VI.4a.

City of Costa Mesa
Inter Office Memorandum

TO: PLANNING COMMISSION

FROM: MEL LEE, SENIOR PLANNER ME

DATE: MAY 6, 2010

SUBJECT: SUPPLEMENTAL INFORMATION
ZONING APPLICATION ZA-10-05
1805 PLACENTIA AVENUE
PLANNING COMMISSION MEETING OF MAY 10, 2010

Attached, per the Commission's request, is a list of the existing shopping center recycling facilities in Costa Mesa from the California Department of Conservation.

Also, per the Commission's request, we confirmed with Garcia Recycling that they only accept cans, plastic, and glass at their Costa Mesa locations. They do not accept scrap metals either for donation or for exchange for money.

Attachments

cc: Development Services Director
Asst. Development Services Director
Deputy City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Anna R. Lauri
Shore Break Consultants
5700 Tapadera Trace Lane, #416
Austin, TX 78727

Bear Investment Properties, LLC
c/o Michael Lutgen
P.O. Box 39129
Downey, CA 90239-0129

Patrick Lacey
Senior Vice President
Lee & Associates-Newport Beach, Inc.
3991 MacArthur Blvd., Suite 100
Newport Beach, CA 92660

John Hawley
Railmakers Incorporated
864 West 18th Street
Costa Mesa, CA 92627

Kathleen Eric
1825 Placentia Avenue
Costa Mesa, CA 92627

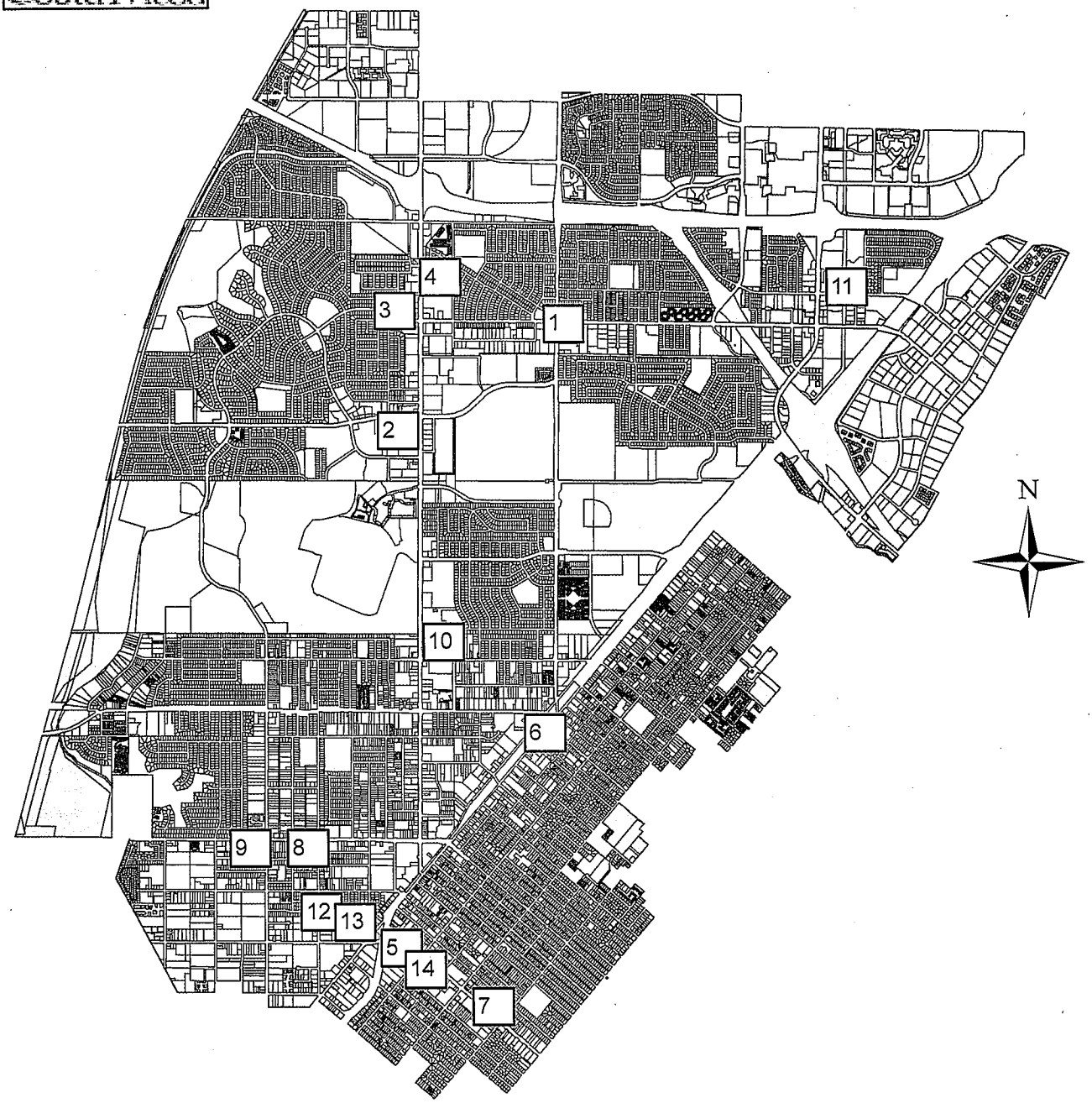
CalRecycle/Division of Recycling

Status of Convenience Zones and Recycling Centers in Zones
In Order by County, City and Convenience Zone Number
Report dated 4/26/2010

CO	City	Zone	Stat	Market Name	Market Address	Zip	Cert #	Facility Name	Facilty Address	Operatnl Date	Decert Date
ORA	Costa Mesa	1362	SZ	Stater Bros Mkt	1175 Baker St_Ste C	92626	RC1009	ASOCC Recycling Center	2701 Fairview Rd	01/01/1970	
ORA	Costa Mesa	1363	EZ	Vons Market	2701B Harbor Blvd	92626					
ORA	Costa Mesa	1364	EZ	Marukai Market	2975 Harbor Blvd	92626					
ORA	Costa Mesa	1365	EZ	Henrys Marketplace	3030 Harbor Blvd_Ste D	92626					
ORA	Costa Mesa	1366	SZ	Vons Market	185 E 17th St	92627	RC5957	NexCycle	185 E 17th St	12/17/1994	
