

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Pioneer Recycling, 6545 Fair Oaks Blvd., Carmichael, CA 95608		
OWNER	Walter Fong, 1724-2nd Street, No. 104, Sacramento, CA 95814		
PLANS BY	_____		
FILING DATE	10-26-84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	Ex. 15303(c) EIR	ASSESSOR'S PCL NO.	019-161-48

APPLICATION: Special Permit to locate a mobile recycling center trailer on a 3+ ac. parcel in the General Commercial (C-2) zone.

LOCATION: 5040 Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to locate and operate a mobile recycling trailer.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1965 Fruitridge Community Plan Designation:	Shopping or Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Commercial

Surrounding Land Use and Zoning:

North:	Commercial; C-2
South:	Residential; C-2, R-1
East:	Commercial; C-2
West:	Commercial; C-2, R-1

001575

Property Dimensions:	Irregular
Property Area:	3+ acres
Square Footage of Building:	128+ sq. ft. (8' x 16' trailer)
Significant Feature of Site:	Developed with shopping center
Topography:	Flat
Street Improvements/Utilities:	Existing

BACKGROUND INFORMATION: The applicant was cited by the Code Enforcement Division for operating a recycling business without a business license or special permit.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is zoned C-2 and designated for commercial uses on both the General Plan and the 1965 Fruitridge Community Plan. The site is developed with a small shopping center. Residential uses are located across the street from the trailer site.
- B. The applicant is operating a mobile recycling operation (aluminum cans) on the site. The business consists of a 8' x 16' (128 sq. ft.) trailer which is parked in the parking lot along the 26th Avenue (south) side of the property. The trailer is removed from the site every day and the business is operated between the hours of 10 a.m. and 4 p.m. A senior citizen's newspaper collection bin is located adjacent to the trailer parking area. The applicant has no permanent on-site advertising signs. Signs are located on the mobile trailer.

C. Staff has no objections to the mobile recycling center so long as the applicant does not erect any permanent on-site signs, the trailer is removed from the site on a daily basis, that business hours are from 10 a.m. to 4 p.m. and the trailer be operated only from its present location on the site.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303(e)).

STAFF RECOMMENDATION: Staff recommends the following action:

Approval of the special permit, subject to the conditions and based upon the Findings of Fact which follow:

Conditions

1. The business shall be operated from 10 a.m. to 4 p.m. only.
2. The applicant shall not erect permanent on-site advertising signs.
3. The business shall remain mobile and shall be removed from the site on a daily basis. The trailer shall not be parked on the site over night.
4. The business shall be conducted from the location indicated on the site plan. No other location on the site shall be used.

Findings of Fact

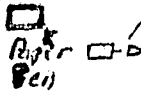
1. The project, as conditioned, is based upon sound principles of land use, in that:
 - a. the mobile recycling center is compatible with the existing commercial uses located on the site;
 - b. adequate space and parking is provided.
2. The project, as conditioned, is not detrimental to the public health, safety or welfare, nor will it result in the creation of a nuisance, in that:

the project is mobile and not permanently located on site.
3. The project is in conformance with the 1974 General Plan and the 1965 Fruitridge Community Plan which designate the site for commercial uses. Recycling centers are allowed in C-2 zones with special permit approval.

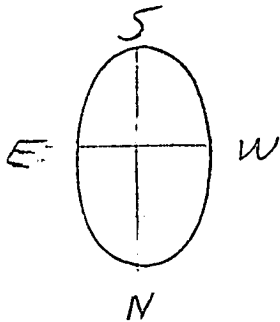
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26th AVE.

