


**CITY OF YORBA LINDA**  
**Community Development Department**

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**MEMORANDUM**

**To:** Honorable Chairman and Members of the Planning Commission

**From:**  David Brantley, AICP  
Community Development Director

**By:** Ashanti Mason-Warren  
Assistant Planner

**Date:** For the Planning Commission meeting of September 15, 2021

**Subject:** Continued Public Hearing on Conditional Use Permit 2021-25

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**BACKGROUND/DISCUSSION**

This item was initially heard at the regularly scheduled Planning Commission meeting of August 11, 2021. This item was continued to a date certain on September 15, 2021.

At the August 11, 2021, Planning Commission meeting staff brought a resolution to deny the applicant's request due to negative aesthetic, parking, and circulation impacts resulting from the proposed location of the recycling center. Staff communicated with the applicant that a recycling center had previously been reviewed and approved for a CUP at this Costco site (CUP 2012-01). This recycling center had been approved to locate to the rear of the building at the northeast corner of the site. Staff believes this remains the optimal location for such a facility because it limits impacts to aesthetics, customer parking, and parking lot circulation. The applicant proposed to locate in the front parking lot, approximately 300 feet east of the main entrance. The Planning Commission concurred with staff's analysis that the proposed location would result in negative impacts to the aesthetics, parking, and circulation of the site. The Planning Commission moved to continue the public hearing on this item to a date certain on September 15, 2021, to give the applicant time to meet with staff and discuss alternative locations that would be amenable to the applicant and Costco as well as limit potential negative impacts.

On August 17, 2021, staff met with the applicant and Costco management to walk the site and discuss possible alternative locations. Staff identified additional locations, beyond what was initially recommended, that staff believes would limit the recycling center's impact on aesthetics, parking and circulation. These locations were in relative proximity to the location previously proposed by the applicant but were located outside the front row parking drive aisle and to the rear of the building, near the employee parking and loading docks. Staff believes locating the recycling center anywhere to the rear of the building and behind the loading dock screening wall would resolve most of the concerns regarding aesthetics, parking, and on-site circulation. Staff also suggested wayfinding signage could be allowed on site as a condition of approval to improve the visibility of the recycling center for its patrons if it were to locate to the rear of the building. The applicant stated they were amenable to the alternative locations suggested by staff, but that the previously proposed location or an alternative location at the northwest corner of the site,

near the fuel pumps would be preferable. Costco management also expressed that the currently proposed location or an alternative location near the fuel pumps and tire center would be preferred. They explained that the area to the rear of the building sees heavy traffic of delivery trucks and is used for employee parking. Nonetheless Costco management said they would discuss staff's suggested locations internally and get back to staff with an answer on whether they were agreeable to locate the recycling center in one of the proposed alternate locations to the rear of the building.

Costco management responded to staff with the attached letter stating that they would like the Planning Commission to consider approving the recycling center in the front parking lot near the fuel pumps and tire center or near the east entrance near the previously proposed location. They explain that the location near the fuel pumps and tire center is a low traffic area and is more visible to management such that they can ensure the site is well maintained. They further explain that the proposed locations to the rear of the building would conflict with delivery traffic and are used as a staging area for vendors.

Staff's concerns with the aesthetic, parking, and traffic circulation at the previously proposed site remain. The recycling facility will displace four (4) to possibly six (6) high demand parking spaces, and staff believes locating the recycling facility in high demand parking spaces and near high traffic drive aisles will negatively impact parking and on-site circulation. Staff believes a location near the fuel pumps would only exacerbate these impacts. The fuel pumps are a high traffic area, metering six lanes of traffic into one lane for egress, and adding a recycling facility to this area of the parking lot would negatively impact the traffic circulation of this area. For these reasons, staff remains consistent in recommending denial of this request.

### **RECOMMENDATION**

Based on the proposed location, staff recommends that the Planning Commission adopt the attached resolution denying Conditional Use Permit 2021-25 – Sunset Recycling.

#### Attachments:

- 1) Letter from Costco, dated September 8, 2021
- 2) Draft minutes from the August 11, 2021, Planning Commission meeting
- 3) Resolution for denial of Conditional Use Permit 2021-25, with findings