

PARAMOUNT PLANNING COMMISSION MINUTES FEBRUARY 11, 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
Vice Chair Gordon Weisenburger
Chair Linda Timmons

Absent: Commissioner Moody

It was moved by Commissioner Gonzalez and seconded by Commissioner Esparza to excuse Commissioner Moody from the Planning Commission meeting. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza and Gonzalez;
Vice Chair Weisenburger; and Chair Timmons
NOES: None
ABSENT: Commissioner 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

Chair Timmons opened the Planning Commission meeting with an explanation that on February 4, 2026, the regular meeting of the Planning Commission was canceled due to lack of quorum. She apologized to the audience and the public at large for any inconvenience the cancellation may have caused.

MINUTES

1. APPROVAL OF MINUTES January 7, 2026

Chair Timmons presented the Planning Commission minutes of January 7, 2026 for approval.

It was moved by Commissioner Esparza and seconded by Commissioner Gonzalez to approve the minutes as presented. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza and Gonzalez;
 Vice Chair Weisenburger; and Chair Timmons
 NOES: None
 ABSENT: Commissioner Moody
 ABSTAIN: None

PUBLIC COMMENTS

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

OLD BUSINESS

2. TENTATIVE PARCEL
 MAP NO. 084884

Chair Timmons announced the item, 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.

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

Commissioner Gonzalez and Chair Timmons asked for clarification on the easement on the property. Associate Planner Reyes confirmed the easement is for walkway access/utility use and is site specific to the lots on the property.

Commissioner Esparza asked about a potential fence along the alley. Associate Planner Reyes confirmed a fence along the alley is proposed.

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 Vice Chair Weisenburger, seconded by Commissioner Gonzalez, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza and Gonzalez;
 Vice Chair Weisenburger; and Chair Timmons
 NOES: None
 ABSENT: Commissioner Moody
 ABSTAIN: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. 25:031, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO TENTATIVE PARCEL MAP NO. 084884, A REQUEST BY SOO-HYUN YOON TO CREATE FOUR LOTS FROM ONE 14,992 SQUARE FOOT LOT AT 15529 COLORADO AVENUE IN THE R-M (MULTIPLE-FAMILY RESIDENTIAL) ZONE", approving Tentative Parcel Map No. 084884. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza and Gonzalez;
 Vice Chair Weisenburger; and Chair Timmons
 NOES: None
 ABSENT: Commissioner Moody
 ABSTAIN: None

NEW BUSINESS

PUBLIC HEARINGS

3. **CONDITIONAL USE PERMIT NO. 987**

Chair Timmons announced the item, a request by Davidlee Kitchen/Kitchen’s Craft Barbecue to allow the sale of beer and wine for onsite consumption with a “Type 41” California Department of Alcoholic Beverage Control (ABC) license at 8320 Alondra Boulevard in the C-3 (General Commercial) zone.

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

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

David Kitchen, Chief Operating Officer (COO) of Kitchen’s Craft Barbecue, spoke in favor of the request.

Davidlee Kitchen, applicant and Chief Executive Officer (CEO) of Kitchen’s Craft Barbecue, spoke in favor of the request.

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

AYES: Commissioners Esparza and Gonzalez;
 Vice Chair Weisenburger; and Chair Timmons
 NOES: None
 ABSENT: Commissioner Moody
 ABSTAIN: None

It was moved by Commissioner Esparza, seconded by Commissioner Gonzalez, to adopt Planning Commission Resolution No. 26:002, "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. 987, A REQUEST BY DAVIDLEE KITCHEN/KITCHEN'S CRAFT BARBECUE TO ALLOW THE SALE OF BEER AND WINE FOR ONSITE CONSUMPTION WITH A "TYPE 41" CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL LICENSE AT 8320 ALONDRA BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE", approving Conditional Use Permit No. 987. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza and Gonzalez;
 Vice Chair Weisenburger; and Chair Timmons
 NOES: None
 ABSENT: Commissioner Moody
 ABSTAIN: None

4. CONDITIONAL USE PERMIT NO. 989

Chair Timmons announced the item, a request by Celso Jose Ixcaquic Garcia/Nicole Furniture to operate a furniture manufacturing business at 15123 Colorado Avenue in the M-1 (Light Manufacturing) zone.

