

DEPARTMENT OF REGIONAL PLANNING

November 3, 2008

TO:           DRP Staff

FROM:        Bruce W. McClendon, FAICP  
              Director of Planning



**SUBJECT :   Subdivision & Zoning Ordinance interpretation No. 06-2008  
              Development Standards for Accessory Recycling Collection Centers**

This interpretive memo provides definitions and development standards for accessory recycling collection centers. Although state law encourages such uses and there have been inquiries about mobile and permanent collection centers accessory to supermarkets, the zoning ordinance does not adequately address such uses. The increase in redemption value has stimulated the establishment of recycling collection centers in the unincorporated areas of Los Angeles County, and the California Bottle Bill (AB 3056) has demonstrated that the combination of consumer recycling incentives and a convenient recycling infrastructure will result in greater recycling activity.

**Definitions:**

**Recycling Collection Center:**

A center for the acceptance by donation, redemption, or purchase of recyclable materials from the public. Collection centers include mobile units operated within a truck not kept on the property overnight and centers operated within a storage container. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a conditional use permit in the M-2 (Heavy Industrial) and higher zones.

**Recycling Collection Receptacle:**

A container that is suitable for the collection of recyclable materials. Containers shall be durable, waterproof, rustproof, and of incombustible construction, and shall be enclosed to provide protection against the environment or be located within completely enclosed indoor areas.

**Supermarket:**

A self-service retail store (minimum 5,000 sq. ft. in size) that sells a full line of dry grocery, canned goods, or nonfood items and some perishable items. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal.

**Supermarket Site:**

Any certified recycling center that redeems all types of empty beverage containers in accordance with the State Public Resource Code 14572, and that is located on the same property as a supermarket.

**Size:**

The area used for an accessory recycling collection center shall be limited 500 sq. ft.

**Location:**

Accessory recycling collection centers shall be permitted on a Supermarket Site property in zones C-1, C-2, C-3, C-M, and all industrial zones, subject to compliance with all of the following:

- The supermarket shall:
  1. Meet the definition of a supermarket; and
  2. Have a valid and current "Food Establishment" business license.
- The property shall:
  1. Comply with all currently applicable development standards, including parking and landscaping requirements;
  2. Be free of any zoning violations; and
  3. Be permitted to have only one accessory recycling collection facility.
- The accessory recycling collection center shall:
  1. Be located a minimum of 10 feet from all property lines and structures;
  2. Be located a minimum of 100 feet away from any residential use;
  3. Not be located on any required parking spaces, driveways, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas and landscaped areas. The center shall not obstruct pedestrian or vehicular circulation.

**Required Parking:**

- One parking space shall be required for every 250 square feet of area (enclosed and outdoor areas) used by the recycling collection center.
- Existing parking requirement for the existing uses on the property shall not be reduced.

**Standards of Operation:**

- The hours of operation are limited to 9:00 am to 6:00 pm, Monday through Saturday and 12:00 pm to 5:00 pm, Sunday.
- Only the following materials can be collected: aluminum cans, glass or plastic containers, paper products, and cardboard.
- At least one employee is required to be and no more than three employees are allowed on the premises during the hours of operation.
- All collected recyclables shall be stored within an enclosed container or structure or within a mobile recycling truck. Recyclables shall not be stored in or around the supermarket site or left outside. Signage shall be provided on site regarding this standard.
- Any facility larger than 250 square feet of area shall be required to have view-obscuring fencing or wall. Chain-link fences are prohibited.
- If recycling collection receptacles are filled to capacity, no additional recyclables shall be collected until additional receptacles are available for collection.
- Containers must be clearly labeled to indicate the type of material to be deposited.
- No vertical stacking of containers.

- A trash receptacle shall be provided for customers.
- At the end of every collection day, the facility shall be swept clean.
- Power-driven processing equipment, except for reverse vending machines, is not permitted.
- Within 30 days of discontinuation of the recycling collection center use, all related equipment shall be removed.

**Signage:**

- One sign with a minimum dimension of 2 feet x 2 feet and maximum dimension of 3 feet x 3 feet shall be permanently fixed on the recycling collection center in a location visible to customers and front the nearest street.
- The following shall be posted on the sign:
  1. Hours of operation
  2. Items collected
  3. "No Loitering", "No Littering", and "No material shall be left outside of the recycling enclosure or containers"
  4. The name and telephone number of the facility operator
- No freestanding signs, portable signs, or banners will be allowed.

**Review:**

- A complete Site Plan Review Application (refer to Application Checklist) shall be submitted with the current application fee and all of the following:
  1. Letters of authorization from the supermarket operator and property owner authorizing the applicant to operate a recycling collection center on the subject property;
  2. A copy of the State license allowing a recycling collection center on the subject property;
  3. A letter from the Health Department for an approved vermin/rodent/pest abatement program;
  4. A zoning enforcement inspection cost recovery fee shall be required prior to site plan approval – the inspection shall be conducted after approval of the site plan to ensure compliance with the approved plan;
  5. Site plans shall show the exact boundaries of the space that will be used for the operation of the recycling collection center and the location of required parking.

**Expiration:**

- Approval of a collection/redemption location is valid only for the lifetime of the supermarket. The facility must be removed once the supermarket ceases to operate.
- Violation of any of the above provisions shall render the approval null and void.

**\*\*NOTE: This memo will no longer apply after the update of the new Zoning Code.**

BWN:JC:ph