



CITY OF POMONA COUNCIL REPORT

October 3, 2016

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager *Lowry*

Submitted By: Mark Lazzaretto, Development Services Director *Lazzaretto*

**Subject: INSPECTION REPORT ON WASTE AND RECYCLING
BUSINESSES CURRENTLY OPERATING WITHIN THE CITY OF
POMONA**

OVERVIEW

Recommendation – That the City Council receive an update on the inspection of waste and recycling businesses in the City.

Fiscal Impact – This inspection report will have no short term or long term financial impacts to the City.

Previous Related Action – On June 16, 2014, the City Council created the “Waste & Recycling Task Force which prepared a draft Ordinance creating new zoning regulations for any new or existing waste or recycling companies to operate in the City. The City Council created an ad hoc committee of three to review the draft ordinance and make recommendations to the City Council. On July 18, 2016, the City Council directed staff to conduct an inspection on every operating waste and recycling business in the City and bring back report on such operating businesses known to the City.

Environmental Determination - Pursuant to the provisions of the California Environmental Quality Act (CEQA)-Public Resources Code, Sections 15060(c)(2) and 15060(c)(3) which pertain to activities that will not result in a direct or reasonably foreseeable indirect change to the environment and that are not defined as a *project* under Section 15378. Therefore, no further environmental review is required.

Submitted to City Council: 10-3-2016
Approved: _____
Continued to: _____
Denied: _____

Agenda Item # 2
Resolution No(s): _____
Ordinance No. _____

EXECUTIVE SUMMARY

The City Council has requested that the Development Services Department inspect each operating waste and recycling facility in the City of Pomona and provide a report to the Council on any violations of conditions of approval of any entitlements such as Conditional Use Permits (CUP) or Variances, or other violations of the City's Municipal or Zoning Codes.

BACKGROUND

Since the conclusion of the Waste and Recycling task force meetings, members of the task force have urged the City Council to move forward with adopting more stringent regulations related to operation of new and existing waste and recycling businesses. The City Council Waste and Recycling Ad Hoc Committee, comprised of Mayor Rothman and Councilmembers Lantz and Nolte, have discussed various options of moving forward with a new Ordinance to address both new and existing waste and recycling businesses. To understand the magnitude of the current conditions in Pomona, the City Council requested that staff from the Development Services Department inspect existing waste and recycling operators, and provide a report on the status of conditions and identify any noticeable violations of CUPs or violations of the Pomona Zoning Ordinance.

DISCUSSION

Staff from the Code Compliance division and the Planning division have conducted inspections and initiated a report document on issues or violations that appear to exist at each of the Pomona locations. Due to the complexities of the investigations, staff set appointments to meet with the business owners or general managers rather than showing up unannounced and meeting with whomever was on site that day.

Although the public has indicated over the past few years that 33 waste and recycling facilities exist in Pomona, the task force identified only 16 that were in operation and of the 16, two of the facilities were determined not to be recyclers (Allan Co. and Al's Plastics) after further review. Inspections were conducted by the development services manager and code compliance staff in August and September. The draft inspection report identifies the inspected sites, identifies what type of facilities are in operation and any violations of their CUPs or other areas of the Pomona Zoning Ordinance. Due to the industrial nature of waste and recyclers, and the length of time that they have been operated in heavy industrial settings, many of the identified deficiencies are either considered "legal, non-conforming", "illegal, non-confirming", or in violation of the zoning ordinance for physical attributes such as landscaped setbacks, parking lot configurations, on-site landscaping, over-height fencing and various other development standards.

At the time of coordinating inspections staff determined that three locations owned by Mission Recycling were no longer in operation, and that Mission Recycling was seeking dissolution of its business under Chapter 7 of the United States Bankruptcy Code. These three sites include 1341 E. Mission Boulevard, 1352 E. Ninth Street, and 1760 E. Mission Boulevard. One property

owner near the E. Ninth Street location has requested that the City remove the CUP associated with that address since the CUP runs with the land and the neighbor desires to have the business no longer in operation if sold to another entity or re-opened by the current owner. The City Attorney's office is currently reviewing the request for the removal of the CUP located on Ninth Street and the removal of the CUP for one of the locations on E. Mission Boulevard. The third location at 1760 E. Mission Boulevard consists of an unimproved lot that is utilized as a container and equipment storage facility for Mission Recycling. The third location requires a CUP, however the business and property owner has refused to cooperate with the City on the CUP issue.

The issue of identifying only 14 waste and recycling facilities rather than 33 includes several factors including how the City code defines businesses that are within the realm of recycling. Some business models are defined as manufacturers or processors of clean, pre-sorted, post-industrial plastics. The material is collected, sorted, cleaned, bundled and then delivered to Pomona for only the processing of these materials into a secondary commodity of a new raw material. The final product is a pellet material that is then sold to other manufacturers that produce a new product.

Other business models in the City also produce molding for home construction, picture frames, etc. from other providers of recycled plastic streams described above. Another type of business that could be conceived as recycling is the many pallet yards that have moved into Pomona over time which some members of the public refer to as "pallet recycling", due to the fact that pallets are repaired and reintroduced back into the goods movement system. The current City code does not seem to include pallet yards as recyclers. They could be addressed separately in the future should Council direct staff to do so.

There are potentially a few business models existing today in the City that did not get captured into this inspection report or process because they either are operating in the manufacturing model described above or the City has not yet identified their location. In addition, there may be some business operators that open without City permits and approvals and are operating illegally but not easily identifiable. There are also a few businesses that have been under code compliance that have recently closed their operations after being contacted by the City and informed that their business type would require a CUP or that a moratorium was in place and they were unable to apply for a CUP.

ISSUES ANALYSIS

Issues related to Waste and Recycling Facilities are outlined below:

CONDITIONAL USE PERMITS

Since 1991, the City of Pomona Zoning Ordinance has required that "recycling centers" obtain a Conditional Use Permit (CUP). However, many of the older recycling business operators have been in existence since before the CUP requirement was adopted, or were allowed to begin operations because there was not a clear definition that they were "recycling centers" as that term is both narrow and broad in scope. Many businesses provided vague terminology on business

license and zoning clearance application forms. Many times, recycling related businesses identify themselves as “import/export” businesses, warehouse/storage facilities, or manufacturing facilities. These business descriptions may be accurate, however one positive aspect of a new ordinance would be that definitions could be added that categorize business models into clear categories that the City may or may not desire to regulate more tightly than other business types. This regulation could come in the form of a CUP or another type of regulatory permit system.

CONDITIONS OF EXISTING FACILITIES

Over the last several weeks, City staff has conducted site tours of waste and recycling facilities as defined in a broad definition and confirmed that there are both violations of the zoning ordinance that exist and violations of existing CUPs that exist. The observed violations ranged from aesthetic issues of un-kept landscaping to broken windows, heavy outdoor activity and debris and litter on the surrounding public rights of ways. As stated previously, appointments were pre-scheduled with business owners which provided advance notice that staff was going to be on site, viewing the operations and conditions of each property.

Typical Issues or Violations Observed:

- Lack of on-site landscaping or planter areas that were not maintained and have been removed
- Unattractive, over-height, or unpermitted screen walls or fencing types utilized to screen materials, protect properties from theft, utilized as push walls, mitigate dust, etc.
- Large unpaved areas being utilized that are potential storm-water permit violations
- Trash/debris on and off-site at locations where public CRV buyback centers exist
- Inadequate on-site and off-site circulation for vehicular traffic, maneuvering and parking
- Graffiti
- No signage, unpermitted signage, use of temporary banners for permanent signage
- Outdoor required parking lot areas utilized for outdoor storage of materials awaiting to be processed, consolidated or transferred
- Outdoor storage of equipment and outdoor repair areas for equipment repairs
- Outdoor storage adjacent to more sensitive land uses such as mobile home parks or other residential uses that are visible from the more sensitive adjacent properties
- Broken windows not being repaired
- Operators expanding onto adjacent properties without City approvals
- Temporary portable office structures being utilized as permanent structures without permits
- Temporary shade structures or canopies being utilized as permanent structures to shade outdoor work activities that are unattractive and visible to adjacent public areas
- Creation of dust and airborne particulate due to outdoor work activities
- Expansions beyond area identified on the CUP site plan as “outdoor stockpile area” or expansions over time into adjacent land area or increase in materials that intensify operations

FACILITIES VOLUMES PROCESSED

At the last City Council meeting, Councilman Nolte requested that the report be expanded to include a section that would outline the amount of material processed at each location in a “tons per day” or other type of calculation. All of the recycling operators were reluctant and/or refused to provide a volume of activity. The theory of the operators is that this information is proprietary in nature, highly confidential and not required to be reported to any governmental or regulatory agency. Only trash related facilities are required to submit reports on “tons per day” volume. Accordingly, such information is not provided with this report.

OTHER REGULATORY AGENCIES

City staff is currently in the process of contacting the following agencies or their databases to research if any of the Pomona facilities listed in the attached report have had recent or current violations issues or enforcement actions taken against their business practices:

State of California CalRecycle

State of California Department of Toxic Substances Control

State Water Resources Control Board (SWRCB) and the Regional Water Quality Control Board (RWQCB)

South Coast Air Quality Management District (SCAQMD)

Los Angeles County Department of Environmental Health, which serves as the Local Enforcement Agency for the State (CalRecycle)

City staff will provide a subsequent memo at the October 3, 2016 City Council meeting outlining any enforcement actions by the above mentioned agencies. The City will also be coordinating with inspection staff from other regulatory agencies once deemed necessary and conducting joint inspections to resolve any outstanding violations.

CONCLUSION

Follow-up meetings will be scheduled with all business owners that are out of compliance with the current zoning ordinance, building codes, or their CUPs. Staff will attempt to encourage a cooperative effort to bring the property and operations into compliance. If a cooperative effort cannot be obtained, formal enforcement actions including fines and possible CUP modification or revocation will commence with the assistance of the City Attorney’s office and possibly the Planning Commission hearing process. Since the City is currently undergoing a Citywide zoning code update, it is recommended that part of the effort include a more precise list of definitions and determine which types of waste or recycling activities may require a CUP in the future.

Attachment(s): Attachment 1 – Report on Inspections of Pomona Waste & Recycling Operators
Attachment 2 – Photos of sites (Photos taken September 2016)

Attachment 1

Inspection Report

#1 Allan Company-1404 W. Holt Ave.

Facility Type: Warehouse and Distribution of rolled paper products. Determined to not be a waste or recycling facility at the Pomona location. Business did file CUP applications in 2007 and 2010 for recycling related activities, however, 2007 application was determined not to be required for proposed use, and the 2010 application for full-service recycling was not pursued by the Allan Co.

Facility Activities: Warehouse and distribution of rolled paper

Equipment utilized: Forklifts.

Outdoor Activity: Above activity occurs indoors

Indoor Activity: Office space, warehousing of paper, warehousing of recycling related baling, conveyor equipment utilized or in need of repair of other recycling locations not in Pomona

CUP Issued/Required: No. Warehousing and distribution does not require CUP. **Resolution No.:** N/A

Operational Since: 2004

Property Size (approx.): 13.5 acres

Potential Code Violations or Issues:

- Large stockpile of fill dirt that has remained on site for multiple years and did not receive a grading permit to import or store. Stockpile is not covered, possible stormwater violation.

Further Action:

- Code Compliance has initiated case to investigate stockpile of fill dirt.
- Continue monitoring of activities for need for a CUP.

#2 Pomona Scrap Metal- 1432 E. First St./1420 E. First St.

Facility Type: Metal Recycler, ferrous and non-ferrous metals; open to the general public, including CRV buyback center

Facility Activities: Accepts, sorts, consolidates, compacts, and then ships containers filled with sorted metal recyclables to third party purchasers of materials.

Equipment utilized: Tractors, claw type, forklifts. Grinder removed after City identified previous years

Outdoor Activity: All above activity occurs outdoors.

Indoor Activity: Office space and cashier

CUP Required: Yes

Resolution No.: Reso. No. 2903 (CUP 1432 E. First, June 25, 1069) & 2904 (VAR 1432 E. First, June 25, 1069); Reso No. 5778 (CUP 1420 E. First, Sept. 28, 1983)

Year Operational: Since 1969

Property Size (Approx.): 2 acres

Notes:

- Operator appears to be attempting to meet modern stormwater collection requirements by modifying tank, treatment and collection systems.
- Cond. #4 of Reso allows daylight hours only operation.
- Business owner has applied for a Variance for overheight fencing; application has not been processed yet.

Potential Code Violations or Issues:

- Fencing along property lines that is over allowed height with inconsistent materials
- No on-site landscaping
- Material has been in the past stored above the height of the block wall or to be visible beyond the subject property
- Non-conformity with project plans
- Wall height/construction material requirement at 1430 E. First St. site.
- Conformity with stacking requirements for vehicle dismantling.

Further Action:

- Code Compliance has initiated case to investigate potential code violations.
- Continue monitoring of CUP compliance.

#3 Recycling Resources- 1406 W. Second St.

Facility Type: Cardboard, newspaper, and paper collection center, and public CRV buyback center. Currently sub-letting to an unpermitted metal recycler 10'x15' outdoor area.

Facility Activities: Accepts, sorts, consolidates, compacts, bales and then ships containers of paper product and cardboard out to third party purchasers of materials.

Equipment Utilized: Indoor sorter, conveyor belt and baler.

Outdoor Activity: Storage of baled cardboard, paper, plastic; unpermitted CRV buyback Center

Indoor Activity: Office space & Cashier, large metal warehouse building for sorter/baler and processing material through baler. Un-permitted portable office trailer for on-site, night-time security guard to utilize. Indoor workshop for repair of equipment.

CUP: Not required (legal non-conforming status)

CUP or Resolution No.: N/A

Year Established: 1972

Property Size: 3.7 acres

Misc. Notes: CRV buyback operation promotes shopping carts and trash accumulation on exterior of business walls. CRV buyback operation appears impactful to neighborhood aesthetics, owner claims he cleans area at the end of each day. Current owner has operated since 1970 and took over non-conforming operation and claims to be "grandfathered in" as legal non-conforming use due to no CUP. Has collected glass, aluminum beverage cans also since 1973

Potential Code Violations or Issues:

- Graffiti on Building facing Oak St
- No on-site landscaping
- Large swaths of unpaved outdoor areas possible storm water compliance issue
- Unpermitted temporary modular office building that caretaker sleeps in at night
- No CUP filed for public CRV buyback center
- Multiple temporary shade structures being utilized on a permanent basis, three along property edges visible to public street areas
- Owner applied for Metal Recycling at adjacent parcel he owns at 275 S. Oak St. (CUP 07-043) and never exercised rights under CUP due to perceived onerous requests for property improvements by staff. Owner decided to lease small 10'x15' area to associate for small amounts of metal recycling. This should require the entire property be opened up for a new CUP due to intensification of recycling product types that was not previously accepted at the location

in past years or require associate to discontinue the metal recycling component on the site re-apply for the CUP at 275 S. Oak.

Further Action:

- Code Compliance has initiated case to investigate potential code violations.
- Continue compliance monitoring.

#4 MACO-1820 S. Reservoir St.

Facility Type: Accepts post-industrial unused and used clean plastics products

Facility Activities: Accepts, sorts, consolidates, compacts and then ships containers out to third party purchasers of plastics materials

Outdoor Activity: Storage of products, sorting, consolidating, loading to conveyor belt system that leads indoors for compacting

Indoor Activity: Office space & Cashier. Warehouse storage of Gaylord boxes of materials shipped to facility for business owners to ship overseas, compacting machine, baling machine.

