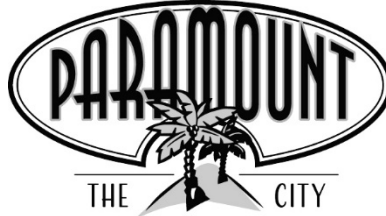


# AGENDA

Paramount Development Review Board  
June 3, 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](http://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](mailto: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

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## MINUTES

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1. APPROVAL OF MINUTES May 6, 2026

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## PUBLIC COMMENTS

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## NEW BUSINESS

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## PUBLIC HEARINGS

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2. DEVELOPMENT REVIEW APPLICATION NO. 26:004 A request by Jorge Mendez/Jam N Shel Designs for Tienda Botines Charros, LLC to legalize a new storefront entry and interior tenant improvements which include the division of interior space to accommodate a new clothing store at 7340 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone.
3. DEVELOPMENT REVIEW APPLICATION NO. 26:005 A request by Jose O. Castellanos/Orange Corrosion Services, Inc. dba OC&C Construction to allow the construction of a 3,200 square foot warehouse building at 16448 and 16456 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone.

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## COMMENTS

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4. COMMENTS
  - Board Members
  - Staff

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## ADJOURNMENT

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To a meeting on Wednesday, July 1, 2026, at 6:00 p.m. in the Council Chamber at City Hall, 16400 Colorado Avenue, 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.

JUNE 3, 2026

APPROVAL OF MINUTES  
DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:  
APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF MAY 6,  
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  
MAY 6, 2026**

City of Paramount, 16400 Colorado Avenue, Paramount, CA 90723

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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  
Monica Rodriguez, Assistant Planning and Building Director  
Ivan Reyes, Associate Planner  
Biana Salgado, Administrative Assistant

**MINUTES**

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1. APPROVAL OF MINUTES  
April 1, 2026

Chair Esparza presented the Development Review Board minutes of April 1, 2026 for approval.

It was moved by Board Member Timmons and seconded by Board Member Moody to approve the minutes as presented. The motion was passed by the following roll call vote:

AYES: Board Members Gonzalez, Moody, and Timmons;  
Vice Chair Weisenburger; Chair Esparza

NOES: None

ABSENT: None

ABSTAIN: None

**PUBLIC COMMENTS**

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

**ORAL REPORT**

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2. ORAL REPORT  
Sprouts Farmers  
Market/Paramount  
Square Project Update

Chair Esparza announced the item. Building and Housing Manager Reyes provided a status update of the Sprouts Farmers Market project. The project is nearing completion after receiving Los Angeles County Fire Department approval. Sprouts Farmers Market will begin training staff in preparation for their ground opening on June 5, 2026 at 6:30 a.m.

The Panera Bread and Panda Express building is nearly completed, and the contractor was installing exterior stone accents. Interior work for both restaurants will begin soon.

Lastly, Dutch Bros construction plans are still in Building and Safety plan check and under review. Utilities are in the process of being installed

Vice Chair Weisenburger asked if the tenant next to Dutch Bros remains unoccupied. Building and Housing Manager Reyes confirmed that there is no tenant at this time.

**COMMENTS**

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3. COMMENTS

There are no comments from Board Members and staff.

**ADJOURNMENT**

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There being no further business to come before the Board, the meeting was adjourned by Chair Esparza at 6:44 p.m. to the next Development Review Board meeting to be held on Wednesday, June 3, 2026 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

\_\_\_\_\_  
Ernie Esparza, Chair

ATTEST:

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

JUNE 3, 2026

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 26:004

- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
  - (1) THOSE IN FAVOR
  - (2) THOSE OPPOSED
  - (3) REBUTTAL BY THE APPLICANT
- D. MOTION TO CLOSE THE PUBLIC HEARING.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[ ] APPROVED	ABSENT: _____
[ ] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:

APPROVE A REQUEST BY JORGE MENDEZ/JAM N SHEL DESIGNS FOR BOTINES CHARROS, LLC TO LEGALIZE A NEW STOREFRONT ENTRY AND INTERIOR TENANT IMPROVEMENTS WHICH INCLUDE THE DIVISION OF INTERIOR SPACE TO ACCOMMODATE A NEW CLOTHING STORE AT 7340 ALONDRA BOULEVARD IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE.

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

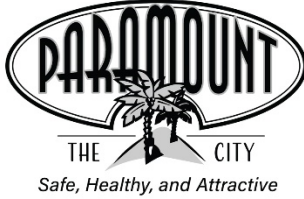
ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_



# **CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY**

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**PROJECT NUMBER:** Development Review Application No. 26:004

**REQUEST:** Legalize a new storefront entry and interior tenant improvements which include the division of interior space to accommodate a new clothing store

**APPLICANT:** Jorge Mendez/Jam N Shel Designs for Botines Charros, LLC

**MEETING DATE:** June 3, 2026

**LOCATION:** 7340 Alondra Boulevard

**ZONE:** PD-PS (Planned Development with Performance Standards) zone

**GENERAL PLAN:** Business Park

**PLANNER:** John King

**RECOMMENDATION:** Approval



**To:** Honorable Development Review Board  
**From:** John King, AICP, Planning and Building Director  
**By:**  
**Date:** June 3, 2026

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**Subject: DEVELOPMENT REVIEW APPLICATION NO. 26:004  
JORGE MENDEZ/JAM N SHEL DESIGNS FOR BOTINES CHARROS, LLC**

## **BACKGROUND**

Development Review Application (DRA) No. 26:004 is a request by Jorge Mendez/Jam N Shel Designs for Botines Charros, LLC to legalize a new storefront entry and interior tenant improvements which include the division of interior space to accommodate a new clothing store at 7340 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

The subject property is on the south side of Alondra Boulevard and to the west of Garfield Avenue. The property is located on a 65,240 square foot lot which is developed with a 30,928 square foot building that was constructed in 1986. The building is divided into 14,941 square foot retail space at the front and 15,987 square feet of warehouse and associated space at the rear. Ali Ghacham is the owner of Ghacham, Inc., which has been operating a wholesale clothing business from the rear of the subject building as Platini Jeans Cougar since 2003.

The property owner, California Business Property, Inc., is a corporation also led by Ali Ghacham. The applicant is a designer. The property owner contracted with the applicant to design plans for Botines Charros, the tenant that began construction at the front portion of the building without first obtaining building permits. The Planning and Building Department observed the unpermitted construction in August 2025.

## **DISCUSSION**

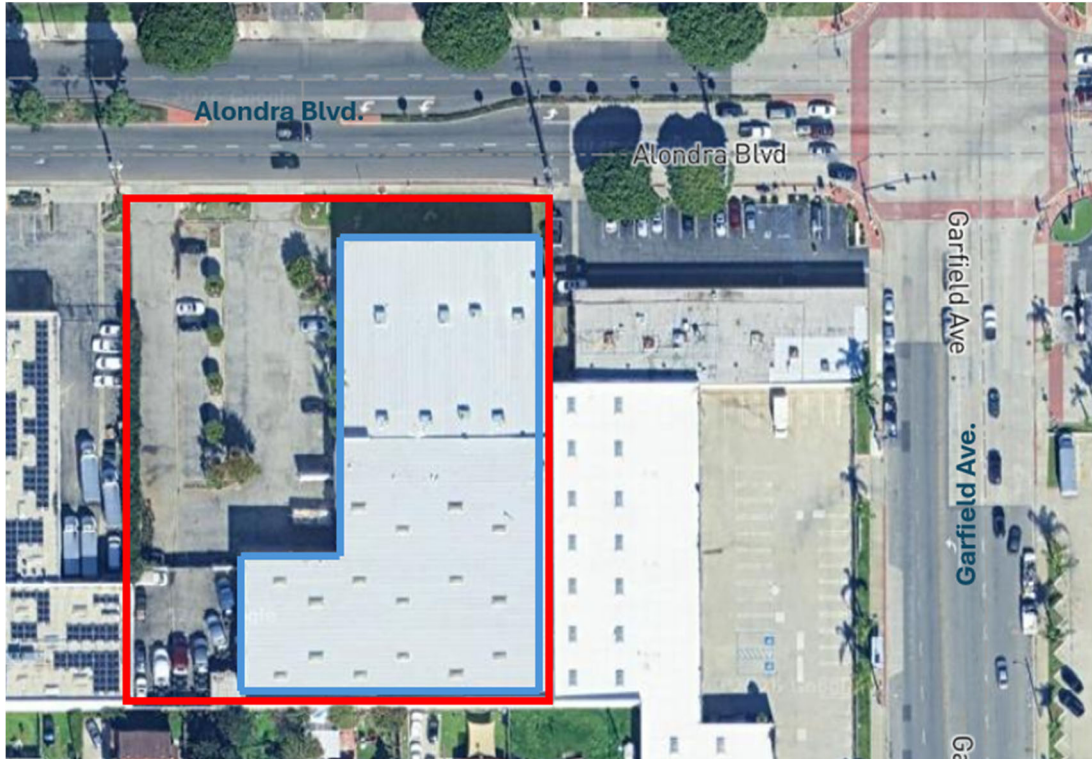
### **Description**

Since 2019, Botines Charros has specialized in western-style apparel that is distributed to local retailers. Botines Charros retail locations are in Ontario and Fresno.

The business hours of operation for the proposed Paramount location are Monday through Saturday from 10:00 a.m. to 9:00 p.m. and Sunday from 10:00 a.m. to 7:00 p.m. The business would staff four employees.

### Site Plan

The following is an aerial photograph of the project area with the site highlighted in red:



### Exterior Photo

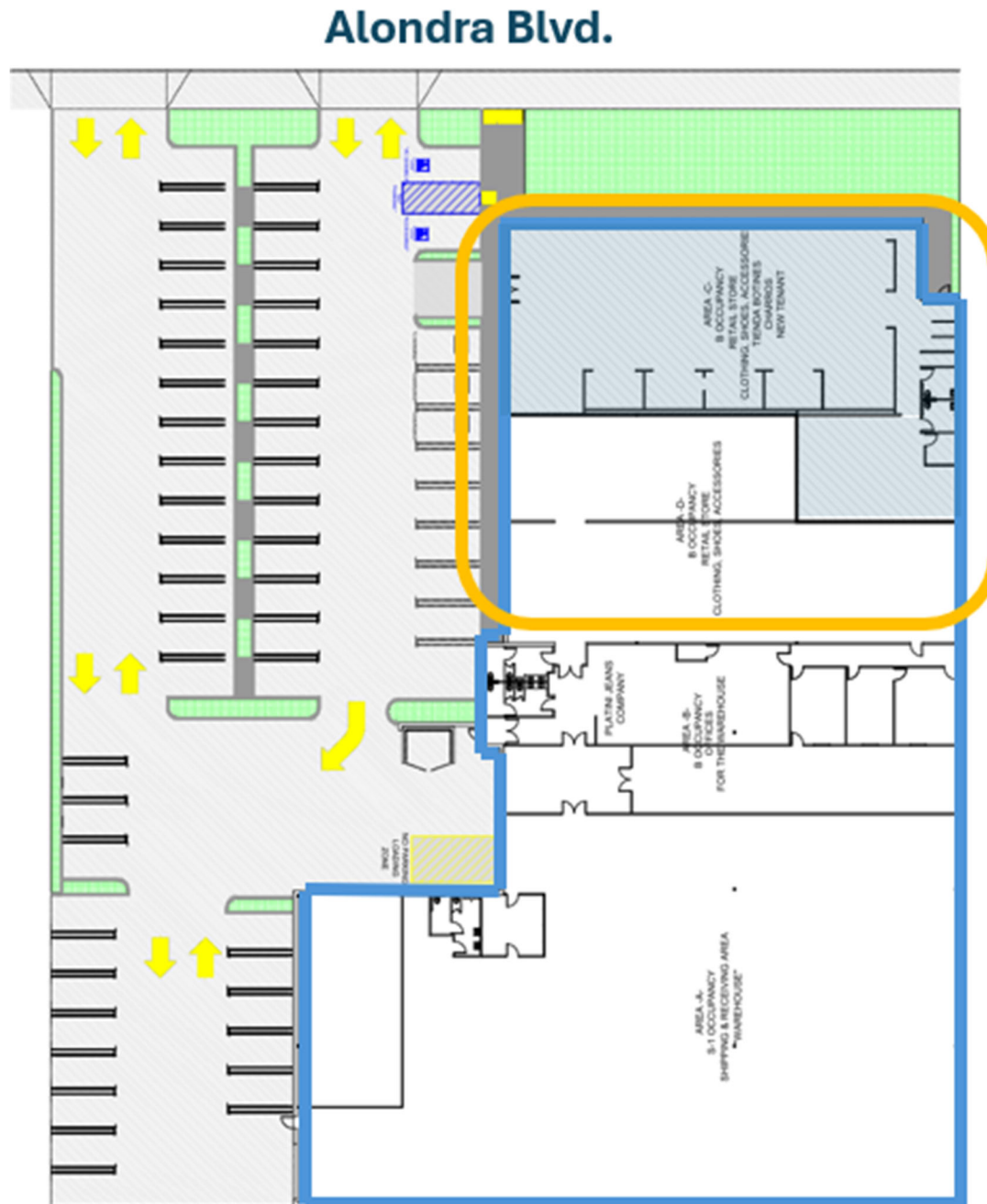
Below is a southeasterly-facing photo of the project site. The storefront entry that was installed without permits is within the red circle.





Below is the site plan and floor plan as submitted with the application to legalize the unpermitted construction. The striped and shaded area is the proposed lease area for Botines Charros.

In addition to the legalization of the interior improvements within the lease area for Botines Charros, walls either constructed without permits or proposed to be constructed in the area to the south suite or suites are shown in this submitted floor plan.



## Additional Photos

Below is a photo of a portion of the building interior area to be leased by Botines Charros.



Below is a photo of exterior with a view of the suite to the south of the area to be leased by Botines Charros.



## Required Improvements

Staff recommends that as a condition of approval for the legalization of the Botines Charros lease area, all other construction completed without permits and/or proposed for the retail suite or suites to the south must be concurrently legalized or remedied as needed.

Additional improvements required as recommended conditions of approval include:

- Repair and reslurry the asphalt parking lot at minimum.
- Refurbish and maintain the landscaping and irrigation throughout the property in good condition. Plant three 24-inch-box trees in the front setback (replacing trees that were removed in 2013).
- Paint/clean the exterior of the existing building following separate Planning and Building Department review and approval of the paint color.

- The wood accents on the building exterior shall be restored and a varnish stain shall be applied.
- All trash, recycling, and organic waste containers shall be stored within the trash enclosure and out of public visibility.
- The walkway from the Botines Charros suite shall be restored to and maintained in new condition.
- The metal light poles in the parking lot shall be repainted and maintained in good condition.
- Damaged areas of the concrete walkway shall be repaired

### **FISCAL IMPACT**

None.

### **VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES**

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The City Council implemented the Strategic Outcomes to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcomes No. 1: Safe Community.

### **RECOMMENDED ACTION**

It is recommended that the Development Review Board approve Development Review Application No. 26:004, subject to the following conditions:

#### *General*

1. Conditions. All Planning Division conditions of approval for Development Review Application No. 26:004 shall be printed as general notes on all sets of building plans.
2. Revocation. It is hereby declared to be the intent that if any provision of this application is held or declared to be invalid, the application shall be void and the privileges granted hereunder shall lapse.
3. Violations. It is further declared and made a condition of this application that if any condition hereof is violated or if any law, statute, or ordinance is violated, the approval shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.

4. Material Deviation. Except as set forth in conditions, development shall take place substantially as shown on the approved site plans and elevations. Any material deviation must be approved by the Planning and Building Department before construction or installation.
5. Affidavit. Development Review Application No. 26:004 shall not be effective for any purposes until the applicant has first filed at the office of the Development Review Board a sworn affidavit both acknowledging and accepting all conditions of approval of this Development Review Application. The affidavit shall be submitted by Friday, June 19, 2026. Failure to provide the City of Paramount with the requisite affidavit within the time stated hereinabove shall render the Development Review Application void.
6. One-year Approval. Approval of this Development Review Application No. 26:004 shall be valid for one (1) year from the date of final approval and shall become null and void unless construction has commenced within this time period or an extension of time is granted administratively pursuant to a written request by the applicant no less than thirty days prior to the expiration date of June 3, 2027. The Director at his or her discretion may grant a one-year extension. The Development Review Board may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Development Review Board, notice shall be given in the same manner as required for the original application. Commencement of development shall mean that appropriate permits have been obtained, and the development has successfully completed the first Building and Safety Division inspection

#### *Site Standards*

7. Materials. Colors and materials for all exterior colors and materials shall be submitted separately to the Planning and Building Department for approval. All approvals shall be obtained prior to installation or application of the material.
8. Modification. No exterior structural alteration or exterior building color or material change, other than those colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Planning and Building Department.
9. Security Bars. The installation of exterior security bars is prohibited on the exterior of any building.
10. Chain Link Fencing. Chain link fencing is prohibited.
11. Barbed Wire and Razor Wire. Barbed wire and razor wire are prohibited from public view.

