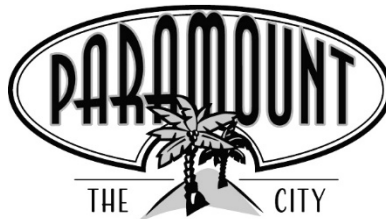


AGENDA

Paramount Development Review Board
October 7, 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 Javier Gonzalez

ROLL CALL OF
MEMBERS:

Board Member Ernie Esparza
Board Member Austin Moreno
Board Member Linda Timmons
Vice Chair Gordon Weisenburger
Chair Javier Gonzalez

MINUTES

1. [APPROVAL OF MINUTES](#) September 2, 2026

PUBLIC COMMENTS

NEW BUSINESS

PUBLIC HEARINGS

2. [DEVELOPMENT REVIEW APPLICATION NO. 26:008](#) A request by Alfredo Ramirez to construct a 102 square foot first-floor addition and a 920 square foot second-floor addition to an existing 639 square foot residence; and construct a 441 square foot attached two-car garage at 14613 San Jose Avenue in the R-2 (Medium Density Residential) zone. This project is a Class 1 (minor alteration) Categorical Exemption pursuant to Article 19, Section 15301 of California Environmental Quality Act (CEQA) Guidelines.

COMMENTS

3. [COMMENTS](#)
 - Board Members
 - Staff

ADJOURNMENT

To a meeting on Wednesday, November 4, 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.

OCTOBER 7, 2026

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF
SEPTEMBER 2, 2026.

MOTION:

MOVED BY: _____

SECONDED BY: _____

☐ APPROVED

☐ DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

DEVELOPMENT REVIEW BOARD MINUTES SEPTEMBER 2, 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 6:55 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF BOARD MEMBERS:

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

STAFF PRESENT:

Lindsay Thorson, Planning Commission Attorney
John King, Planning and Building Director
Monica Rodriguez, Assistant Planning and Building Director
Tara Reyes, Management Analyst
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 Board Member Gonzalez to approve the minutes as presented. The motion was passed by the following roll call vote:

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

2. APPROVAL OF MINUTES August 5, 2026

Chair Esparza presented the Development Review Board minutes of August 5, 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 Moreno and Timmons,
Vice Chair Weisenburger and Chair Esparza
NOES: None
ABSENT: None
ABSTAIN: Board Member Gonzalez

REORGANIZATION

3. REORGANIZATION
(SELECTION OF
CHAIR AND VICE
CHAIR)

Administrative Assistant/Minute Clerk Biana Salgado opened the nominations for the office of Development Review Board Chair. Board Member Timmons nominated Board Member Gonzalez. There being no further nominations, nominations were closed.

The roll call vote for Board Member Javier Gonzalez to serve as Development Review Board Chair was as follows:

AYES: Board Members Esparza, Gonzalez, Moreno,
Timmons, and Weisenburger
NOES: None
ABSENT: None
ABSTAIN: None

Board Member Javier Gonzalez was declared Development Review Board Chair.

Chair Gonzalez opened the nominations for the office of Development Review Board Vice Chair. Board Member Timmons nominated Board Member Weisenburger. There being no further nominations, nominations were closed.

The roll call vote for Board Member Gordon Weisenburger to serve as Development Review Board Vice Chair was as follows:

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

Board Member Gordon Weisenburger was declared Development Review Board Vice Chair.

PUBLIC COMMENTS

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

NEW BUSINESS

PUBLIC HEARINGS

4. DEVELOPMENT
REVIEW
APPLICATION NO.
26:006

Chair Esparza announced the item, a request by Steve Boss/Arroyo Seco Development Group, LLC/Paramount City Investors, LLC for approval of a creative sign including a painted commercial sign and an exterior panel sign for the Hay Tree Public Market at 16493 Paramount Blvd in the C-3 (General Commercial) zone.

Planning and Building Director King provided an overview of the request.

Vice Chair Weisenburger asked if the barn doors at the Hay Tree Public Market were designed to be open or decorative.

Planning and Building Director confirmed that the barn doors are now a façade.

Board Member Timmons asked if the Development Review Board will have input and regulate the appearance of the sign.

Planning and Building Director King stated that Condition of Approval No. 7 (regarding material and tenant signs) addresses that precise colors, design, materials, and text for all exterior signs shall be submitted separately to the Planning and Building Department for approval.

Chair Gonzalez 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 Board Member Esparza, to close the public hearing. The motion was passed by the following roll call vote:

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

It was moved by Board Member Timmons, seconded by Board Member Esparza, to approve Development Review Application No. 26:007, a request by Steve Boss/Arroyo Seco Development Group, LLC/Paramount City Investors, LLC for approval of a creative sign including a painted commercial

sign and an exterior panel sign for the Hay Tree Public Market at 16493 Paramount Blvd 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 Esparza, Moreno, and Timmons;
Vice Chair Weisenburger; Chair Gonzalez
NOES: None
ABSENT: None
ABSTAIN: None

REPORTS

5. ORAL REPORT
Development Review
Application No. 24:006:
16619 Lake Avenue
Project Update

Chair Gonzalez announced the item. Planning and Building Director King introduced Assistant Planning and Building Director Rodriguez, who presented on behalf of Associate Planner Leslie Corrales an update on Development Review Application No. 24:006, a request by Henry Hernandez to construct two 2,114 square foot single-family residences, each with an attached two-car garage at 16619 Lake Avenue in the R-2 (Medium Density Residential) zone.

Assistant Planning and Building Director Rodriguez stated on August 4, 2026, the applicant requested approval of a revised Conditional of Approval No. 19 (related to utility installation). Staff determined that the condition could not be met and approved dismissal of the condition.

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

COMMENTS

6. COMMENTS

There were none.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned by Chair Gonzalez at 7:12 p.m. to the next Development Review Board meeting to be held on Wednesday, October 7, 2026 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Javier Gonzalez, Chair

ATTEST:

Biana Salgado, Administrative Assistant

OCTOBER 7, 2026

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 26:008

- 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 ALFREDO RAMIREZ TO CONSTRUCT A 102 SQUARE FOOT FIRST-FLOOR ADDITION AND A 920 SQUARE FOOT SECOND-FLOOR ADDITION TO AN EXISTING 639 SQUARE FOOT RESIDENCE; AND CONSTRUCT A 441 SQUARE FOOT ATTACHED TWO-CAR GARAGE AT 14613 SAN JOSE AVENUE IN THE R-2 (MEDIUM DENSITY RESIDENTIAL) ZONE.

CONTINUED... PLEASE TURN PAGE

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MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

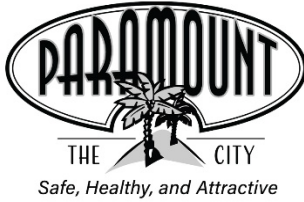
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Development Review Application No. 26:008
REQUEST:	Construct a 102 square foot first-floor addition and a 920 square foot second-floor addition to an existing 639 square foot residence; and construct a 441 square foot attached two-car garage
APPLICANT:	Alfredo Ramirez
MEETING DATE:	October 7, 2026
LOCATION:	14613 San Jose Avenue
ZONE:	R-2 (Medium Density Residential) zone
GENERAL PLAN:	Single-Family Residential
PLANNER:	Caitlin Au
RECOMMENDATION	Approval



To: Honorable Development Review Board
From: John King, AICP, Planning and Building Director
By: Caitlin Au, Planning Intern
Date: October 7, 2026

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 26:008
ALFREDO RAMIREZ/14613 SAN JOSE AVENUE**

BACKGROUND

This application is a request by Alfredo Ramirez to construct a 102 square foot first-floor addition and a 920 square foot second-floor addition to an existing 639 square foot residence; and construct a 441 square foot attached garage at 14613 San Jose Avenue in the R-2 (Medium Density Residential) zone.

Upon construction of the proposed additions, the residence would be 1,661 square feet. The property, owned by the applicant and a second owner, is located on the west side of San Jose Avenue and is currently developed with a 688 square foot one-story single-family dwelling (Dwelling #1), a 400 square foot detached garage, and a 639 square foot one-story single-family dwelling (Dwelling #2) that is the project residence as depicted on page 3.

