

**SITE PLAN AND ARCHITECTURAL
REVIEW COMMITTEE SPECIAL MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, MARCH 9, 2011
MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of March 9, 2011 was called to order by Acting-Chair Stafford at 5:15 p.m.

Present: Committee Members Kirst, Kiser, Slater, and Acting-Chair Stafford

Absent: Committee Members

Also Present: Community Development Director Konradt Bartlam and Associate Planner Immanuel Bereket

2. MINUTES

a) February 9, 2011 minutes approved unanimously, motion by Kiser, second by Slater.

3. REVIEW ITEMS

a) Request for Site Plan and Architecture Review Committee to review site plan and architectural elevations for a small collection recycling facility located at the Lakewood Mall. (Applicant, Tomra Pacific, Inc.; File # 10-SP-10).

Associate Planner Bereket presented and briefly described the project. He provided background on the project. He stated that the City received a complaint that the Apple Marketplace grocery store installed a cargo container on their parcel without a City review or approval. The complaint was forwarded to the Police Department, Code Enforcement Division for investigation. In the course of the investigation, it was learned that Tomra Pacific, Inc., installed a cargo container which was used as a small recycling facility without SPARC review and approval. Further, he stated that the State of California requires grocery stores to establish State certified recycling/redemption within one half mile radius of a supermarket or, alternatively, establish a recycling center, redeem all empty beverage containers at all open cash registers within the store or pay \$100.00 per day to the state. He stated Apple Marketplace has an agreement with Tomra Pacific, Inc. to allow Tomra Pacific to establish and operate a recycling facility within their parking lot. He stated that the overall size of the facility should be 500 square foot or less, which would be consistent with other facility the applicant operates throughout northern California. He further stated that the applicant proposed two self-serving vending machines, but staff recommends that either those self-vending machines be removed or only be used when the facility is open during regular hours. The reason is the facility's automated service makes a continuous beeping noise to display an error of some sort. This noise does not stop until a staff member turns it off which is usually the next business day. He also stated that conditions of approval prohibit the use or installation of compactors.

After staff's presentation, the Committee asked a few questions about the project. SPARC Member Mr. Slater stated he visited Apple Marketplace and noticed the exact location proposed for the recycling facility is a bit removed from the store. He asked if that was a concern. Mr. Bartlam replied that this location was selected simply because there is a vacant pad to the west and that the location was visible and accessible from the public view. Mr. Slater further stated that he agrees with staff that the self-vending machines should be restricted.

Ms. Nancy Mertz, project representative, spoke on behalf of the project. She stated Tomra Pacific Inc. is a reputable recycling company. Mr. Kiser asked if there will be any staff, or an attendant, present during the hours the recycling facility is open for business. She responded that was the case but would like the reverser vending machine (self-vending machine) be allowed to operate 24/hrs. Mr. Kiser stated that staff has researched the issue and feels comfortable with restrictions imposed. He stated the restriction regarding availability of the self-vending machines was reasonable and does not impose undue hardship. Ms. Mertz stated they need the vending machines for efficiency reasons but is willing to work with any restrictions imposed on the project. Mr. Slater asked if the self-vending machines dispense money. Ms. Mertz responded that the machines dispense vouchers redeemable inside the Apple Marketplace store.

Mr. Slater asked if the facility has access to water to clean up the area and has access for trash collection. Ms. Mertz responded that the facility has access to water from Apple Market and that the facility and vicinity would be steam (power) washed once a month per their agreement. She also stated that trash collection is provided by Apple Market. Mr. Slater asked if SPARC were to amend the conditions as drafted and allowed the self-vending machines to work 24/hrs and place another condition stating that after certain amount of complaints that staff bring it back to SPARC, would that work for the City. Mr. Bartlam responded SPARC could certainly amend the draft conditions but it must be aware that complaints could come from a variety of sources and it could prove difficult to enforce. Mr. Bartlam further stated the draft conditions limited hours of operation from 8:00 am – 5:00 pm and any noise emanating from the facility would be during normal business hours. Mr. Stafford stated that the state law requires that this be allowed without punishing Apple Market; however, he expressed his concern regarding the vending machine operating during late hours.

There being no more questions, the Chair asked for any motion to approve the project.

MOTION / VOTE:

On motion of SPARC Member Slater, second by Member Kiser, approved the request of Tomra Pacific, Inc. to install a recycling kiosk at 1320 West Lockeford Street, subject to the SPARC Common Design Requirements and Supplemental Conditions: The vote was as follows:

Ayes: Kirst, Kiser, Slater, and acting Chair Stafford
Noes: None
Absent: None

- b) Request for Site Plan and Architectural Review Committee approval of an improvement along the front entrances of two vacant spaces within the Bella Terra Plaza located at 1110 West Kettleman Lane. (Applicant: Mr. Luis Bolinoo, on behalf of Bella Terra Plaza LLC; File 11-SP-02)

Associate Planner Bereket presented and briefly described the project. He stated that the applicant is seeking approval for the alteration of the exterior of the Bella Terra Plaza. Proposed Improvements involve installation of a new awning, repairs to window frames, repainting of the building front. Mr. Bereket stated that the property owners have made extensive remodeling efforts in the past and this is part of their on-going effort to improve the plaza. The plaza is utilized by a variety of uses such as dental offices, restaurants, realtor offices, etc. Tenant occupancy has dramatically increased since the renovation was completed in 2005.

After staff's presentation, SPARC members asked a few questions. SPARC Member Stafford asked if the new awning comply with ADA path of travel. Mr. Bartlam stated

that the project would require full compliance with applicable Americans With Disabilities Act and pointed to the proposed plan where it shows sufficient room for path of travel. Mr. Slater asked if the plans include any site improvements. Mr. Bereket stated the project is restricted to the building and the project does not involve any site modification. Mr. Slater asked to see where the handicap parking stalls would be located. Mr. Bartlam pointed, on the site plan, the location of the existing handicap parking stalls. Mr. Stafford asked if there were any bike racks being proposed. Mr. Bereket stated that the building already contains sufficient bicycle racks.

Mr. Luis Bolinoo, project representative, spoke on behalf of the project. He stated that these proposed exterior modifications are tenant driven and they accept the conditions as outlined. Mr. Stafford asked if the Social Security Office is the new tenant and Mr. Bolinoo confirmed that was the case.

There being no more questions, the Chair asked for a motion to approve the project.

MOTION / VOTE:

On motion of SPARC Member Kiser, Member Kirst second, approved the request of Mr. Luis Bolinoo, on behalf of Bella Terra Plaza LLC., to add an awning, paint doors and windows of a portion of the commercial building located at Bella Terra Plaza located at 1110 West Kettleman Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions. The vote was as follows:

Ayes: Kirst, Kiser, Slater, and acting Chair Stafford
Noes: None
Absent: None

3. COMMENTS BY THE PUBLIC
No Comments.

4. COMMENTS BY THE PUBLIC
No Comments.

5. COMMENTS BY SPARC MEMBERS AND STAFF
No Comments.

6. REORGANIZATION
SPARC appointed Commissioner Kiser as Chair and SPARC Member Stafford as a Vice-Chair.

7. ADJOURNMENT
There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:50p.m.

ATTEST:

Immanuel Bereket
Associate Planner