

A photograph of a dog, possibly a pit bull mix, in a wire cage. A person's hand is visible on the left side of the cage, reaching towards the dog. The dog is looking towards the camera. The background is a plain, light-colored wall.

City Council Air Quality

Subcommittee

Summary

DRAFT Operational Regulations

Metal-Related Manufacturing

August 31, 2017

Background – Toxic Emissions

- **2012** – Numerous odor complaints about Carlton Forge Works (CFW)
- **2013** – South Coast Air Quality Mgmt. Dist. (SCAQMD) began monitoring
- **2013-14** – CFW installed controls, reducing nickel & hexavalent chromium
- **2016 to present** – Elevated levels of hexavalent chromium emissions from multiple sources (Paramount & Long Beach); persisting odors from multiple sources

Zoning Ordinance

- Adopted 1962
- Mostly minor amendments since then
- Last major changes to **uses** – 1985 (*32 yrs ago*)
 - Bone distillation – *Deleted*
 - Explosives manufacturing – *Deleted*
 - Fat rendering – *Deleted*
 - Glue manufacturing – *Deleted*
 - Slaughterhouses – *Deleted*
- Profound changes proposed

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Latest News

Splash Zone Schedule

Now that school has begun, the Orange Ave. Splash Zone will just be open on weekends from 11:00 a.m. until 2:00 p.m. until the weather cools down. It may pop up, however



Upcoming

09/05/17 - 6:
City Council

09/07/17 - 1:
**Senior Services
Commission**



- 40. **Taxation** · [Chapter 40](#)
- 41. **Taxicabs and Other Vehicles For Hire** · [Chapter 41](#)
- 42. **Underground Utility Districts** · [Chapter 42](#)
- 43. **Used Car Dealers** · [Chapter 43](#)
- 44. **Zoning** · [Chapter 44](#)
- 44A01. **In General** · [Chapter 44A1](#)
- 44A02. **R-1, Single-Family Residential Classification** · [Chapter 44A2](#)
- 44A03. **R-2 (Medium Density Residential) Classification** · [Chapter 44A3](#)
- 44A04. **R-M, Multiple Family Residential Variable Density** · [Chapter 44A4](#)
- 44A05. **Initiative Regulating Density** · [Chapter 44A5](#)
- 44A06. **C-3, General Commercial Classification** · [Chapter 44A6](#)
- 44A07. **C-M, Commercial Manufacturing Classification** · [Chapter 44A7](#)
- 44A08. **M-1, Light Manufacturing Classification** · [Chapter 44A8](#)
- 44A09. **M-2, Heavy Manufacturing Classification** · [Chapter 44A9](#)
- 44A10. **Unclassified Uses** · [Chapter 44A10](#)
- 44A11. **General Provisions, Conditions and Exceptions** · [Chapter 44A11](#)
- 44A12. **Variances, Conditional Use Permits and Unclassified Use Permits Generally** ·
- 44A13. **Amendments and Site Plans Generally** · [Chapter 44A13](#)
- 44A14. **Applications, Fees, Notices, Hearings and Procedures Generally** · [Chapter 44A14](#)
- 44A15. **Development Review Board** · [Chapter 44A15](#)
- 44A16. **Mobilehome Park Tenancy, Sale of Spaces** · [Chapter 44A16](#)
- 44A17. **Residential Review Board** · [Chapter 44A17](#)
- 44A18. **PD-PS, Planned Development-Performance Standards Zone** · [Chapter 44A18](#)
- 44A19. **Central Business District Design Standards** · [Chapter 44A19](#)
- 44A20. **O-P, Office Professional Zone** · [Chapter 44A20](#)
- 44A21. **Clearwater North and Howe/Orizaba Specific Plans** · [Chapter 44A21](#)
- 44A22. **Clearwater East Specific Plan** · [Chapter 44A22](#)
- 44A23. **Recycling Facilities** · [Chapter 44A23](#)
- 44A24. **Water-Efficient Landscape Provisions** · [Chapter 44A24](#)
- 44A25. **Adult Entertainment Establishments** · [Chapter 44A25](#)
- 45. **Noise** · [Chapter 45](#)
- 46. **Water Works System** · [Chapter 46](#)

Draft Code Changes M-2, Permitted Uses

Sec. 44-81. Uses--Permitted uses generally.

