SUBJECT: Administrative Action No. 1961 **DATE:** September 18, 2020

BY: John King

LOCATION: 16260 Minnesota Avenue

ZONE: M-2 (Heavy Manufacturing) zone

GENERAL PLAN: Central Industrial District

APPLICANT: Jeff Branson / California Air Conveying, Corp

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. The California Air Conveying, Corp (CAC) facility is located at 16260 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone.

The applicant engineers, fabricates and installs pneumatic conveying systems, which are pieces of large industrial equipment with the purpose of controlling the flow of air and material. Examples of pneumatic conveying systems are industrial fans, blowers, dust collectors, cyclone units, spray booths and fittings. The CAC facility is a full size sheet metal shop that has the capability to work with material ranging from flat sheet to steel plate, aluminum to stainless steel, and all types of bar, angle, rod, and tubing. The facility uses a plasma burner to cut custom shapes to precise standards and shear, break, roll, or form those pieces to any desired shape or configuration.

The business has been operating in the City of Paramount since 1985. CAC scheduled facility operating hours are 6:00 a.m. to 3:30 p.m Monday through Friday. The applicant currently employs a staff of 14.

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 Section 44-82.1 and 44-82.2 of the Paramount Municipal Code for metal manufacturing businesses located in the M-2 zone.

Site Description

CAC is located on a 15,000 square foot property at 16260 Minnesota Avenue. The property is on the northeast corner of Minnesota Avenue and Jackson Street. It is within the Central Industrial District General Plan Land Use Designation. The business has primary access from an alley to the east of the property. The building is 8,051 square feet and encompasses approximately 53% of the property. A six-foot-high block wall surrounds the property along Jackson Street at the rear of the building and along the alley. There is a chain link fence with white slats along the alley and a gate as the only vehicular entrance to the property. The fenced area contains unassembled and finished ducting parts such as ducts, elbows, transitions, and fans. The existing outdoor storage is approximately 37% area of the property.

CAC utilizes numerous individual machines within the building, including a shear, brake press, plasma cutter and rollers, as indicated on the site plan below. The fabricated items are not treated or processed onsite. The finished products are the ducting parts, as mentioned above and which are stored outside.

[site plan removed from public distribution]

Application Details

Permits – SCAQMD

Permit No.	Description
G55132	Permit to Operate plasma cutter.

Other Permits

Paramount Conditional Use Permits. No conditional use permits (CUPs) have been issued for this facility.

Signs. Section 44-82.1 includes provisions for a wall sign to be installed in compliance with M-2 sign regulations. CAC has not installed a wall sign as part of the Administrative Action No. 1961 application. The applicant has agreed to install a sign that meets all Paramount wall sign requirements by June 1, 2021 to clearly identify the specific business by name. In order to meet the deadline, the applicant understands the need to submit a sign permit application with sufficient time before June 2021 to address any potential plan or installation revisions or corrections and meet the firm deadline.

Looking north from Jackson Street

Looking north into Alley

The International Organization for Standards (ISO). The applicant does not maintain ISO certification.

Notices of Violations (NOV – SCAQMD). The SCAQMD has not issued a NOV to California Air Conveying, Corp within the last ten years.

Notices of Violations (NOV – City of Paramount). The City of Paramount has issued notices of violation for stacking materials within public view above fence line facing alley and as noted in picture above. As part of this Administrative Action No. 1961, the applicant shall address all active violations of the Code Enforcement Division of the Public Safety Department. The applicant obtained permits on December 6, 2019 to extend the height of the rear wall. However, the work is incomplete.

Public tours. The applicant has committed to an annual onsite tour to inform the community-at-large about business operations and practices. A tour will be scheduled by the end of 2020. The applicant and the City will coordinate the time and number of people.

RECOMMENDED ACTION:

Administrative Action Case No. 1961 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 before 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 September 30, 2020 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 Planning Department in perpetuity. Landscape changes are subject to Planning Department review and approval. Mature trees shall not be removed without prior approval by the Planning Department. Plant material shall be maintained in a thriving condition, free from weeds and overgrowth, in perpetuity in compliance with Article XXIV (Water-Efficient Landscape Provisions) of Chapter 44 of the Paramount Municipal Code (Zoning Ordinance).

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 permits 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 of 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. The 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 the 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. _____An exterior wall sign identifying the business and in compliance with all local sign regulations shall be installed in public view by June 1, 2021 and maintained in good condition in compliance with Section 44-81 (21.1) of the Paramount Municipal Code at the direction and approval of the Planning Department.

17. _____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.

18. _____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.

19. _____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 8:00 p.m. as much as possible to mitigate or minimize impacts directly relating to such activity on surrounding uses and infrastructure.

20. _____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).

21. _____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).

22. _____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.

23. _____The applicant shall complete the construction of the rear wall by September 1, 2020 and as required under Building and Safety Division Permit 2019000951.

24. _____All conditions of approval shall be met prior to final approval by the Planning Department.

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