



# **PLANNING COMMISSION**

## **AGENDA REPORT**

VIII. 3

MEETING DATE: NOVEMBER 8, 2010

ITEM NUMBER:

**SUBJECT: REQUEST OF COMMISSIONER MENSINGER FOR CITY COUNCIL AUTHORIZATION TO PREPARE A ZONING CODE AMENDMENT THAT FURTHER DEFINES "RECYCLING AND COLLECTION FACILITIES FOR NONHAZARDOUS MATERIALS" AND ASSOCIATED REVIEW PERMITTING REQUIREMENTS AND PROMOTES REVERSE VENDING COLLECTION AND OTHER TYPES OF BEST AVAILABLE TECHNOLOGIES**

**DATE: OCTOBER 28, 2010**

**FOR FURTHER INFORMATION CONTACT: KIMBERLY BRANDT, AICP  
DEVELOPMENT SERVICES DIRECTOR  
(714) 754-5270**

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### **REQUEST**

Commissioner Mensinger requests that Planning Commission consider forwarding a request to City Council to authorize the initiation of a Zoning Code amendment in regards to "recycling and collection facilities for nonhazardous materials".

### **BACKGROUND**

The Zoning Code currently defines "recycling and collection facilities" as follows:

**"Recycling and collection facility.** A building or enclosed space used for the collection and processing of recyclable materials for preparation for shipment, or to an end user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning or remanufacturing."

Since the incorporation of this term in the Zoning Code more than 20 years ago, there is new technology available for collecting materials, especially plastic, aluminum cans, and glass with California Redemption Value. It may be appropriate to include additional definitions in the Zoning Code to recognize best available technology, such as "Reverse Vending Collection".

Additionally, the Zoning Code requires approval of a minor conditional use permit for "recycling and collection facilities for nonhazardous materials" in the following zones (see Attachment 1-Land Use Matrix).

- C1 (Local Business District)
- C2 (General Business District)
- C1-S (Shopping Center)
- MG (General Manufacturing)
- MP (Industrial Park)
- PDI and PDC (Planned Development)

As part of this Zoning Code amendment study, the City can consider a more stringent review process, such as requiring a conditional use permit for these facilities and perhaps further restricting which zoning districts the facilities can locate in.

Additionally, other specific types of recycling facilities can be identified in the City's land use matrix, e.g., "reverse vending collection", with perhaps a less stringent level of review than "recycling and collection facilities for nonhazardous materials".

In summary, a Zoning Code amendment may accomplish the following:

- Create new definitions that make distinctions between the various types of recycling facilities: a small-scale neighborhood recycling facility, a large-scale recycling/collection center, and a reverse vending collection facility.
- Prohibit or require a Conditional Use Permit for large-scale recycling and collection facilities in certain zones, with the Planning Commission as the review authority.
- Require a Minor Conditional Use Permit for small-scale recycling and collection facilities or reverse vending machine facilities in certain zones, with the Zoning Administrator as the review authority.

Please note that the suggestions listed above are not intended to be exhaustive. Should Council authorize staff to initiate this code amendment, staff will conduct additional research for review and consideration by both the Planning Commission and City Council. As the Commission is aware of, City Council authorization is required for consideration of any amendment to the City's Municipal Code.

By motion, the Planning Commission may forward this request to City Council.



KIMBERLY BRANDT, AICP  
Development Services Director

Attachment: Costa Mesa Zoning Code-Land Use Matrix excerpt

Distribution: Acting Asst. Development Services Director  
Principal Planners  
Deputy City Attorney  
City Engineer  
Transportation Svs. Manager  
Fire Protection Analyst  
Staff (4)  
File (2)

# ATTACHMENT 1

TABLE 13-30  
CITY OF COSTA MESA LAND USE MATRIX

LAND USES	ZONES																					
	R 1	R 2 M D	R 2 H D	R 3	A P	G L 1	G C 1	G C 2	G C 1 S <sup>1</sup>	T C <sup>1</sup>	M G	M P	P D R L D <sup>1</sup>	P D R M D <sup>1</sup>	P D R H D <sup>1</sup>	P D R N C M <sup>1</sup>	P D C <sup>1</sup>	P D I <sup>1</sup>	I & R <sup>1</sup>	I & R S <sup>1</sup>	P	
116. Off-street parking lots and structures, incidental uses within	•	•	•	•	M C	M C C	M C C	M C C	M C C	M C C	M C C	M C C	•	•	•	M C	M C C	M C C	M C C	M C C	M C C	M C C
117. Oil fields; Oil wells (see CHAPTER XIV, OIL DRILLING)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
118. Pawn shops	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	•	•	•	•	•	•	•
119. Photocopying; Blueprinting and related services	•	•	•	•	•	P	P	P	P	P	P	•	•	•	•	•	•	•	•	•	•	•
120. Photofinishing laboratories	•	•	•	•	•	•	•	•	•	•	P	•	•	•	•	•	•	•	•	•	•	•
121. Photofinishing stores	•	•	•	•	•	P	P	P	P	P	•	•	•	•	•	•	•	•	•	•	•	•
122. Photography: Commercial	•	•	•	•	P	P	P	P	P	P	M C	M C	•	•	•	•	•	•	•	•	•	•
123. Photography: Portrait studio	•	•	•	•	P	P	P	P	P	P	•	•	•	•	•	•	•	•	•	•	•	•
124. Physical fitness facilities	•	•	•	•	•	•	C	C	C	C	C	•	•	•	•	•	•	•	•	•	•	•
125. Printing and publishing	•	•	•	•	•	•	M C	M C	M C	M C	P	P	•	•	•	•	•	•	•	•	•	•
126. Recording studios	•	•	•	•	•	•	M C	M C	M C	M C	M C	•	•	•	•	•	•	•	•	•	•	•
127. Recycling and collection facilities for nonhazardous materials	•	•	•	•	•	M C	M C	M C	M C	M C	M C	•	•	•	•	•	•	•	•	•	•	•
128. Research and development laboratories	•	•	•	•	C	C	C	C	C	C	P	P	•	•	•	•	•	•	•	•	•	•

1. Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan.
2. This use is subject to the requirements of the referenced Municipal Code article or section.
3. If residential uses exist, accessory uses shall be permitted.
4. For the purposes of this table, the symbols in the non-shaded areas shall have the following meaning: C - Conditional Use Permit; MC - Minor Conditional Use Permit; P - Permitted; • - Prohibited