



City of Rialto

Legislation Text

File #: PC-20-0323, Version: 1

For the Planning Commission Meeting of May 13, 2020

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Matthew Schneider, Community Development Director
FROM: Daniel Rosas, Associate Planner

Conditional Development Permit No. 2019-0031: A request to establish a large collection recycling facility at an existing development located at 138 West Bryant Street (APN: 0258-121-39). The site is a 0.46-acre parcel of land with an existing 1,520 square foot building with a 490 square foot canopy located within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan. The proposed project qualifies as a Class 1 Exemption (Environmental Assessment Review No. 2019-0084) pursuant to the California Environmental Quality Act (CEQA).

APPLICANT:

Edwin Garcia, 929 S. Figueroa Street, Santa Ana, CA 92704.

LOCATION:

The project site consists of one (1) parcel of land (APN: 0258-121-39) located at 138 West Bryant Street [refer to the attached Location Map (**Exhibit A**)].

BACKGROUND:

General Plan Designations

<i>Location</i>	<i>General Plan Designation</i>
Site	General Industrial with a Specific Plan Overlay (Agua Mansa) SP
North	General Industrial with a Specific Plan Overlay (Agua Mansa) SP
East	General Industrial with a Specific Plan Overlay (Agua Mansa) SP
South	General Industrial with a Specific Plan Overlay (Agua Mansa) SP
West	General Industrial with a Specific Plan Overlay (Agua Mansa) SP

Zoning and Land Use

<i>Location</i>	<i>Zoning</i>	<i>Existing Land Use</i>
Site	Heavy Industrial (H-IND)	Heavy Equipment Storage

North	Heavy Industrial (H-IND)	Single Family Dwelling
East	Heavy Industrial (H-IND)	Auto Repair Center
South	Heavy Industrial (H-IND)	Contract Storage Facility
West	Heavy Industrial (H-IND)	Auto Collision Center

Site Characteristics

The project site is a rectangular shaped piece of land comprised of one (1) parcel. The parcel is 0.46 gross acres in size with approximate dimensions of 121 feet (east-west) by 165 feet (north-south). The project site is bound on the south by Bryant Street. To the north of the site is a 4-acre parcel with a legal non-conforming residence. To the east of the project site is an auto repair facility. To the west is an auto collision facility. To the south, across Bryant Street, is an electrical contractor facility.

Entitlement Requirements

Pursuant to Table 8 of Section 4.2.2.A. of the Agua Mansa Specific Plan, the development of a large collection recycling facility within the H-IND zone requires a Conditional Development Permit, and the applicant has applied for a Conditional Development Permit ("CDP No. 2019-0031").

ANALYSIS/DISCUSSION:

Project Proposal & Site Design

The applicant, Mr. Edwin Garcia, proposes to establish a large recycling facility to be known as Renovate Recycling Center, Inc. (Renovate). Large collection facilities are defined by the Rialto Municipal Code as facilities "which occupy an area of more than 500 square feet and are located on a separate property not appurtenant to a host use, and which may have permanent structures." The project is larger than 500 square feet and will be the sole use on the property.

The project site consists of an existing 1,520 square foot building and a 490 square foot canopy with a fully paved storage yard. According to the applicant's site plan (**Exhibit B**), the project will not add any new building square footage, but will include the following improvements:

- Construction of a 6-foot high block screen-wall on the west and south of the yard with two access gates;
- Installation of surveillance and alarm systems and lighting;
- Installation of parking lot improvements, including striping for eleven (11) new on-site parking spaces near the entrance to the yard, a designated space for one (1) forklift near the rear of the yard, and two (2) designated spaces for a roll-off truck with a hydraulically operated bed with winch and a bobtail truck with lift gate;
- Striping and signage to facilitate one-way circulation on a minimum 19-foot wide internal driveway with unloading limited to parking spaces;
- Installation of two 40-yard (approximately 8 feet wide by 8 feet tall and 26 feet long) recyclable material storage containers and space for forklifts;
- Installation of landscaping within the front setback; and,
- Interior improvements to the existing building to facilitate a cashier office and storage area for scrap materials/non-ferrous metals within the building.

Access and Parking

The site will have one-way circulation with both a driveway entrance and driveway exit on Bryant Street. The easterly driveway will be the entrance the westerly driveway will be the exit. The site layout includes a minimum 19-foot wide internal drive aisle to be kept clear at all times. All unloading of materials must be done from the customer parking spaces.

The development will have eleven (11) parking spaces. This quantity exceeds the minimum parking requirement as shown in the parking calculation chart shown below and as required by Section 18.108.040A of the Rialto Municipal Code:

<i>Type of parking</i>		<i>Parking Rate</i>	<i>Number of spaces required</i>
<u>Customer Parking</u>		6 spaces min.	6
<u>Employee Parking</u> 2 Employees		1 / employee	2
Total Required/Total Provided			8/11

Operations

The facility will operate Monday through Friday from 8:00 a.m. to 5:00 p.m. and on Saturdays from 8:00 a.m. to 2:00 p.m. with two full-time employees and include the following activities:

- Collection of California Redemption Value (CRV) aluminum cans, plastic and glass bottles as well as scrap materials such as non-ferrous metals, copper, steel, scrap aluminum, stainless steel, die cast, brass, mattresses, paper, and electronic devices from the public. The collected materials are weighed on a scale and purchased from the public by the pound in accordance with the State and County weights and Measures regulations.
- Storage of CRV materials (such as plastic and glass bottles and aluminum cans) in small (approximately 3.5 feet wide by 4 feet tall by 5 feet long) 2-yard collection bins and transferred and locked within two 40-yard roll-off containers (approximately 8 feet wide by 8 feet tall by 26 feet long) at the end of each workday.
- Storage of more valuable non-ferrous metals (such as brass, copper, scrap aluminum, stainless steel, etc.) within 50-gallon barrels inside the shop area of the building along with electronic devices, mattresses, and paper.
- Shipping of collected materials to a processing facility daily, or as needed. Based upon the application as well as the customary activities at other Renovate facilities, the operator anticipates the CRV roll-off containers will fill up in 1 to 2 days. Total anticipated shipments per day is 1 per day.

The facility will not accept or process any hazardous or flammable materials.

The applicant currently operates four recycling facility locations in Riverside, Diamond Bar and Placentia. The proposed Rialto location will be an additional location and fifth for the company. The current locations are limited to collection of CRV materials, serve approximately 50 customers daily and are in good standing with the State. The proposed Rialto location will also require State approval

as a Certified Recycling Center. Because the proposed location will also collect scrap materials, the operator will need to obtain approval from the California Department of Food and Agriculture and comply with all regulations of San Bernardino County Weights and Measures. A condition of approval has been included in the resolution requiring the operator to provide evidence of all necessary permits and certificates to operate as a recycling facility prior to the start of operations.

Land Use Compatibility & Zoning Consistency

The project and the surrounding properties are located within the General Plan land use designation of General Industrial (GI) with Specific Plan Overlay. Uses envisioned within this land use designation include manufacturing and processing, warehousing and distribution, chemical or petroleum products processing and refining, heavy equipment operations, and similar uses.

The project is consistent with the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan and the surrounding land uses and Section 18.108 of the Rialto Municipal Code (Recycling Facilities), the proposed project is consistent with all requirements as shown in the comparison table below:

Criteria	Requirement	Provided	Meets Code
Distance from residential zone	150 ft. min.	3,000+ ft.	Yes
Storage screening	enclosed building or 6-foot high wall and 25 ft. landscaping	Shop Area 6-foot high wall and 25 ft. landscaping	Yes Yes
Exterior storage	Baled, palletized, or covered sturdy containers	Sturdy roll-off containers	Yes
Vehicle parking	(see parking table above)		Yes

In addition, the surrounding area is predominantly zoned for, and developed with, heavy industrial uses. There are no sensitive land uses near the project site. As proposed, the project will not generate a significant amount traffic or noise. The anticipated trip generation and noise levels are does not exceed any thresholds and are consistent with the surrounding business. Aesthetically, the site will be enhanced with new landscaping and a new decorative screen wall that complies with the City's Design Guidelines.

In addition to the physical conditions, the following operational conditions are recommended to ensure the recycling facility operates in a safe and clean manner and are included in the draft resolution of approval:

- The operator shall display a notice stating that after-hours donation of recyclable materials is

prohibited.

- The operator shall be maintained free of litter and any other undesirable materials and cleaned of loose debris on a daily basis.
- The operator shall display a sign for the facility to include the name and phone number of the facility operator and hours of operation.
- The use of power-driven processing equipment outside of the enclosed building is prohibited.
- The operator shall provide a quarterly report to the director of public works identifying the type and amount of materials recycled by the facility during the quarter which will assist the city in determining the amount of solid waste diverted from its waste stream as required by the California Integrated Waste Management Act of 1989 (AB 939)

With implementation of the recommended conditions of approval, the project is anticipated to be a benefit to the community and an improvement to the surrounding area.

GENERAL PLAN CONSISTENCY:

The project is consistent with the following goals of the Land Use Element and Economic Development Element of the Rialto General Plan:

Goal 2-22: Promote industrial development that is well designed, people-oriented, environmentally sustainable, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose.

Goal 2-34: Achieve waste recycling levels that meet or exceed State mandates. Achieve maximum waste recycling in all sectors of the community: residential, commercial, industrial, institutional, and construction

Goal 3-1: Strengthen and diversify the economic base and employment opportunities and maintain a positive business climate.

ENVIRONMENTAL IMPACT:

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities Projects. Class 1 allows for the exemption for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures and facilities. The proposed project establishes a recycling operation and seeks licensing for a tenant with only minor alterations. The project proposes to occupy the existing areas and will not involve the construction of any new additions or expansion. A Notice of Exemption form is attached to agenda report (**Exhibit C**).

PUBLIC NOTICE:

The City mailed public hearing notices for the proposed project to all property owners within 300 feet of the project site published the public hearing notice in the *San Bernardino Sun* newspaper, and posted the public hearing notices in four locations as required by State law.

RECOMMENDATION:

It is recommended that the Planning Commission:

- Adopt the attached Resolution (**Exhibit D**) to approve Conditional Development Permit No. 2019-0031 to allow the development of a large collection recycling facility, subject to the findings and conditions therein.