The following uses only are permitted in the M-2 zones, and as specifically provided and allowed by this article:

- (1) Any **nondiscretionary** use permitted in the M-1 classification.
- (2) Repealed by Ord. No. 599.
- (3) Repealed by Ord. No. 599.
- (4) Repealed by Ord. No. 599.
- (5) Repealed by Ord. No. _____. ~~Die casting.~~ *[move to CUP]*
- (6) Repealed by Ord. No. _____. ~~Galvanizing and lead plating, including heating and dipping.~~ *[move to Prohibited]*

Pending City Attorney review

Draft Code Changes

M-2, Permitted Uses

- (9) Repealed by Ord. No. ____ . ~~Plastics manufacture.~~ *[move to Prohibited]*
- (10) Repealed by Ord. No. ____ . ~~Planing mills.~~ *[move to CUP]*
- (11) Repealed by Ord. No. ____ . ~~Soap, manufacture of.~~ *[move to CUP]*
- (12) Repealed by Ord. No. ____ . ~~Soda and compound manufacture.~~ *[move to Prohibited]*
- (13) Repealed by Ord. No. ____ . ~~Steel fabrication plants.~~ *[move to CUP]*
- (14) Repealed by Ord. No. ____ . ~~Stone monument works.~~ *[move to CUP]*
- (15) Repealed by Ord. No. 599.
- (16) Repealed by Ord. No. ____ . ~~Welding shops.~~ *[move to Prohibited]*
- (18) Accessory buildings ~~and uses~~ customarily incident to any of the above uses, when located on the same site with the main building.

Pending City Attorney review

Draft Code Changes

M-2, Conditional to Prohibited Uses

- ❑ Acid, manufacture of sulfurous, sulfuric, picric, nitric, hydrochloric, hydrofluoric, or other similar acids
- ❑ Alcohol manufacture
- ❑ Ammonia, bleaching powder or chlorine manufacture
- ❑ Asphalt manufacture or refining

Pending City Attorney review

Draft Code Changes

M-2, Conditional to Prohibited Uses

- ❑ Blast furnace or coke oven
- ❑ Boiler manufacturer
- ❑ Brick, tile or terra cotta manufacturer
- ❑ Concrete products and/or ready-mix concrete manufacture
- ❑ Drop forge and/or drop hammer
- ❑ Fish smoking, curing or canning

Pending City Attorney review

Draft Code Changes

M-2, Conditional to Prohibited Uses

- ❑ Freight classification yards
- ❑ Heat treatment plant
- ❑ Paint, oil, shellac, turpentine or varnish manufacture
- ❑ Petroleum products or wholesale storage of petroleum including processing and refining

Pending City Attorney review

Draft Code Changes

M-2, Conditional to Prohibited Uses

- Rolling mills
- Roofing material manufacture
- Rubber, reclaiming or the manufacture of synthetic rubber or its constituents

Pending City Attorney review

Draft Code Changes

M-2, Code “Silent” to Prohibited Uses

- ❑ Chrome plating and/or electroplating
- ❑ Anodizing
- ❑ Metal forging

Pending City Attorney review

Draft Code Changes

M-2, Permitted Uses Reclassified as Conditional Uses

- Die casting
- Planing mills
- Metal fabrication plants
- Stone monument works

Pending City Attorney review

Draft Code Changes

Admin Action – Metal-Related Businesses

- Applies to existing metal-related businesses
- May continue to operate with an Administrative Action:
 - ▣ Must apply for Administrative Action within a year of ordinance adoption
 - ▣ No expansion permitted until an Administrative Action is obtained

Pending City Attorney review

Draft Code Changes

Admin Action Con't – Metal-Related Businesses

- Administrative Actions to be approved by the Director of Community Development
 - ▣ CD Director may determine that a public hearing is necessary before the Planning Commission

Pending City Attorney review

Draft Code Changes

Admin Action Con't – Metal-Related Businesses

- Administrative Action conditions:
 - Maintain all required permits from the AQMD
 - Comply with AQMD requirements for housekeeping

Pending City Attorney review

Draft Code Changes

Admin Action Con't – Metal-Related Businesses

- Administrative Action conditions:
 - ▣ Any required emissions control equipment shall comply with Best Available Control Technology
 - ▣ Core production activities to be conducted within an enclosed structure

Pending City Attorney review

Draft Code Changes

Admin Action Con't – Metal-Related Businesses

- Administrative Action conditions:
 - Meet all requirements of the Paramount Municipal Code
 - Meet all Federal environmental regulations
 - Meet all California environmental regulations
 - Meet all relevant LA County regulations
 - Meet all AQMD regulations

Pending City Attorney review

Draft Code Changes

Admin Action Con't – Metal-Related Businesses

- Other conditions deemed necessary by the Community Development Director, such as:
 - ▣ Hours when deliveries may occur
 - ▣ Approval of certain outdoor activities

Pending City Attorney review

Draft Code Changes

Expansion: Metal-Related Manufacturing

- Responsible expansion is permitted with a conditional use permit
- Expansion must meet:
 - ▣ All requirements of the Paramount Municipal Code
 - ▣ All Federal environmental regulations
 - ▣ All California environmental regulations
 - ▣ All AQMD regulations
 - ▣ Meet all relevant LA County regulations
 - ▣ Best Available Technology required

Pending City Attorney review

Draft Code Changes

Expansion: Non-Conforming Businesses

- Responsible expansion is permitted with a conditional use permit
- Expansion must meet:
 - ▣ All requirements of the Paramount Municipal Code
 - ▣ All Federal environmental regulations

Pending City Attorney review

Draft Code Changes

Expansion Con't: Non-Conforming Businesses

- Expansion must meet:
 - ▣ All California environmental regulations
 - ▣ All AQMD regulations
 - ▣ Meet all relevant LA County regulations
 - ▣ Best Available Technology required

Pending City Attorney review

Draft Code Changes

Revocation and Modification

- Community Development Director may modify or revoke an Administrative Action after an administrative hearing
- Grounds for revocation and modification:
 - Approval was obtained by fraud
 - The business is not operating

Pending City Attorney review

Draft Code Changes

Revocation and Modification Con't

- Grounds for revocation and modification:
 - Conditions violated
 - Use is exercised as to be detrimental to the public health or safety
 - Use is causing a public nuisance
- Revocation can be appealed to the Planning Commission
 - Planning Commission decision can be appealed to the City Council

Pending City Attorney review

Summary

- Historic change to Zoning Ordinance
- Largest effort to eliminate uses
- More land use authority
- Revocation & suspension options

Timeframe

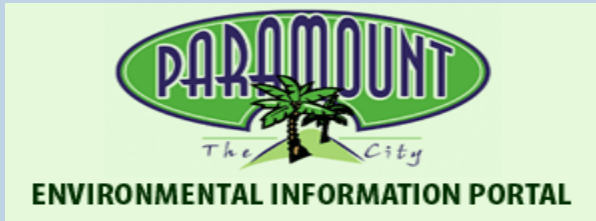
- Draft zoning ordinance text amendment
 - ▣ Air Quality Subcommittee (September)
 - ▣ City Council (October)
 - ▣ Planning Commission (October/November)
 - ▣ City Council (November/December)
- Finalize ordinance for City Council adoption

2018

- End metal manufacturing moratorium
- Implement ordinance
- Evaluate results

- Develop vision for “GREEN PARAMOUNT”

- **FUTURE (multiyear) – update General Plan (“PLAN PARAMOUNT”)**



www.paramountenvironment.org



www.aqmd.gov

1-800-CUT-SMOG

Follow-up

- Any questions?



City Council Air Quality
Subcommittee

Summary

**DRAFT Regulations
Metal-Related Manufacturing**