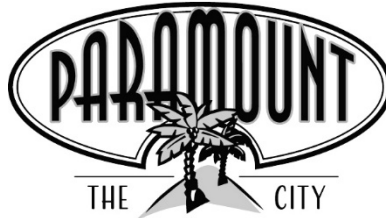


AGENDA

Paramount Development Review Board
April 1, 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 March 4, 2026

PUBLIC COMMENTS

REPORTS

2. ORAL REPORT Clearwater Specific Plan

COMMENTS

3. COMMENTS
 - Board Members
 - Staff

ADJOURNMENT

To a meeting on Wednesday, May 6, 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.

APRIL 1, 2026

APPROVAL OF MINUTES
DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:
APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF MARCH 4,
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
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.

Ernie Esparza, Chair

ATTEST:

Biana Salgado, Administrative Assistant

APRIL 1, 2026

ORAL REPORT

CLEARWATER SPECIFIC PLAN



To: Honorable Development Review Board

From: John King, AICP, Planning and Building Director

By:

Date: April 1, 2026

Subject: ORAL REPORT – CLEARWATER SPECIFIC PLAN

Earlier this evening, the Planning Commission considered the Clearwater Specific Plan project, which is an update to the existing Clearwater East Specific Plan that was originally approved by the City Council in 1987. The Planning Commission reviewed Resolution No. PC 26:007 (regarding the environmental impact report), Resolution No. PC 26:008 (regarding General Plan Amendment No. 26-1), and Resolution No. PC 26:009 (regarding Zoning Ordinance Text Amendment No. 40).

As a complementary report, Planning and Building Department staff will review design vision and design requirements for the Clearwater Specific Plan.

APRIL 1, 2026

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF