PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MAY 14, 2012 **ITEM NUMBER: VI. 2**

SUBJECT: **REVIEW OF PLANNING APPLICATION PA-87-154: CONDITIONAL USE PERMIT FOR A NEIGHBORHOOD RECYCLING CENTER (EARTHWIZE RECYCLING) 2180 NEWPORT BOULEVARD**

DATE: **MAY 3, 2012**

FROM: **PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

PRESENTATION BY: **MEL LEE, SENIOR PLANNER**

FOR FURTHER INFORMATION CONTACT: **MEL LEE, AICP (714) 754-5611**
mel.lee@costamesaca.gov

PROJECT DESCRIPTION

Review of Planning Application PA-87-154 allowing an existing neighborhood recycling center (EarthWize Recycling) to operate within the existing Stater Bros. Market parking lot.

APPLICANT

The owner of the recycling center is Don Opperman, representing EarthWize Recycling. The owner of the property is SB Newport Boulevard Investors, LLC.

RECOMMENDATION

This item was continued from the March 12, 2012 meeting by the Commission in order to allow the applicant to provide additional details on the proposed landscape improvements and to work with Stater Bros. Market to address the concerns raised by the abutting neighbors at the meeting. The applicant is requesting a second continuance to July 9, 2012 to provide a revised landscaping exhibit and to allow Stater Bros. to conduct an outreach to the adjacent residential neighbors.

MEL LEE, AICP
Senior Planner

CLAIRE FLYNN, AICP
Acting Asst. Development Services Director

Attachment: 1. Continuance Request

cc: Interim Development Services Director
Deputy CEO / Economic & Development Services Director
Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Staff (4)
File (2)

EarthWize Recycling
Attn: Don Opperman
4315 E. Lowell Street, Suite F
Ontario, CA 91761

SB Newport Boulevard Investors, LLC
11456 Olive Boulevard, Suite 210
Saint Louis, MO 63141

Stater Bros. Markets
Attn: Mike Slaton
301 S. Tippecanoe Avenue
San Bernardino, CA 92408

DeAnne Hemmens
2177 Rural Lane
Costa Mesa, CA 92627

Christy Turley
2183 Rural Lane
Costa Mesa, CA 92627

LEE, MEL

From: Don Opperman [donopp@att.net]
Sent: Monday, April 23, 2012 3:22 PM
To: LEE, MEL
Subject: Request for Public Hearing Continuance

Hi Mel.

I would like to request a continuance of the scheduled public hearing for EarthWize Recycling C.U.P. renewal until July.

The necessary participants will not be available until then.

Thank you,

Don Opperman
EarthWize Recycling

Executive Offices: P.O. Box 150 • 301 S. Tippecanoe Ave., San Bernardino, California 92408 • (909) 733-5000

May 3, 2012

VIA EMAIL

Mr. Mel Lee
Senior Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, California 92628

Dear Mel:

Thank you for meeting with us yesterday. We are in the process of reviewing our information and options for this site. Once that is done, which we expect to complete next week, we will reach out to the adjacent owners and discuss the concerns they have.

Thank you again for your assistance with this.

Sincerely,

STATER BROS. MARKETS

Mike Slaton
Vice President-Real Estate

MS/yt

EARTHWIZE
RECYCLING

May 4, 2012

Mel Lee, AICP
Senior Planner
City of Costa Mesa

Re: EarthWize Recycling C.U.P. Review

Dear Mr. Lee:

Following the public hearing held in March 2012, Stater Bros. and EarthWize Recycling have taken note of concerns expressed both by Costa Mesa City Council and local neighborhood residents.

The major issues at hand as I understand them are:

To improve on the overall appearance of the recycling center by updating its structure and introducing landscaping where space allows.

To eliminate the entrance of recycling discharge into the City's storm drains, while allowing customers the convenience of bringing liquids to the recycling site.

To make adjustments to operations, delivery schedules, fencing, etc. to minimize the negative impact on neighboring residents.

The following steps have been taken to implement improvements:

EarthWize reached out to the neighbors immediately after the public hearing. As a result, we reviewed our policy on early morning, late afternoon and Saturday pickups at the Costa Mesa location. This resulted in a continued policy of no early or late hour activity and the elimination of Saturday in response to requests by local residents.

We continue to work with our vendor to capture and filter all liquids discharged at our site and currently are testing samples collected from the past 60 days of activity.

We are working with Stater Bros. on a design that will incorporate a dual-purpose landscape planter and water runoff capture/ filtration basin on the slope between the recycling center and nearby storm drain to prevent storm drain contamination.

Stater Bros. is also working on issues with the neighbors which include delivery schedules and fence modifications that might improve sound and visibility issues.

It's understood that the City and the local residents of Costa Mesa are anxious to have these issues resolved, as are we. And it is equally important, if not more so, that we offer well thought out solutions for the benefit of all concerned.

I would like to request that the public hearing be continued until July 2012, to afford more time to finalize our solutions.

Sincerely,

Don Opperman
EarthWize Recycling