## **DEVELOPMENT REVIEW BOARD MINUTES JANUARY 7, 2026**

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

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**CALL TO ORDER:** The meeting of the Development Review Board was called to order by Chair Ernie Esparza at 6:38 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  
Ivan Reyes, Associate Planner  
Leslie Corrales, Assistant Planner  
Caitlin Au, Planning Intern  
Biana Salgado, Administrative Assistant

### **MINUTES**

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

Chair Esparza presented the Development Review Board minutes of December 2, 2025 for approval.

It was moved by Board Member Timmons and seconded by Board Member Gonzalez to approve the minutes as presented. 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**

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Planning and Building Director King stated that a public comment card was received for agenda item No. 2.

## **NEW BUSINESS**

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### **PUBLIC HEARINGS**

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2. DEVELOPMENT  
REVIEW  
APPLICATION NO.  
26:001

Chair Esparza announced the item, a request by Jose Covarrubias to construct a 568 square foot addition to an existing 650 square foot single-family residence and construct a 426 square foot two-car garage at 6637 Motz Street in the R-2 (Medium Density Residential) 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.

The following individual spoke opposed to the request: Linda Navakowski citing parking concerns.

The applicant Jose Covarrubias offered a rebuttal.

The Development Review Board acknowledged Ms. Navakowski's concerns. Planning and Building Director King advised that Associate Planner Reyes would obtain her contact information to forward to the Public Works Department.

There being no further 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;  
Chair Esparza

NOES: None

ABSENT: None

ABSTAIN: None

It was moved by Vice Chair Weisenburger, seconded by Board Member Gonzalez, to approve Development Review Application No. 26:001, a request by Jose Covarrubias to construct a 568 square foot addition to an existing 650 square foot single-family residence and construct a 426 square foot two-car garage at 6637 Motz Street in the R-2 (Medium Density 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 Gonzalez, Moody, and  
Timmons; Vice Chair Weisenburger;  
Chair Esparza

NOES: None

ABSENT: None

ABSTAIN: None

**COMMENTS**

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3. COMMENTS

There were no comments from Board Members and staff.

**ADJOURNMENT**

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There being no further business to come before the Board, the meeting was adjourned by Chair Esparza at 6:54 p.m. to the next Development Review Board meeting to be held on Wednesday, February 4, 2026 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

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Ernie Esparza, Chair

ATTEST:

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Biana Salgado, Administrative Assistant

FEBRUARY 4, 2026

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 26:003

- 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 ARA TCHAGHLASSIAN/PARAMOUNT GATEWAY, LLC TO MODIFY THE EXTERIOR OF THE SOUTH BUILDING APPROVED WITH DEVELOPMENT REVIEW APPLICATION NO. 23:008, REVISING A SINGLE RESTAURANT WITH DRIVE-THRU TO A RESTAURANT WITH DRIVE-THRU OCCUPYING THE EAST HALF OF THE BUILDING AND A FUTURE BUSINESS USE TO BE DETERMINED TO OCCUPY THE WEST HALF OF THE BUILDING AT

15129 PARAMOUNT BOULEVARD IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE.

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

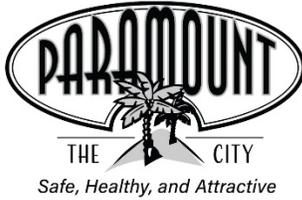
ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_



## **CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY**

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**PROJECT NUMBER:** Development Review Application No. 26:003

**REQUEST:** Modify the exterior of the south building approved with Development Review Application No. 23:008, revising a single restaurant with drive-thru to a restaurant with drive-thru occupying the east half of the building and a future business use to be determined to occupy the west half of the building

**APPLICANT:** Ara Tchaghllassian/Paramount Gateway, LLC

**MEETING DATE:** February 4, 2026

**LOCATION:** 15129 Paramount Boulevard

**ZONE:** PD-PS (Planned Development with Performance Standards)

**GENERAL PLAN:** Central Business District

**PLANNER:** John King

**RECOMMENDATION:** Approval



**To:** Honorable Development Review Board  
**From:** John King, AICP, Planning and Building Director  
**By:**  
**Date:** February 4, 2026

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**Subject: PARAMOUNT GATEWAY, LLC  
DEVELOPMENT REVIEW APPLICATION NO. 26:003**

## **BACKGROUND**

This item is a request from Ara Tchaghlassian/Paramount Gateway, LLC to modify the exterior of the south building approved with Development Review Application No. 23:008, revising a single restaurant with drive-thru to a restaurant with drive-thru occupying the east half of the building and a future business use to be determined to occupy the west half of the building at 15129 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

The project is part of a greater development, branded "Paramount Square", which replaces Lindsay Lumber and associated business uses.

The applicant proposes a new building containing a 1,267 square foot Suite A (west half) and a 1,133 square foot Suite B (east half). Suite B will have drive-thru service.

The 3.3-acre location of the entire three-building project site is at the geographic heart of Paramount and at the crossroads of the Central Business District and the Clearwater Specific Plan area (which includes the Paramount Swap Meet).

On August 7, 2024, the Development Review Board approved Development Review Application No. 23:008, an application to construct three commercial buildings, including a 23,104 square foot supermarket, a 5,378 square foot two-suite restaurant building with a drive-thru for one suite, and a 2,400 square foot coffee shop with drive-thru service at 15101 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) zone. The supermarket (Sprouts Farmers Market) and the two-suite restaurant building (Panera Bread and Panda Express) are now under construction.

Also on August 7, 2024, the Planning Commission reviewed the following:

- Zone Change No. 244. The City Council thereafter adopted Ordinance No. 1189 on October 8, 2024, replacing the wholesale and retail hardware store and lumber mill uses in the PD-PS zone with other allowable uses such as restaurants and drive-thru establishments (with a conditional use permit).
- Tentative Parcel Map No. 084335. The City Council thereafter approved the associated Parcel Map No. 84335 and authorized the City Clerk to execute the map on behalf of the City of Paramount.
- Conditional Use Permit No. 939. This approval allowed the operation of two restaurants, each with a drive-thru and indoor and outdoor seating, and a third restaurant with indoor and outdoor seating.

On January 7, 2026, the Planning Commission approved Conditional Use Permit No. 986, a request by Terri Dickeroff/CGR Development for Sprouts Farmers Market to sell beer and wine for offsite consumption with a "Type 20" California Department of Alcoholic Beverage Control (ABC) license.

### Photos

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

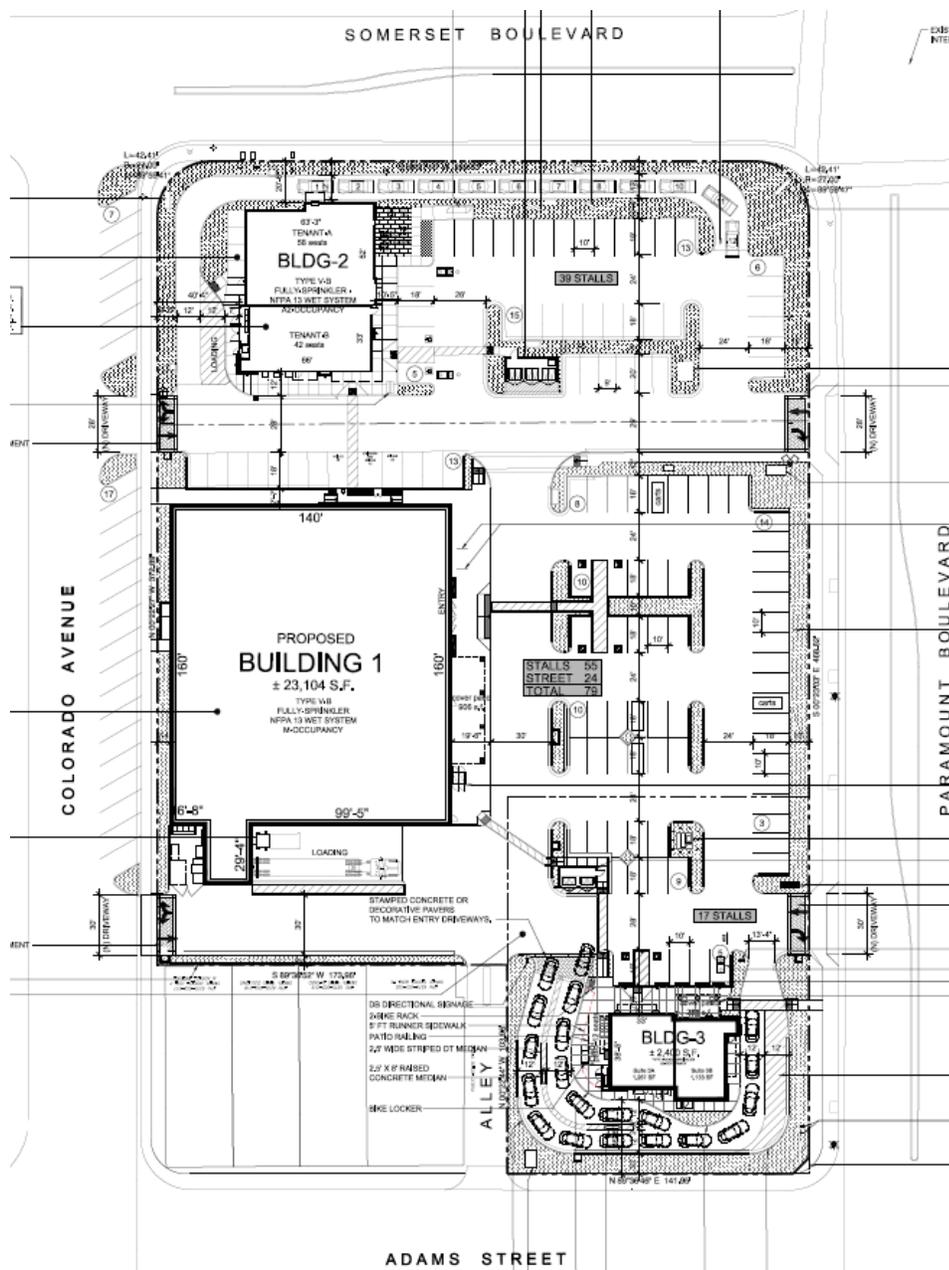


## DISCUSSION

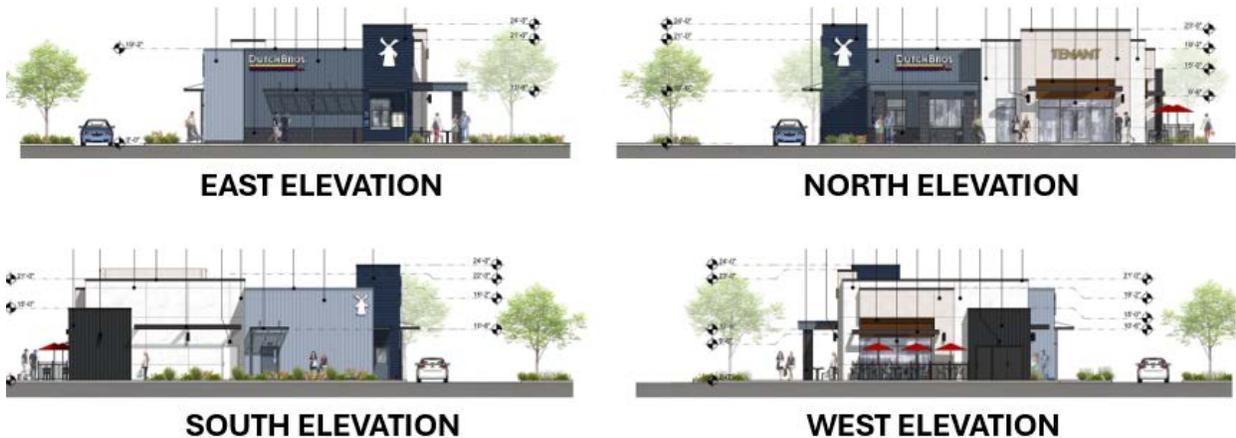
The southernmost standalone building was intended for a single restaurant. When the intended restaurant did not opt to sign a lease, the applicant sought new potential tenants. During the course of the tenant search, the applicant determined that the best course of action to meet economic and leasing trends is to divide the proposed south pad building into two suites.

## Plans

The following is the proposed site plan:



The following are proposed building elevations:



## Sustainability

In compliance with the City's Climate Action Plan (CAP), adopted by the City Council in 2021, the project has been designed to incorporate energy reducing and sustainability features.

The project will include rooftop solar on all buildings and will provide battery storage for solar generation. The solar panels will target capacity to address 60% of each building's load. Batteries will have a minimum capacity of 5 kWh for each building. The project will provide four parking stalls with electric vehicle (EV) charging stations and two stalls that will be EV charging capable for the future, including truck charging.

The project also provides multiple benefits for pedestrians and bicyclists, including bike racks and/or lockers at every building. In terms of land use and community design, the project brings neighborhood commercial uses into the area, within a mile or less of existing residential neighborhoods. The project will include low-water using fixtures, and drip irrigation for all landscaping except trees. Regarding waste reduction and recycling, the project will recycle or salvage 65% of all construction waste. In addition, the project will include operational waste diversion components, including grease separation, mixed and food waste recycling storage at the grocery store, and recycling bins in the trash enclosures at each building.

## Environmental Analysis

This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.

Additionally, as background for the larger project, Terra Nova Planning & Research, Inc. prepared an Initial Study in accordance with CEQA and CEQA Guidelines to determine whether the project would have a significant impact on the environment. The Initial Study determined that with mitigation, the project would not result in any significant impacts on the environment, and a Mitigated Negative Declaration (MND) was recommended for this project.

The Planning Commission approved a recommendation to the City Council to adopt the MND, and the City Council adopted the MND in 2024. The environmental analysis looked at areas such as aesthetics, noise, cultural resources, tribal cultural resources, air quality, and transportation and traffic.

Mitigation measures related to geology and soils and tribal cultural resources are included in the MND. The applicant is required to adhere to the recommendations set forth in the project-specific geotechnical investigation. The applicant is also required to retain a Native American Monitor to monitor ground-disturbing activities, and a process is required for the unanticipated discovery of (1) tribal cultural resource objects (non-funerary/non-ceremonial) and (2) human remains and associated funerary or ceremonial objects.

### **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 Strategic Outcomes were implemented 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 and No. 3: Economic Health.

### **RECOMMENDED ACTION**

It is recommended that the Development Review Board approve Development Review Application No. 26:003, subject to the following conditions:

#### *General*

1. **Material Deviation.** Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning and Building Department before construction.
2. **Affidavit.** This Development Review Application shall not be effective for any purposes until the applicant has first filed at the office of the Planning and Building Department a sworn affidavit acknowledging and accepting all conditions of this Development Review Application. The affidavit shall be submitted by Friday,

February 20, 2025. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Development Review Application void.

3. Previous Approval Superseded. The approval of Development Review Application No. 26:003 replaces and supersedes the approval of the subject building and all related project description and conditions of approval of previously approved Development Review Application No. 23:008.
4. Conditions of Approval. All Development Review Application No. 26:003 conditions of approval shall be included as general notes on all submitted sets of building plans.
5. One-Year Approval. Approval of this Development Review Application No. 26:003 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 February 4, 2027. The Director at his or her discretion may grant a one-year extension. The Planning Commission 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 Planning Commission, 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.
6. Fees. All applicable development fees are due prior to the issuance of building permits.
7. Grading Plan. The applicant shall provide the Building and Safety Division of the Planning and Building Department and the City Engineer/Public Works Department with a grading plan depicting the method of drainage and a soils report. The grading plan and soils report shall be subject to the approval of the Building and Safety Division and the City Engineer/Public Works Department.
8. Driveways. New driveway approaches and associated changes to the monolithic curb, gutter, and sidewalk shall be reviewed for approval consideration by the City Engineer/Public Works Department.
9. Building Drainage. All building drainage shall be interior with no exterior downspouts or gutters. Scuppers and the devices used to convey rainwater shall be located at the base of the building.
10. Underground Utilities. The applicant shall underground all onsite utilities so that no overhead electrical, telephone, or cable television lines shall drop from the pole to a building.

11. Structural Alteration or Building Color Change. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
12. Window and Other Security Coverings. The installation of exterior security doors, gates and window coverings, including but not limited to bars, grilles, grates, and overhead rolldown doors is prohibited in accordance with Section 17.24.70(C) of the Paramount Municipal Code.
13. Graffiti Abatement. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti, blemishes, and peeling paint shall be promptly removed and the building or other surface shall be promptly restored. Stickers unrelated to the business on all site features including signs, walls, window panes, mechanical equipment, and curbs shall be removed.
14. Tarps. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
15. Plan Review and Approval. The plans are subject to review and approval by the Building and Safety Division of the Planning and Building Department and the Los Angeles County Fire Department.
16. Contractor List. Prior to the release of utilities of service connections, final building, electrical, plumbing, and/or mechanical approval, the owner or the general contractor shall submit a list of all contractors and/or subcontractors performing work on this project to the Planning and Building Department.
17. Contractor Business License. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
18. Permits. The applicant is required to obtain all necessary City of Paramount permits, including electrical, mechanical, and plumbing for any interior and/or exterior modifications made to the structures on the subject site.
19. Building and Safety Division Requirements. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division of the Planning and Building Department.
20. Business License. All tenants and all successor tenants shall obtain and maintain a current City of Paramount business license.

21. Construction Hours. Construction shall take place only between the hours of 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.
22. Fugitive Dust. The applicant shall ensure that all the public streets and other public infrastructure remain clear 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 dust control measures.
23. Approved Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
24. Security Cameras. The Public Safety Department shall review and approve the security camera system, including technology, locations, orientations, and comprehensive camera views of the establishment interior, exterior, and parking lot. The approved camera system shall be maintained in perpetuity and be capable of retaining video footage for a minimum of 30 days. In the event of an incident or upon request, the business owner shall allow unimpeded inspection of the security camera system and all related footage to Sheriff's Department and City of Paramount personnel.
25. Lighting. A sufficient amount of lighting, as determined by the Planning and Building Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning and Building Department for their decorative quality and location, and permits shall be obtained.
26. Striping. Curbs, walkways, and parking stalls, including standard, compact, and American with Disabilities Act (ADA)-compliant stalls, shall be painted/striped as provided on the associated site plan. Solid striping shall be maintained in good condition.
27. Bicycle Racks. Bicycle racks and bicycle storage lockers shall be provided and maintained in good condition in perpetuity. Bicycle racks shall be installed at each of the three buildings. The racks shall be inverted "U" racks or another rack type that allow for a bicycle frame and one wheel to be attached. The type, color, and precise location of the racks and storage lockers shall be reviewed and approved by the Planning and Building Department prior to purchase or installation of the racks and storage lockers. The precise locations shall be within the clear range of a security camera.
28. Landscape/Irrigation. The property shall be landscaped within the yard areas indicated on the approved site plan, and the existing landscaping shall be refurbished or replaced as needed with associated irrigation. A two-inch layer of brown mulch shall be applied and maintained in the planters. A precise landscaping and irrigation plan shall be submitted showing the size, type, and

location of all plant material and irrigation, including an even distribution of 36-inch-box and 24-inch-box shade/canopy trees. The new trees shall be selected and approved for demonstrated qualities to mitigate particulate matter. 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 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.

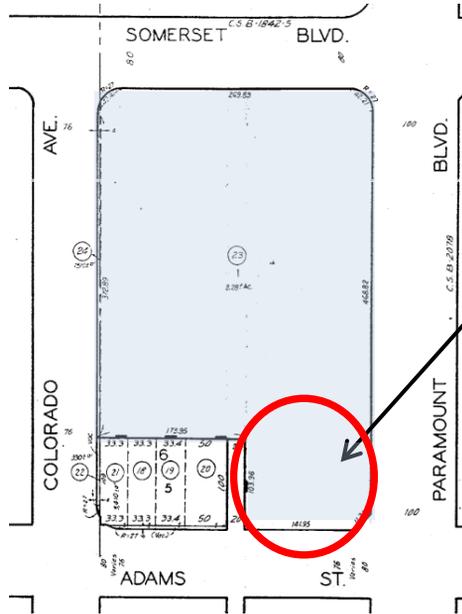
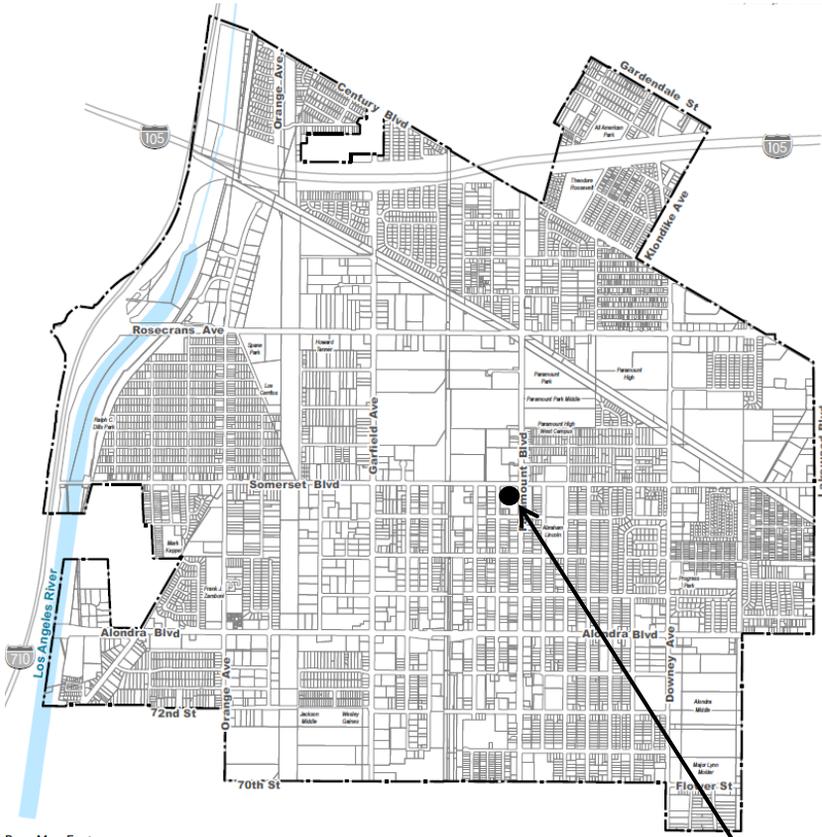
29. Backflow Devices. The location of all backflow devices shall be approved by the Planning and Building Department prior to installation. Backflow devices shall be painted and screened with landscaping as approved by the Planning and Building Department.
30. Trash Enclosures. Trash enclosures with sufficient space for a trash bin, recycle bin, and organic waste barrel shall be constructed in accordance with Chapter 17.118 of the Paramount Municipal Code and maintained in good, unblemished condition. Trash enclosures shall be constructed with finish material to complement the design of adjacent building. Each of the trash enclosures shall be covered with a decorative cover to convey rainfall away from the trash enclosure. The interior of the trash enclosure shall include a six-inch concrete curb at the base of the interior to protect the integrity of the trash enclosure. Details of the proposed trash enclosure shall be included with the construction plans for Planning and Building Department review and approval.
31. Drive-thru Entrance Treatments. Decorative pavers or stamped and stained concrete shall be installed at the driveway entry/exist points and at each of the drive-thru entrances to match the material at the driveways. The material, color, design, and precise location of all pavers or stamped and stained concrete shall be reviewed and approved by the Planning and Building Department prior to installation/construction.
32. Transformers. Transformers and other electrical equipment installed outside of a building shall be painted and maintained a solid color following separate Planning and Building Department review and approval consideration of the color.
33. Rooftop Solar. The project shall include rooftop solar.
34. Chain Link Prohibition. Chain link fencing at any location outside of a building is not permitted.

35. Perimeter Walls. Perimeter block walls shall be painted following separate Planning and Building Department review and approval of a paint color and maintained in good condition.
36. Sustainability Sign. Following Planning and Building Department review and approval the applicant shall install and maintain a sign with visibility to the general public on the building interior or exterior explaining environmental sustainability elements of project design and/or operations. The sign shall be updated every five years at minimum.
37. Signs. Signs, banners, and feather flags require separate review for possible approval by the Planning and Building Department prior to fabrication and installation. A change to the monument sign face requires separate review for possible approval by the Planning and Building Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
38. Window Signs. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
39. Special Events. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning and Building Department.
40. Clean Premises. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
41. Operation and Easement Agreement. An Operation and Easement Agreement shall be fully executed following City Attorney review for approval consideration and prior to the issuance of a certificate of occupancy.
42. Entitlements. The application is subject to all regulations and conditions of Zone Change No. 244, Tentative Parcel Map No. 084335, and Conditional Use Permit No. 939.
43. Mitigated Negative Declaration. This application is subject to all conditions and mitigation measures contained in the Mitigated Negative Declaration.
44. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.

*Final*

45. Final Approval. 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.

# Paramount Gateway, LLC



Subject  
Property

15129 Paramount Blvd.

FEBRUARY 4, 2026

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF