

**PARAMOUNT PLANNING COMMISSION MINUTES  
MARCH 4, 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  
Biana Salgado, Administrative Assistant

**MINUTES**

---

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

Chair Timmons presented the Planning Commission minutes of February 11, 2026 for approval.

It was moved by Commissioner Gonzalez and seconded by Commissioner Esparza 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:** None  
**ABSTAIN:** Commissioner Moody

**PUBLIC COMMENTS**

---

Planning and Building Director King stated that there was an email comment related to Agenda Item No. 3.

**NEW BUSINESS**

---

**PUBLIC HEARINGS**

---

2. CONDITIONAL USE  
PERMIT NO. 991

Chair Timmons announced the item, a request by Ramon Sicairos/La Sierra and Carreta Boots to expand business operations from an existing 6,000 square foot warehouse suite into the adjacent 6,000 square foot warehouse suite for a total 12,000 square foot warehouse lease area for the wholesale of apparel, boots, and accessories at 15341-15343 Garfield Avenue in the M-2 (Heavy Manufacturing) zone.

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

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, Gonzalez, and Moody; Vice Chair Weisenburger; and Chair Timmons
- NOES: None
- ABSENT: None
- ABSTAIN: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Weisenburger, to adopt Planning Commission Resolution No. 26:006, "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. 991, A REQUEST BY LA SIERRA AND CARRETA BOOTS, INC., TO EXPAND THE EXISTING 6,000 SQUARE FOOT WAREHOUSE TO A TOTAL OF 12,000 SQUARE FEET BY INCORPORATING THE ADJACENT, ATTACHED WAREHOUSE. THE EXPANDED FACILITY WILL BE USED FOR THE STORAGE OF APPAREL, BOOTS, AND ACCESSORIES AT 15343 GARFIELD AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE", approving Conditional Use Permit No. 991. 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

3. CLEARWATER  
 SPECIFIC PLAN  
 PROJECT

Chair Timmons announced the item, a recommendation by staff to open and continue the public hearing for the following items to the April 1, 2026 Planning Commission meeting:

A. RESOLUTION NO.  
 PC 26:007

Resolution No. PC 26:007, a recommendation that the City Council certify the final program environmental impact report (EIR); adopt a statement of overriding considerations; and approve a Mitigation Monitoring and Reporting Program.

B. GENERAL PLAN  
 AMENDMENT  
 NO. 26-1

General Plan Amendment No. 26-1, a recommendation that the City Council amend the Clearwater East Specific Plan (rename it Clearwater Specific Plan) to add new zones (Mixed-Use Town Center, Town Residential, Flex District, and Neo Industrial) to allow the proposed increase in development capacity and provide consistency with the Specific Plan.

C. ZONING  
 ORDINANCE TEXT  
 AMENDMENT NO.  
 40

Zoning Ordinance Text Amendment No. 40, a recommendation that the City Council repeal and replace Chapter 17.88 of the Paramount Municipal Code in its entirety to incorporate the Clearwater Specific Plan into the Paramount Municipal Code.

Planning and Building Director King stated that more time is needed to respond to comments from the Environmental Impact Report (EIR).

Chair Timmons opened the public hearing and called for a motion to continue the item to the April 1, 2026 Planning Commission meeting.

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza to continue the public hearing to the April 1, 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

Planning and Building Director King reminded the Planning Commission that the public comment received by email for the item will be heard at the April 1, 2026 Planning Commission meeting unless the commentor has an update to the previously submitted comment.

**RECEIVE AND FILE**

---

- 4. CONDITIONAL USE PERMIT NO. 921/ DEVELOPMENT REVIEW APPLICATION NO. 23:004

Chair Timmons announced the item, a three-month review of Mr. J’s Bar business operations at 7824 Alondra Boulevard in the C-3 (General Commercial) zone.

Planning and Building Director King introduced Associate Planner Reyes, who provided an overview of the three-month review of Mr. J’s Bar business operations. While the business appears to be in compliance with the conditions of approval, staff recommended that the Planning Commission receive and file this report and schedule a second three-month review to obtain a more complete understanding of the business operations during a period that reflects typical activity levels during the spring and summer months.

Vice Chair Weisenburger asked if the business was required to provide additional parking.

Associate Planner Reyes stated that no additional parking is required since the number of customer seats remained the same.

Commissioner Gonzalez asked why the business needs a second three-month review if there are no concerns.

Assistant Planning and Building Director Rodriguez stated that based on feedback from the Sheriff’s Department, law enforcement tends to see more activity in the summer, making that period a more accurate representation of typical business operations.

Vice Chair Weisenburger asked about the four incidents called in and if the calls went through the Public Safety Department.

Staff confirmed that none of the calls were crime-related.

Commissioner Esparza asked Mr. J’s Bar owner Alfredo Lopez about the status of his business. He stated that he believes the second three-month review is excessive and is impacting his business due to lack of additional customer seating.

Planning and Building Director King stated that this review process could provide a path for the business to expand and that the City wants to make sure the business is complying with the conditions of approval and being a good neighbor to nearby residents.

There was further discussion between the Planning Commission, staff, and business owner Alfredo Lopez.

The Planning Commission received and filed the review.

**REPORTS**

---

- 5. ORAL REPORT  
City Council Actions

Planning and Building Director King reported that 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**

---

- 6. COMMENTS

Planning and Building Director King stated that the City has launched the Driveway Expansion Program and qualifying applicants can receive a reimbursement of up to \$3,000.

Chair Timmons asked if a driveway is still required to have landscaping.

Planning and Building Director King advised that some green space would be required or a tree could be planted depending on the circumstances.

There was further discussion between the Planning Commission.

**ADJOURNMENT**

---

There being no further business to come before the Commission, the meeting was adjourned by Chair Timmons at 6:39 p.m. to the next Planning Commission 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/ Linda Timmons*

---

Linda Timmons, Chair

ATTEST:

*/s/ Biana Salgado*

\_\_\_\_\_  
Biana Salgado, Administrative Assistant

APPROVED: April 1, 2026

C:\Users\bsalgado\AppData\Local\Microsoft\Windows\NetCache\Content.Outlook\VVUAI3U3\03-2026\_PC.docx\_mr edits.docx