12. Tarps. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in front setbacks, side setbacks, rear yard areas, over driveways, and in parking and circulation areas.
13. Waste Matter. All trash, debris, and junk throughout the site shall be removed.
14. Trash. The business shall comply with Chapter 17.118 of the Paramount Municipal Code.
15. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
16. Streetview Fencing. Walls/fencing in the front setback areas shall not exceed 42 inches in height.
17. Vandalism. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti. Graffiti and blemishes on all site features including signs, walls, windows, mechanical equipment, and curbs shall be removed. The building and property shall be maintained free of graffiti and other vandalism.
18. Parking. All parking areas shall comply with applicable development requirements as specified in Article 3, (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code.
19. Parking Lot. The asphalt parking lot shall be repaired, reslurried, and restriped at minimum. The parking lot shall be maintained in good condition in perpetuity.
20. ADA Requirements. All Americans with Disabilities Act (ADA) requirements, including but not limited to vehicular parking and pedestrian access, shall be satisfied.
21. Exterior Refurbishment. The exterior of the existing building shall be repainted and maintained in good condition following separate Planning and Building Department review and approval of the paint color.
22. Wood Accents. The wood accents on the building exterior shall be restored and a varnish stain shall be applied.
23. Bicycle Rack. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allow for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning and Building Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.

24. Security Cameras. The Public Safety Department shall review and approve the security camera system, including technology, locations, orientations, and comprehensive camera views of the establishment interior, exterior, and parking lot. The approved camera system shall be maintained in perpetuity and be capable of retaining video footage for a minimum of 30 days. In the event of an incident or upon request, the business owner shall allow unimpeded inspection of the security camera system and all related footage to Sheriff's Department and City of Paramount personnel.

*Permitting*

25. Project Scope. The construction plans shall include the concurrent legalization of the Botines Charros lease area (northernmost retail lease area) and all other construction initiated or completed without permits and/or proposed for the retail suite or suites to the south.
26. Contractors. Prior to the release of utilities or service connections, final building, electrical, and plumbing, and/or mechanical approval, the owner or general contractor shall submit a list of all contractors and/or subcontractors performing work on this project to the Planning and Building Department. All contractors shall obtain a business license to work and/or conduct business in the City of Paramount.
27. Fire. The plans are subject to Los Angeles County Fire Department approval, including all required conditions of approval of the Land Development Unit of the Fire Prevention Division.
28. Screening. The Planning and Building Department shall approve a utility plan before permit issuance. All mechanical equipment and appurtenances of any type, whether located on rooftop, ground level, or anywhere on the building structure or site shall be completely enclosed or screened so as not to be visible from any public street and/or adjacent property. Such enclosure of facilities or screening shall be of compatible design related to the building structure for which such facilities are intended to serve.
29. Fees. All applicable development fees are due prior to the issuance of building permits.
30. NPDES. The applicant shall comply with all National Pollution Discharge Elimination System (NPDES) regulations.
31. Backflow. The location of all backflow devices shall be approved by the Planning and Building Department prior to installation. Backflow devices shall be painted and screened with landscaping as approved by the Planning and Building Department.

32. Electrical Panels. The location of all electrical panels and meters shall be approved by the Planning and Building Department prior to installation. Electrical panels shall not detract from the primary view of the subject building. Electrical panels and meters shall be screened with landscaping as approved by the Planning and Building Department.
33. Tenant Improvements. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division.

#### *Construction*

34. Business License. All contractors, vendors, and successor tenants shall obtain a business license to work and/or do business in the City of Paramount.
35. Hours of Construction. Construction shall take place 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Construction is prohibited on Sundays and national holidays.

#### *Landscaping*

36. Landscaping and Irrigation. Existing planters shall be refurbished as needed. A two-inch layer of brown mulch shall be applied in the planters. Red mulch is not an acceptable material. A precise landscaping and irrigation plan shall be submitted showing the size, type, and location of all plant material (including trees, shrubs, groundcover and mulch) and irrigation. The plan shall include at least three new 24-inch-box shade/canopy trees in the front setback. The plan shall comply with the Model Water Efficient Landscape Ordinance (MWELo) of the State of California and Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code. The plan shall be subject to the approval consideration of the Planning and Building Department and shall be approved separately from the design approval and from the working drawings. Landscaping shall be planted and irrigation shall be installed and maintained in perpetuity in accordance with the approved plan and State and City regulations. No mature trees shall be removed without the authorization of the Planning and Building Department.

#### *General Housekeeping*

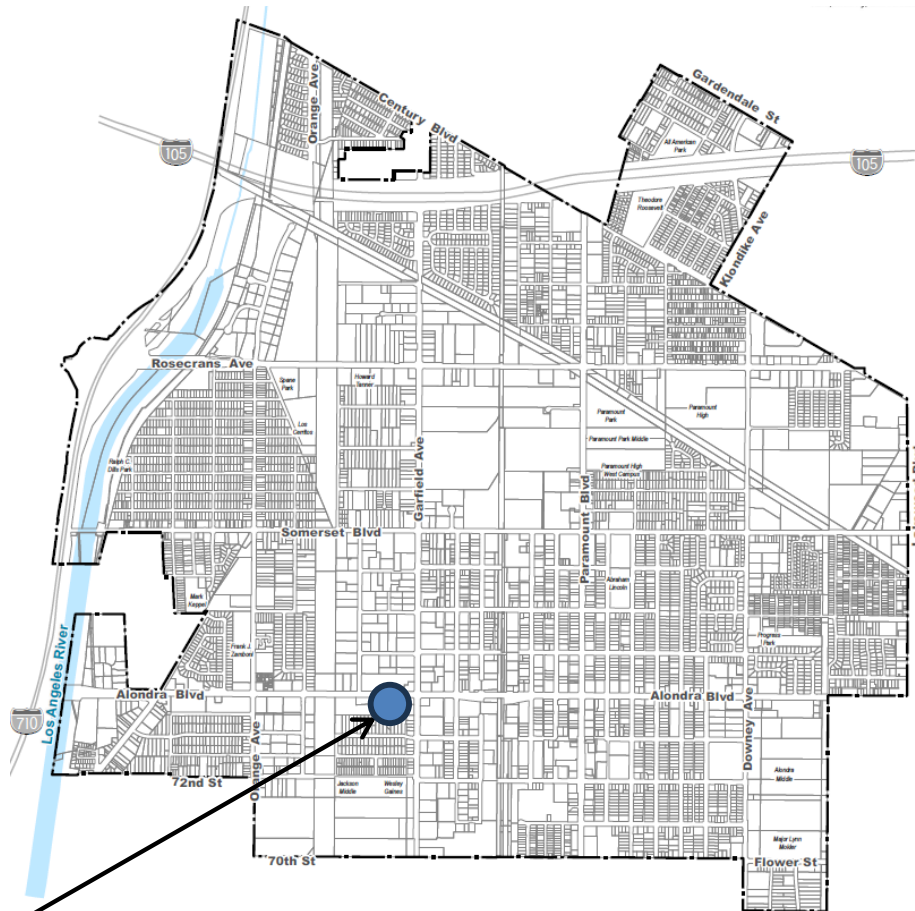
37. Infrastructure. The applicant shall ensure that the public streets and other public infrastructure remain clean from dirt and other debris during construction. The applicant shall comply with South Coast Air Quality Management District Rule 403 regarding reduction of fugitive dust with best available fugitive dust control measures.

