



SUBJECT: Administrative Action No. 1976 **DATE:** 11/18/2021

BY: John King/Nathan Levey

LOCATION: 8140 Rosecrans Avenue

ZONE: M-2 (Heavy Manufacturing) Zone

GENERAL

PLAN: Business Park

APPLICANT: Vincent Jue/ George Jue Manufacturing Co., Inc. dba Paramount Metal & Supply Co.

DESCRIPTION:

The applicant is requesting approval of an administrative action as mandated for metal-related manufacturing businesses that the South Coast Air Quality Management District (SCAQMD) requires a permit to operate. George Jue Manufacturing Co., Inc. dba Paramount Metal & Supply Co. is located in the City of Paramount at 8140 Rosecrans Avenue in the M-2 (Heavy Manufacturing) zone. The applicant performs metal finishing operations primarily for the construction industry. Paramount Metal & Supply has been operating in the City of Paramount since 1963 and currently employs 59 employees.

BACKGROUND:

In September 2018, the Paramount City Council adopted Ordinance No. 1106 for Zoning Ordinance Text Amendment No. 8, which revised manufacturing regulations in response to high and unhealthful levels of hexavalent chromium and other air emissions.

The purpose of the administrative action is to allow the City of Paramount to have a complete understanding as to how metal-related manufacturing businesses operate. An application would contain a catalog of equipment, materials, and uses. An administrative action approval would also include operating conditions as incorporated in the Zoning Ordinance with Ordinance No. 1106. These performance standards are codified in Sections 17.36.050 and 17.36.060 of the Paramount Municipal Code for metal manufacturing business located in the M-2 zone.

SITE DESCRIPTION:

Paramount Metal & Supply is located on a 3.69-acre site within an Industrial area on the south side of Rosecrans Avenue. The site consists of five parcels (APNs 6241-002-020, 6241-002-019, 6241-002-025, 6241-002-024, and 6241-002-008). The business has two buildings located onsite: Building A (approximately 70,000 square feet) and Building B (approximately 4,000 square feet). Building A contains an office facing Rosecrans Avenue, storage, a shipping room, and the workshop. The workshop contains several crane hoists, a machining center (consisting of lathes and mills), a welding positioner, roller machines, a cutting torch table, a plasma cutting machine water table, and a sawing machine. Building B is located to the west of Building A and is used for storage. The site also has several paved and unpaved yards used for storage and access. There is parking at the north of the site, facing Rosecrans Avenue. There is also southwest site access from 144th Street (which extends from Orizaba Avenue).



SITE PLAN

The site plan depicted below is oriented with the north direction on the left side.

[removed from public distribution]



APPLICATION DETAILS:

The following details are compiled from the Administrative Action application, Planning Department records, and SCAQMD information.

Business Operations

Office

The main office (approximately 4,000 square feet) is located in Building A. The shipping office is also located in Building A and houses purchase orders, specifications, lab results, and audit documents.

Manufacturing

Paramount Metal & Supply produces custom design-build projects and fabrications for public works and construction. The fabrication process can use any or all of the following: several types of welding machines; automatic or semi-automatic cutting machines that support oxy-fuel, plasma, and computer numerical control (CNC) cutting processes; semi-automatic saws; hydraulic ironworker machines; hydraulic presses for cold and hot forming metal, plate and shape rolls; machines for turning, drilling, milling, and machining; and computerized technology for inspection and review.

Storage and Other Ancillary Activities

Ancillary process that support the manufacturing operations include:

Storage areas are located throughout Building A. Additionally, Building B consists entirely of storage space. There is additional outside storage possible in the yards (although limited to a legal nonconforming amount that would require a conditional use permit for expansion since the Paramount Municipal Code began regulating outside storage in the M-2 zone in 1984).