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

Commissioner Gonzalez asked if the business sells furniture at other locations. Associate Planner Reyes stated that the business format is direct sales.

Chair Timmons asked for clarification on the security bars.

Commissioner Esparza asked for confirmation if parking is at the rear of the business.

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 Gonzalez, seconded by Vice Chair Weisenburger, to close the public hearing. The motion was passed by the following roll call vote:

- AYES: Commissioners Esparza and Gonzalez;
Vice Chair Weisenburger; and Chair Timmons
- NOES: None
- ABSENT: Commissioner Moody
- ABSTAIN: None

It was moved by Commissioner Gonzalez, seconded by Vice Chair Weisenburger, to adopt Planning Commission Resolution No. 26:003, "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. 989, A REQUEST BY CELSO JOSE IXCAQUIC GARCIA/NICOLE FURNITURE FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE A FURNITURE MANUFACTURING BUSINESS AT 15123 COLORADO AVENUE, SUITE A IN THE M-1 (LIGHT MANUFACTURING) ZONE", approving Conditional Use Permit No. 989. The motion was passed by the following roll call vote:

- AYES: Commissioners Esparza and Gonzalez;
Vice Chair Weisenburger; and Chair Timmons
- NOES: None
- ABSENT: Commissioner Moody
- ABSTAIN: None

5. CONDITIONAL USE PERMIT NO. 990

Chair Timmons announced the item, a request by Erik Cabral/California RZRS, Inc. to operate an indoor warehouse for the rental of utility terrain vehicles (UTVs) with incidental routine repairs and maintenance of the vehicles at 15526 Vermont Avenue in the M-1 (Light Manufacturing) zone.

Planning and Building Director King introduced Assistant Planning and Building Director Rodriguez who provided an overview of the request on behalf of Assistant Planner Leslie Corrales.

Chair Timmons asked for clarification on the type of trash bin in Condition of Approval No. 45.

Commissioner Gonzalez asked if the business is operating in another location. Assistant Planning and Building Director Rodriguez confirmed that they are currently operating in the City of Bellflower and will be relocating to Paramount.

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

Applicant Erik Cabral spoke in favor of the request.

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

There being no further comments in favor or opposed to the request, it was moved by Commissioner Esparza, seconded by Vice Chair Weisenburger, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza and Gonzalez;
Vice Chair Weisenburger; and Chair Timmons
NOES: None
ABSENT: Commissioner Moody
ABSTAIN: None

It was moved by Vice Chair Weisenburger, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. 26:004, "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. 990, A REQUEST BY ERIK CABRAL/CALIFORNIA RZRS, INC. FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE AN INDOOR WAREHOUSE FOR THE RENTAL OF UTILITY TERRAIN VEHICLES (UTVS) WITH INCIDENTAL ROUTINE REPAIRS AND MAINTENANCE OF THE VEHICLES AT 15526 VERMONT AVENUE IN THE M-1 (LIGHT MANUFACTURING) ZONE.", approving Conditional Use Permit No. 990. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza and Gonzalez;
Vice Chair Weisenburger; and Chair Timmons
NOES: None
ABSENT: Commissioner Moody
ABSTAIN: None

REPORTS

6. ORAL REPORT

Planning and Building Director King reported that at the January 13, 2026 City Council meeting, the Council reviewed a report on Senate Bill (SB) 79, which pertains to transit-oriented development (TOD) legislation.

The City Council also approved changes to the Home Improvement Program by increasing the funding grant from \$45,000 to \$50,000.

There was further discussion between the Planning Commission and staff.

Lastly, the City Council approved a Community Benefits Agreement with CLPF GSI Paramount Owner LP in relation to the Madison Capital Holdings/Go Store It Project at 7243 Petterson Lane.

COMMENTS

7. COMMENTS

Planning and Building Director King wished everyone a very happy Valentine's Day.

Commissioner Esparza acknowledged Dr. Esther Caldwell's 100th Birthday and Max B. Martinez, DDS's retirement. Commissioner Esparza and Chair Timmons stated both have contributed much to the City of Paramount and appreciated the City Council acknowledgment of their contributions.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Timmons at 6:59 p.m. to the next Planning Commission 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/ Linda Timmons

Linda Timmons, Chair

ATTEST:

/s/ Biana Salgado

Biana Salgado, Administrative Assistant

APPROVED: March 4, 2026

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