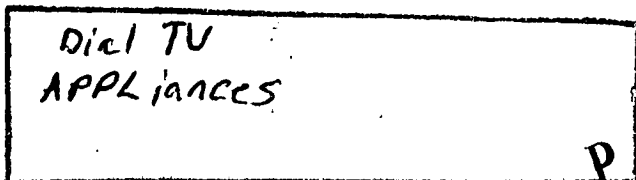
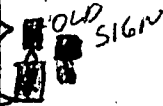
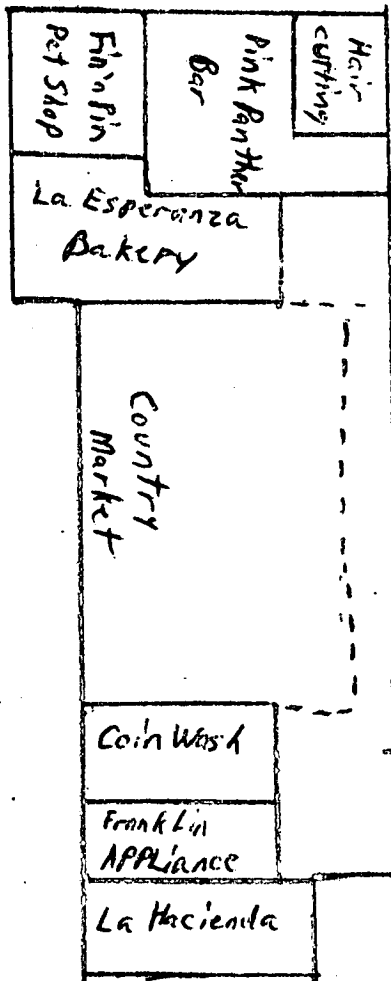
TRAILER LOCATION



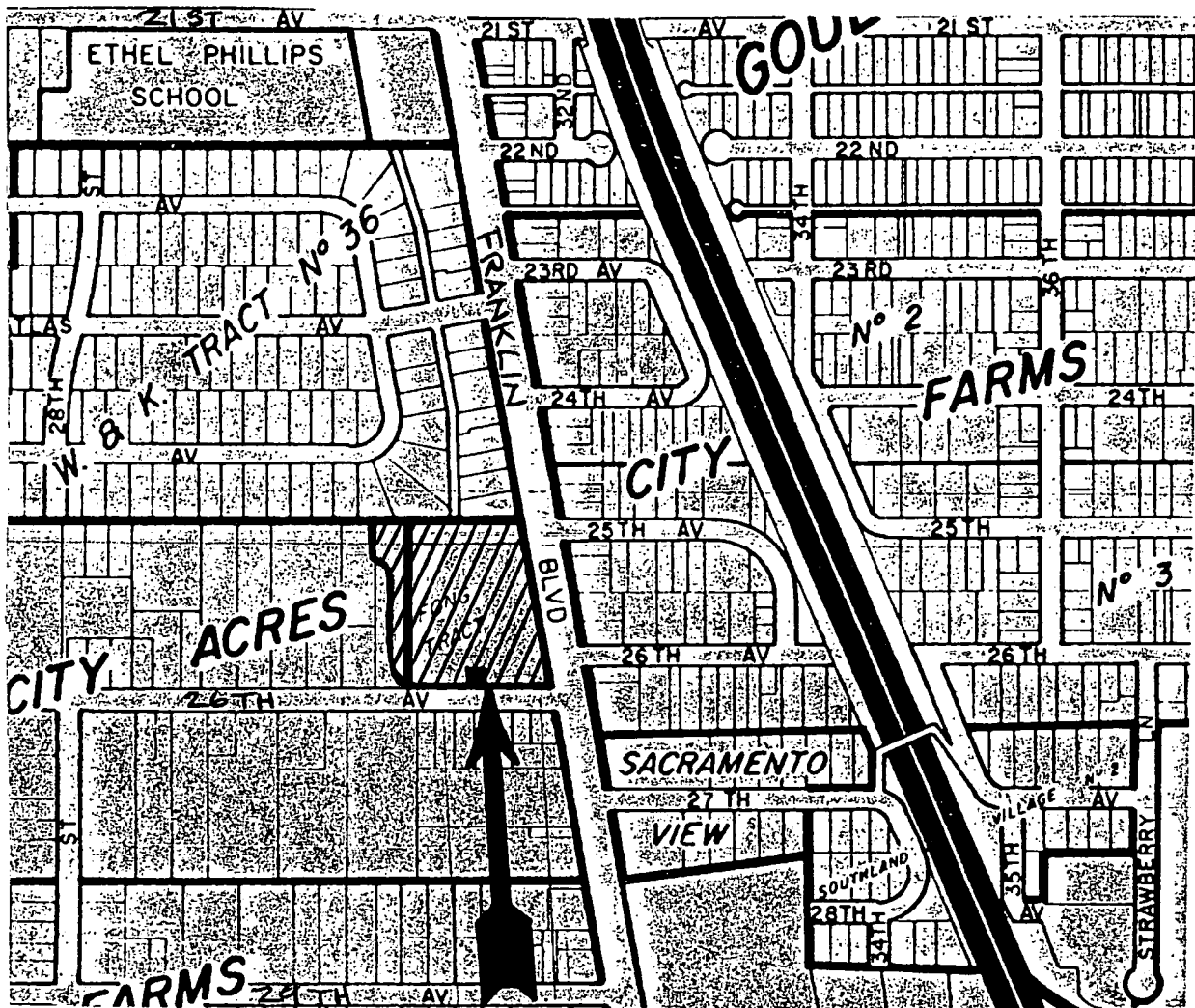
Franklin Blv.



SCALE:
APPROX 1.5" =
100 FEET



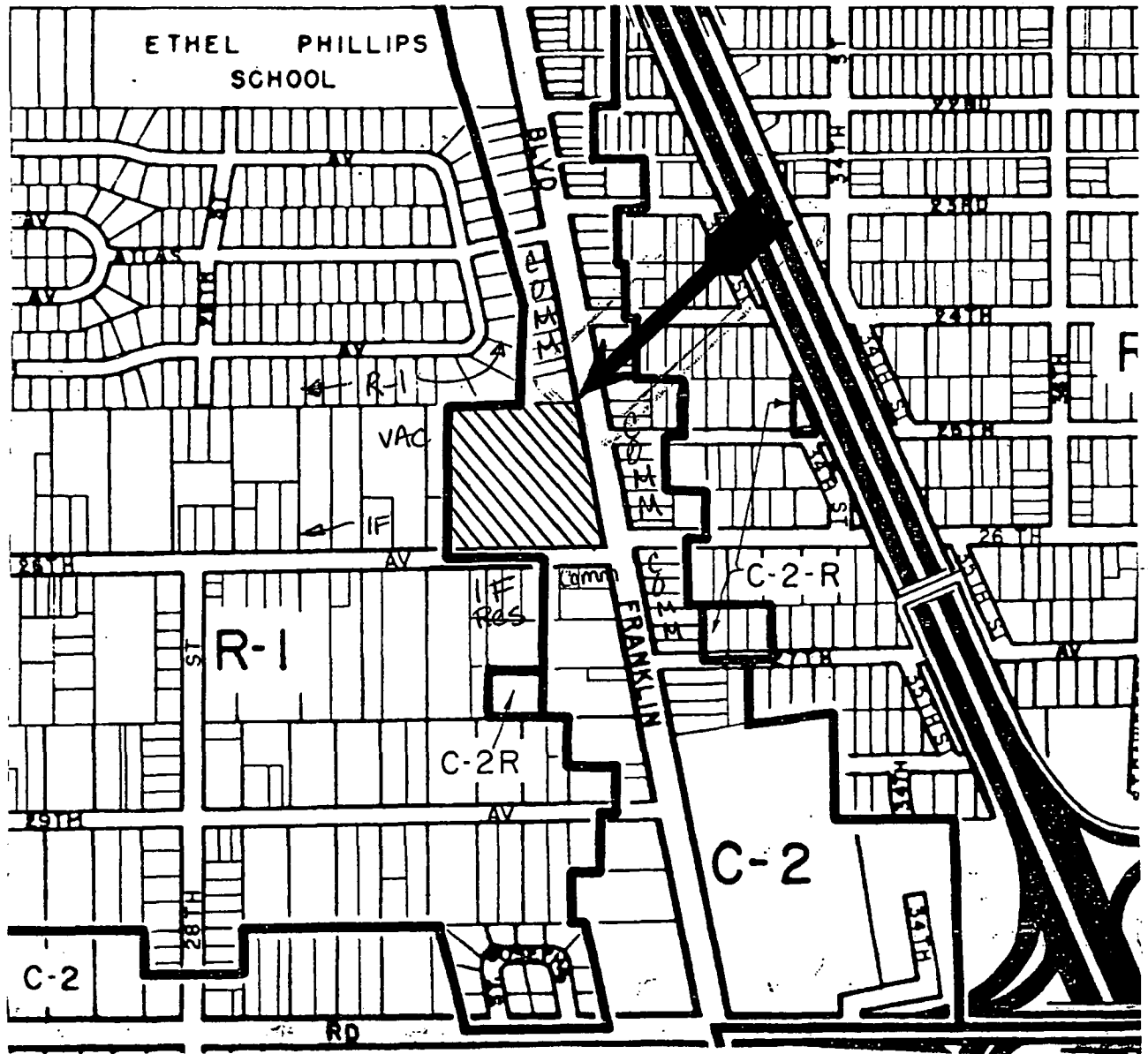
P 84402



SUBJECT SITE

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VICINITY MAP



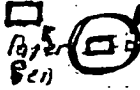
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LAND USE & ZONING MAP

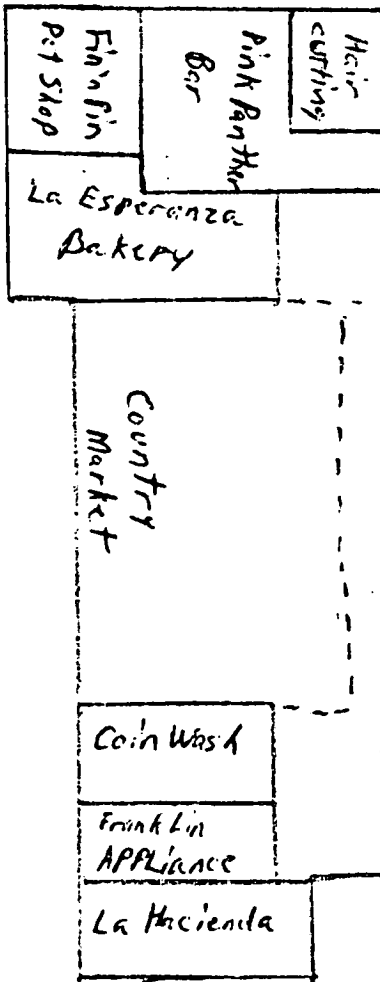
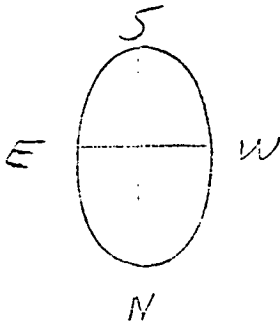
26th AVE.

TRAILER LOCATION

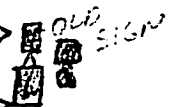
Winkells
Dent House



Franklin Blv.



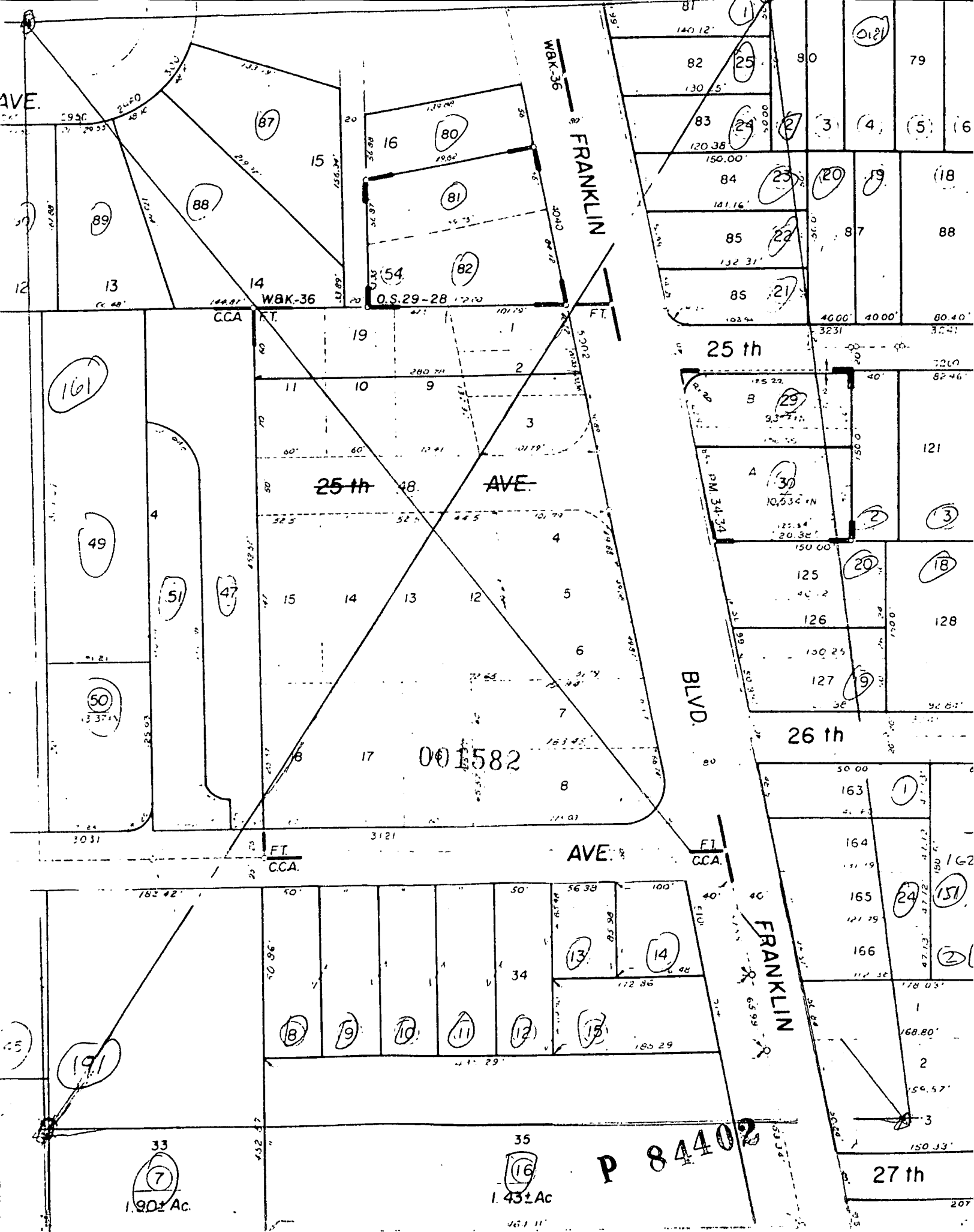
SCALE:
APPROX 1.5" =
100 FEET



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Dial TV
APPLIANCE

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84402 P

Dial TV
Appliances

La Hacienda

Franklin
Appliance

Coin Wash

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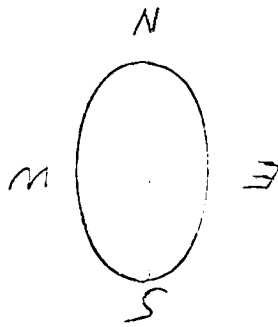
Country
Market

La Esperanza
Bakery

Hair
cutting

Pink Panther
Bar

Fin'fin
Pet Shop



Winkles
Dent House

Scale:
1" = 15'
100' = 7"

TRAILER LOCATION

26th AVE

Franklin Blu.