

PARAMOUNT PLANNING COMMISSION MINUTES APRIL 1, 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 6:02 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
Caitlin Au, Planning Intern
Biana Salgado, Administrative Assistant

MINUTES

1. APPROVAL OF MINUTES March 4, 2026

Chair Timmons presented the Planning Commission minutes of March 4, 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, Gonzalez and Moody;
Vice Chair Weisenburger; and Chair Timmons
NOES: None
ABSENT: None
ABSTAIN: None

PUBLIC COMMENTS

Planning and Building Director King stated that there were email public comments related to Agenda Item No. 2.

OLD BUSINESS

2. CLEARWATER
SPECIFIC PLAN
PROJECT

Chair Timmons announced the item. After detailing discussions with the City Council and the Planning Commission about the project in 2024 and 2025, Planning and Building Director King recapped the Clearwater Specific Plan, a 71-acre project area located in the northcentral portion of the City and bounded by Rosecrans Avenue on the north, Paramount Boulevard on the east, Somerset Boulevard on the south, and a Union Pacific Railroad, San Pedro Subdivision, rail line on the west.

Planning and Building Director King stated that the City has used the consulting services of MIG (a land use specialist) to help shape the long-term future of the Clearwater Specific Plan area. The following items would be considered during this evening's Planning Commission meeting:

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.

General Plan Amendment No. 26-1, a recommendation that the City Council amend the Clearwater East Specific Plan (renaming 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.

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 provided an overview of the Clearwater Specific Plan project. He stated the plan was initially adopted in 1987 with updates throughout the years with the last substantial update in 2019 which allows housing at 22 homes per acre. To meet the State requirements for the adopted Paramount Housing Element (6th Cycle), the City must increase the overall allowable housing to 30 homes per acre.

Planning and Building Director King introduced Senior Project Manager from MIG Jose Rodriguez who provided a more detailed overview of the Clearwater Specific Plan.

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

Planning and Building Director King stated the following public comments have been received:

A written correspondence expressing concerns for this item was received from Michael R. Lozeau from Lozeau Drury LLP on behalf of an organization based in the city of Oakland called Supporters Alliance for Environmental Responsibility ("SAFER"). A follow-up email was received emphasizing their concerns. A copy of both correspondences was provided to each Commissioner and would be made part of the record of the proceedings.

A written correspondence in opposition to this item was received from Peter and Dana Melideo, property owners of 7815 Somerset Boulevard. A copy of the correspondence was provided to each Commissioner and made part of the record of the proceedings.

A written correspondence expressing concerns to this item was received from Acting LDR Branch Chief Anthony Higgins with the California Department of Transportation (Caltrans). A copy of the correspondence was provided to each Commissioner and would be made part of the record of the proceedings.

Two written correspondences expressing separate concerns were received from Principal Attorney Kendra L. Carney Mehr from Carney Mehr Law on behalf of their client Modern Development Company, LP ("MDC"). A copy of both correspondences were provided to each Commissioner and would be made part of the record of the proceedings.

Commissioner Esparza asked what city the Carney Mehr Law firm is based out of. Planning and Building Director King stated they are based in Newport Beach.

Commissioner Weisenburger asked about the written correspondence representing "SAFER" being based out of Oakland and their interest in this item.

Project Manager and Environmental Analyst with MIG Cameron Hile stated that the Lozeau Drury LLP is a law firm who comment on many projects throughout the state on behalf of the organization SAFER and offered a rebuttal to the concerns highlighted in the written correspondence received.

Commissioner Gonzalez asked about the noise concerns stated in the EIR and how noise affects specific locations within the Plan Area.

Project Manager and Environmental Analyst Hile stated the report does not identify a specific location; it is an overall/general operational noise from the potential increase in traffic in the area.

Commissioner Gonzalez asked about the setback requirements from the railroad tracks.

Planning and Building Director King stated there was comprise between the property owner and the City Council regarding the setback requirement.

Commissioner Gonzalez followed up with a question regarding the need for walls to be raised to combat the potential rise in traffic noise.

Planning and Building Director King stated that they received comments from the California Public Utility Commission asking to enhance the original requirement, and the change is included in the EIR.

Project Manager and Environmental Analyst Hile added that there are State noise standards for residents facing public transit that require noise maximum limits.

Vice Chair Weisenburger wanted to revisit the concerns stated in Peter and Dana Melideo's letter and read part of it into record.

Planning and Building Director King stated a market study was conducted and consultant team contracted with a company by the name of EPS to conduct a market study. The City is confident that based on the information available at this time, the Clearwater Specific Plan is a viable option for the future.

Vice Chair Weisenburger asked staff to address the additional concerns stated in Peter and Dana Melideo's letter.

Planning and Building Director King stated that there are concepts for roadways to connect to Rosecrans Avenue and wanted to make clear that these configurations are not final.

Vice Chair Weisenburger asked if an entity like the City can take away land from a property owner to build an access road without compensation.

Planning Commission Attorney Thorson stated that before anything would be taken to make a road go through a property or use part of the property for public use there would be a lengthy process that would be followed to ensure the property owner's concerns were addressed. Planning Commission Attorney Thorson stated there is possibility for compensation depending on the results of the discussion with the property owner.

Commissioner Gonzalez asked about the current land use for 7815 Somerset Boulevard (Peter and Dana Melideo's property).

Planning and Building Director King stated that property currently has an unpermitted use and accepted a business without City authorization to dump piles of dirt, concrete, and other construction debris. The property also includes unpermitted truck storage, which is an ongoing Code Enforcement case. Lastly, buildings were demolished without permits and a contractor has since retroactively pulled permits for the demolition that was conducted.

Commissioner Esparza asked if the location referenced in the Peter and Dana Melideo's letter is known as the "Brownyard". Planning and Building Director King confirmed the location.

Chair Timmons asked for clarification that the Clearwater Specific Plan is going to take some time to come into fruition and specific development projects have not been finalized.

Planning and Director King stated yes and that the property owner/developer for the property at 7815 Somerset Boulevard presently has the option to build up to 22 homes per acre on their property.

Vice Chair Weisenburger asked about the Clearwater Specific Plan not including natural gas for the properties that would be developed.

Planning and Building Director King stated that natural gas would be optional but addressed that developers are having a difficult time with the utilities (SoCalGas and Southern California Edison) due to delays.

There was further discussion between the Planning Commission regarding the item.

There being no further comments in favor or opposed to the request, it was moved by Commissioner Gonzalez, seconded by Commissioner Moody, 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

A. RESOLUTION NO.
PC 26:007

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. 26:007, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT; APPROVE A MITIGATION MONITORING AND REPORTING PROGRAM; AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS ASSOCIATED WITH GENERAL PLAN AMENDMENT NO. 26-1 AND ZONING ORDINANCE TEXT AMENDMENT NO. 40 FOR THE CLEARWATER SPECIFIC PLAN PROJECT", approving Resolution No. PC 26:007. The motion was passed by the following roll call vote:

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

B. GENERAL PLAN
AMENDMENT
NO. 26-1

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. PC 26:008, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO GENERAL PLAN AMENDMENT NO. 26-1, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVE A REQUEST TO AMEND THE PARAMOUNT GENERAL PLAN TO PROVIDE CONSISTENCY WITH NEW MIXED-USE TOWN CENTER, TOWN RESIDENTIAL, FLEX DISTRICT, AND NEO INDUSTRIAL ZONES; AND ALLOW AN INCREASE IN DEVELOPMENT CAPACITY IN THE COMPREHENSIVE UPDATE TO THE CLEARWATER EAST SPECIFIC PLAN IN THE CITY OF PARAMOUNT", approving General Plan Amendment No. 26-1. The motion was passed by the following roll call vote:

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

C. ZONING
ORDINANCE TEXT
AMENDMENT NO.
40

It was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to adopt Planning Commission Resolution No. PC 26:009, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 40, REPEALING AND REPLACING CHAPTER 17.88 OF THE PARAMOUNT MUNICIPAL CODE IN ITS ENTIRETY TO INCORPORATE THE CLEARWATER SPECIFIC PLAN INTO THE PARAMOUNT MUNICIPAL CODE, REPLACING THE CLEARWATER EAST SPECIFIC PLAN", approving Zoning Ordinance Text Amendment No. 40. The motion was passed by the following roll call vote:

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

NEW BUSINESS

PUBLIC HEARINGS

3. CONDITIONAL USE
PERMIT NO. 992

Chair Timmons announced the item.

Planning and Building Director King introduced Associate Planner Reyes, who provided an overview of the item, a recommendation that the City Council approve a request by Clifford G. Franzen/Hunt Management Company for Capital Business Properties, LLC for a Master Conditional Use Permit for warehouse uses at 15930-15962 Downey Avenue in the M-1 (Light Manufacturing) zone.

Chair Timmons asked about the current businesses operating without a Conditional Use Permit.

Associate Planner Reyes stated that the businesses operating without a Conditional Use Permit would be examined on a case-by-case basis depending on the use that they are currently operating under.

