

DEVELOPMENT REVIEW BOARD MINUTES AUGUST 5, 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 8:02 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF BOARD MEMBERS:

Present: Board Member Austin Moreno
Board Member Linda Timmons
Vice Chair Gordon Weisenburger
Chair Ernie Esparza

Absent: Board Member Javier Gonzalez

It was moved by Board Member Timmons and seconded by Vice Chair Weisenburger to excuse Board Member Gonzalez from the Development Review Board meeting. The motion was passed by the following roll call vote:

AYES: Board Members Moreno and Timmons;
Vice Chair Weisenburger; and Chair Esparza
NOES: None
ABSENT: Board Member Javier Gonzalez
ABSTAIN: None

STAFF PRESENT:

Lindsay Thorson, Planning Commission Attorney
John King, Planning and Building Director
Ivan Reyes, Building and Housing Manager
Tara Reyes, Management Analyst
Leslie Corrales, Associate Planner
Caitlin Au, Planning Intern
Biana Salgado, Administrative Assistant

MINUTES

1. APPROVAL OF MINUTES July 1, 2026

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

It was moved by Vice Chair Weisenburger and seconded by Chair Esparza to approve the minutes as presented. The motion did not pass by the following roll call vote:

AYES: Vice Chair Weisenburger and Chair Esparza
NOES: None
ABSENT: Board Member Gonzalez
ABSTAIN: Board Members Moreno and Timmons

The minutes did not pass due to lack of majority votes of the total quorum and absence of eligible voters.

PUBLIC COMMENTS

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

NEW BUSINESS

PUBLIC HEARINGS

2. DEVELOPMENT
REVIEW
APPLICATION NO.
26:002

Chair Esparza announced the item, a request by Enrique Alvarez/Alvarez Design Studios for Tacos El Fagon to install an outdoor customer seating area with a retractable shade at an existing restaurant at 7351 Rosecrans Avenue, Unit F, in the C-3 (General Commercial) zone.

Planning and Building Director King stated that this item (Development Review Application No. 26:002) is the companion application to Conditional Use Permit No. 988, heard earlier in the evening during the Planning Commission.

Chair Esparza opened the public and called for public testimony.

There being no comments in favor or opposed to the request, it was moved by Board Member Timmons, seconded by Board Member Moreno, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Board Members Moreno and Timmons;
Vice Chair Weisenburger; and Chair Esparza
NOES: None
ABSENT: Board Member Gonzalez
ABSTAIN: None

It was moved by Vice Chair Weisenburger, seconded by Board Member Timmons, to approve Development Review Application No. 26:002, a request by Enrique Alvarez/Alvarez Design Studios for Tacos El Fagon to install an outdoor

customer seating area with a retractable shade at an existing restaurant at 7351 Rosecrans Avenue, Unit F, in the C-3 (General Commercial) zone, subject to the conditions of approval in the agenda report. The motion was passed by the following roll call vote:

AYES: Board Members Moreno and Timmons;
Vice Chair Weisenburger; Chair Esparza
NOES: None
ABSENT: Board Member Gonzalez
ABSTAIN: None

REPORTS

3. ORAL REPORT
Entrada Housing/
Gold Key Development
Update (Development
Review Application
No. 25:004)

Chair Esparza announced the item. Planning and Building Director King provided an update on Development Review Application No. 25:004, a request by Gold Key Development, Inc. to construct 17 single-family homes at 16635-16683 Paramount Boulevard (Entrada Housing). The applicant expressed concerns about vandalism in the area and requested a couple of design changes (proposed wall height and decorative railing) to provide future homebuyers with added security and privacy.

There was further discussion between the Development Review Board and staff.

COMMENTS

4. COMMENTS

There were none.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned by Chair Esparza at 8:11 p.m. to the next Development Review Board meeting to be held on Wednesday, September 2, 2026 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

/s/ Ernie Esparza

Ernie Esparza, Chair

ATTEST:

/s/ Biana Salgado

Biana Salgado, Administrative Assistant

APPROVED: September 2, 2026