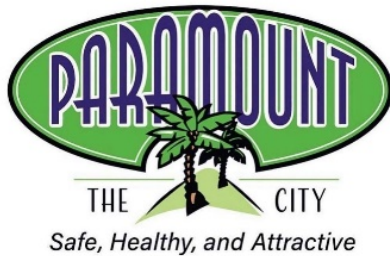




CLEARWATER

SPECIFIC PLAN



Environmental Impact Report NOTICE OF PREPARATION SCOPING MEETING

Thursday January 16, 2025: 5:30 ^{PM}

City of Paramount Council Chamber

16400 Colorado Avenue

Paramount, CA 90723

An aerial architectural rendering of a modern urban development. The scene features several multi-story apartment buildings with light-colored facades and dark window frames. Some buildings have solar panels installed on their flat roofs. In the center, there is a large, landscaped park area with green grass, numerous trees (some with vibrant autumn foliage in shades of orange and red), and a variety of recreational facilities. These include a children's playground with slides and climbing structures, and an adult fitness area with outdoor exercise equipment. A paved pedestrian walkway winds through the park. In the background, a large billboard displays an image of a person skydiving. Several cars and a delivery truck are visible on the streets surrounding the park. The overall atmosphere is one of a vibrant, walkable community.

Welcome and Introductions

Agenda

1. Meeting Purpose
2. Project Description
3. CEQA Process Overview
4. Public Comments



Meeting Purpose

Purpose of Clearwater Specific Plan

- Implement existing housing policy in adopted Housing Element
- Comply with State housing mandates
- Ensure the City and residents decide where new development occurs and how it looks
- Allow and encourage swap meet to continue
- Create a plan that allows change to occur over multiple decades

Purpose of CEQA and EIR

- California Environmental Quality Act of 1970 (CEQA)
- **Environmental Impact Report (EIR)** is the most extensive CEQA document
- Public **disclosure** of environmental consequences and considerations (issues and impacts)
- Identification of **mitigation measures and examination of alternatives** to reduce or avoid potentially significant impacts
- Planning tool to **assist decision-makers** in evaluating benefits/disadvantages of the proposed project

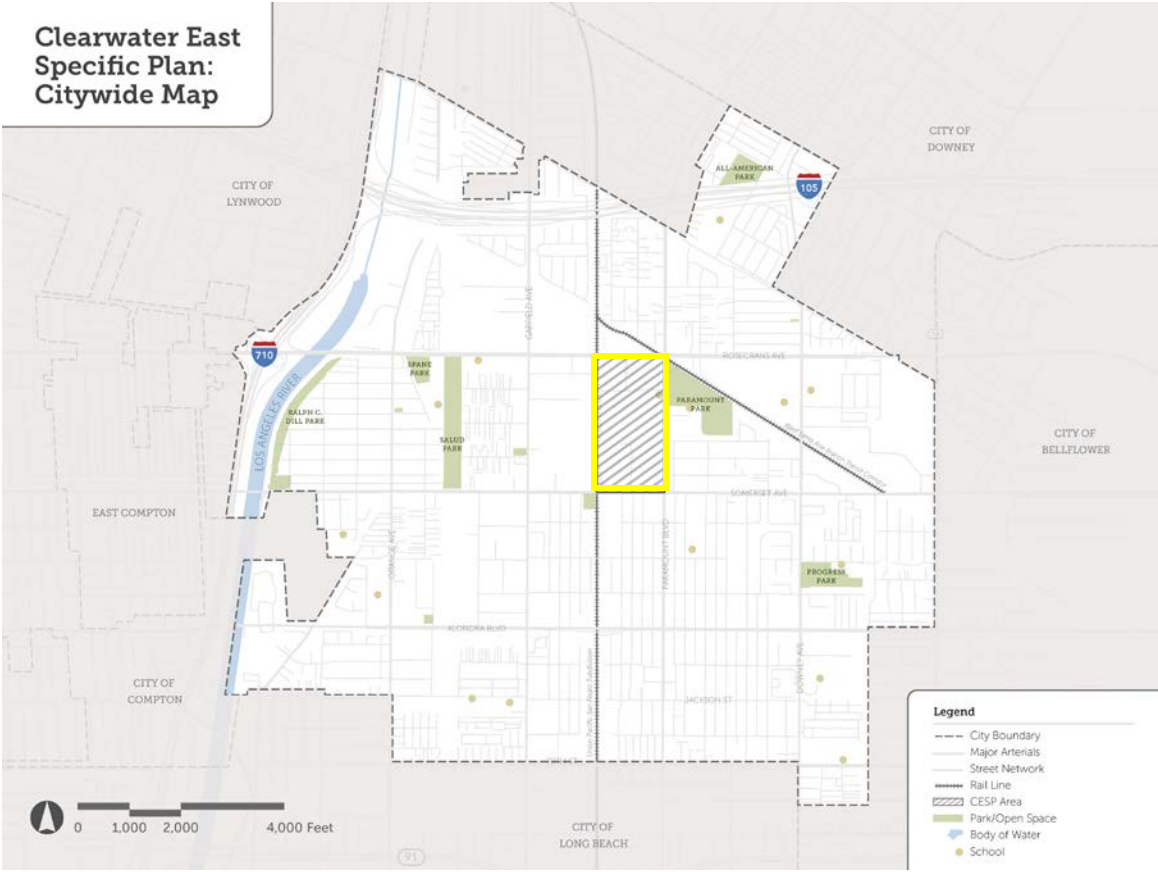
Purpose of this Scoping Meeting

- Assist the City in **determining the scope and content of the environmental information** to be included in the Draft EIR
- Provide Responsible and Trustee Agencies and the public an **opportunity to learn more about the project** and provide input regarding the content and analysis of the Draft EIR

An aerial architectural rendering of a modern urban development. The scene features several multi-story residential or commercial buildings with light-colored facades and dark window frames. Many of the buildings have solar panels installed on their flat roofs. In the center of the development is a large, landscaped park area. This park includes a children's playground with slides and climbing structures, an adult exercise area with various pieces of outdoor gym equipment, and a paved area with tables and chairs, possibly for outdoor dining or seating. The park is filled with trees, some with green foliage and others with autumn-colored leaves in shades of orange and red. Pedestrians are shown walking along the sidewalks, and a few cars are parked or driving on the streets. A large billboard is visible on one of the buildings, displaying an image of a person in a blue environment. The overall atmosphere is one of a vibrant, walkable, and green community.

Project Description

Specific Plan Boundary



Southeast Gateway Line Station

Paramount / South Gate Station Area Plan

FIGURE 4.7 - BIRDSEYE VIEWS



Specific Plan Components

Chapter 1: Introduction

Chapter 2: Vision

Chapter 3: Land Use Plan

Chapter 4: Design and Development Standards

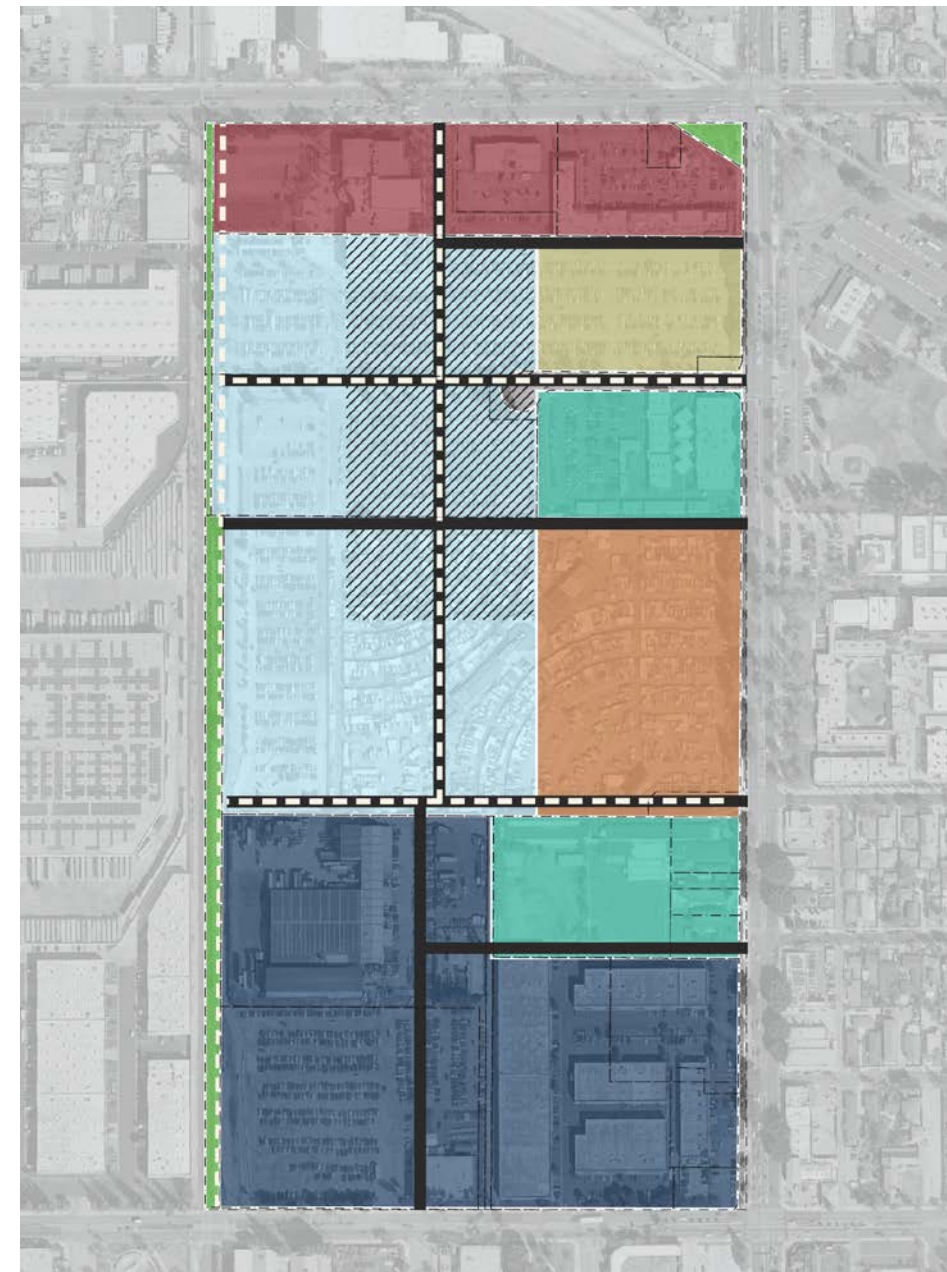
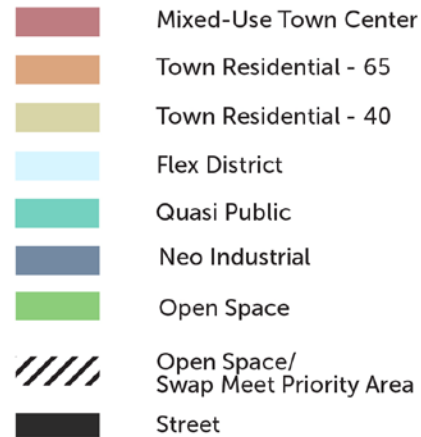
Chapter 5: Mobility Plan

Chapter 6: Infrastructure Plan

Chapter 7: Implementation Plan

Specific Plan Zones

- Mixed-Use Town Center (MU-TC)
 - 3.0 FAR
 - 90 du/ac
 - Maximum height: 85 feet
- Town Residential – 65 (TR-65)
 - 2.5 FAR
 - 65 du/ac
 - Maximum height: 65 feet
- Town Residential – 40 (TR-40)
 - 2.0 FAR
 - 40 du/ac
 - Maximum height: 50 feet
- Flex District (FD)
 - 2.0 FAR
 - 40 du/ac
 - Maximum height: 50 feet
- Quasi-Public (QP)
 - 2.0 FAR
 - 40 du/ac
 - Maximum height: 50 feet
- Neo Industrial (NI)
 - No residential allowed
 - 1.5 FAR
 - Maximum height: 40 feet



Development and Design Standards

| Table 4-2: TR-65 Development Standards | |
|---|---|
| Height and Density | |
| Maximum Density (du/ac) | 65 du/ac |
| Maximum Floor Area Ratio (FAR) | 2.5 |
| Maximum Height (feet) | 65 ft |
| Maximum Height (stories) | 5 |
| Ground Floor Height: Nonresidential | 12 ft minimum |
| Ground Floor Height: Residential | 10 ft minimum |
| Building Footprint and Length | |
| Maximum, contiguous ground-floor footprint, with 50% or more residential uses for total building (includes structured parking and/or ground-level resident only open spaces) | 60,000 SF |
| Maximum, contiguous ground-floor footprint, less than 50% residential uses for total building (includes structured parking, resident only open spaces, and/or recessed vehicle circulation areas) | N/A |
| Maximum building edge length along major axis (excludes length for recessed/extruded spaces along axis) | 350 ft |
| Setbacks | |
| Paramount, Rosecrans, Somerset Boulevards: Residential | 15 ft minimum / 25 ft maximum |
| Paramount, Rosecrans, Somerset Boulevards: Nonresidential | 5 ft minimum / 20 ft maximum |
| Union Pacific Rail Line: Residential | 100 ft minimum |
| Union Pacific Rail Line: Nonresidential | 40 ft minimum |
| New Interior Street: Residential | 10 ft maximum (from back of sidewalk) |
| New Interior Street: Nonresidential | 5 ft maximum (from back of sidewalk) |
| Property Line: not fronting a street; interior to Specific Plan Area | Zero setback required |
| Stepbacks | |
| Upper floor step back | At least one step back that is a minimum of five feet at any level above the ground level |
| Unit Size | |
| Studio | 550 sf minimum |
| 1-bedroom | 800 sf minimum |
| 2-bedroom | 1,050 sf minimum |
| 3-bedroom | 1,300 sf minimum |

- Mixed-use structures with ground-floor commercial
- Enhance investment and development potential through higher-intensity development while respecting the area's physical form and eclectic, creative character
- Emphasize flexibility, creativity, and innovation to attract desired uses
- Integrate surround block patterns and conserve opportunities for a variety of business types and maintain the sense of district authenticity
- Address parking needs while encouraging redevelopment of all surface parking lots
- Requirements for on-site open space

Development and Design Standards

| Table 4-2: TR-65 Development Standards | |
|---|---|
| Height and Density | |
| Maximum Density (du/ac) | 65 du/ac |
| Maximum Floor Area Ratio (FAR) | 2.5 |
| Maximum Height (feet) | 65 ft |
| Maximum Height (stories) | 5 |
| Ground Floor Height: Nonresidential | 12 ft minimum |
| Ground Floor Height: Residential | 10 ft minimum |
| Building Footprint and Length | |
| Maximum, contiguous ground-floor footprint, with 50% or more residential uses for total building (includes structured parking and/or ground-level resident only open spaces) | 60,000 SF |
| Maximum, contiguous ground-floor footprint, less than 50% residential uses for total building (includes structured parking, resident only open spaces, and/or recessed vehicle circulation areas) | N/A |
| Maximum building edge length along major axis (excludes length for recessed/extruded spaces along axis) | 350 ft |
| Setbacks | |
| Paramount, Rosecrans, Somerset Boulevards: Residential | 15 ft minimum / 25 ft maximum |
| Paramount, Rosecrans, Somerset Boulevards: Nonresidential | 5 ft minimum / 20 ft maximum |
| Union Pacific Rail Line: Residential | 100 ft minimum |
| Union Pacific Rail Line: Nonresidential | 40 ft minimum |
| New Interior Street: Residential | 10 ft maximum (from back of sidewalk) |
| New Interior Street: Nonresidential | 5 ft maximum (from back of sidewalk) |
| Property Line; not fronting a street; interior to Specific Plan Area | Zero setback required |
| Stepbacks | |
| Upper floor step back | At least one step back that is a minimum of five feet at any level above the ground level |
| Unit Size | |
| Studio | 550 sf minimum |
| 1-bedroom | 800 sf minimum |
| 2-bedroom | 1,050 sf minimum |
| 3-bedroom | 1,300 sf minimum |

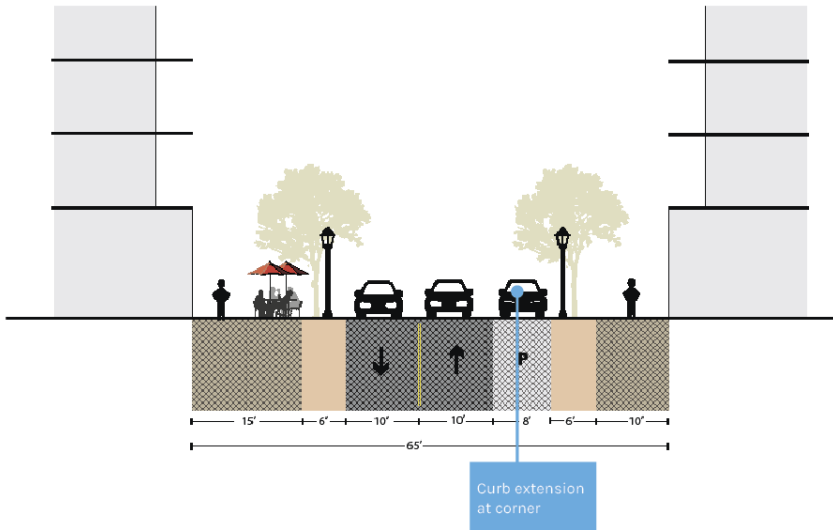
- Foster streetscape and landscape amenities that allow for small-scale, informal gathering
- Develop more accessible and street-side public open space. Buildings fronting public sidewalks
- Anticipate and facilitate emerging sidewalk and pedestrian activity, as well as ensure access to all transit modes through project designs, orientation, and spaces
- Encourage active and passive environmental design strategies that conserve natural resources

Streetscape Strategies

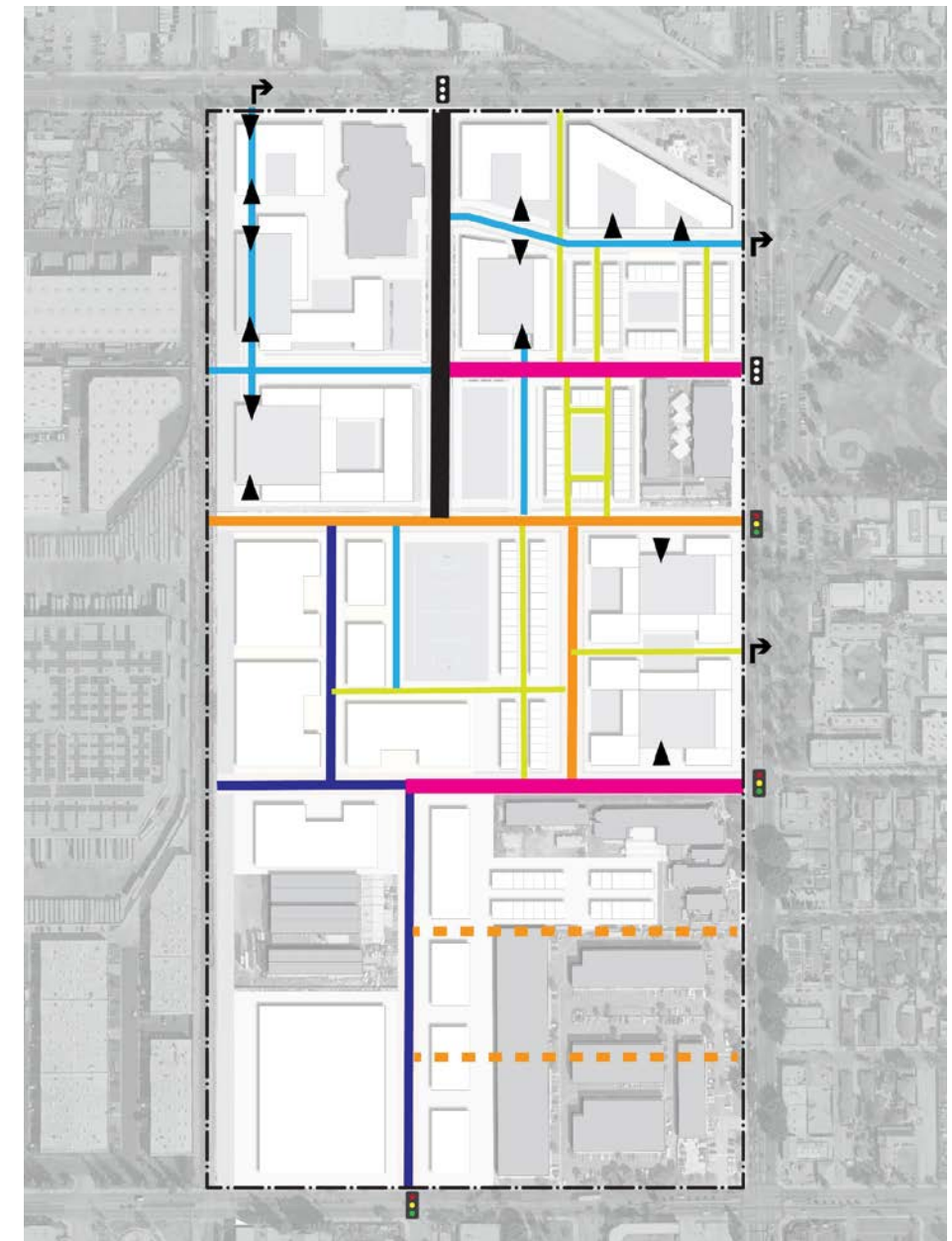


- Street standards and guidelines focused on:
 - pedestrian-oriented sidewalks
 - landscape amenities
 - active transportation infrastructure that encourages walking and biking
 - maximized curbside parking resources
- *Arterial Roadways.* Improvements to the three arterial streets surrounding the project area to occur with private redevelopment
- *Internal Access and Mobility.* New circulation patterns to connect new developments to the local street network, which will replace current surface parking lot circulation routes
- *Bikeways.* A multi-use path with a designated bikeway along the western edge of the Port of Long Beach railway line

Specific Plan Mobility Concept

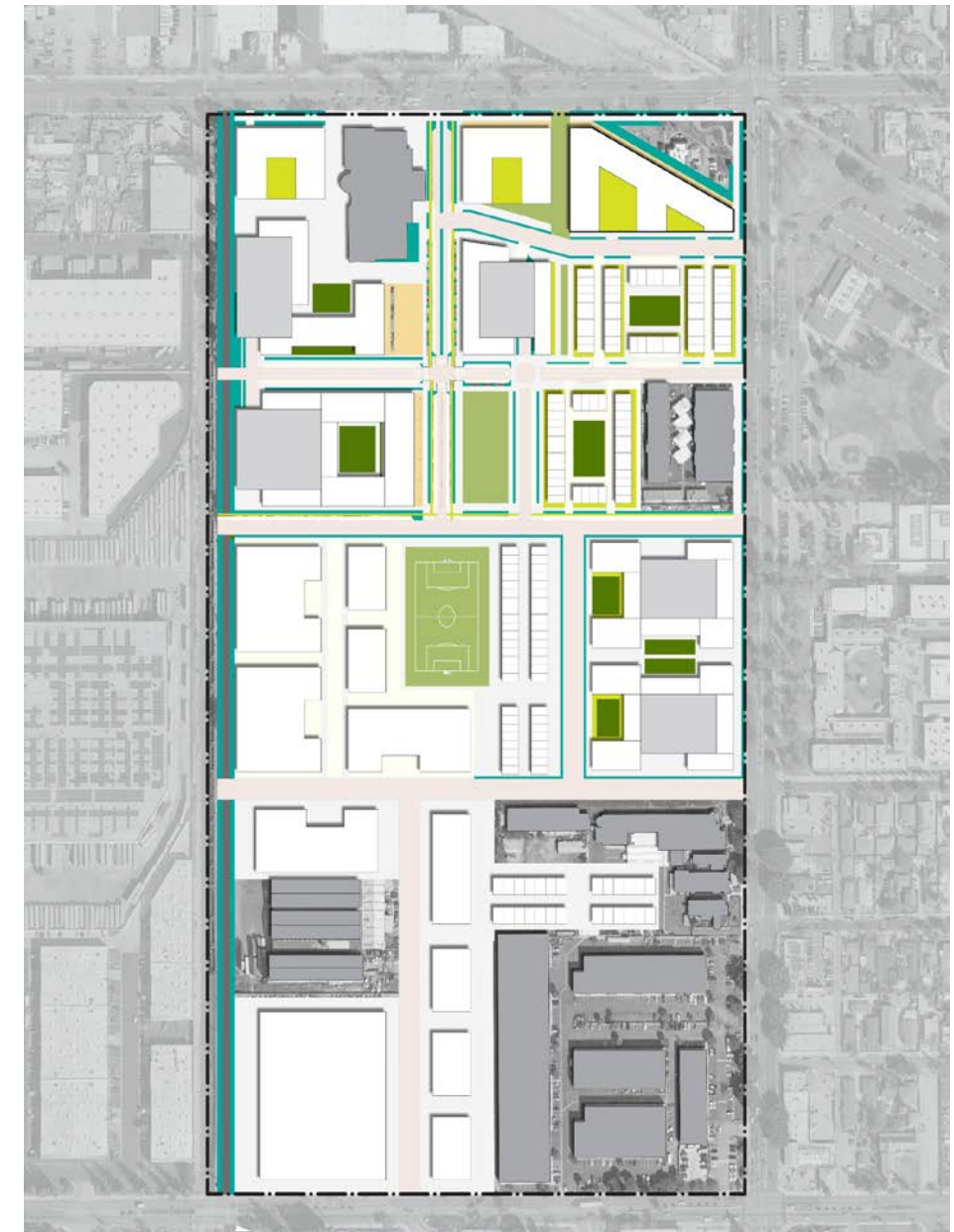


-  Street Type 1
-  Street Type 2
-  Street Type 3
-  Street Type 4
-  Street Type 5
-  Street Type 6
-  Parking Structure Enter/Exit
-  Existing Signal
-  New/Modified Signal
-  Right-in/Right-out Only



Specific Plan Open Space Concept

| | MU-TC: Mixed-Use Town Center TR-65: Town Residential - 65 TR-40: Town Residential - 40 | | | FD: Flex District QP: Quasi-Public NI: Neo Industrial | | |
|--|--|---------------------------------|---------------------------------|--|-----------------|--|
| | MU-TC | TR-65 | TR-40 | FD | QP ⁵ | NI |
| Publicly Accessible Open Space ¹ | 150 sf min per residential unit | 100 sf min per residential unit | 50 sf min per residential unit | 50 sf min per unit and 100 sf per 1,000 sf non-residential use | - | 125 sf min per 1,000 sf non-residential use |
| Tree Requirement | 1 tree per 40 feet of building perimeter | | | | | |
| Ground-level stormwater and landscape planting area ² | 40 sf min per residential unit | 30 sf min per residential unit | 50 sf min per residential unit | 50 sf per residential unit and 60 sf per 1,000 sf non-residential use | - | 5% of development area, or 50 sf per 1,000 sf non-residential use, whichever is larger |
| Resident, and/or tenant Common Open Space ³ | 100 sf min per residential unit | 125 sf min per residential unit | 200 sf min per residential unit | 100 sf min per residential unit and 50 sf min per 1,000 sf non-residential use | - | 150 sf min per 1,000 sf non-residential use |
| Private Open Space ⁴ | 40 sf min per residential unit | | | | - | - |



Paramount Swap Meet/Drive-In Theatre



- Dedicated Swap Meet/Drive-in area can be reduced in size during phasing
- At full buildout, the Specific Plan provides for Swap Meet operations:
 - Occur within publicly accessible open space (e.g., market plaza, parks, etc.)
 - ~100,000 square feet of vendor space
 - Hours of operation could be reduced from the condition today (i.e., fewer days and reduced hours)
- Parking for Swap Meet visitors in mixed-use parking structures as part of new buildings



Development Capacity

Capacity for 2045 horizon year:

- 3.0 million square feet new development
- 2,000 residential units/4,600 residents
- Movie theater remains
- 30,000 square feet for adaptive reuse of light industrial buildings
- 150,000 square feet new retail/restaurant
- 800,000 square feet new neo industrial and/or office
- ~4,000 off-street parking stalls



Development Capacity

- New Open Space:
 - 5.5 acres publicly accessible open space
 - 1.75 acres resident/tenant common space
 - 4.5 acres rooftop amenity and/or landscape space
- 2.5 to 3 acres of ground stormwater/bioswale planting area



Development Capacity

| Development Indicators | EXISTING CONDITIONS (2025) | FUTURE CONDITIONS (2045) | Difference (+/-) |
|-----------------------------|----------------------------------|--------------------------------|------------------|
| Temporary Vendor Space SF | 486,574 | 100,000 | -386,574 |
| Non-Residential Building SF | 459,438 | 1,386,169 | + 926,731 |
| Dwelling Units | 0 | 2,000 | +2,000 |
| Population | 0 | 4,643 | +4,600 |
| Employees | 1,621 | 1,759 | + 138 |



CEQA Process Overview

General Plan Amendment

- New Zoning Designations and Specific Plan Area Map Changes
 - Mixed-Use Town Center
 - Town Residential – 65
 - Flex District
 - Neo Industrial
- Potential: Town Residential – 40 to allow the proposed increase in development capacity and provide consistency with the North Paramount Gateway Specific Plan.
- Update description for “Clearwater Mixed Use”
 - Increase maximum FAR for commercial and industrial development Specific Plan land uses consistent
 - Remove discussion of allowed residential uses, as new multi-family residential uses will be allowed

CEQA Process Timeline

| | |
|---|-------------------------|
| Develop Draft Specific Plan | Current |
| Issue Notice of Preparation (NOP, 30 days) | January 2025 |
| Scoping Meeting | January 16, 2025 |
| Prepare Draft EIR | January - April 2025 |
| Circulate Draft EIR for Public Review (45 days) | May 2025 |
| Close 45-day Public Review Period | July 2025 |
| Prepare Response to Comments/Final EIR | July - August 2025 |
| Public Hearings | August - September 2025 |

Topics to Be Addressed in EIR

- Aesthetics
- Agriculture and Forestry
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions and Climate Change
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Circulation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Other EIR Components

Cumulative Impacts (project plus anticipated growth), evaluate individual project contribution to broader impacts

Growth-inducing Impacts: evaluate potential to cause substantial growth

Significant Adverse Unavoidable Impacts: Impacts that cannot be mitigated to a level of non-significance

Project Alternatives: Evaluation of alternatives that can avoid and reduce significant impacts

Irreversible Long-term Environmental Changes: evaluate long-term commitment of resources, such as energy and building material

Review and Comment on NOP

Notice of Preparation (NOP) is being circulated for

30-day review: January 7 – February 6, 2025

Written or email comments can be submitted through **February 6, 2025, to:**

John King, Interim Planning Director

City of Paramount | Planning Department

16400 Colorado Avenue, Paramount, CA 90723

(562) 220-2036

jking@paramountcity.com

Public Comments



Clearwater Specific Plan Environmental Impact Report

NOTICE OF PREPARATION SCOPING MEETING

Thursday January 16, 2025: 5:30 PM

City of Paramount Council Chamber

16400 Colorado Avenue

Paramount, CA 90723