38. Labor Regulations. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
39. Agencies. The applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
40. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.

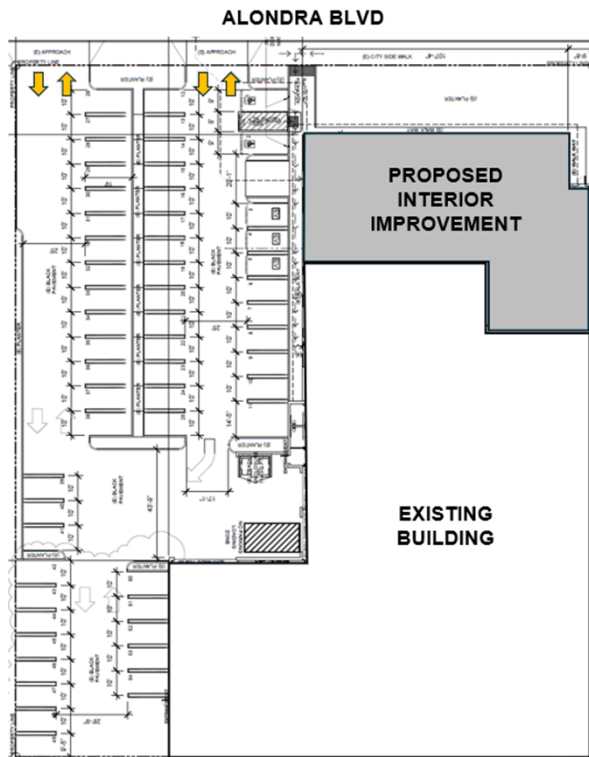
*Final Approval*

41. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.

# Development Review Application No. 26:004



Subject Property



7340 Alondra Blvd.

JUNE 3, 2026

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 26:005

- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
  - (1) THOSE IN FAVOR
  - (2) THOSE OPPOSED
  - (3) REBUTTAL BY THE APPLICANT
- D. MOTION TO CLOSE THE PUBLIC HEARING.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[ ] APPROVED	ABSENT: _____
[ ] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:

APPROVE A REQUEST BY JOSE O. CASTELLANOS/ORANGE CORROSION SERVICES, INC. DBA OC&C CONSTRUCTION TO CONSTRUCT A 3,200 SQUARE FOOT WAREHOUSE BUILDING AT 16448 AND 16456 MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

APPROVED

DENIED

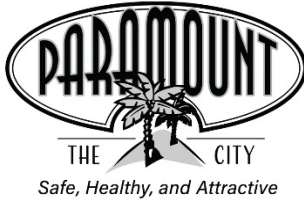
ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_



## **CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY**

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**PROJECT NUMBER:** Development Review Application No. 26:005

**REQUEST:** To allow the construction of a 3,200 square foot warehouse building

**APPLICANT:** Jose O. Castellanos/Orange Corrosion Services, Inc. dba OC&C Construction

**MEETING DATE:** June 3, 2026

**LOCATION:** 16448 and 16456 Minnesota Avenue

**ZONE:** M-2 (Heavy Manufacturing) zone

**GENERAL PLAN:** Heavy Manufacturing

**PLANNER:** Caitlin Au

**RECOMMENDATION:** Approval



**To:** Honorable Development Review Board  
**From:** John King, AICP, Planning and Building Director  
**By:** Caitlin Au, Planning Intern  
**Date:** June 3, 2026

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**Subject: DEVELOPMENT REVIEW APPLICATION NO. 26:005  
ORANGE CORROSION SERVICES, INC. DBA OC&C CONSTRUCTION**

## **BACKGROUND**

This application is a request by Jose O. Castellanos/Orange Corrosion Services, Inc. dba OC&C Construction to construct a 3,200 square foot warehouse building at 16648 and 16456 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone.

OC&C Construction has operated for nearly two decades as a full-service construction and facility maintenance contractor serving the Southern California oil and pipeline industries. The business is relocating from 16213 Illinois Avenue, where it has been operating since 2018, to 16448 and 16456 Minnesota Avenue. The purpose of the request is to allow the construction of a 3,200 square foot warehouse building that will comply with current zoning and building standards.

## **DISCUSSION**

The 3,200 square foot proposed warehouse will be utilized as storage space for inventory to support the primary operations of the business. Although the company's primary operational activities occur at another facility in a different city, this warehouse will serve exclusively for administrative functions, equipment staging, and the temporary storage of pipeline-related tools, materials, and equipment used for ongoing projects.

The lot at 16456 Minnesota Avenue is currently developed with one 480 square foot building that will be demolished as part of this proposal. The lot associated with 16448 Minnesota Avenue is currently developed with one 1,000 square foot building that will remain and be used for administrative business functions.

## Photos

Below are site photos from May 27, 2026. The first photo depicts the street view of the property. The second photo depicts the existing building that will remain and be used for the administrative functions of the business. The third photo depicts an existing building that will be demolished as part of this proposal. The fourth photo depicts the location of the proposed warehouse from the east point of view.



Street view of property, along Harrison St



Existing building, to remain.



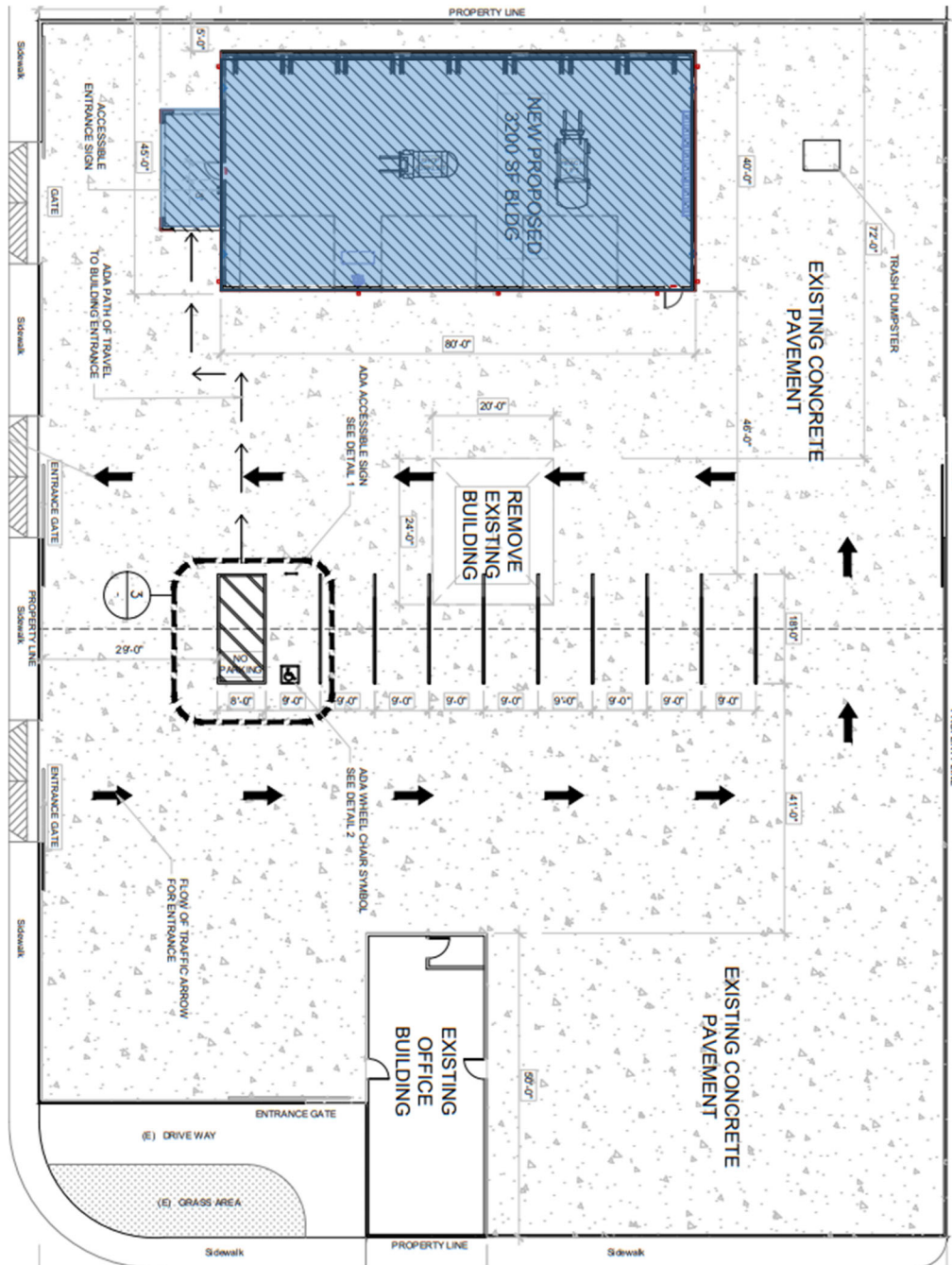
Existing building, to be demolished.



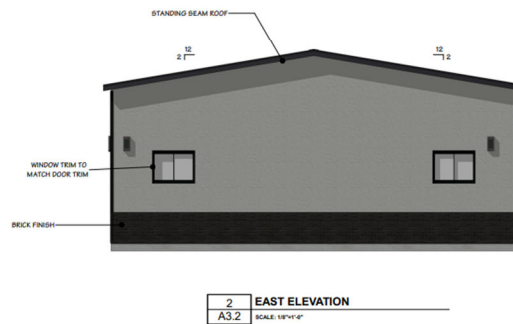
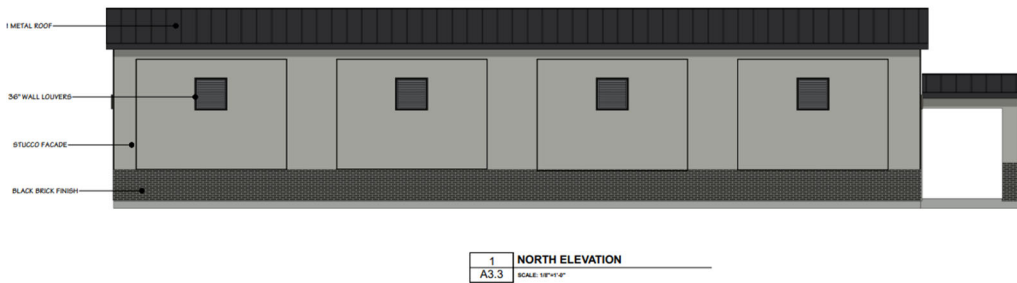
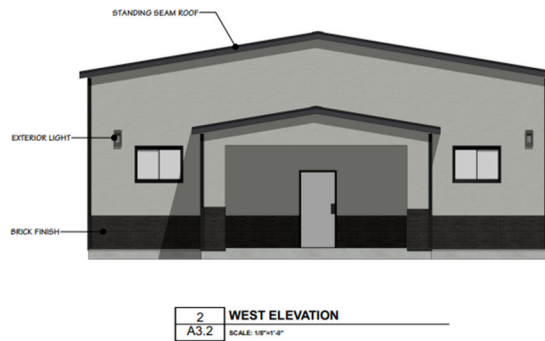
Location of proposed warehouse from  
east point of view.

