



To: Honorable Planning Commission

From: Kevin M. Chun

By: John Carver/John King

Date: April 18, 2018

Subject: Presentation: Introduction (#2) to Zoning Ordinance Text Amendment No. 8 – Revised Manufacturing Zoning Regulations

Background

This item is a follow-up presentation to the March 19, 2018 Planning Commission study session regarding proposed revisions to the manufacturing regulations of the Zoning Ordinance as incorporated in the Paramount Municipal Code. At that special meeting, the Planning Commission reviewed draft zoning regulations of the Air Quality Subcommittee that met approximately once per month between December 10, 2016 and October 26, 2017 to evaluate City regulatory options to reduce toxic air emissions in the near and long-term. The Subcommittee recommended comprehensive changes to zoning regulations in the M-1 (Light Manufacturing), M-2 (Heavy Manufacturing), and PD-PS (Planned Development with Performance Standards) zones, public hearing noticing, nonconforming buildings, and uses sections of the Zoning Ordinance. The Planning Commission agenda report from last month and a corrected Zoning Matrix are attached for reference.

Air Quality Subcommittee Recommendations

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

- Use reclassifications (see Zoning Matrix)
- Development standards
- Development fees for environmental mitigations and sustainable infrastructure
- Performance standards – metal manufacturing/processing with SCAQMD permit to operate
- Administrative permit
- Public noticing

Possible Revised Recommendations

Other Concerns

Next Steps

Recommendation Action

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