

PARAMOUNT PLANNING COMMISSION MINUTES MAY 6, 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
Monica Rodriguez, Assistant Planning and Building Director
Ivan Reyes, Building and Housing Manager
Biana Salgado, Administrative Assistant

MINUTES

1. APPROVAL OF MINUTES April 1, 2026

Chair Timmons presented the Planning Commission minutes of April 1, 2026 for approval.

It was moved by Commissioner Gonzalez and seconded by Commissioner Moody 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

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

NEW BUSINESS

PUBLIC HEARINGS

2. CONDITIONAL USE
PERMIT NO. 994

Chair Timmons announced the item, request by Mayra Martinez/Aim High Living for a Conditional Use Permit for the warehouse and distribution of supplies and maintenance materials for offsite residential facilities at 16253 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone.

Assistant Planning and Building Director Rodriguez introduced Building and Housing Manager Reyes, who provided an overview of the request.

Commissioner Moody had a question about security bars at this location.

Commissioner Gonzalez asked if Aim High Living would be using large vehicles for deliveries and whether such vehicles would block access to the alleyway.

Building and Housing Manager Reyes stated that the vehicles used would be small vans and access to the alleyway would remain accessible through the parking lot.

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

Associate Director of Aim High Living Carlos Deleon and CEO Mayra Martinez spoke in support of the request.

Chair Timmons asked for clarification on the type of work that Aim High Living does.

Mr. Deleon stated that Aim High Living assists individuals at their sister locations in the regions of Wilmington, East Los Angeles, and South Los Angeles by providing stable housing, assistance with obtaining legal documents, supportive services like job placement, driving lessons, and providing necessities like clothing.

Chair Timmons opened the public 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 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 Vice Chair Weisenburger, seconded by Commissioner Moody, to adopt Planning Commission Resolution No. PC 26:013, "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. 994, A REQUEST BY MAYRA MARTINEZ/AIM HIGH LIVING FOR THE WAREHOUSE AND DISTRIBUTION OF SUPPLIES AND MAINTENANCE MATERIALS FOR OFFSITE RESIDENTIAL FACILITIES AT 16253 MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE", approving Conditional Use Permit No. 994. 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. CONDITIONAL USE
PERMIT NO. 995

Chair Timmons announced the item, a request by Greg Panek/True North Engineering, Inc. for Mattco Forge, Inc. a request for the installation of two prefabricated storage containers, each 40 feet in length and 8 feet in width, to be used as temporary restroom facilities during the construction phase of a forging press and ring mill project under Conditional Use Permit No. 996 at 16443 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone.

Assistant Planning and Building Director Rodriguez presented an overview of the request in conjunction with Conditional Use Permit No. 996, a request to allow the expansion of the existing building by 3,364 square feet to install a new 4,000-ton hydraulic forging press and ring mill machine at 16443 Minnesota Avenue.

Commissioner Esparza confirmed with the applicant the staffing levels and hours of operation of the business.

Further discussion took place between the Commissioners 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 Commissioner Esparza, 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 Esparza, seconded by Commissioner Gonzalez, to adopt Planning Commission Resolution No. PC 26:014, "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. 995, A REQUEST BY GREG PANEK/TRUE NORTH ENGINEERING, INC. FOR MATTCO FORGE, INC. A CONDITIONAL USE PERMIT FOR THE INSTALLATION OF TWO PREFABRICATED STORAGE CONTAINERS EACH 40 FEET IN LENGTH, 8 FEET IN WIDTH, TO BE USED AS TEMPORARY RESTROOM FACILITIES DURING THE CONSTRUCTION PHASE OF A FORGING PRESS AND RING MILL PROJECT UNDER CONDITIONAL USE PERMIT NO. 996 AT 16443 MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE", approving Conditional Use Permit No. 995. 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. 996

Chair Timmons asked if there was another part to the presentation heard for item No. 3 (Conditional Use Permit No. 995).

Assistant Planning and Building Director Rodriguez stated the presentation heard earlier grouped both requests Conditional Use Permit No. 995 and Conditional Use Permit No. 996.

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 26:015, "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. 996, A REQUEST BY GREG PANEK/TRUE NORTH ENGINEERING, INC. FOR MATTCO FORGE, INC. FOR A CONDITIONAL USE PERMIT TO ALLOW THE EXPANSION OF THE EXISTING BUILDING BY 3,364 SQUARE FEET TO INSTALL A NEW 4,000-TON HYDRAULIC FORGING PRESS AND RING MILL MACHINE AT 16443 MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE", approving Conditional Use Permit No. 996. 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. 42

Chair Timmons announced the item, a recommendation for the City Council of the City of Paramount to adopt an ordinance adding definitions to Section 17.04.010 and adding Chapter 17.18 regarding Transit-Oriented Development Objective Design Standards to the Paramount Municipal Code.

Assistant Planning and Building Director Rodriguez provided an overview of the request on behalf of Planning and Building Director John King.

Commissioner Gonzalez asked if the Transit-Oriented Objective Design Standards were already established in the

Paramount Municipal Code. Assistant Planning and Building Director Rodriguez stated that Zoning Ordinance Text Amendment No. 42 would set the standards.

Further discussion took place between the Planning Commission and staff regarding the item.

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 Gonzalez, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. PC 26:016, "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. 42, ADDING DEFINITIONS TO SECTION 17.04.010 AND ADDING CHAPTER 17.18 (TRANSIT-ORIENTED DEVELOPMENT OBJECTIVE DESIGN STANDARDS) TO TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE", approving Zoning Ordinance Text Amendment No. 42. The motion was passed by the following roll call vote:

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

REPORTS

6. ORAL REPORT City Council Actions

Assistant Planning and Building Director Rodriguez reported that the City Council approved Tract Map No. 084854 for the 17-unit property at 16635, 16675, and 16683 Paramount Boulevard.

A presentation regarding the City's Historical Context Statement was heard by the City Council in which the City Council provided feedback and direction moving forward.

The City Council also reviewed proposals for the Spane Learning Center mural project. Council asked for more input from the community members before deciding on the finalist.

COMMENTS

7. COMMENTS

Commissioner Gonzalez commented on how quickly the 17 homes on Paramount Boulevard are being built.

Assistant Planning and Building Director Rodriguez announced Ivan Reyes has been promoted from Associate Planner to Building and Housing Manager after completing the recruitment process.

The Planning Commission congratulated Building and Housing Manager Reyes on his promotion.

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, June 3, 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: June 3, 2026