### Plans

Below is the proposed site plan with the proposed warehouse shaded in blue.



Below are the elevations with renderings for the proposed warehouse.





## Design

The applicant proposes a modern industrial workshop design featuring clean lines, durable materials, and a monochromatic palette that is consistent with the character of the existing developments in the area. The combination of grey stucco, black brick trim, and a black standing seam metal roof will create a bold, durable, and low-maintenance exterior with strong visual impact.

To meet the City's design standards, the applicant is incorporating the following architectural elements:

- Decorative trim along the building perimeter.
- Smooth stucco wall finish using a three-tone palette of grey, black, and off-white.
- Decorative wall-mounted light fixtures at each building entrance, subject to separate Planning Division review and approval of fixture types and exact locations.

Additional property improvements required as conditions of approval include:

- Painting all rooftop vents to match the predominant roof color.
- Maintaining all perimeter and parking lot landscaping.
- Extending irrigation to the proposed tree walls.
- Planting trees with a minimum size of 15 gallons.

## **FISCAL IMPACT**

None.

## **VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES**

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The City Council implemented the Strategic Outcomes to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcome No. 1: Safe Community.

## **RECOMMENDED ACTION**

It is recommended that the Development Review Board approve Development Review Application No. 26:005, subject to the following conditions:

### *General*

1. Conditions. All planning conditions of approval for Development Review Application No. 26:005 shall be printed as general notes on all sets of building plans.
2. Invalid Provision. It is hereby declared to be the intent that if any provision of this application is held or declared to be invalid, the application shall be void and the privileges granted hereunder shall lapse.
3. Violations. It is further declared and made a condition of this application that if any condition hereof is violated or if any law, statute, or ordinance is violated, the approval shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
4. Material Deviation. Except as set forth in conditions, development shall take place substantially as shown on the approved site plans and elevations. Any material deviation must be approved by the Planning and Building Department before construction.
5. Affidavit. This Development Review Application shall not be effective for any purposes until the applicant has first filed at the office of the Development Review Board a sworn affidavit both acknowledging and accepting all conditions of approval of this Development Review Application. The affidavit shall be submitted by Friday, June 19, 2026. Failure to provide the City of Paramount with the requisite affidavit within the time stated hereinabove shall render the Development Review Application void.

6. One-Year Approval. Approval of this Development Review Application No. 26:005 shall be valid for one (1) year from the date of final approval and shall become null and void unless construction has commenced within this time period or an extension of time is granted administratively pursuant to a written request by the applicant no less than thirty days prior to the expiration date of June 3, 2027. The Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application. Commencement of development shall mean that appropriate permits have been obtained, and the development has successfully completed the first Building and Safety Division inspection.
7. Colors and Materials. All exterior colors and materials shall be submitted to the Planning and Building Director for approval. All approvals must be obtained prior to installation. Colors and materials shall be approved separately from the design approval and from the working drawings.
8. Alterations. No exterior structural alteration or building color change, other than those colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Planning and Building Department.
9. Lighting. A precise lighting plan shall be submitted showing the location and types of all exterior lighting. The plan shall be subject to the approval of the Planning and Building Department. Approval criteria will emphasize both the functional as well as the decorative nature of the proposed lighting. The parking lot and other common areas shall be illuminated to a demonstrated degree equal to or exceeding one point five candles per foot. The plan and fixture design shall be approved separately from the design approval and from the working drawings. Install a decorative wall-mounted light fixture at each entrance of the buildings following separate Planning and Building Department review and approval of the types and specific locations.
10. Contractors. Prior to the release of utilities or service connections, final building, electrical, plumbing, and/or mechanical approval, the owner or general contractor shall submit a list of all contractors and/or subcontractors performing work on this project or development to the Planning and Building Department.
11. Business License. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
12. Fees. All applicable development fees are due prior to the issuance of building permits.
13. Fire Department. The plans are subject to Los Angeles County Fire Department approval, including all required conditions of approval of the Land Development Unit of the Fire Prevention Division.

14. Utility Plan. A utility plan shall be approved by the Planning Division before a permit is issued. All mechanical equipment and appurtenances of any type, whether located on rooftop, ground level, or anywhere on the building structure or site shall be completely enclosed or screened so as not to be visible from any public street and/or adjacent property. Such enclosure of facilities or screening shall be of compatible design related to the building structure for which such facilities are intended to serve.
15. Graffiti. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti shall be promptly painted over with paint to match the predominant surface paint or stucco color. Live plants that have been vandalized with graffiti shall be trimmed to remove the graffiti. Graffiti in the form of window etching shall be promptly removed.
16. Signs. All signs shall require separate review and approval by the Planning and Building Department. The applicant shall submit precise plans showing the design size and location of all proposed signing.
17. Tarps. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in front setbacks, side setbacks, rear yard areas, over driveways, and in parking and circulation areas.
18. Trash. All trash, debris, and junk throughout the site shall be removed.

#### *Construction*

19. Repair Damage. Any damage to the adjacent public streets or private property from project construction shall be promptly cleaned/repared by the applicant.
20. NPDES. The applicant shall comply with all National Pollution Discharge Elimination System (NPDES) regulations.
21. Backflow Devices. The location of all backflow devices shall be approved by the Planning and Building Department prior to installation. Backflow devices shall be painted and screened with landscaping as approved by the Planning Division.
22. Landscaping and Irrigation Plan. A landscaping and irrigation plan in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code shall be submitted to the Planning and Building Department for review and possible approval. The plan shall include all tree wells and planters. Plants shall be planted and irrigation installed in accordance with the approved plan. All trees shall be a minimum 15-gallon size. Landscaping along the perimeter and parking lot shall be refurbished and maintained in good condition. Shrubs, groundcover, and a two-inch layer of brown mulch shall be provided and maintained in good condition. No mature trees shall be removed without the authorization of the Planning and Building Department.