Chair Timmons asked about the electric vehicle (EV) charging station requirement and if chargers would be open to the public.

Associate Planner Reyes stated the chargers are generally intended for the subject site but have the potential to be used by the public depending on the location.

Vice Chair Weisenburger asked for clarification on the amount of EV charging stations required for the property.

Associate Planner Reyes stated it would be two for the subject site.

Commissioner Moody asked if there would be a cost to using the EV charging station.

Associate Planner Reyes stated that typically an EV charger user pays for the service.

Chair Timmons opened the public and called for public testimony.

Applicant Cliff Franzen 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 Esparza, 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 Esparza, seconded by Commissioner Gonzalez, to adopt Planning Commission Resolution No. PC 26:010, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVE A REQUEST BY CLIFFORD G. FRANZEN/HUNT MANAGEMENT COMPANY FOR CAPITAL BUSINESS PROPERTIES, LLC TO APPROVE AN OPERATING COVENANT AGREEMENT FOR A MASTER CONDITIONAL USE PERMIT FOR WAREHOUSE USES AT

15930-15962 DOWNEY AVENUE IN THE M-1 (LIGHT MANUFACTURING) ZONE”, approving Conditional Use Permit No. 992. 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

4. CONDITIONAL USE
PERMIT NO. 993

Chair Timmons announced the item, a request by Mario Moreira/Coffee Port to operate a coffee shop with indoor customer seating at 14800 Paramount Boulevard in the C-3 (General Commercial) zone.

Planning and Building Director King introduced Planning Intern Au who presented an overview of the request.

Chair Timmons stated that she is happy the building is becoming a coffee shop and asked how many parking stalls are available.

Planning Intern Au stated that there are 14 parking stalls.

There was further discussion amongst the Planning Commission about the history of the location and disclosed that the location was previously an ice cream shop in decades past.

Chair Timmons asked if the applicant could come up to the podium to speak.

Applicant Mario Moreira spoke in favor of the request.

Commissioner Gonzalez asked if the applicant previously operated a coffee shop.

Mr. Moreira stated that he previously operated a Baskin-Robbins and stated it would not be a bad idea to add ice cream as nod to the history of the location.

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

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 Moody, 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 Esparza, seconded by Commissioner Gonzalez, to adopt Planning Commission Resolution No. PC 26:011, "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. 983, A REQUEST BY MARIO MOREIRA/COFFEE PORT TO ALLOW A COFFEE SHOP WITH INDOOR CUSTOMER SEATING AT 14800 PARAMOUNT BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE", approving Conditional Use Permit No. 993. 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

5. ZONING ORDINANCE
TEXT AMENDMENT
NO. 41

Chair Timmons announced the item, a recommendation that the City Council amend Chapter 17.20 (Initiative Regulating Density) of the Paramount Municipal Code to implement Program 22 of the 6th Cycle Housing Element Program by clarifying the inapplicability of Proposition FF of 1988 by operation of law.

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

There was discussion between the Planning Commission and staff.

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 Moody, seconded by Commissioner Esparza, 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 Moody, to adopt Planning Commission Resolution No. PC 26:012, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDING OF FACT, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 41, AMENDING SUBSECTION 17.20.010 (DENSITY IN MULTIPLE FAMILY RESIDENTIAL ZONES) AND SUBSECTION 17.20.020 (SPECIAL HOUSING OPPORTUNITIES) OF TITLE 17 (ZONING) OF THE PARAMOUNT MUNICIPAL CODE TO IMPLEMENT PROGRAM 22 OF THE 6TH CYCLE HOUSING ELEMENT PROGRAM BY CLARIFYING THE INAPPLICABILITY OF PROPOSITION FF OF 1988 BY OPERATION OF LAW", approving Zoning Ordinance Text Amendment No. 41. The motion was passed by the following roll call vote:

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

REPORTS

6. ORAL REPORT
City Council Actions

Planning and Building Director King reported every April 1st the City must turn in a General Plan Annual Progress Report to the State, filed with the Governor's Office of Planning and Research and the California Department of Housing and Community Development (HCD). On March 24, 2026, the City Council reviewed the report presented by Assistant Planner Leslie Corrales.

COMMENTS

7. COMMENTS

Vice Chair Weisenburger stated his reasoning for not approving items No. 2 and No. 5 heard earlier in the evening. There was further discussion between Planning Commission and staff.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Timmons at 8:07 p.m. to the next Planning Commission meeting to be held on Wednesday, May 6, 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: May 6, 2026