

**COUNTY OF EL DORADO DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** April 10, 2014

**Staff:** Lillian MacLeod

**DESIGN REVIEW REVISION**

**FILE NUMBER:** DR90-0034-R/Recycling Center

**APPLICANT/AGENT:** Joshua Alexander

**PROPERTY OWNER:** Rawinderjit Uppal

**REQUEST:** Design Review revision to the existing Valero Fuel Station to allow placement of an 8 foot x 10.5 foot metal storage container on site for the collection of aluminum cans and plastic/glass bottles. One attendant on site during the hours of operation: Monday-Friday 9am-5pm and Saturday-Sunday 9am-3pm. Regular delivery of recyclable material to an off-site location, as needed. One unlit wall sign proposed.

**LOCATION:** On the northeast corner of the intersection of Cameron Park Drive, U.S. Hwy 50 and Country Club Drive, in the Cameron Park area, Supervisorial District 4. (Exhibit A)

**APN:** 083-340-07 (Exhibit B)

**ACREAGE:** 0.492 acre

**GENERAL PLAN:** Commercial (C) (Exhibit C)

**ZONING:** Planned Commercial-Design Community (CP-DC) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures).

**SUMMARY RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Determine the project is categorically exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines; and
2. Approve DR90-0034-R based on the Findings and subject to the Conditions of Approval.

## ANALYSIS

### Project Description:

The applicant is proposing to place an 84 square foot metal storage container on the northeast corner of the project parcel to serve as a recycling facility for the collection of aluminum cans and glass and plastic bottles. One attendant will be on duty to weigh the material and pay customers. The hours of operation will be Monday through Friday 9AM to 5PM and Saturday-Sunday 9AM to 3PM. Collected material will be removed and delivered off-site as needed. The dimensions of the storage container will be 8 feet in width by 10.5 feet in length by 7 feet in height. One unlit wall sign no larger than 15 square feet will be placed on the container wall facing Cameron Park Drive.

### General Plan:

The General Plan designates the site as Commercial. This designation permits the proposed use as a service to residents of the county under Policy 2.2.1.2. In addition, General Plan Policy 2.5.2.2 promotes the location of new commercial development by existing commercial facilities to strengthen and support each use. The small recycling facility is located on a commercially developed parcel and is compatible with the existing fuel station/mini-mart uses that generate similar high parking turnover. Policies 5.1.2.1, 5.2.1.2, and 5.7.1.1 address ensuring an adequate water source for emergency response. Fire suppression will be adequately handled by the existing EID fire hydrant currently serving the fuel station. Policy 6.2.3.2 addressed adequate emergency vehicle ingress/egress. Based on comments provided by the Cameron Park Fire Department, the project configuration has adequate emergency vehicle ingress/egress.

### Zoning:

The proposed recycling facility use is permitted in the Commercial zone pursuant to Section 17.14.160 (Recycling Collection Facilities), subject to the findings under Subsection B, as follows:

1. **General Plan Compliance.** As discussed under the General Plan section above, the recycling facility will be established in conjunction with an existing commercial use, conditioned upon compliance with zoning, building, and fire codes.
- 2-4. **Parking.** As discussed under Parking below, the facility is less than 500 feet and does not require any additional parking spaces than that already provided on the site.

5. **Setbacks.** The metal storage container will be set back greater than 10 feet from Cameron Park Drive and will not obstruct pedestrian circulation.
6. **24-hour Use Requirements.** The facility will not be open 24 hours per day, so this finding does not apply.
7. **100-foot Residential Setback.** The recycling facility is greater than 200 feet from the nearest residential zone so this finding is not required.
8. **Operational Noise.** Recycled material collection containers will be located within the metal storage container so that noise generated from the operation will be less than 60dB as measured to the nearest residential zone or use. A condition will be recommended that any nuisance complaints from the nearest residential occupants as to noise will require the applicant to perform an analysis to determine if noise reduction measures are required to meet this threshold.
9. **Power-driven Equipment.** No power-driven equipment is being proposed other than that allowed for the removal of the recycled material, so this finding does not apply.
10. (No finding 10 listed.)
11. **Hours of Operation.** A collection schedule is being proposed at this time and removal to an off-site facility on an as-needed basis will insure adequate container capacity to handle daily collection needs.
- 12-14. **Sign Requirements.** Conditions are recommended requiring signage to comply with these findings.
- 15-16. **Site Maintenance.** Conditions are recommended restricting outside storage and litter accumulation to comply with these findings.
- 17-18. **Review and Violation Procedure.** A condition is recommended requiring a six-month review and violation procedure to comply with these findings.

### **Design Review:**

**Aesthetics:** The parcel has a Design Community (-DC) combining zone to assure architectural supervision by the Cameron Park Design Review Committee. Absent specific design guidelines for the Cameron Park area, the Community Design Guide is used as a guide. The proposed facility will be a metal-sided container of 84 square feet in size located on an existing fuel station site. Under “Service Stations”, the applicable Community Design Guide standards address outdoor storage, signage, and circulation. The metal storage container will be located at the northeast corner of the developed site, reducing its visibility from the roadway. No outdoor storage is being proposed so no screening is necessary. The metal storage container will be a neutral light gray or tan in color. The simple design and unobtrusive color will help reduce the visual impact of the facility within the existing commercial area. Signage will be limited to that allowed under Section 17.14.160.B for identification and information. No banners, pennants, or wind powered devices will be allowed.

**Parking/Access:** The existing fuel station/mini-mart requires five parking spaces of which one must be ADA compliant. Currently, the site has a total of nine parking spaces with one ADA compliant. The proposed location of the metal storage container will not overlay any of the existing parking spaces. The project qualifies as a “small collection facility” as it is less than 500 square feet in size. Pursuant to Section 17.14.160.B.4 of the Zoning Ordinance, no additional parking spaces are

required for customers of a small collection facility and only one space is required for the attendant, if needed. As such, the existing on-site parking exceeds both requirements for the existing fuel station/mini-mart and the proposed “small collection” recycling facility.

**Lighting/Landscaping:** No additional lighting or landscaping is required or being proposed.

**Signage:** One unlit wall sign will be placed facing west toward Cameron Park Drive and measuring no larger than 15 square feet in compliance with Section 17.16.030. The sign shall state “Recycling – Cans/Bottles only”, the name and telephone number of the facility operator, and the hours of operation, in compliance with Section 17.14.160.B.13. An additional unlit sign no greater than two square feet and stating “No materials to be left outside when facility is closed” shall be placed near the doorway to the container so as to be visible to the public.

**Agency Comments:**

The following agencies were asked to comment on and took no exception to the project: Community Development Agency: Transportation and Environmental Management – Solid Waste Divisions. The Cameron Park Fire Department provided comments regarding emergency access and fire-safe standards that have been addressed in the Conditions of Approval, Attachment 1.

**Design Review Committee Recommendation:**

The Cameron Park Design Review Committee provided comments recommending denial of the project due to what they perceived was a lack of parking, restrictive vehicle maneuverability resulting in public safety impacts, and though admittedly no basis for denial, the location of another recycling center behind the supermarket and drugstore tenants of the adjoining shopping center (Attachment 3). As discussed above, parking requirements for both the existing and proposed uses are exceeded based on the current parking configuration on site. The project will not reduce what is currently available. On site vehicular maneuverability and public safety concerns will be addressed with conditions provided by the Cameron Park Fire Department and compliance with Section 17.14.060.B of the Zoning Ordinance regulating such facilities. The design of the project will be consistent with the Community Design Guide, as conditioned based on the discussion of each component under the Design Review section above.

## **ENVIRONMENTAL REVIEW**

This project is Categorically Exempt from CEQA pursuant to Section 15303 which exempts the construction and location of a new, small facility or structure of less than 10,000 square feet if the project is in an area where all public services and facilities are available and the area in which the project is located is not environmentally sensitive. The proposed facility consists of an 84 square foot metal container, all necessary public facilities are available, and the developed fuel station site is not environmentally sensitive. A \$50.<sup>00</sup> processing fee is required by the County Recorder to file the Notice of Exemption. The filing of the Notice of Exemption is optional; however, not filing the Notice extends the statute of limitations for legal challenges to the project from 30 days to 180 days.

## **SUPPORT INFORMATION**

### **Attachments:**

Conditions of Approval

Findings

Cameron Park Design Review Committee Recommendation; email dated October 30, 2013

Exhibit A.....Location Map

Exhibit B.....Assessor's Parcel Map

Exhibit C.....General Plan Map

Exhibit D.....Zoning Map

Exhibit E.....Site Plan

Exhibits F1, F2.....Elevations