

**DEVELOPMENT REVIEW BOARD MINUTES
MARCH 4, 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 6:40 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
Biana Salgado, Administrative Assistant

MINUTES

1. **APPROVAL OF MINUTES**
February 11, 2026

Chair Esparza presented the Development Review Board minutes of February 11, 2026 for approval.

It was moved by Board Member Gonzalez and seconded by Board Member Timmons 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: None
ABSTAIN: Board Member Moody

PUBLIC COMMENTS

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

ORAL REPORT

2. DEVELOPMENT ACTIVITY UPDATE

Chair Esparza announced the item. Planning and Building Director King introduced Assistant Planning and Building Director Rodriguez who provided an overview of the following development activity in Paramount:

Paramount Square Development which includes Sprouts Farmers Market, Panera Bread, and Panda Express. Assistant Planning and Building Director Rodriguez stated the Sprouts development tenant improvements have been completed and will be installing the parking lot lighting and parking stalls soon. The framing and shell for Panera Bread and Panda Express is almost completed.

Stater Bros. Market obtained a permit for the façade improvement and tenant improvement is ongoing.

Hay Tree Public Market (formerly Paramount Saw) developers are currently improving the exterior of the shell and patching up the doors and windows of the building.

Lastly, the former firehouse building at 15538 Colorado Avenue that was previously approved by the Development Review Board in 2025 to construct four single-family homes is nearly completed and will be up for sale soon.

Vice Chair Weisenburger asked about possible opening date for Sprouts Farmers Market.

Assistant Planning and Building Director Rodriguez stated the grand opening will be sometime in June.

Board Member Gonzalez asked about a status update on Dutch Bros.

Assistant Planning and Building Director Rodriguez stated the entitlements were approved and hopefully the developer will submit plans for the shell of the building.

There was further discussion between the Development Review Board and staff.

Board Member Timmons stated that it was a great opportunity for the Development Review Board to attend the two groundbreaking ceremonies in February (Hay Tree Public Market and the Entrada housing development). Board Member Timmons thanked staff and was appreciative of the opportunity.

Assistant Planning and Building Director Rodriguez stated that the developers for the Entrada housing development obtained their permits to begin construction.

There was further discussion between the Development Review Board and staff.

COMMENTS

3. COMMENTS

Planning and Building Director King introduced Building Permit Technician Felicity Mora. He acknowledged Ms. Mora's contributions to the Building and Safety Division and thanked her for her hard work.

Planning and Building Director King also acknowledged Building Permit Technician Julie Bueno and thanked her for her contributions to the Building and Safety Division.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned by Chair Esparza at 6:53 p.m. to the next Development Review Board meeting to be held on Wednesday, April 1, 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: April 1, 2026