DISCUSSION

City zoning regulations mandate the submission of a Development Review Application (DRA) for home additions larger than 15% of the existing gross floor area of a building located in an R-2 zone.

The total lot area of the subject property is 6,150 square feet with a length of 50 feet and a street frontage of 123 feet. The proposed additions to Dwelling #2 have been reviewed for compliance with zoning regulations and design standards. The proposed project aligns with the character of the surrounding neighborhood and will enhance the functionality of the property while adhering to setback and height requirements.

Photos

Below are site photos from September 25, 2026. The first photo depicts the street view of the project site, and the second photo shows the project site from the south point of view.



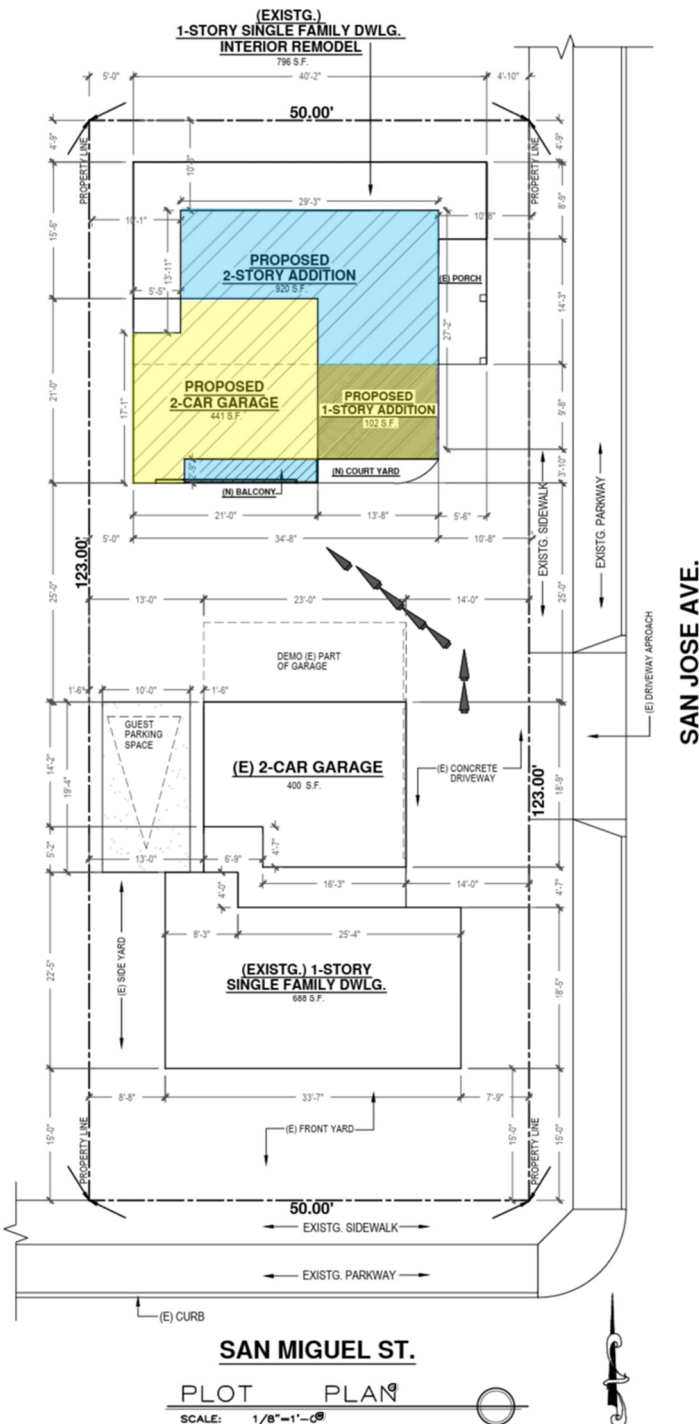
Street view of project site, along San Jose Avenue.



Project site from south point of view.

Plans

Below is the proposed site plan with the proposed developments to the first story shaded in yellow and the second-story addition shaded in blue.



This floor plan shows a 2-bedroom, 1-bath apartment. The layout includes a front balcony, a living area with a fireplace, a dining area, a kitchen, a laundry room, a bathroom, and two bedrooms. The apartment is numbered 101 and has a total area of 1,000 sq. ft.

Room Details:

- Living Area:** Features a fireplace and a large window. Dimensions: 13'-6" x 14'-9".
- Dining Area:** Adjacent to the living area. Dimensions: 10'-0" x 10'-0".
- Kitchen:** Includes a sink, stove, and refrigerator. Dimensions: 10'-0" x 10'-0".
- Bathroom:** Includes a toilet, sink, and shower. Dimensions: 5'-0" x 5'-0".
- Bedroom (Master):** Includes a closet. Dimensions: 11'-8" x 13'-3".
- Bedroom (Guest):** Includes a closet. Dimensions: 11'-8" x 13'-3".
- Laundry Room:** Includes a washer and dryer. Dimensions: 5'-0" x 5'-0".
- Balcony:** Dimensions: 5'-0" x 5'-0".

Other Features:

- Stairs:** A central staircase with a "DOWN" arrow.
- Windows:** Multiple windows throughout the apartment, including a large bay window in the living area.
- Doors:** Various doors leading to rooms and the balcony.
- Storage:** Closets in the bedrooms and a linen closet.

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Below are the elevations for the proposal.



Design

The applicant proposes a modern design that includes horizontal wooden panel siding on the second-story addition and an iron guardrail for the proposed balcony. The first story will feature stone veneer siding and an entry porch. The exterior will be finished in a three-tone palette ranging from white stucco walls to gray wooden panel siding and dark gray composition shingles.

To meet city design standards, the applicant is incorporating the following architectural elements:

- Decorative trim around the windows.
- Lifetime “presidential” shingles.
- Installing a decorative wall-mounted light fixture at each entrance of the building following separate Planning and Building Department review and approval of the types and specific locations.

Additional property improvements required as conditions of approval include:

- Painting all rooftop vents to match the predominant roof color.
- Maintaining or improving all landscaping in the property.
- Front setback gate/fence heights shall not exceed 42 inches.

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. 26:008, subject to the following conditions:

General

1. Conditions. All planning conditions of approval for Development Review Application No. 26:008 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 Planning and Building Department a sworn affidavit both acknowledging and accepting all conditions of approval of this Development Review Application. The affidavit shall be submitted by Friday, October 23, 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. 26:008 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 October 7, 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. **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.
17. **Trash.** All trash, debris, and junk throughout the site shall be removed.

Construction

18. **Underground Utilities.** The applicant shall underground all new onsite utilities so that no overhead electrical, telephone, or cable television lines shall drop from the pole to the structure.
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. **Electrical.** The location of all electrical panels and meters shall be approved by the Planning 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 Department.
23. **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.
24. **Roof.** The roof of the single-family home shall be finished with a lifetime (presidential warrantee) shingle and maintained in good condition.

25. Dirt and Dust. 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.
26. Organic Waste. The property owner and residents shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
27. Facilities for Recyclables, Organic Waste, and Solid Waste. The property owner and residents shall comply with Chapter 17.118 of the Paramount Municipal Code.
28. 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.
29. Barbed/Razor Wire. Barbed/razor wire is prohibited.

Design

30. Window Bars. Exterior window bars are prohibited.
31. Height. The height of the structure shall not exceed 25 feet.
32. Window Trim. The exterior of windows shall be finished with a decorative trim.
33. Front Fencing. Existing and future fences/walls in the 20-foot front setback shall not exceed a height of 42 inches.
34. Perimeter Wall. The existing wall on the west side of the property shall be refurbished and repainted from any cracks, color, and stucco blemishes as needed and maintained in good condition.
35. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.

Dwelling #1

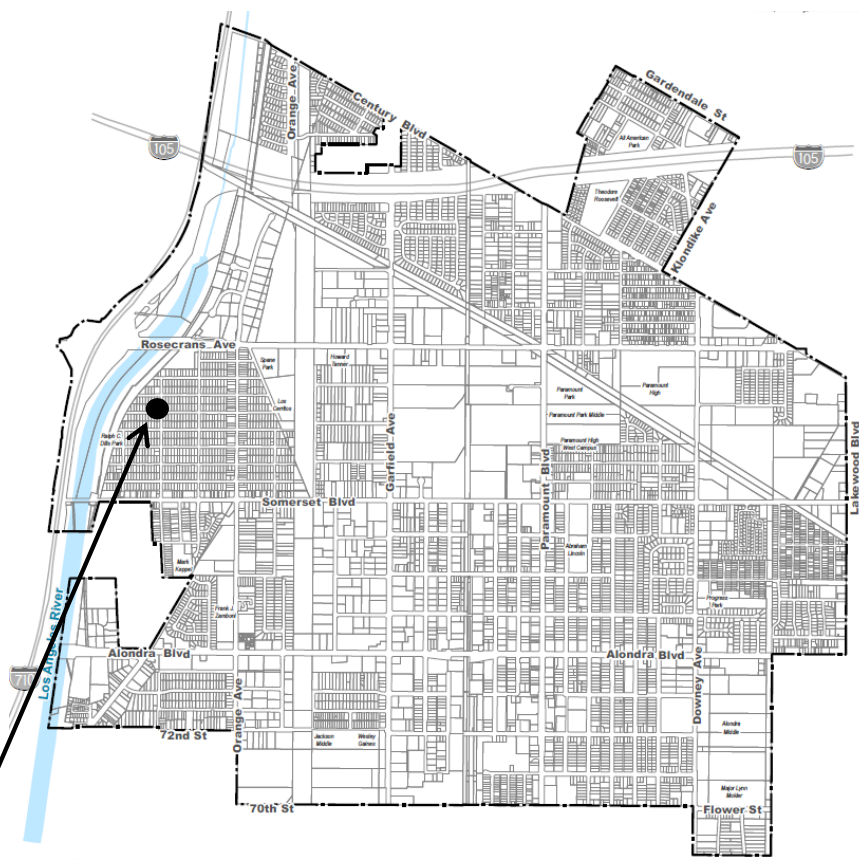
36. Refurbishing and Repainting. Within six months after completion of the proposed additions and improvements to Dwelling #2, the exterior of Dwelling #1 shall be refurbished and repainted to match the new development.
37. Roofing. The roofing materials and color used on Dwelling #1 shall match Dwelling #2.

38. Siding. Within six months after completion of the proposed additions and improvements to Dwelling #2, Dwelling #1 shall receive the same stone veneer siding treatment to its exterior.

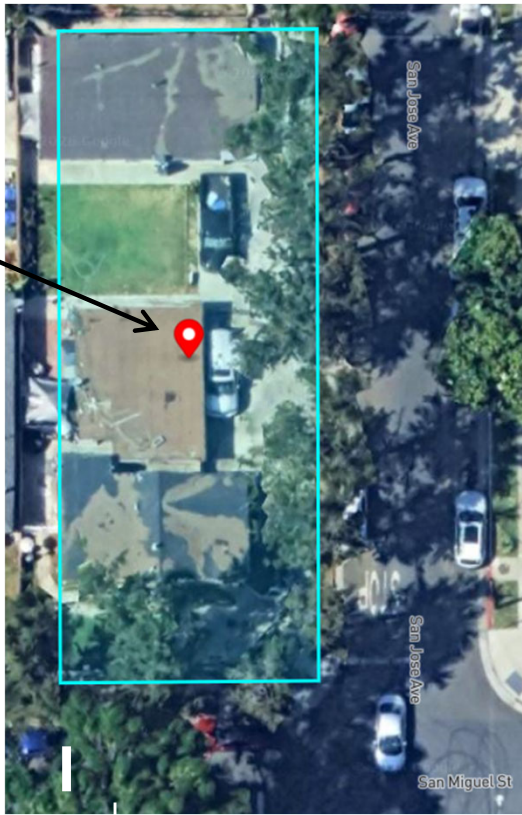
Final Approval

39. 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. 26:008



Subject
Property



14613 San Jose Avenue

OCTOBER 7, 2026

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF