



To: Honorable Planning Commission

From: Kevin M. Chun

By: John Carver/John King

Date: March 19, 2018

Subject: Presentation: Introduction to Zoning Ordinance Text Amendment No. 8 – Revised Manufacturing Zoning Regulations

Background

This item is a presentation summarizing proposed revisions to the manufacturing regulations of the Zoning Ordinance as incorporated in the Paramount Municipal Code. Following the deployment of technologically advanced air monitors in October and November 2016, the South Coast Air Quality Management District (SCAQMD) measured unhealthy levels of hexavalent chromium in and near the Central Industrial District. In response to the disconcerting emissions, the City Council immediately formed an Air Quality Subcommittee (“Subcommittee”) in December 2016 to evaluate City policy options to reduce toxic air emissions in the near and long-term. After meeting approximately once per month between December 10, 2016 and October 26, 2017, the Subcommittee has produced significant draft zoning regulations for consideration by the Planning Commission and City Council (attached). The Subcommittee reported about the recommended zoning changes at the December 12, 2017 City Council meeting.

Zoning

Prior to municipal incorporation in 1957, Paramount was an unincorporated community within Los Angeles County with zoning regulations developed in 1949. In 1962, the Paramount City Council adopted the Zoning Ordinance and Zoning Map, which divided land into industrial, commercial, and residential zones largely based on the framework of the County’s original zoning plan for Paramount. Industrially-zoned areas since adoption include the M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing), and the City Council implemented PD-PS (Planned Development with Performance Standards) as a new zone classification in 1981. The M-1 zone allows for light industrial business activities, the M-2 zone allows for both light and heavy industrial business uses, and the PD-PS zone allows for a variety of uses, including limited industrial manufacturing. The Subcommittee recommended comprehensive changes to zoning regulations in each of these three zones, public hearing noticing, nonconforming buildings, and uses sections of the Zoning Ordinance.

Summary

Pending Planning Commission and City Council review and approval, the Subcommittee’s recommended changes are summarized as follows:

- Use reclassifications (see Zoning Matrix)
 - Elimination of specific uses
 - Uses requiring conditional use permits (CUP)

- Development standards
 - Side setback – change from zero setback to 5 feet
 - Rear setback – change from zero setback to 10 feet
 - Height – reduce from 85 feet to 55 feet
 - Bulk – reduce maximum building floor area from 4:1 to 2½ :1 [meaning the floor area could be up to 2 ½ times the property area]
- Development fees for environmental mitigations and sustainable infrastructure
 - Not immediate
 - Pending nexus study
 - Air monitoring possible but may be addressed by Assembly Bill (AB) 617 provisions
- Performance standards – metal manufacturing/processing with SCAQMD permit to operate
 - Public notice board with project details during construction
 - Building resiliency/environmental sustainability provisions for new construction
 - Wall sign identifying business
 - Annual public tours
 - Emissions control equipment must comply with Best Available Control Technology (or Lowest Achievable Emission Rate) as required
 - Days/hours – mitigate to minimize impacts on surrounding uses and infrastructure
- Administrative permit
 - Required for existing metal manufacturing/processing
 - Business must apply within one year of ordinance adoption
 - Intent – inventory of equipment, materials, uses; impose conditions related to required performance standards and to meet development and maintenance expectations
- Public noticing
 - Expand 300 foot radius to 500 feet for noticing public hearings for new CUPs and other applications
 - Notify tenants in addition to property owners (currently only property owners)
 - Notices to include site plan and elevations/renderings as relevant

Public Notification

The purpose of this presentation and study session meeting is to introduce the proposed zoning regulations and allow a discussion while deferring Planning Commission decisions to the April 10, 2018 public hearing. However, staff determined that public noticing of the present meeting to be in the best interest of stakeholders in the manufacturing zones and the public in general. As such, the public notice was published in the Long Beach Press-Telegram; posted on the City of Paramount website homepage; and posted at City Hall, Paramount Library, the Sheriff's Substation, and the Paramount Park Community Center. Staff also mailed a total of 920 notification letters to properties in the manufacturing zones, posted on social media, and directly emailed community members who had previously submitted contact information.

Recommendation Action

It is recommended that the Planning Commission provide input for a proposed ordinance.