CUP: No. Owner description is import/export. Owner has refused to submit a CUP when requested. Property is in manufacturing use zone.

CUP or Resolution No.: N/A

Year Established: 2003

Property Size: 2 acres

Misc. Notes: Circulation on-site for vehicles is problematic. Business seems to have outgrown site and need to relocate to larger site. Owner rec'd CUP for 1415 Grand Ave however did not implement due to costs of conditions and does not want regulation on number of truck trips, etc. Owner has refused for 5+ years to obtain a CUP for current location as they don't feel they meet the definition of a recycling facility. Compacting and Baling of bulk material creates "recycling facility" under current definition and interpretation of definition by City Planning staff for "processing".

Violations or Issue Areas:

- CUP required under staff interpretation of zoning ordinance.
- Recently expanded to adjacent property to east for outdoor loading/unloading and storage in underutilized parking lot areas
- Outdoor storage partially visible above height of block wall. 2 feet of wrought iron and metal attached to raise block wall to 8-9 ft
- Broken windows along Reservoir St have not been repaired for years
- On-site circulation is inadequate, especially on major corridor of Reservoir St.
- Expansion on to adjacent parcel creating outdoor activity visible to public street
- Only landscaping is perimeter of grass strip along Reservoir and southerly street. No trees or shrubs, trees and shrubs appear to have been removed over time

Further Action:

- Code Compliance has initiated case to investigate potential code violations.
- Continue compliance monitoring.

#5 Al's Plastics-1011 Walnut Ave.

Facility Type: Accepts all types of clean post-industrial plastics

Facility Activities: Accepts clean post-industrial plastics and grinds plastics down into pellets. Pellets are either black or white in color and sold to manufacturing industry to create new plastics products.

Outdoor Activity: Storage of boxed or baled materials awaiting processing or distribution

Indoor Activity: Office space & Industrial Bldg for processing of plastics into pellets

CUP: No, determined not to be a recycler due to post-industrial clean product manufacture

CUP Resolution No.: N/A

Year Established: 2006

Property Size: 2.6 acres

Misc. Notes: Extremely organized and impeccably clean operation, Landscaping maintained to a high level of aesthetics, Model Operation for others to follow. Letter written by previous Planning Manager exempting the business from CUP process as being a non-recycling facility and fitting into the category of a manufacturer of a product.

Issue Areas:

- Outdoor storage without surface parking lot due to lack of need of required parking stalls.

Further Action:

- Continue compliance monitoring.

#6 Pomona Valley Transfer Station – 1371 E. Ninth St.

Facility Type: Accepts solid waste from surrounding cities including Pomona. Accepts green waste and individual hauler green and solid waste.

Facility Activities: Accepts solid waste and green waste and consolidates material into larger transfer trucks for delivery to landfill locations in region.

Indoor Activity: Office space & Consolidation of solid waste materials. All activities indoors

CUP: Yes

CUP or Resolution No.: CC Reso. No. 2012-124

Year Established: 2015

Property Size: 10.5 acres

Misc. Notes: complaints received by the City include ongoing opposition to project at City Council meetings by citizens' groups opposed to project, and one verbal complaint from adjacent neighbor who desired to call owners to settle issues prior to City taking enforcement steps. Issues complained of not observed by City staff during recent site inspections.

Violations or Issue Areas :

- No Violations or Issues

Further Action:

- Continue compliance monitoring.

#7 SA Recycling –1475 E. Franklin

Facility Type: refrigerators, automobiles, scrap metal recycling (portion of premises within City of Pomona; portion of property in unincorporated San Bernardino County includes public CRV buyback).

Facility Activities: Scrap Metal Recycler, ferrous and non-ferrous material

Outdoor Activity: Most activity occurs outdoors of moving large equipment with tractors, claw pickers. Warehouse building houses maintenance equipment and ferrous metals that are more valuable and subject to theft

Indoor Activity: Office space (Unincorporated S.B. County side)

CUP: Yes

Resolution No.: Reso. 6571

Year Established: 2007

Property Size: 4.5 acres total (1.9 acres Pomona, 2.6 acres San Bernardino County)

Misc. Notes: SA expanded their business area to the east side of their operations which is located within the County of San Bernardino within un-incorporated County area. SA has applied for a CUP with the County of San Bernardino, however San Bernardino Planning Department has been slow to process the application and has not done so to date

Violations or Issue Areas:

- Large metal fence/wall system at northwest portion of site unpermitted
- Large outdoor vehicle drain structure installed for draining fluids (no building permit issued to install).
- Lack of required entitlements from the County of San Bernardino to operate larger portion of site with access from East End Ave.

Further Action:

- Code Compliance to follow-up on potential violation issues
- Continue compliance monitoring.

#8 Bestway Recycling -1032 Industrial St.

Facility Type: Recycling and CRV buyback center.

Facility Activities: Accepts CRV (bottles, cans); Majority of business today is cardboard (Secondary Fiber Material) also takes other secondary cardboard such as paper, newspaper, etc. 90% of business model is now cardboard due to Amazon activity. All materials are source separated. Non-ferrous metal (copper) only one-half percent of product they intake. Ships 90% to ports for off sale delivery or processing.

Outdoor Activity: Most activity occurs under large covered metal canopy systems.

Indoor Activity: Office space

CUP: Yes, variance.

Resolution No.: Variance Reso 4569

Year Established: 2007

Property Size: 1 acre

Misc. Notes: On-site circulation difficult; small passenger truck customers are cued up in street 3 deep waiting for larger container trucks to leave. 5 trucks per day max on a busy day for container trucks. Peeling paint on building, landscaping outdated. Major customer base is small collectors in small trucks and shopping carts. Owner indicated ownership of Industrial Permit for stormwater but does not have tanks for filters. Single point of stormwater exit, he samples, meets state permit.

Violations or Issue Areas:

- Outside storage of shopping carts left by customers in parking lot area
- Peeling paint on building facades
- Inadequate vehicular queuing areas and on-site truck circulation areas

Further Action:

- Continue compliance monitoring.

#9 Recycled Wood Products-1313 E. Phillips Boulevard

Facility Type: Acceptance and Processing of Wood Waste and Green Waste

Facility Activities: Grinding of Wood Waste and Green waste into mulch material. Green waste activity is only 10% of the business activity, 90% is wood waste grinding into final mulch type material

Outdoor Activity: Grinding activity occurs within a semi-enclosed metal warehouse building. Outside stockpiling of coarse and fine materials occurs outdoors

Indoor Activity: Office space, Cashier, Small Retail Space; Grinding & Processing of Material occurs in semi-enclosed metal warehouse building (open on 3 sides)

CUP: Yes

Resolution No.: CUP 99-023 & CUP 03-028 & Council Resolution No. 2004-120

Year Established: Planning Commission approved use 7/28/99 (CUP 99-023)

Property Size: 11 acres

Misc. Notes: Law suit filed by Recycled Wood Products resulted in settlement agreement involving City and SCQAMD through CUP modification process which led to the construction of semi-enclosed structure.

Violations or Issue Areas :

- On date of inspection, material piles appeared below height levels allowed in CUP conditions of approval that were modified by the City Council. Based on verbal complaints from neighbors, large stockpiles of processed material stored and disturbed outside of buildings along with grinding activity in the semi-enclosed building has created dust and particulate matter effecting neighboring properties. City staff has not observed the dust occurrences, however during the site inspection this month no processing was occurring during the scheduled site inspection.
- Site Plan locations for outdoor stockpiles of finished mulch product has been exceeded by 200+ feet to north (approx. 85,000 sf)
- Site Plan location for truck maneuvering/loading into processing canopy structure does not exist as called out on site plan. Area now is utilized for stockpiling of non-processed wood material outside of the building approximately 75 foot by 135 foot (aprox. 10,125 sf)
- Large areas of unpaved surfaces exist that could be issues with storm-water containment
- Site Plan/Floor Plan on File in the Planning Division does not match exactly the equipment layout that exists on site within the semi-enclosed building (2 machinery areas vs. 3)
- Banner signs are utilized for permanent signage on Exterior facing walls and interior retail sales building

- Parking stall areas for employees and customers are not striped to City Standards, the striping is either non-existent or only partial striping

Further Action:

- Continue compliance monitoring.
- Further evaluate compliance issues by Code Compliance.

#10 Fukutomi Green Products – 538 W. Monterey Avenue

Facility Type: Acceptance and storage/sorting of post-industrial and post-consumer plastics products

Facility Activities: No processing or treatment of plastics materials. Materials are stored and then loaded and shipped overseas. No compactors or balers on site.

Outdoor Activity: Storage area created in parking lot and side of building. Portable steel loading dock present in parking lot storage area to load containers into trucking containers.

Indoor Activity: Office space, warehouse storage of plastics materials

CUP: No

CUP or Resolution No.: N/A

Year Established: 2012

Property Size: .81 acre

Misc. Notes: Low-volume facility that opened 4 years ago according to on-site manager. One truck per week is their low volume output.

Violations or Issue Areas:

- Outdoor storage area created by 14 foot high tubular steel fencing system that is highly visible to Monterey Avenue and Cypress Street, directly east of the U.S. Post Office
- Outdoor storage not approved: no screening
- Portable steel loading ramp not permitted or bolted to asphalt parking lot
- Business or Property owner rents most all of the on-site parking stalls to the U.S. Postal Service for employee parking area
- All landscaped parkway areas required to be maintained by the property owner contain dirt with no landscaping materials

Further Action:

- Continue compliance monitoring.
- Further evaluate compliance issues by Code Compliance.

#11 Master Recycling – 1980 S. Reservoir St.

Facility Type: Processing of beverage and food waste from manufacturers:

- Removing liquid and food from packaging and releasing to the sanitary sewer system.
- Removing packaging from food waste and storing food waste for future disposal.

Facility Activities: Disposal of expired beverages or beverages that did not pass quality control check at factory. Washing and repackaging of beverages that have damaged packaging and repackage. Grinding and compacting and baling of aluminum plastics and glass. Business operates as a combination of a waste transfer station and a recycling facility that empties containers and consolidates containers into compacted and baled material. Post-industrial clients utilize this facility. Customer base is large food and beverage manufacturers.

Outdoor Activity: storage of waste material awaiting processing

Indoor Activity: Office space, Cashier,

CUP: No; variance issued for parking for prior operator

Resolution No.: Variance Resolution No. 2590 for a reduction in parking requirements, March 22, 1967

Year Established: 2006

Property Size: 2.5 acres

Violations or Issue Areas:

- Operations likely require CUP as a waste transfer station, recycling activity, waste collector and disposal operation; business license issued without Planning Division made aware of true nature of business.
- Parking Variance granted in 1967 (Reso. No. 2590) for textile manufacturing business; resolution stated that if additional parking was necessitated by increased floor area or number of employees, additional parking would be required when the Planning Commission deems it becomes necessary. Presently there are zero parking stalls available for employees or customers on the site. Outdoor storage should be removed and replaced with a parking lot and landscaped planters as required under variance.
- Strong odors throughout indoor and outdoor facility areas.
- Paving areas that are failing and contain a high amount of trash, debris and liquid materials that appear to be violations of stormwater and NPDES requirements
- Gnats and flies present associated with liquid beverage material throughout the facility
- No signage on building
- Mailbox in public sidewalk has makeshift container collecting trash
- Truck traffic circulation is inadequate due to the fact that large vehicles must utilize Reservoir Street to maneuver trucks to back into location of dock doors facing Reservoir Street.

- Delivery trucks loading and unloading at truck docks facing Reservoir Street encroach into half of the drive lane for extended periods of time
- Delivery trucks utilize center median lane in Reservoir Street for staging for extended periods of time
- 1965 plan check corrections for new building required 10 planter areas in parking area. Entire parking lot area behind main building has been converted to outdoor storage of recycling materials
- Major mechanical work for cooling system in rear warehouse installed without Mechanical, Electrical or Plumbing permits.
- Property extremely overcrowded with material, dirty interior and exterior. Business owner stated unsightly conditions were due to machinery breakdowns. Appears the operator has outgrown this site and converted the required parking lot to outdoor storage and activity.
- Business has been issued Non-Compliance with permit from State Water Board. City consultant staff also determined business is out of compliance with stormwater permit requirements

Further Action:

- Further evaluate compliance issues by Code Compliance.

#12 Mission Recycling – 1341 E. Mission Blvd.

Facility Type: Acceptance and storage/sorting of scrap metal

Facility Activities: Metal salvage and recycling listed on CUP

Outdoor Activity: Storage of Scrap Metal

Indoor Activity: Office space, warehouse storage of plastics materials

CUP: Yes

Resolution No.: PC Reso. No. 3721

Year Established: 2002 (presently closed)

Property Size: 2 acres

- **Misc. Notes:** Business appears to have completely closed several months ago

Violations or Issue Areas :

- No scrap metal shall be visible above the height of the walls condition in the CUP from 5/14/75 was violated as large piles of scrap metal were visible from surrounding streets

Further Action:

- Continue compliance monitoring.
- Further evaluate compliance issues by Code Compliance.

#13 Mission Recycling – 1352 E. Ninth St.

Facility Type: Acceptance and storage/sorting of co-mingled municipal recycled materials, glass, paper, plastic, cardboard, e-waste. Public CRV buyback center

Facility Activities: Sorting, compacting, baling and shipping of recycled paper, plastic glass. CRV buyback center

Outdoor Activity: Storage areas for containers to be covered and enclosed. Outdoor CRV buyback area

Indoor Activity: Office space, warehouse storage of recycling materials. Sorting/Baling machinery

CUP: Yes

Resolution No.: Council Reso. No. 2008-19

Year Established: 2007

Property Size: 4.4 acres

- **Misc. Notes:** Neighbor has complained that business has been closed and non operational for many months and would like City to revoke the CUP at the location.

Violations or Issue Areas :

- Multiple complaints from neighbors over the years that odors were present based on pile of material not being cleared from tipping floor area. Periodic responses from operator to verify that tipping floor was cleaned quarterly were received from city and inspected by code compliance staff.
- Multiple other complaints from neighbors regarding conditions of property were received. Some complaints such as carpet stored for extended time period were verified and followed up on.
- Complaints that broken machinery has stalled business and forced business to move to Mission Blvd. location were confirmed through LA County Environmental Health and inspections by City code compliance staff. Mission Blvd location not approved for curbside recycling materials.

Further Action:

- Continue compliance monitoring.
- Further evaluate compliance issues by Code Compliance.

#14 Mission Recycling – 1760 E. Mission Blvd.

Facility Type: Storage of open recycling containers, equipment, trucks, recycling related equipment on un-improved parcel greater than one acre

Facility Activities: No processing, storage or treatment of recycled materials appeared to be occurring on site

Outdoor Activity: Storage area for recycling related equipment and containers; off-site sign (billboard) for other recycling operations.

Indoor Activity: No existing structures on site with exception of advertising billboard

CUP: No

Resolution No.: N/A

Year Established: 2009

Property Size: 1.6 acres

- **Misc. Notes:** Owner refused to submit a CUP to “develop” vacant property

Violations or Issue Areas:

- Outdoor storage on an unimproved parcel without appropriate screening or stormwater mitigation measures to be compliant with NPDES requirements

ATTACHMENT 2

Photos of Sites



































































