

PLANNING DIRECTOR'S SPECIAL PERMIT

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Joseph Ehly, 1851 Heritage Lane, Ste. 128, Sacramento CA 95815
OWNER Joseph Fisher, 3321 Barcon Way, Sacramento, CA 95838
PLANS BY Applicant
FILING DATE 7-26-89 ENVIR. DET. Neg. Dec. REPORT BY DH:df
ASSESSOR'S-PCL. NO. 251-0325-006

APPLICATION: A. Negative Declaration

B. Planning Director's Special Permit to establish a small collection facility for Aluminum, Glass and Plastic on 0.15 developed acres in the General Commercial (C-2) zone.

LOCATION: 3201 Marysville Boulevard.

PROPOSAL: The applicant is requesting the necessary entitlement to establish a small collection facility for recyclable materials.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighbor Commercial Offices
1984 North Sacramento Community Plan Designation:	Retail-General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Tire Shop, now vacant & office building with parking.

Surrounding Land Use and Zoning:

North: Parking Lot;C-2
South: Commercial;C-2
East: Commercial;C-2
West: Church;C-2

Parking Required:	2 spaces
Parking Provided:	2 spaces
Property Dimensions:	94 x 95 ft. irregular
Property Area:	0.15+ acres
Square Footage of Building:	600 sq. ft.
Height of Building:	13 ft. single story
Exterior Building Materials:	Wood frame, plywood
Roof Material:	Tar
Hours of Operation:	8 a.m. to 5 p.m., seven days per week
Number of Employees:	2, one per shift

Project Evaluation: Staff has the following comments:

A. Land Use & Zoning

The subject site contains 0.15+ acres developed with a former gas station and small office/retail building in the General Commercial (C-2) zone. Surrounding

land uses are commercial. The 1984 North Sacramento Community Plan designates the site for Retail-General Commercial uses. The 1988 General Plan designates the site for Community/Neighborhood Commercial offices. The small collection facility is a compatible use with the community and general plan designations.

B. Project Description & Elevation

The applicant proposes to convert a 600+ square foot former gas station, most recently used as a tire repair shop, into a small collection facility for aluminum, plastic and glass. The site is located at the northwest corner of Marysville Boulevard and Arcade Boulevard.

The project proposes to house the recycling bins inside the building. No exterior storage is to occur. A truck will be parked outside to be used for storage of aluminum cans and emptied daily. Cans will be weighed inside the building and conveyed to the truck after weighing via a hand cranked conveyor belt. Cans are not crushed nor compressed into bales at the site. No mechanical processing equipment is proposed.

The City Zoning Ordinance, Section 2.1, established criteria for recycling centers. The applicant is requesting a Planning Director's Special Permit for a Small Collection Facility and will comply with requirements of the City Zoning Ordinance. Staff questioned whether the conversion of the gas station to a recycling center established the use as a primary use of the property. The owner of the property also owns the 10 adjacent parcels including the retail shopping center located north of the site. Staff recommends that this recycling center be considered a secondary use of the overall property used for retail commercial uses.

Regarding exceeding 500 square feet of area, the building contains 600 square feet area of which restrooms and office area occupy approximately 200 square feet. The 400 square feet with 100 square feet for truck storage is within the limits of the Zoning Ordinance 500 square feet for a small collection facility.

Regarding collection of other materials, the applicant requests approval for recycling glass, aluminum, and plastic. No oil, antifreeze, newspaper, cardboard or scrap metals will be collected.

Signage is restricted to 16 square feet. The Planning Director can approve additional signage if it is found that signage is compatible with existing adjacent businesses. No specific signage was submitted with the request. Staff recommends all signage be reviewed and approved by Planning Staff prior to issuance of sign permits. No pole signs are allowed.

Parking is provided along the north side of the building and 6 spaces are provided along the west property line for the existing office building. Adequate vehicle maneuvering and stacking areas are shown on the site plan. The City Traffic Engineer has reviewed the plans but has no comments on the site plan.

C. Modifications of the Use:

Staff observes that since this small collection facility is determined to be a secondary use of the overall shopping center under common ownership, then a restriction limiting the use of the property to only a small collection facility is appropriate. Should the applicant seek to add machinery, increase outdoor storage or add types of materials to be recycled, the Planning Director reserves the right to refer the item to the Planning Commission as a Special Permit for a Recycling Center. At that time, further environmental review of the proposed expansion will occur with an evaluation of the appropriateness of the use at this location.

Staff recommends approval of the Special Permit subject to conditions. The applicant is aware of the restrictions of Section 2.1 of the City Zoning Ordinance, Exhibit A, and has agreed to conform to them.

D. Environmental Determination:

The City Environmental Review Coordinator has reviewed the project and has prepared a Negative Declaration.

STAFF RECOMMENDATIONS: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approve the Special Permit subject to conditions and based upon findings of fact which follow:

Condition - Special Permit

1. The applicant shall conform to the requirements for establishment of a small collection facility in operation and use. (Exhibit A)
2. This special permit is limited to recycling aluminum, glass and plastics.
3. All storage is to occur inside the building. No overnight exterior storage is allowed.
4. The site shall be developed as per site plan approved with this application and operated in accordance with days and hours as stated in the application.
5. Any expansion or change in use shall be reviewed and approved by the Planning Director.
6. All signage shall be review and approved by the Planning Director prior to issuance of sign permits. A maximum of 16 square feet of sign area is allowed attached to the building. No pole signs are allowed.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. No outdoor storage of materials will occur which may be a detriment to the neighborhood.
 - b. Operations will comply with City/County Health Code requirements.
2. The project, as conditioned, will not be injurious to the public health, safety and welfare in that no outdoor storage of material will be allowed and noise from the operation will not create adverse impacts on surrounding properties.
3. The project is consistent with the 1984 North Sacramento Community Plan in that the site is designated for Commercial uses and a recycling small collection facility is a compatible commercial use.

Report Prepared By:

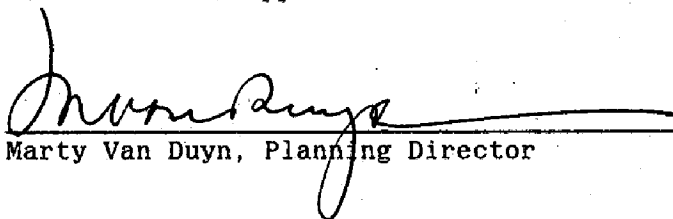


Dan Hendrycks, Associate Planner

11-8-89

Date

Recommendation Approved:

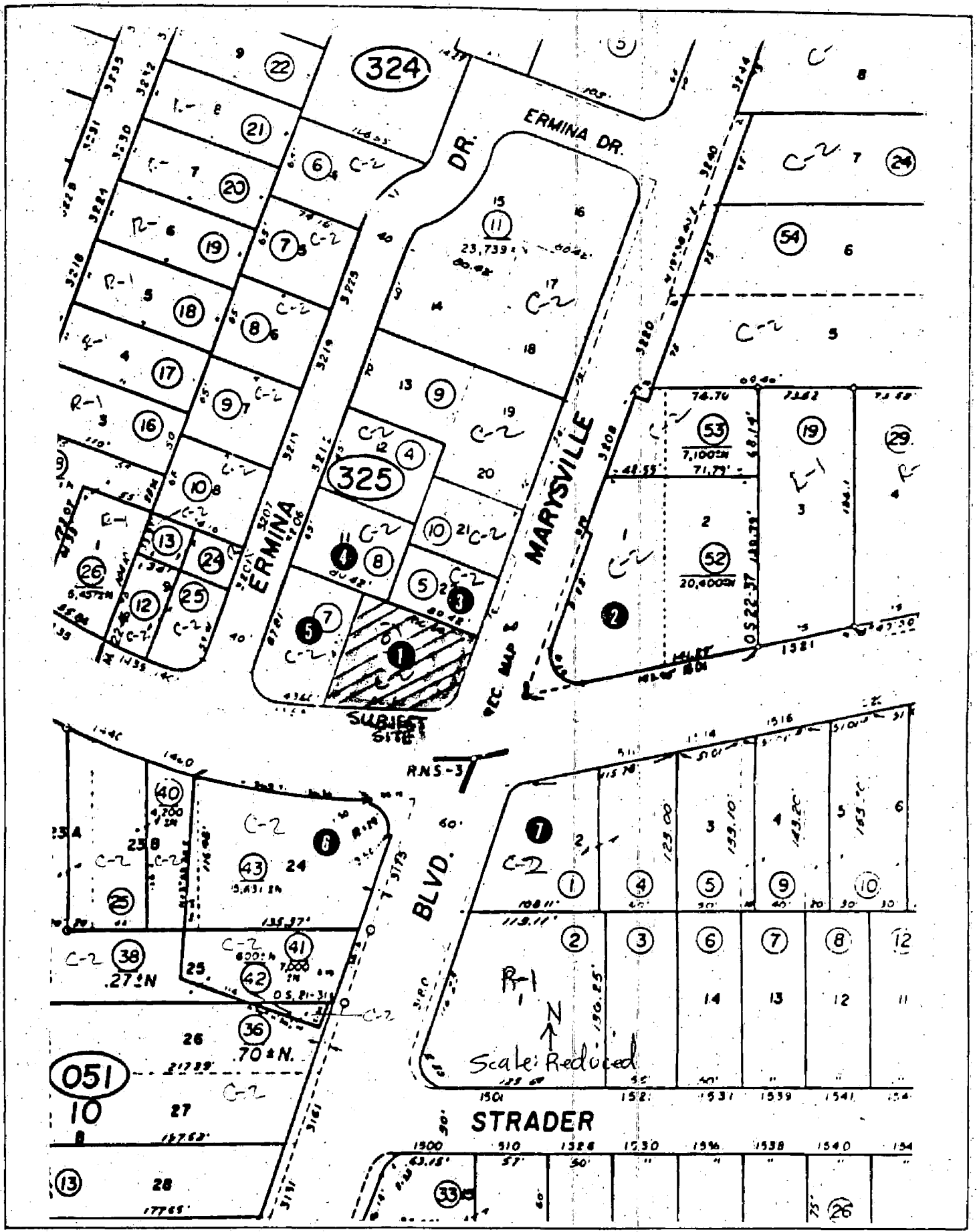


Marty Van Duyn, Planning Director

11-8-89

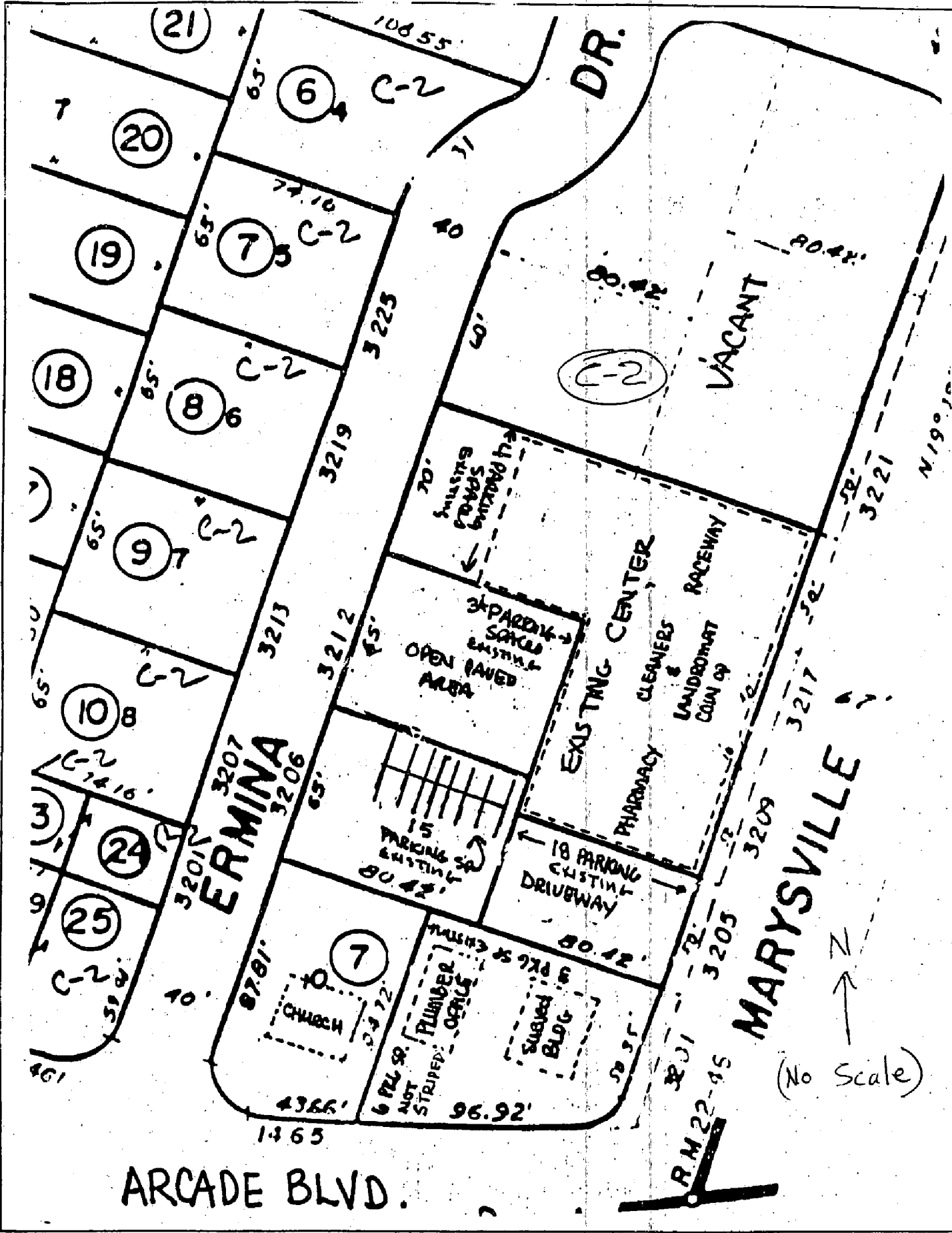
Date

cc P89-277



VICINITY MAP

P-89-277

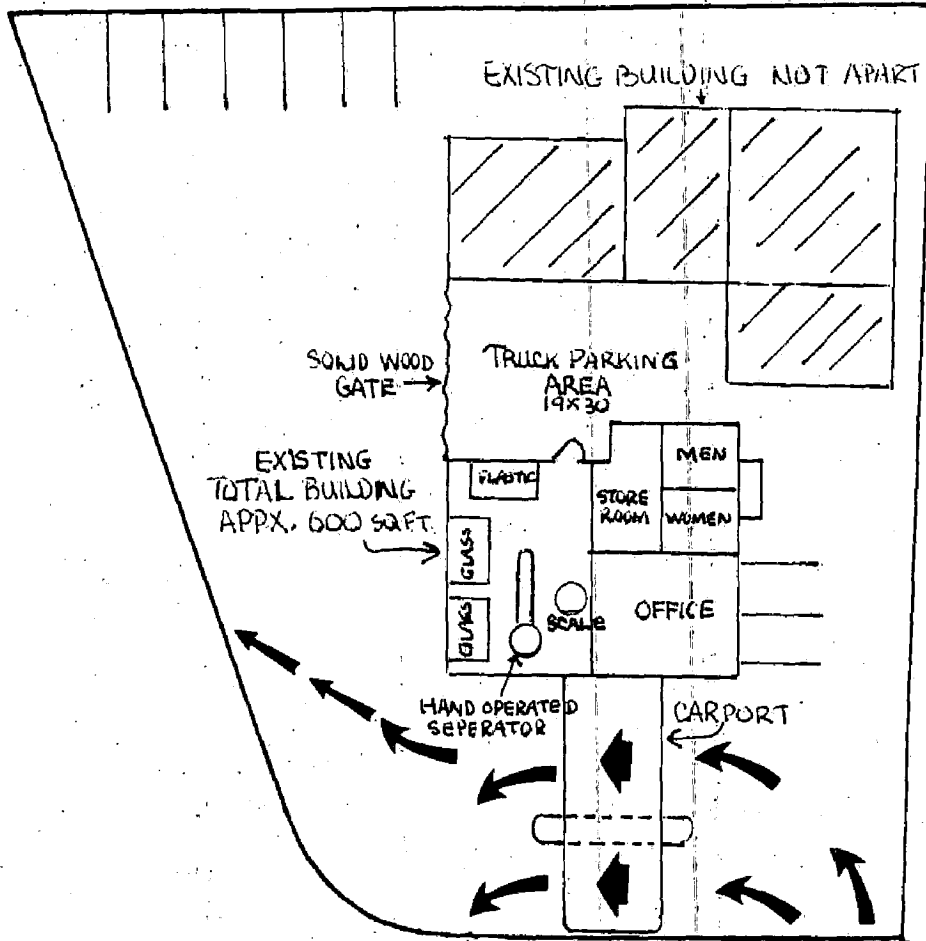


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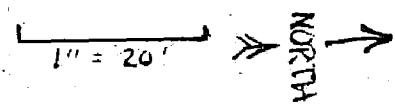
LAND USE & ZONING MAP



ARCADE BOULEVARD



MARYSVILLE BOULEVARD



P 89277

SCALE: 1" = 20' DATE: JULY 24, 1989	CALIFORNIA RECYCLING CENTER 3201 MARYSVILLE BOULEVARD SACRAMENTO CALIFORNIA	PREPARED BY: JOSEPH A. EHLY 416 9200544
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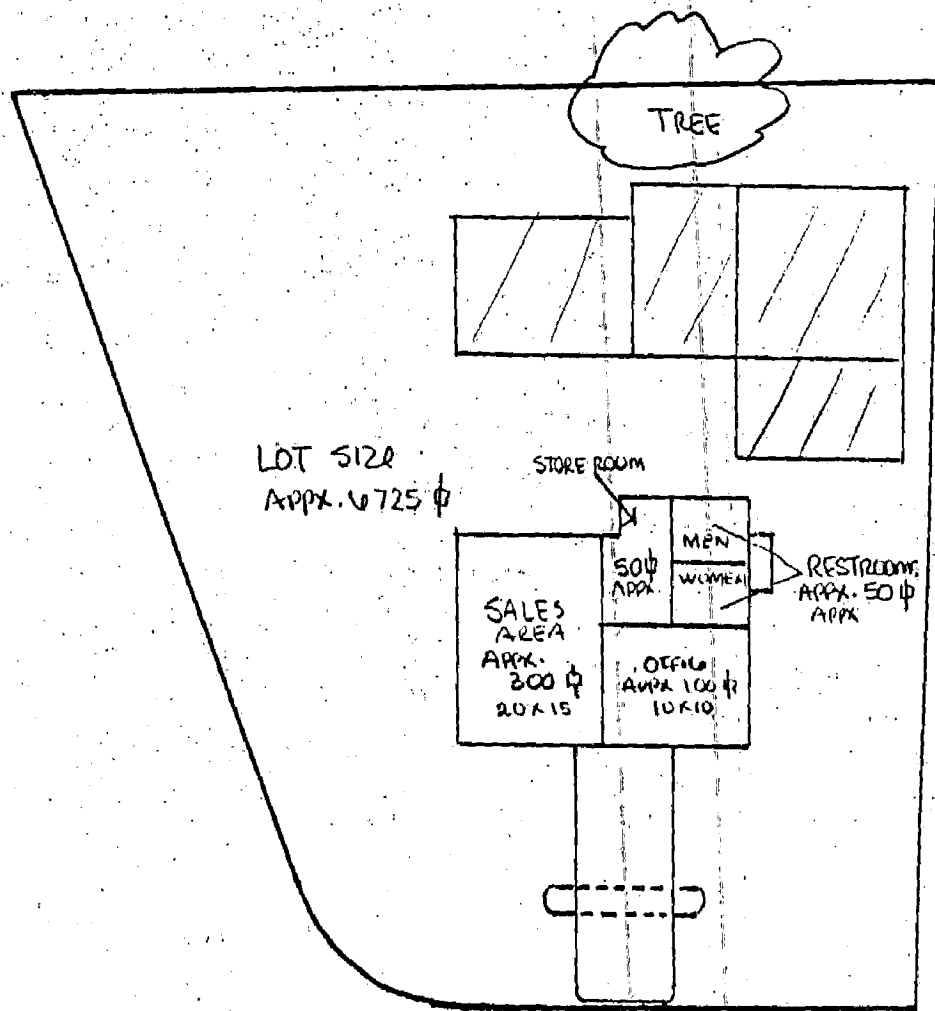
Section 2.1 Zoning Ordinance (Excerpt)

2. Small Collection Facilities

Small Collection Facilities may be sited in Commercial and Industrial zones with a Planning Director's Special Permit provided they comply with the following conditions:

- a. Shall be established in conjunction with an existing Commercial use or Community Service Facility which is in compliance with the Zoning, Building and Fire Codes of the City of Sacramento;
- b. Shall be no larger than 500 square feet, and occupy no more than five (5) parking spaces not including spaces that will be periodically needed for removal of materials or exchange of containers. No parking spaces required for the primary host use may be occupied by the facility;
- c. Shall be set back at least ten (10) feet from any street or building or shall not be located in any required setback and shall not obstruct pedestrian or vehicular circulation;
- d. Shall accept only glass bottles, metals, plastic containers and papers;
- e. Except for bulk reverse vending machines, shall use no power-driven processing equipment;
- f. Shall use containers that are constructed and maintained with durable waterproof and rust proof material, covered when site is not attended, secure from unauthorized entry or removal of material and shall be of a capacity sufficient to accommodate materials collected and collection schedule;
- g. Shall store all recyclable material in containers or in the mobile center vehicle and shall not leave materials outside of containers when attendant is not present;
- h. Shall be maintained free of litter and any other undesirable materials, and mobile facilities, at which truck or containers are removed at the end of each collection day, shall be swept at the end of each collection day;
- i. Shall not exceed noise levels of 55 dBA as measured at the property line of Residentially zoned or occupied property, otherwise shall not exceed 70 dBA;
- j. Attended facilities located at community service sites shall be in operation only during the hours between dawn and dusk; and facilities located within 100 feet of a property zoned or occupied for Residential use shall operate only during the hours between 9:00 a.m. and 7:00 p.m.;

- k. Containers for the 24-hour donation of materials shall be at least 50 feet from any property zoned or occupied for Residential uses unless there is a recognized service corridor and acoustical shielding between the containers and the Residential use;
- l. Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation and display a notice stating that no material shall be left outside the recycling enclosure or containers;
- m. Signs may be provided as follows:
 - 1) Recycling centers may have identification signs with a maximum of 20 percent per side or sixteen (16) square feet, whichever is smaller, in addition to information signs required in Section D.2.1.;
 - 2) Signs must be consistent with the character of the location;
 - 3) Directional signs, bearing no advertising message, may be installed which are consistent with Sign Ordinance regulations if necessary to facilitate traffic circulation, or if the facility is not visible from the public right-of-way; and
 - 4) The Planning Director may authorize increases in the number and size of signs upon findings that it is compatible with adjacent businesses.
- n. The facility shall not impair the landscaping required for any concurrent use by this Title or any permit issued pursuant thereto;
- o. No additional parking spaces will be required for customers of a small collection facility located at the established parking lot of a host use. One space will be provided for the attendant, if needed;
- p. Mobile recycling centers shall have an area clearly marked to prohibit other vehicular parking during hours when mobile center is scheduled to be present; and
- q. Occupation of parking spaces by the facility and by the attendant shall not reduce available parking spaces below the minimum number required for the primary host.



APPROXIMATE SQ FT LAYOUT P89 277
 3201 MARYSVILLE BLVD.

P-89-277

RICHARD C. VIEILLE

REALTOR

1851 Heritage Lane, Suite 128
Sacramento, California 95815
(916) 920-0544

CITY OF SACRAMENTO
CITY PLANNING DIVISION

AUG 23 1989

RECEIVED

Richard C. Vieille, SIOR
Joseph Ehly

August 22, 1989

Mr. Dan Hendrycks
City of Sacramento
Planning and Development Department
1231 I Street, Suite 200
Sacramento, CA 95814

Dear Dan:

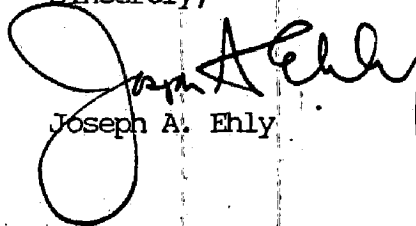
Pursuant to our recent telephone conversation, I have prepared the attached Exhibit to show the retail activity and its proximity to the subject building as represented in file #P89277, in a Request For a Planning Directors Special Permit.

As we discussed, the property highlighted on the Exhibit is owned by Blaine Fisher, former City Councilman and shows a contiguous shopping area of which the subject building is apart. The existing parking is also shared in common with the other businesses with the parking striping in place.

The existing building marked Plumber Office on the Exhibit is currently being used for the storage of merchandise for the tire shop. An agreement has been made with the plumber to locate his office there upon vacancy of the tire shop. The eviction process was initiated to remove the tire shop approximately 1 month ago.

If there are any further questions, please call.

Sincerely,



Joseph A. Ehly

JAE:sm

cc: Fred Ehly
Blaine Fisher

Enclosures



INDIVIDUAL MEMBERSHIP
SOCIETY OF INDUSTRIAL AND OFFICE REALTORS

P-89-277