Permits – SCAQMD

Permit No.	Description
A/N 591174	Permit to Operate Plasma Arc Cutting Table (pending – estimated approval by January 1, 2022)

Permits – Other Agencies

Agency	Permit No.	Description
County of Los Angeles Fire Department	FA0022386	Facility permitting
State Water Resources Board	4-191027167	General Permit for Storm Water Discharges Associated with Industrial Activity 2014-0057-DWQ



Contractors State License Board	261180	Class C-23 and Class C-51 Contractors License
Agency	Permit No.	Description
City of L.A. Fabricators License (reference)	1100	Fabricators License for medium-weight steel, high-strength steel, stainless steel, aluminum, and reinforcing bar

PARAMOUNT CONDITIONAL USE PERMITS

Paramount Metal & Supply Company has not been issued any Conditional Use Permits. On August 12, 2014, the applicant received approval from the Development Review Board for the development of a 24-space employee parking lot (Development Review Application No. 14:007).

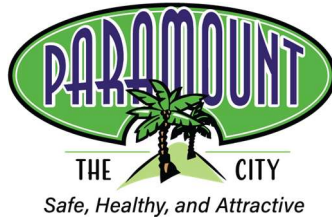
OTHER INFORMATION

Signs: Section 17.36.050 includes provisions for a wall sign to be installed in compliance with M-2 sign regulations. Paramount Metal & Supply has one tenant sign as part of a monument sign located on the property (photo below for reference). Currently, the tenant sign contains a partial name. Although the Zoning Ordinance refers to a wall sign, the monument sign is designed as the primary means of identifying the Paramount Metal & Supply facility. As such, the Planning Department staff accepts a monument sign in lieu of wall sign. Although only a partial name is displayed, staff has determined that "Paramount Metal" is satisfactory.



The International Organization for Standards (ISO): The applicant has not received any certification from the ISO or equivalent international standard-setting body.

Public tours: The applicant can commit to an annual off-site informational session to inform the community-at-large about business operations and practices. The applicant is acceptable to small group tours on a case-by-case basis (subject to restrictions) with a minimum 60-day notice.

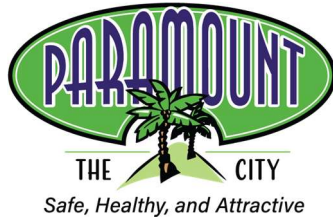


Notices of Violations: The South Coast Air Quality Management District has not issued any Notices of Violations within the last ten years.

RECOMMENDED ACTION:

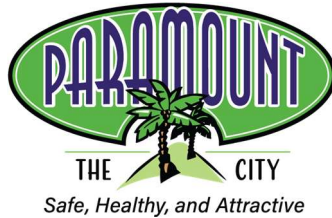
Administrative Action Case No. 1976 is approved subject to the following conditions:

1. ____ Except as set forth in conditions, development shall remain substantially as shown on the approved plans. New development must be approved by the Planning Department prior to construction.
2. ____ This application shall not be effective until the applicant has first filed at the office of the Planning Department a sworn affidavit by **December 1, 2021** both acknowledging and accepting all conditions of approval of this Administrative Action. Failure to provide the City of Paramount with the requisite affidavit shall render the Administrative Action void.
3. ____ No future exterior structural alteration, other than those building treatments previously approved, shall be permitted without the prior approval of the Planning Director.
4. ____ The use of tarps is prohibited in front setbacks, side setbacks that abut an alley or street, and over driveways.
5. ____ No wrought iron, metal, steel, etc. security bars shall be installed on the exterior of any window with visibility from the public rights-of-way.
6. ____ Landscaping shall be maintained to the satisfaction of the Community Development Department in perpetuity. Landscape changes are subject to Community Development Department review and approval. Mature trees shall not be removed without prior approval by the Community Development Department. Plant material shall be maintained in a thriving condition, free from weeds and overgrowth, in perpetuity in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of Title 17 (Zoning Ordinance) of the Paramount Municipal Code.
7. ____ Sufficient quantities of exterior paint shall be maintained for the removal of graffiti, peeling paint, or other blemishes on the exterior of buildings.
8. ____ The project shall comply with all pertinent Building and Safety Division requirements.
9. ____ The operator shall, at all times, maintain and comply with required operating permit from all pertinent agencies.
10. ____ The responsible party shall maintain to the extent feasible the existing equipment, materials, and uses as listed to the Planning Department in the application materials for this Administrative Action, including but not limited to all equipment, materials, or uses permitted by the City, South Coast Air Quality Management District, Los Angeles County Fire Department, Los Angeles County Sanitation District, and the Regional Water Quality Control Board. The responsible party shall notify the Planning Department of proposed equipment that requires building, mechanical, plumbing, or electrical permits or a



