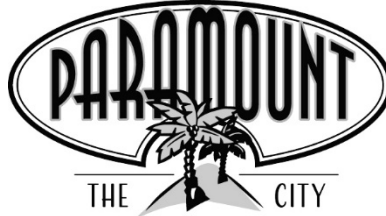


AGENDA

Paramount Development Review Board
May 6, 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 April 1, 2026

PUBLIC COMMENTS

REPORTS

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

COMMENTS

3. COMMENTS
 - Board Members
 - Staff

ADJOURNMENT

To a meeting on Wednesday, June 3, 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.

MAY 6, 2026

APPROVAL OF MINUTES
DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:
APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF APRIL 1,
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
APRIL 1, 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 8:08 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
Caitlin Au, Planning Intern
Biana Salgado, Administrative Assistant

MINUTES

1. **APPROVAL OF MINUTES**
March 4, 2026

Chair Esparza presented the Development Review Board minutes of March 4, 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, Moody, and Timmons;
Vice Chair Weisenburger; Chair Esparza
NOES: None
ABSENT: None
ABSTAIN: None

PUBLIC COMMENTS

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

ORAL REPORT

2. CLEARWATER
SPECIFIC PLAN

Chair Esparza announced the item. Planning and Building Director King stated the idea was to give a follow-up report on the design aspect of the Clearwater Specific Plan. However, the presentation heard earlier in the evening covered the topic, and he would be happy to answer any questions that the Development Review Board may have.

Board Member Gonzalez revisited Vice Chair Weisenburger's comment earlier about Peter and Dana Melideo's written correspondence stating that they are not in favor of the Clearwater Specific Plan. Board Member Gonzalez is empathetic toward their situation but feels that in the long term this can be good for the City of Paramount and future development.

Vice Chair Weisenburger believes overall the Clearwater Specific Plan is a good plan but feels there are certain components that he would like to see changed before the plan comes to fruition.

Chair Timmons stated that as time progresses there is likely to be changes to the Clearwater Specific Plan and nothing is concrete. There is likely to be more discussions with the City Council and changes could happen in the future.

COMMENTS

3. COMMENTS

There are 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 8:12 p.m. to the next Development Review Board meeting to be held on Wednesday, May 6, 2026 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Ernie Esparza, Chair

ATTEST:

Biana Salgado, Administrative Assistant

MAY 6, 2026

ORAL REPORT

SPROUTS FARMERS MARKET/PARAMOUNT SQUARE PROJECT
UPDATE



To: Honorable Development Review Board

From: John King, AICP, Planning and Building Director

By:

Date: May 6, 2026

Subject: ORAL REPORT – SPROUTS FARMERS MARKET/PARAMOUNT SQUARE PROJECT UPDATE

Planning and Building Department staff will provide a status update of the Sprouts Farmers Market project (expected to open for business in early June 2026) and the other businesses at the commercial development now known as Paramount Square.

MAY 6, 2026

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF