

PLANNING COMMISSION STAFF REPORT

CITY OF YORBA LINDA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: AUGUST 11, 2021

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

BY: ASHANTI MASON-WARREN, ASSISTANT PLANNER

SUBJECT: CONDITIONAL USE PERMIT 2021-25

APPLICANT: **Artashes Balyan (for Sunset Recycling)**
13027 Victory Boulevard #715
North Hollywood, CA 91606

CEQA STATUS: Categorical Exemption (Class 3 – New Construction)

RELATED ITEMS: None

LOCATION: 22633 Savi Ranch Parkway

REQUEST: A request to establish and operate a staffed recycling center within the front parking lot area of Costco

PROJECT DATA

APN: 352-111-47
General Plan: Planned Development
Zoning: Savi Ranch PD (Planned Development)

BACKGROUND

The applicant is requesting Planning Commission approval to establish and operate recycling collection facility consisting of a single, self-enclosed, transportable unit at the eastern side of the parking lot, located at the intersection of Mirage Street and Savi Ranch Parkway within the Costco's front parking lot area. Pursuant to Section 18.32.070 of the Yorba Linda Zoning Code, approval of a Conditional Use Permit by the Planning Commission is required for any new, large recycling facility. Furthermore, Section 18.32.070 of the Zoning Code requires that large recycling facilities be screened from the public right of way by operating within an enclosed building or within an area enclosed by

an opaque fence at least six feet (6') in height with landscaping. The Planning Commission has previously approved a large recycling facility (CUP 2012-01 for Re-Planet Recycling) to locate in the rear parking lot of Costco in 2012. The Planning Commission's approval of Re-Planet Recycling at the subject Costco facility was predicated on the findings that the proposed use and location would not result in any significant aesthetic, parking, or circulation impacts.

DISCUSSION

State Law Requirement

The California Beverage Container Recycling and Litter Reduction Act (AB 2020) of 1986 was enacted to achieve an 80% recycling rate to reduce the beverage container component of litter in the State as well as reduce the amount of refuse going into landfills. As such, the State of California law mandates that local government agencies recognize and allow for recycling facilities to be placed in a "convenience zone" to encourage recycling and litter reduction. A convenience zone is "the area within a one-half mile radius of a supermarket" (Public Resources Code Section 14509.4(a)). Costco is a qualified "convenience zone" because it met the State's criteria. Consequently, the City cannot deny such a permit for this type of use, unless findings can be made that the recycling facility will be detrimental to the public's health, safety, and welfare. However, the statute does not limit the placement of conditions of approval to address aesthetic issues.

Model Type and Design

According to the applicant's plans, pictures, and letter of intent (see attached), the facility will consist of a single 136 square foot, fully enclosed, self-contained, customer kiosk and two (2) 168 square foot material containers resulting in a total combined footprint of 493 square feet for the entire recycling unit, measuring 29 feet long x 17 feet wide x 11 feet three inches feet high. The unit is skid-mounted and moveable, requiring no anchorage to the asphalt, no electrical lines beneath the parking lot, and it can be relocated for parking lot maintenance. As shown in the attached images, the applicant is proposing a beige colored, rectangular shaped unit, with painted graphics, a roof, a door, and the company's business logo. The entrance and collection area will be located on the west side of the unit.

Hours of Operation, Maintenance and View Impacts

The recycling facility will be staffed by one (1) employee at a time, seven days a week, from 9:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 4:00 p.m. Saturday and Sunday and visited by a trained supervisor once per week. This meets minimum hours per week standard as required by the State Division of Recycling. Stipulated by AB 2020, the facility will only accept California Redemption Value (CRV) for all aluminum, glass, plastic, and bimetal beverage containers sold in California. Depending on the amount of recyclables received, the two (2) 168 square foot material containers will be emptied and replaced once a week or as needed. Prior to opening each day, staff is instructed to pick up any trash or

debris around the recycling center. During operation, staff is instructed to regularly walk around the facility to check for any accumulating litter or debris. Beverage container spills are cleaned with a mop and bucket and discarded within the Costco restrooms. The recycling center site is power washed twice a month to clean parking area pavement.