ORA	Costa Mesa	1367	SZ	Stater Bros Mkt	2180 Newport Blvd	92627	RC11667	EarthWize Recycling	2180 Newport Blvd	07/12/2003	
ORA	Costa Mesa	1371	SZ	Ralphs Grocery	380 E 17th St	92627	RC5957	NexCycle	185 E 17th St	12/17/1994	
ORA	Costa Mesa	1372	SZ	Smart & Final	707 W 19th St	92627	RC11925	Garcia Recycling Center & Metals	739 W 19th St	11/01/2003	
ORA	Costa Mesa	1373	SZ	El Metate Market	817 W 19th St	92627	RC11925	Garcia Recycling Center & Metals	739 W 19th St	11/01/2003	
ORA	Costa Mesa	4574	EZ	Irvine Ranch Market	2651 Irvine Ave	92627					
ORA	Costa Mesa	4953	EZ	Albertsons Store	2300 Harbor Blvd	92626					
ORA	Costa Mesa	5114	EZ	Mitsuwa Marketplace	665 Paularino Ave	92626					
ORA	Costa Mesa	5314	SZ	Trader Joes Market	640 W 17th St	92627	RC5957	NexCycle	185 E 17th St	12/17/1994	
ORA	Costa Mesa	5314	SZ	Trader Joes Market	640 W 17th St	92627	RC11925	Garcia Recycling Center & Metals	739 W 19th St	11/01/2003	
ORA	Costa Mesa	5981	SZ	Mothers Market & Kitchen	225 E 17th St	92627	RC5957	NexCycle	185 E 17th St	12/17/1994	

Source: CA. Dept. of Conservation

Recycling Centers in Costa Mesa



Market Name	Market Address	Facility Name
1. Stater Bros Market	1175 Baker Street, Suite C	ASOCC Recycling Center
2. Vons Market	2701 Harbor Boulevard, Suite B	
3. Marukai Market	2975 Harbor Boulevard	
4. Henry's Marketplace	3030 Harbor Boulevard, Suite D	
5. Vons Market	185 E 17th Street	NexCycle
6. Stater Bros Market	2180 Newport Boulevard	Earthwize Recycling
7. Ralphs Grocery	380 E 17th Street	NexCycle
8. Smart & Final	707 W 19th Street	Garcia's Recycling Center & Metals
9. El Metate Market	817 W 19th Street	Garcia's Recycling Center & Metals
10. Albertsons Store	2300 Harbor Boulevard	
11. Mitsuwa Marketplace	665 Paularino Avenue	
12. Trader Joes Market	640 W 17th Street	NexCycle
13. Trader Joes Market	640 W 17th Street	Garcia's Recycling Center & Metals
14. Morthers Market & Kitchen	225 E 17th Street	NexCycle

Source: California Department of Conservation

VI.4
ZA-10-05

April 26, 2010

Received
City of Costa Mesa
Development Services Department
MAY - 3 2010

Costa Mesa City Planning Commission
P. O. Box 1200
Costa Mesa, California 92628

Dear Sir or Madam,

I am writing in regard to the proposed "CASH 4 CANS" business to be located at 18th Street and Placentia Avenue in Costa Mesa, California.

I strongly recommend that you do not approve this proposal.

My wife and I have owned the Pacifica Apartments at 18th Street and Pomona Avenue in Costa Mesa for 38 years, and we take great pride in our property with continuing upgrades over the years. The homeowners in the area have, also, upgraded their homes enhancing not only property values but, also, property tax returns to the City of Costa Mesa.

The "CASH 4 CANS" business will have a negative impact on rental income and home values thus reducing property tax returns to the City of Costa Mesa.

Should you wish to respond to this letter please contact Ray Maggi CEO of MPMS 1225 N. Grove Street, Anaheim, Ca. 92806. Ray and his son Tony have managed the Pacifica Apartments for many years. Ray and I are both past Presidents of the Apartment Association of Orange County and are both Directors Ameriti of that organization.

Thank you for giving this issue your most sincere attention, and thank you too for your dedication to the City of Costa Mesa.

Yours truly,

Robert B. Thompson

Robert B. Thompson

VI.4
ZA-10-05

-----Original Message-----
From: anna@shorebreakconsultants.com
Date: Tue, 4 May 2010 15:07:23
To:
Subject: Neighborhood Meeting : 1805 Placentia

Commissioners and Staff:

At Commissioners Fitzpatrick and Mensinger, I'll be holding a neighborhood question and answer session on Thursday May 6th from 5-7pm on the project site.

Please join if you're able, however, in abidding by the Brown Act, please coordinate with fellow Commissioners so that no more than 2 of you are present at any one time.

Thanks-

Anna

Sent from my Verizon Wireless BlackBerry

VI.4
ZA-10-05

Apartment Association OF ORANGE COUNTY

12822 Garden Grove Blvd. Ste. D, Garden Grove, California 92843-2010
(714) 638-5550 Fax (714) 638-6042
www.aaoc.com

Received
City of Costa Mesa
Development Services Department
MAY - 6 2010

May 5, 2010

James Righeimer, Chair
Costa Mesa Planning Commission
P.O. Box 1200
Costa Mesa, CA 92628-1200

Dear Jim:

We are writing on behalf of the Apartment Association of Orange County (AAOC) to express our concern with Bear Investment Properties' permit request for a "Cash 4 Cans" business on 18th Street and Placentia. Many of our members with property in the area are concerned with what opening an operation like this would do to the neighborhood, thus affecting their own business.

The AAOC is an organization which prides itself in supporting property rights. However, we cannot support one company's property rights if it infringes on the property rights of others. The area around an apartment complex can be just as much a selling point as the community itself. Location affects where these apartment owners, and single family homeowners for that matter, decide to invest in property. We realize that this specific area of Costa Mesa is zoned for general industrial use, but allowing a recycling business to be located in this vicinity could lead to other, more suitable for the location, businesses looking in other areas, again leading to a less desirable neighborhood for land owners.

The AAOC was recently approached by the City to help install a Neighborhood Improvement Project in specific areas of Costa Mesa which need to be brought up to code. We are anxious to work with the City in creating a program that benefits both Costa Mesa and apartment owners. By allowing a business such as this in an area of the City where complexes reside somewhat undermines the efforts of our organization and city staff to keep the city residential areas at the highest of standards.

Cash 4 Cans is a great organization whose purpose benefits the general public. Location for a recycling plant, however, can lead to negative affects on a neighborhood and the City as a whole. We urge the Planning Commission to keep in mind the rights of other property owners in this area and deny the Cash 4 Cans permit for the 18th St. and Placentia location.

Thank you,

Dean Zarkos
Vice President Legislative Affairs

Emily Osterberg
Director of Public Affairs