



Staff Report

Agenda Item No.

E-1

To: City of Imperial Planning Commission

From: Yvonne Cordero, Planner

Date: October 17, 2023

Subject: Proposed Similar Land Use Determination for Recycling Facility within Industrial Zones

In order to ensure that the Zoning Regulations permit all similar uses in each zone, the Planning Commission, upon its own initiative shall determine whether a use, not specifically listed as a permitted or conditional use, shall be deemed a permitted use or a conditional use, in one or more zones, on the basis of similarity to uses specifically listed. Staff has identified similar uses that should be permitted within the Industrial Zone Ordinance, that are currently not identified. The zoning code is written as such that only those uses listed are allowed to be located within specific zones, but a Similar Land Use Determination would allow the Planning Commission to determine whether or not a proposed use is similar to, or not detrimental than a use that is already permitted.

Industrial Zones are intended for areas of modern industrial, research, and administrative facilities that can meet high performance and development standards. In addition, the Industrial Zones are included to advance the following objectives:

- A. To reserve appropriately located areas for industrial use and protect these areas from intrusion by dwellings and other inharmonious uses.
- B. To protect residential and commercial uses from noise, odor, dust, smoke, light intrusion, truck traffic, and other objectionable influences and to prevent fire, explosion, radiation and other hazards incidental to certain industrial activities.
- C. To provide sufficient open space around industrial structures to protect them from hazard and to minimize the impact of industrial operations on nearby residential or commercial zones.
- D. To minimize traffic congestion and to avoid the overloading of utilities by restricting construction of buildings of excessive size in relation to the amount of land around them.

Findings:

In permitting or classifying an unlisted use, all the following findings must be made:

1. The use furthers the objectives of the zone.

The use of a recycling facility within the Industrial Zone furthers the purpose and objective to provide a quality working environment and to achieve a harmonious mixture of uses which might otherwise be considered incompatible when located in close proximity. The proposed recycling facility warehouse has sufficient open space for surrounding industrial structures to protect them from hazard and to minimize the impact of industrial operations to residential and commercial uses such as noise, odor, dust, truck traffic and other objectionable influences.

2. The subject use and its operations are compatible with the uses permitted in the zone.

A recycling facility's activities are similar to those of the permitted land use for manufacturing as they handle and prepare aluminum and plastics with redemption value for commercial recycling then transport the product to a local state approved processing facility for resale.

3. The subject use is similar to one or more uses permitted in the zone.

Section 24.07.120 lists the following permitted land use within the General Industrial Zone:

Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials such as canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper, precious or semi-precious stones or metals, plaster, plastics, shells, textiles, tobaccos, wood, and yarns; novelty items, (not including fireworks or other explosive type items), electrical and related parts; electrical appliances, motors, and devices; radio, televisions, phonograph, and computers; electronic precision instruments; medical and dental instruments; timing and measuring instruments; audio machinery; visual machinery; cosmetics, drugs, perfumes, toiletries, and soap.

Upon staff review, the manufacturing land use is the most similar to a recycling facility as it lists the "compounding, assembly or treatment of articles or merchandise for glass or metals, plastics".

4. The subject use will not cause substantial injury to the property in the zone within which it is proposed to be located or in any abutting zone.

The project site located at 504 Industry Way is within the General Industrial Zone with abutting General Industrial Zone properties to the North, South, East and West. The proposed site is also abutting Imperial County Airport to the North, however the recycling center's activities do not present to cause any substantial injury or be detrimental to airport activities or any other surrounding properties.

On a broad scale, anything a community does to foster and create a healthy economy can fall under the auspice of economic development. From a public perspective, local economic development involves the allocation of limited resources – land, labor, capitol and entrepreneurship in a way that has a positive effect on the level of business activity, employment, income distribution patterns, and fiscal solvency. A Similar Land Use Determination is a process of intervention for the city’s economic growth by making it easier or more attractive for businesses to operate within our City. As detailed in their Business Plan, Konnection Recycling will facilitate and reward the community’s recycling efforts and maximize redemption values by reselling to a California certified processing facility. Konnection Recycling defines the very entrepreneurial spirit that fosters economic growth for the City of Imperial.

Staff recommends that the Planning Commission designates the proposed recycling facility’s use be permitted as a similar land use under the manufacturing classification within the City of Imperial’s General Industrial (I-1) Zone’s permitted uses.

Attachments:

- Attachment A - Project Location Map
- Attachment B - Konnection Recycling’s Business Plan
- Attachment C – Draft Resolution PC2023-10

ATTACHMENT A - PROJECT LOCATION

504 Industry Way - Konnection Recycling



Project Location - Street View



ATTACHMENT B – KONNECTION RECYCLING’S BUSINESS PLAN

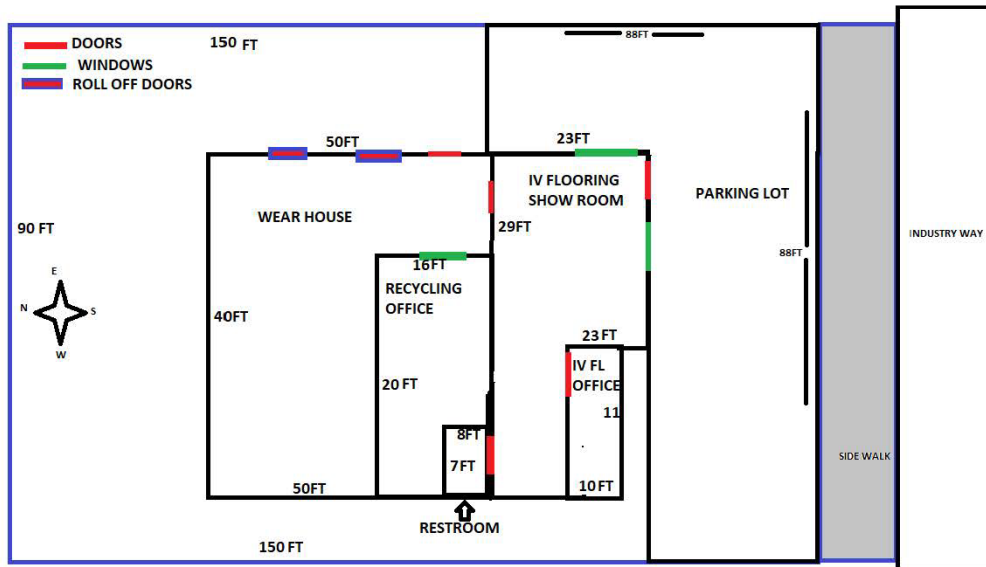


Konnection Recycling Center is proposing to be located at 504 Industry Way within the City of Imperial. The proposed location has sufficient space for our needs and an ample parking lot with a handicapped space so all the community can participate in recycling without any problems or accommodations.

The warehouse is large enough to accommodate a registered scale and seal approved by Imperial County's Weight and Measures Department and the storage of recyclable materials by hiring recycling inspectors that will sort and verify that all recyclable beverage containers are eligible for redemption by the State of California. We have devised an efficient traffic flow system to facilitate the process that will allow customers to spend minimal time at the facility while receiving a better redemption for their aluminum and plastic. Storage of containers will be minimal due to the sales rotation and the only heavy equipment in operation will be a propane gas forklift for indoor use. Customers will be able to receive their cash redemption, established by state guidelines, from the on-site weighmaster. Staff will transport any recyclables collected daily to the closest California processing facility, SA Recycling for resale. Hours of operation will be Monday to Friday from 7am to 3pm and Saturday from 7am to 12 noon.

Konnection Recycling will be proud to be part of the City of Imperial and assist the community with all their recycling efforts. Our goal is to educate the community and provide containers to facilitate and encourage the community to divert landfill waste, recycle and benefit from the state's redemption program.

Site Plan



ATTACHMENT C

DRAFT RESOLUTION PC2023-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL APPROVING A SIMILAR USE DETERMINATION FOR THE USE OF A RECYCLING FACILITY WITHIN INDUSTRIAL ZONES

WHEREAS, Konnection Recycling submitted an application for a Similar Land Use Determination; and

WHEREAS, said application consists of a Similar Use Determination to allow for the use of a recycling facility within Industrial Zones; and

WHEREAS, upon considering all testimony and arguments and analyzing the information submitted by staff, the Planning Commission considered all facts relating to the request for a Similar Use Determination.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act; and
- C) There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project; and
- D) That based on the evidence presented, the Planning Commission hereby determines that the project is Categorically Exempt under the California Environmental Quality Act; and
- E) That the proposed recycling facility use is consistent with those uses allowed within Industrial Zones on the following findings:
 - 1. The use furthers the objective of the zone;
 - 2. The subject use and its operations are compatible with the uses permitted in the zone; and
 - 3. Assembly, renting and storing is similar to one or more uses permitted in the zone; and

4. The subject use will not cause substantial injury to the property in the zone within which it is proposed to be located or in any abutting zone
- F) That based on the evidence presented, the Planning Commission hereby **APPROVES** Resolution PC2023-10 for a similar land use to allow for the use of a recycling facility within Industrial Zones.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this October 25, 2023.

Planning Commission Chairperson

ATTEST:

City Clerk