Aesthetically, staff has concerns with the proposed location of the recycling center, especially the other activities associated with the drop-off of recyclables by patrons. Although the proposed recycling facility is an “enclosed” building, most of the operation is performed outside the building and in direct line of site from Savi Ranch Parkway and the Costco Parking lot. In the past, the Planning Commission has required that large recycling centers locate to the rear of a commercial center or locate in an area that is not in the direct line of site from the public right of way, in order to minimize aesthetic impacts associated with these facilities. For example, CUP 2002-27 approved a large recycling facility at the Yorba Canyon Shopping center, which required it to locate in the southeast corner of the center (i.e. the back portion of the center), based on the findings that the facility would be minimally visible from the street and surrounding properties and that the facility would not interfere with the shopping center parking or circulation. In further adherence to these design standards, the Planning Commission approved CUP 2012-01 (Re-Planet) on January 11, 2012, which allowed for a large recycling center to locate at this same Costco site. The approval required the facility to locate near the northeast portion of the property adjacent to the delivery docks (Attachment No. 5). The analysis of project impacts at that time was that because the location of the Re-Planet facility was located behind the Costco building within the rear parking area, it would not be visible from the public right of way and therefore have no negative aesthetic, parking, or circulation impacts. In this case, because the applicant is proposing to locate their facility on the south side of the Costco building, and in direct line-of-site from Savi Ranch Parkway and from within the parking area, it is staff's opinion that there will be aesthetic, parking, and circulation impacts as a result.

Parking

The proposed recycling center footprint would occupy four (4) parking spaces, plus additional spaces needed to accommodate patrons staging their recyclables for redemption. Based on the parking analysis done for the Costco gas station (DR2013-06), there are 682 parking spaces on site. 676 spaces are required for the Costco building based on the total building square footage, leaving a surplus of only six (6) spaces. Thus, the proposed recycling center will result in occupation of most of the surplus parking required for the Costco Center. Moreover, because the recycling center is proposed to locate in the front parking lot and in close proximity to the store entrance, staff has concerns that the proposed location takes up prime spaces that are in high demand. Furthermore, staff believes there is potential for traffic and circulation impacts at the proposed location. The site plan does not consider additional parking spaces that would be taken up for staging and queuing. It is also important to consider where the recycling center's visitors will park. Given the proposed location in a high demand area for parking as well as a high traffic drive aisle close to the Costco entrance, staff believes there is a high potential for impacts to parking and traffic circulation.

Analysis

Given that the proposed facility will be directly visible from Savi Ranch Parkway as well as from within the parking areas and front entrance to Costco, staff believes that this will result in negative aesthetic impacts within the Costco center and to vehicular traffic entering Savi Ranch, even vehicular through traffic not necessarily patronizing Costco. Furthermore, as proposed, the facility would displace four (4) to possibly six (6) high demand parking spaces in front of the Costco building, and along a high traffic drive aisle, which staff believes will negatively impact parking and on-site circulation. Pursuant to Section 18.32.070.B(2) of the Yorba Linda Zoning Code for large recycling facilities, the facility meets the minimal standards outlined in that code section. However, staff believes that the aesthetic, parking, and on-site circulation impacts are significant. Staff has requested that the applicant relocate their facility to the rear of the Costco building, as had previously been approved, in order to mitigate the negative impacts outlined above. The applicant does not wish to relocate the facility, however. Therefore, based on the currently proposed location, staff believes that the findings upon which past recycling center approvals were based (i.e. no aesthetic, parking or circulation impacts) cannot be made in this case. Thus, staff does not recommend favorably with respect to the requested application.

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution denying Conditional Use Permit 2021-25 – Costco.

