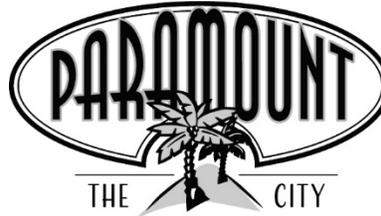


AGENDA

Paramount Development Review Board
March 4, 2026



Safe, Healthy, and Attractive

Regular Meeting
City Hall Council Chambers
6:00 p.m.

City of Paramount

16400 Colorado Avenue ❖ Paramount, CA 90723 ❖ (562) 220-2000 ❖ 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

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.

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

1. APPROVAL OF MINUTES February 11, 2026

PUBLIC COMMENTS

REPORTS

2. ORAL REPORT Development Activity Update

COMMENTS

3. COMMENTS
 - Board Members
 - Staff

ADJOURNMENT

To a meeting on Wednesday, April 1, 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 and Building 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 and Building Department office. The Planning and Building Department office is located at City Hall, 16400 Colorado Avenue, Paramount.

MARCH 4, 2026

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF
FEBRUARY 11, 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 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.

Ernie Esparza, Chair

ATTEST:

Biana Salgado, Administrative Assistant

MARCH 4, 2026

ORAL REPORT

DEVELOPMENT ACTIVITY UPDATE



To: Honorable Development Review Board

From: John King, AICP, Planning and Building Director

By: Monica Rodriguez, Assistant Planning and Building Director

Date: March 4, 2026

Subject: ORAL REPORT – DEVELOPMENT ACTIVITY UPDATE

Assistant Planning and Building Director Monica Rodriguez will provide a report on notable development activity in Paramount.

MARCH 4, 2026

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF