

DESIGN REVIEW COMMITTEE AGENDA ITEM

AGENDA DATE: AUGUST 1, 2012

To: Chair Woollett and Members of the Design Review Committee

THRU: Leslie Aranda Roseberry, Planning Manager

FROM: Robert Garcia, Associate Planner

SUBJECT: DRC No. 4631-12 SMALL COLLECTION FACILITY (EVOLUTION

RECYCLING)

SUMMARY

The applicant is proposing to install a small buy-back recycling facility to be located in the rear parking lot area of an existing commercial shopping center (Pacific Ranch Market).

RECOMMENDED ACTION - DESIGN REVIEW COMMITTEE PROVIDE COMMENTS

Staff recommends the DRC review the proposal and provide comments to the applicant regarding the design of the proposal.

BACKGROUND INFORMATION

Applicant/Owner: Evolution Recycling Inc.

Property Location: 7540 E. Chapman Avenue

General Plan Designation: GC (General Commercial Max. 1.0 FAR)

Zoning Classification: C-1 (Limited Business)

Existing Development: Commercial Shopping Center

Property Size: 5.24 Acres

Associated Applications: CUP 2845-11

Previous DRC Project Review: None

PUBLIC NOTICE

No Public Notice was required for this project.

ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (Class 3 –

New Construction) because the project consists of a new small facility. There is no public review required.

PROJECT DESCRIPTION

The applicant is proposing to install a 320 square foot buy-back recycling facility to be located in the parking lot area of the existing Pacific Ranch Market. The manned facility will accept California Redemption Value containers only. This includes aluminum, plastic and glass containers. The recycling facility will be located on the west side of the subject site in an interior corner that has limited visibility from the primary drive aisles and parking area of the shopping center. The facility will consist of two metal storage containers/bins, plaster walls painted to match the existing structures, and a metal seam roof.

The recycling facility's two containers/bins will be side-by-side, with each measuring 7'-7" in width, 9'-6" in length, and 8'-0" in height. The containers/bins will be concealed with a kiosk structure consisting of two walls (one on each side), a set of double doors which swing open and a roof. The kiosk walls will support the roof providing a clearance of 9'-0" from the ground to the bottom of the roof. The overall width of the facility will be 15'-8", with a length of 18'-6", and a height of 11'-0".

EXISTING SITE

The site is developed with a commercial center, which consists primarily of neutral cement plaster with aluminum storefronts and seam metal roof features.

EXISTING AREA CONTEXT

The project site is located adjacent to a mix of residential development types to the north, south and west. The property diagonally to the east of the site is Santiago Canyon College.

EVALUATION CRITERIA

O.M.C. Section 17.10.070 establishes the general criteria the DRC should use when reviewing the project. This section states the following:

The project shall have an internally consistent, integrated design theme, which is reflected in the following elements:

1. **Architectural Features**.

- a. The architectural features shall reflect a similar design style or period.
- b. Creative building elements and identifying features should be used to create a high quality project with visual interest and an architectural style.

2. Secondary Functional and Accessory Features.

a. Trash receptacles, storage and loading areas, transformers and mechanical equipment shall be screened in a manner, which is architecturally compatible with the principal building(s).

ANALYSIS/STATEMENT OF THE ISSUES

The proposed location meets the requirements as specified by OMC Section 17.18.070(K)(2). The Code section regulations include the facility size, setbacks, materials accepted and hours of operation. The facility as specified is less than 500 square feet and occupies less than five parking spaces. The facility meets all the required setbacks and does not obstruct the parking lot circulation. Since this facility will be manned and is located within 100 feet of residentially zoned property, it will operate between the hours of 9:00 a.m. and 7:00 p.m. daily.

The kiosk structure however, will not conceal the open doors of the containers/bins used to store the recyclable materials. Since the kiosk structure is proposed with a set of double doors, which will need to be open during normal hours of operation, the front of the storage containers/bins will be visible. Although the location of the facility is not in an area that is highly visible, when reviewing the evaluation criteria the proposal shall be architecturally compatible with the existing buildings. Since during normal operations the double doors will be open allowing a full view of the storage containers/bins staff does not believe that the storage containers/bins will be screened in a manner, which is architecturally compatible with the principal buildings.

ADVISORY BOARD RECOMMENDATION

None

ATTACHMENTS

- 1. Vicinity Map
- 2. Photographs
- 3. Proposed Plans

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