Respectfully submitted,



David Brantley, AICP
Community Development Director

Attachments:

- 1) Plans
- 3) Locator Map
- 4) Letter of Intent and Pictures
- 5) CUP 2012-01 Approved Site Plan
- 6) Resolution for Conditional Use Permit 2021-25

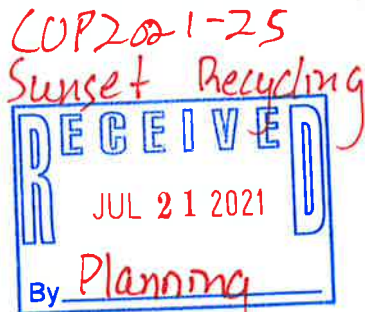


22633 Savi Ranch Pkwy

CUP 2021-25 - Sunset Recycling

Vicinity Map





Best Management Practices Plan

Sunset Recycling Corp, provides CRV (California Redemption Value) buyback services to grocery stores throughout the state of CA. Our recycling center is a Pre-fabricated unit with a foot print of 493 square feet. The unit consists of two fully enclosed storage roll off bins that fit into a building façade that serves as the front of the center. The unit is skid-mounted and moveable with a standard roll-off type vehicle. It is not a mobile recycling unit.

During operating hours, the recycling center is staffed with a well-trained site attendant who receives, weighs and stores the recycling materials in the storage bins. Clients are paid. The staffed hours are Mon-Fri 9am – 5pm, Sat-Sun 9am-4pm 7-days a week or as posted.

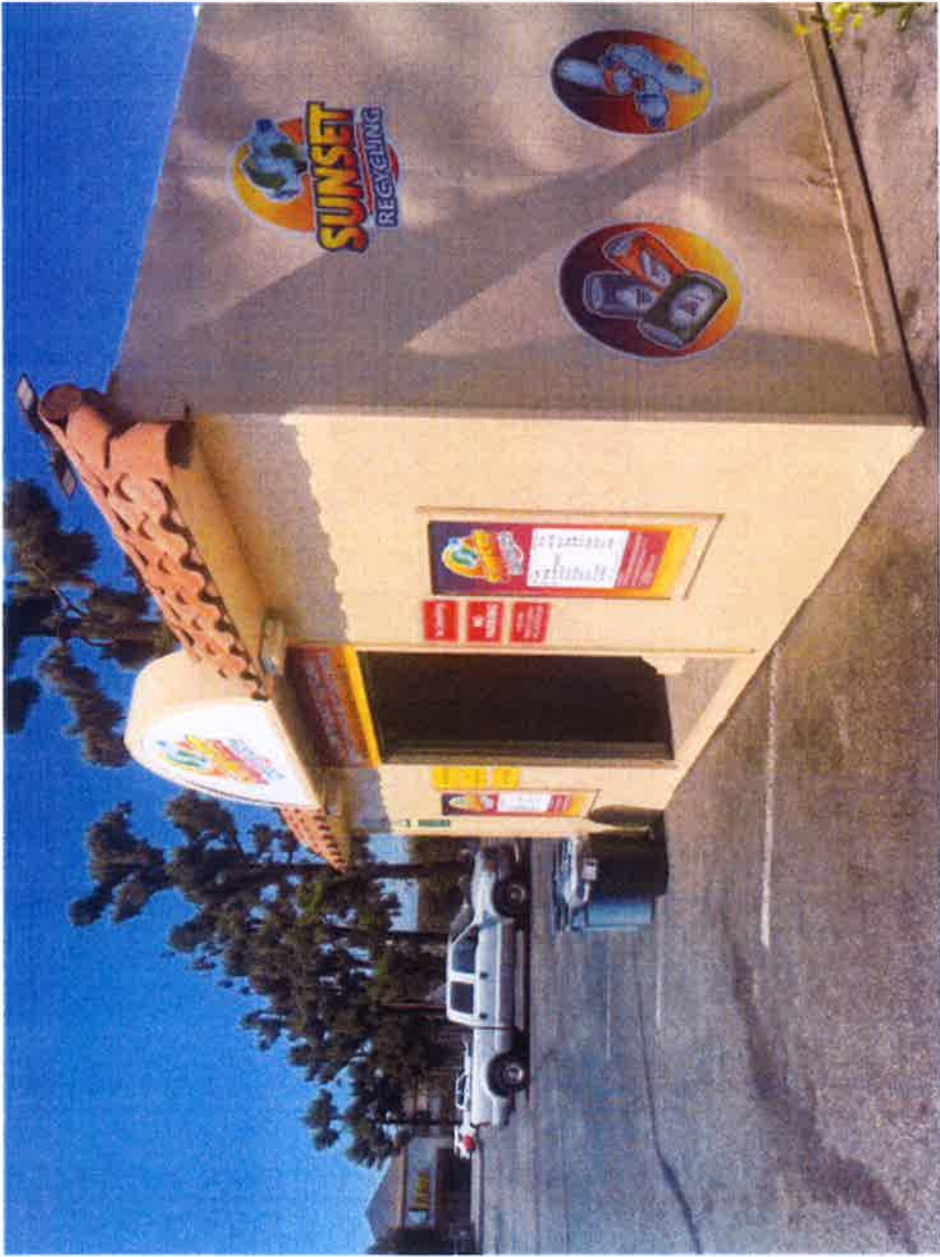
The recycling center only accepts CRV glass, plastic and aluminum beverage containers. All recyclable materials are stored in roll-off bins and secured inside the facility. When full, the roll-off bins are picked-up and returned by a roll-off truck. The storage bin exchanges are schedule weekly depending on the volume of the site in order to prevent storage bins from overflowing.

The recycling center is cleaned on a daily basis. Upon arrival and in preparation for opening, our site attendants pick up any accumulated litter/trash. If any debris or undesirable materials have been left, the site attendant arranges to have the debris removed. During the hours of operation, the attendant maintains the facility clean by regularly walking around and collecting any litter that may accumulate. The trash is kept in trash cans and discarded at the end of the day. All beverage container spills are cleaned with a mop and bucket and discarded in the grocery stores restroom.

We power wash our sites twice a month. We have two commercial grade pressure washing / steam cleaning units. Both pressure washers are capable of producing 3,500 psi and 200 degree temperature water. This is an effective way of cleaning parking area pavement, sidewalk surfaces of dirt, grime, gum, drink stains and other surface debris. Our maintenance crews are trained and understand the importance of storm water management programs. We have the ability to block the storm drains and pump the waste water into the appropriate sanitary outlet which

will protect the property owners and managers from storm water violations. All our recycling center facilities are visited by trained supervisors on a weekly basis. When necessary, abandoned shopping carts are collected and removed.



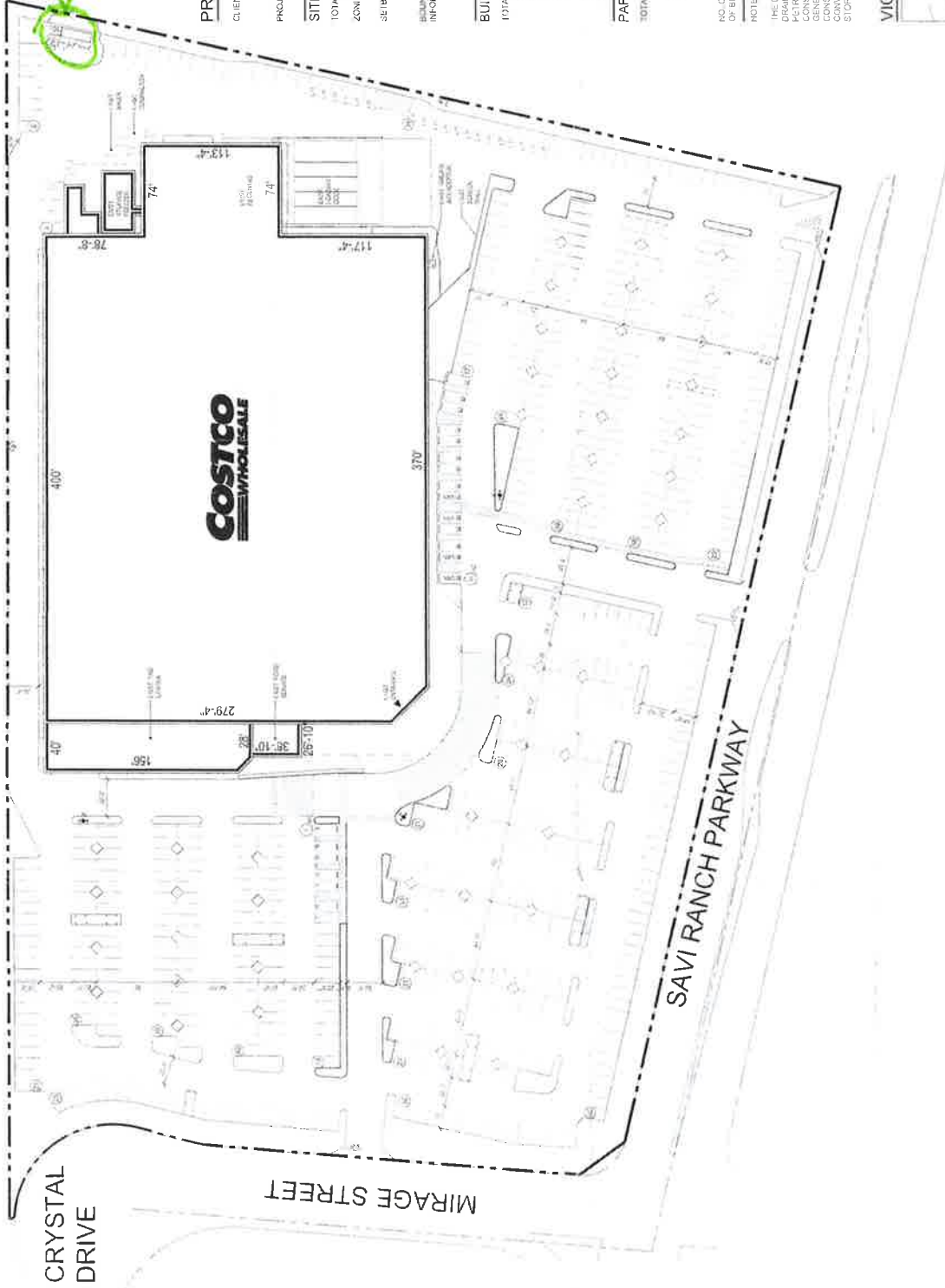




FILE COPY

Costco
CWP 2012-01
RECEIVED
APR 10 2008
PLANNING DEPT.

Project proposed to location



PROJECT DATA

CLIENT
COSTCO WHOLESALE
889 LANE DRIVE
ISSAQUAH, WA 98527

PROJECT ADDRESS
26233 SAVA RANCH PKWY
YORBA LINDA, CA

SITE DATA

TOTAL SITE AREA
11.81 ACRES (511,365 SF)

ZONING
OFFICE AND COMMERCIAL

SETBACKS
FRONT 30'
REAR 30'

BOUNDARIES
INFORMATION
PLAN UPDATED PER AERIAL
PHOTOGRAPH OF 12/98
BOUNDARIES BASED ON
EXISTING RECORDS AND
ENGINEERING DATED 12/98

BUILDING DATA

107A, BUILDING AREA
44,969 SF

EXCLUDES
FENCED AREA 190'
TENNIS COURT
PARKING LOT
CONCRETE DRIVE
UTILITY TRENCH

PARKING DATA

TOTAL SPACES
715 STALLS

INCLUDES
UNPAVED PARKING SPACES
177 STALLS
50 ACCESS STALLS

NO. OF STALLS PER 1000 SF
OF BUILDING AREA
6.18 STALLS

NOTES: EXISTING CONFIGURATIONS TO BE FIELD VERIFIED
THE DISCHARGE OF POLLUTANTS TO ANY STREAM OR
WATERWAY SHALL BE IN ACCORDANCE WITH THE
PROGRAM BY PRODUCT IS, SOIL PARTICULATE,
CONSTRUCTION WASTE MATERIALS OR WASTEWATER
GENERATED ON CONSTRUCTION SITES OR BY
OPERATIONS. POLLUTION CONTROL MEASURES
CONVEYED OR DISCHARGED INTO STREET, GUTTER OR
STORM DRAIN SYSTEM.

VICINITY MAP



94-27160
APRIL 10, 2008
EXISTING
SITE PLAN

EX1.1

COSTCO WHOLESALE EXISTING SITE PLAN

YORBA LINDA, CALIFORNIA APRIL 10, 2008