23. Parking. Parking spaces on the property shall be noted on the site plan on the working construction drawings.
24. Parking Requirements. All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking spaces and drive aisles shall be striped and maintained in a clear condition and meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.
25. Lot Conditions. Except for areas with existing or proposed landscaping, new concrete shall be poured to address any cracks, holes, or blemishes and maintained with a consistent finish in good condition.
26. Hours of Construction. Construction shall take place 7:00 a.m. to 7:00 p.m. Mondays through Fridays and 8:00 a.m. to 5:00 p.m. on Saturdays. Construction is prohibited on Sundays and national holidays.
27. Infrastructure and SCAQMD. The applicant shall ensure that the public streets, other public infrastructure, and adjoining private properties remain clean from dirt and other debris during construction. The applicant shall comply with South Coast Air Quality Management District (SCAQMD) Rule 403 regarding reduction of fugitive dust with best available fugitive dust control measures.
28. Organic Waste Disposal. The property shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
29. Waste Facilities/Trash Enclosures. The business shall comply with Chapter 17.118 of the Paramount Municipal Code regarding receptacles, facilities, and storage for garbage waste, refuse, trash, organic waste, and nonorganic recyclables. The existing trash enclosure shall be expanded as needed to accommodate all required containers.
30. Chain Link Fencing. With the exception of temporary construction screening fencing that shall be removed at the end of construction, no chain link fence shall be installed.
31. Barbed/Razor Wire. Barbed/razor wire is prohibited.
32. Installation of Exterior Window Security Coverings. The installation of exterior doors, gates, and window coverings, including, but not limited to, bars, grilles, grates, or any exterior mounted covering of any type, is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code.

### *Design*

33. Roofline. Decorative trim treatment along the building roofline shall be installed and maintained in good condition.

34. Materials and Colors. The exterior walls of the warehouse shall be finished with a smooth concrete finish in a three-tone palette initially of grey, black, and white.
35. Building Stucco/Paint Color. Any change to the exterior stucco or paint color of the building shall be reviewed for possible approval by the Planning Division of the Planning and Building Department.
36. Traffic signs. All directional and informational signs shall be cleaned, repaired, and maintained.
37. Signs. All permanent and temporary signs shall require separate review and approval by the Planning and Building Department prior to installation of the signs. Tenants and subtenants shall not install temporary signs without the appropriate permit from the Planning and Building Department, and unpermitted signs shall be promptly removed.
38. Driveway. Driveways shall be refurbished and maintained in good condition.
39. Window Signs. All window sign area shall be limited to 40% of the square footage of each grouping of adjacent windows, including a glass door, within an outer framed pane of glass. Sign area shall be limited to 40% of each glass door that is not adjacent to a window.
40. Height. The height of the structure shall not exceed 55 feet.
41. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.
42. Rooftop Vents. All rooftop vents shall be painted to match the predominant color of the roofing.

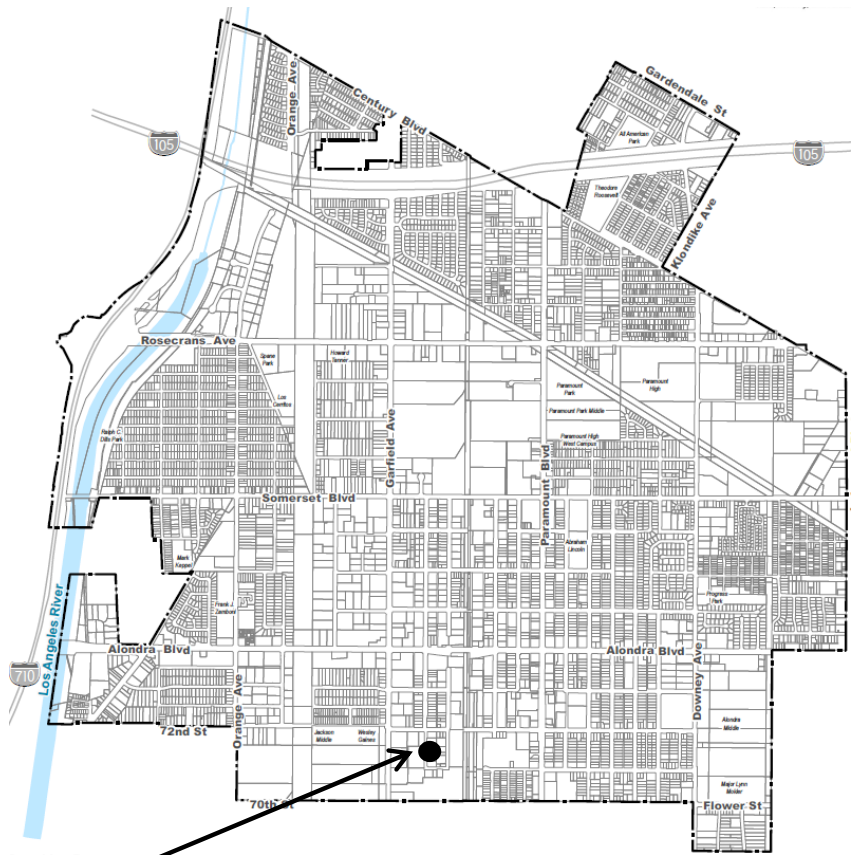
#### *Lot Merge*

43. Plans. Upon approval of this Development Review Application, the applicant shall have six months, or until December 3, 2026, to submit initial plans and application to the Planning and Building Department for review to merge the two properties.
44. Lot Merger. Upon approval of this Development Review Application, the applicant shall have one year, or until June 3, 2027, to bring the two properties located at 16448 and 16456 Minnesota Avenue into a single lot at the direction of the Public Works Department and the City Engineer.

#### *Final Approval*

45. Final Approval. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.

# Development Review Application No. 26:005



Subject  
Property



16448 and 16456 Minnesota Avenue

JUNE 3, 2026

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF