

DEVELOPMENT REVIEW BOARD MINUTES FEBRUARY 11, 2026

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 7:00 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF BOARD MEMBERS: Present: Board Member Javier Gonzalez
Board Member Linda Timmons
Vice Chair Gordon Weisenburger
Chair Ernie Esparza

Absent: Board Member David Moody

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

AYES: Board Members Gonzalez and Timmons;
Vice Chair Weisenburger; Chair Esparza
NOES: None
ABSENT: Board Member Moody
ABSTAIN: 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**
January 7, 2026

Chair Esparza presented the Development Review Board minutes of January 7, 2026 for approval.

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

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

PUBLIC COMMENTS

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

NEW BUSINESS

PUBLIC HEARINGS

- 2. DEVELOPMENT REVIEW APPLICATION NO. 26:003

Chair Esparza announced the item, 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.

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

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

Representing the landlord of the property, Architect Greg James spoke in favor of the request.

Gurinder Kehr, Dutch Bros Construction Project Manager, spoke in favor of the request.

There was further discussion between the applicant and the Development Review Board regarding the item.

There being no further comments in favor or opposed to the request, it was moved by Board Member Gonzalez, seconded by Board Member Timmons, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Board Member Timmons, seconded by Board Member Gonzalez, to approve Development Review Application No. 26:003, 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, 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 and Timmons;
Vice Chair Weisenburger; Chair Esparza
NOES: None
ABSENT: Board Member Moody
ABSTAIN: None

COMMENTS

3. 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 7:19 p.m. to the next Development Review Board meeting to be held on Wednesday, March 4, 2026 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

/s/ Ernie Esparza

Ernie Esparza, Chair

ATTEST:

/s/ Biana Salgado

Biana Salgado, Administrative Assistant

APPROVED: March 4, 2026