

**PARAMOUNT CITY COUNCIL  
MINUTES OF A SPECIAL MEETING  
APRIL 10, 2025**

City of Paramount, City Hall Council Chamber, 16400 Colorado Avenue, Paramount, CA 90723

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**CALL TO ORDER:**

The special meeting of the Paramount City Council was called to order by Mayor Peggy Lemons at 2:33 p.m. in the Council Chamber at City Hall, 16400 Colorado Avenue, Paramount, California.

**ROLL CALL OF  
COUNCILMEMBERS:**

Present: Councilmember Isabel Aguayo  
Councilmember Vilma Cuellar Stallings  
Vice Mayor Brenda Olmos  
Mayor Peggy Lemons

Absent: Councilmember Annette C. Delgadillo

It was moved by Mayor Lemons and seconded by Councilmember Aguayo to excuse Councilmember Delgadillo's absence. The motion was passed unanimously by those present.

**STAFF PRESENT:**

John Moreno, City Manager  
Nicholas R. Ghirelli, City Attorney  
Grissel Chavez, Assistant City Manager  
John King, Planning Director

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**PUBLIC COMMENTS**

On behalf of Modern Development Company (MDC), the following individuals addressed the City Council concerning the item listed on this agenda: Oscar Orci, Glen Mann, and Beau Bianchi. Additionally, a written correspondence was received from Kendra Carney Mehr on behalf of MDC. Copies were provided to the City Council.

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**OLD BUSINESS**

1. DISCUSSION  
Clearwater Specific Plan  
Update  
CF

Planning Director King gave a presentation on the Clearwater Specific Plan and the options for changes requested by the Modern Development Company.

Lengthy discussion ensued concerning Modern Development's request to include Transfer of Development Rights, with significant input from the representatives on behalf of Modern Development. The City Council could not come to concurrence on the matter.

At 3:45 p.m., Mayor Lemons recessed the meeting for a brief break.

Mayor Lemons called the meeting back to order at 3:55 p.m.

Following the recess, discussion ensued concerning density, building height, and the CEQA timeline, including input from the representatives on behalf of Modern Development. The City Council could not come to concurrence on the matters related to density and building height.

Following further discussion, the City Council directed staff to bring the item back to the next City Council meeting of April 22, 2025 when all five Councilmembers will be present.

### **ADJOURNMENT**

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There being no further business to come before the City Council, Mayor Lemons adjourned the meeting at 4:16 p.m. to a meeting on April 22, 2025 at 5:00 p.m. in the Council Chamber at City Hall, 16400 Colorado Avenue, Paramount, CA 90723

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Peggy Lemons, Mayor

ATTEST:

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Grissel Chavez, Assistant City Manager