combination one or more permits. The responsible party shall notify the Planning Department of proposed uses. Any new equipment, materials, or uses must comply with the Paramount Municipal Code and the conditions set forth herein.

11. ____The responsible party shall comply with and maintain required permits from all other applicable regulatory agencies, including but not limited to the United States Environmental Protection Agency, the Los Angeles County Fire Department, the South Coast Air Quality Management District, the State Water Resources Control Board, and the Los Angeles Regional Water Quality Control Board, and the City of Paramount. It is understood between the applicant and the City of Paramount that the pending South Coast Air Quality Management District permit to operate a plasma arc cutter is anticipated for approval and issuance by January 1, 2022. Use of Best Available Control Technology is required at minimum. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.
12. ____The use shall comply with required housekeeping and best management practices of the South Coast Air Quality Management District and all applicable regulatory government agencies.
13. ____To the extent that installation of emissions control equipment, including retrofit equipment, is required by an applicable South Coast Air Quality Management District rule or regulation, then such required emissions control equipment shall comply with Best Available Control Technology requirements. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.
14. ____Core production and manufacturing activities shall be conducted within an enclosed structure. Notwithstanding the foregoing, ancillary activities including but not limited to maintenance; inspection; measuring; active packing, loading, and unloading of deliveries shall be permitted outdoors. Other ancillary activities shall be approved by the Planning Director.
15. ____All feasible building resiliency and environmental sustainability provisions shall be incorporated into any new construction and significant building rehabilitation.
16. ____Certification from the International Standardization Organization (ISO) or equivalent international standard-setting body as relevant regarding environmentally sustainable practices and organization shall be maintained as feasible.
17. ____Public tours of the business operation shall be reasonably accommodated at least once each year for the purpose of informing the public of business operations and practices. A comprehensive information session at an off-site location is acceptable provided direct facility access impedes public safety or compromises proprietary processes, as determined by the business owner in consultation with the Planning Director. The operator shall provide details to the Planning Department at least three weeks in advance of a public tour or equivalent information session annually. The operator shall submit documentation of the public tour (e.g. sign-in sheets or meeting handouts) to the Planning Department annually.



18. ____ With consideration of days and hours of operation, specific operations shall be mitigated to minimize impacts upon surrounding uses and infrastructure. Deliveries shall be limited to the hours of 7:00 a.m. to 8 p.m. as much as possible to mitigate or minimize impacts directly relating to such activity on surrounding uses and infrastructure.
19. ____ The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
20. ____ The applicant shall comply with all relevant regulations for the disposal of waste of all pertinent agencies, including but not limited to the California Department of Resources Recycling and Recovery (CalRecycle) and California Department of Toxic Substances Control (DTSC).
21. ____ The operator shall coordinate in good faith with the Planning Director or designee for an annual onsite inspection to be conducted by December 31 of each year with Planning Department staff and Public Safety Department staff to verify approved structures, operations, and equipment. The operator shall accept personnel from applicable regulatory agencies as needed to accompany City of Paramount staff during the course of annual inspections.
22. ____ The operator shall comply with all conditions of approval and mitigations of Conditional Use Permits that are approved by the City of Paramount.
23. ____ All conditions of approval shall be met prior to final approval by the Planning Department.