



CUP U-21-3

PLANNING COMMISSION MEETING: ITEM E.1

Shaveta Sharma, Contract Planner



AGENDA

1. APPLICANT REQUEST
2. PROJECT LOCATION
3. ZONING MAP
4. SITE PLAN
5. CUP FINDINGS
6. CEQA
7. STAFF RECOMMENDATION
8. QUESTIONS



Project Applicant & Request

APPLICANT: CLARK CLOVIS, FOREMOST RECYCLING
REQUEST: RECYCLING FACILITY WITH OUTDOOR
STORAGE

ZONING: GENERAL INDUSTRIAL

CURRENT USE: WAREHOUSE

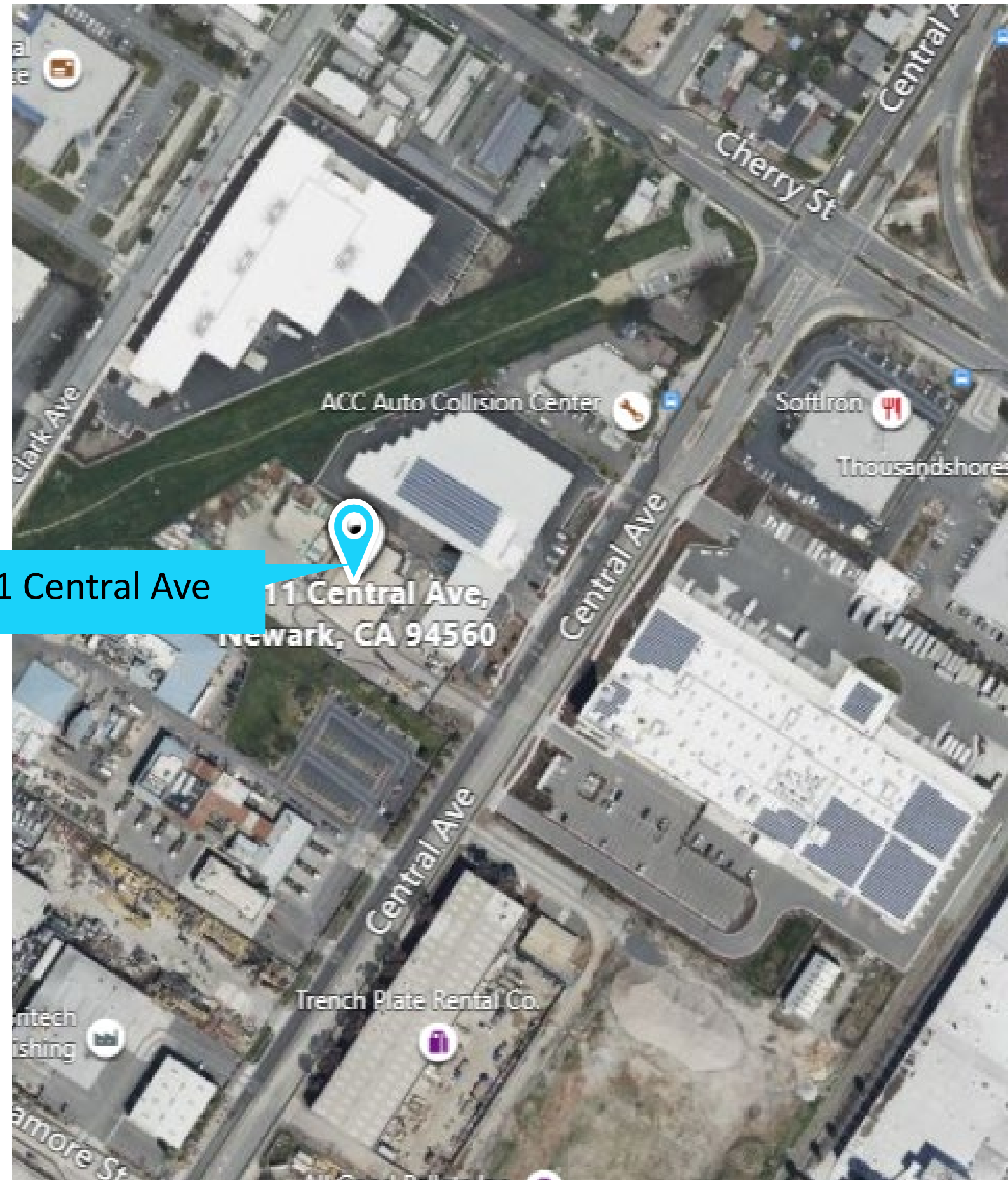
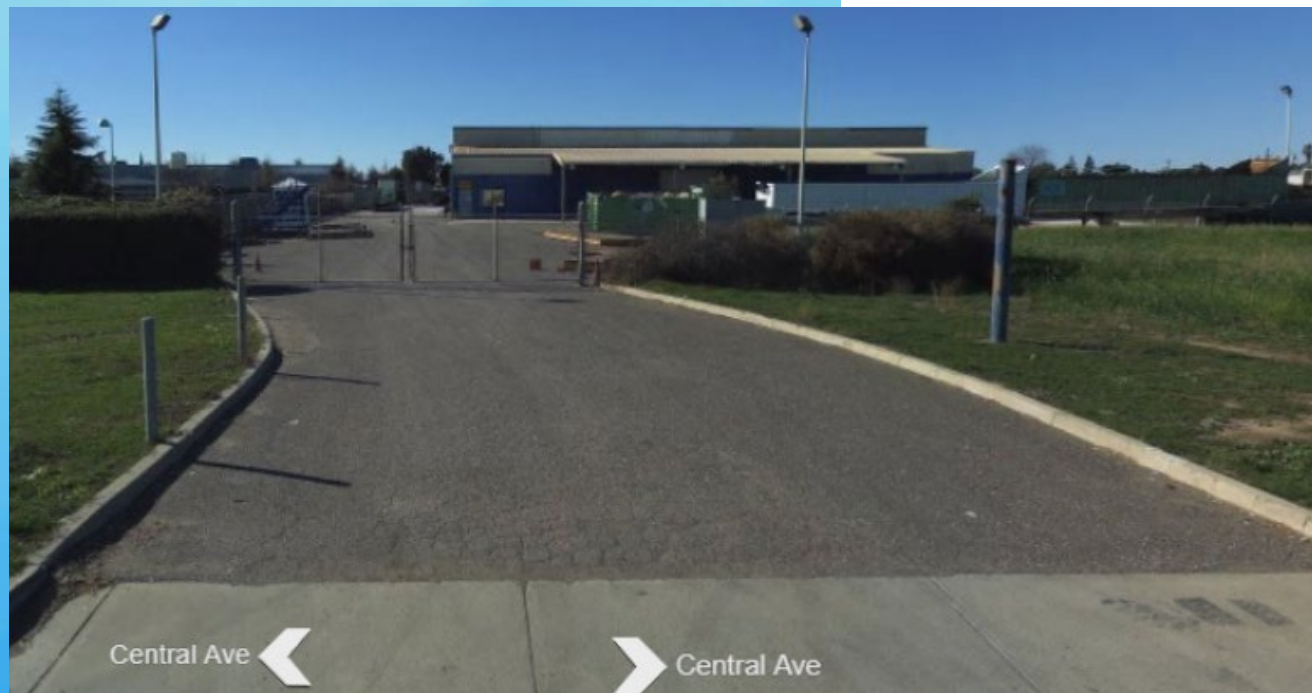
*NMC 17.09.020 ZONING REQUIRES A CUP FOR A RECYCLING
FACILITY AND OUTDOOR STORAGE

Applicant will be accepting, sorting, and storing construction
debris from throughout the County

Existing warehouse will be used for the sorting of the
materials, and once they are baled and ready to be picked
up, they will be moved to the outdoor storage containers

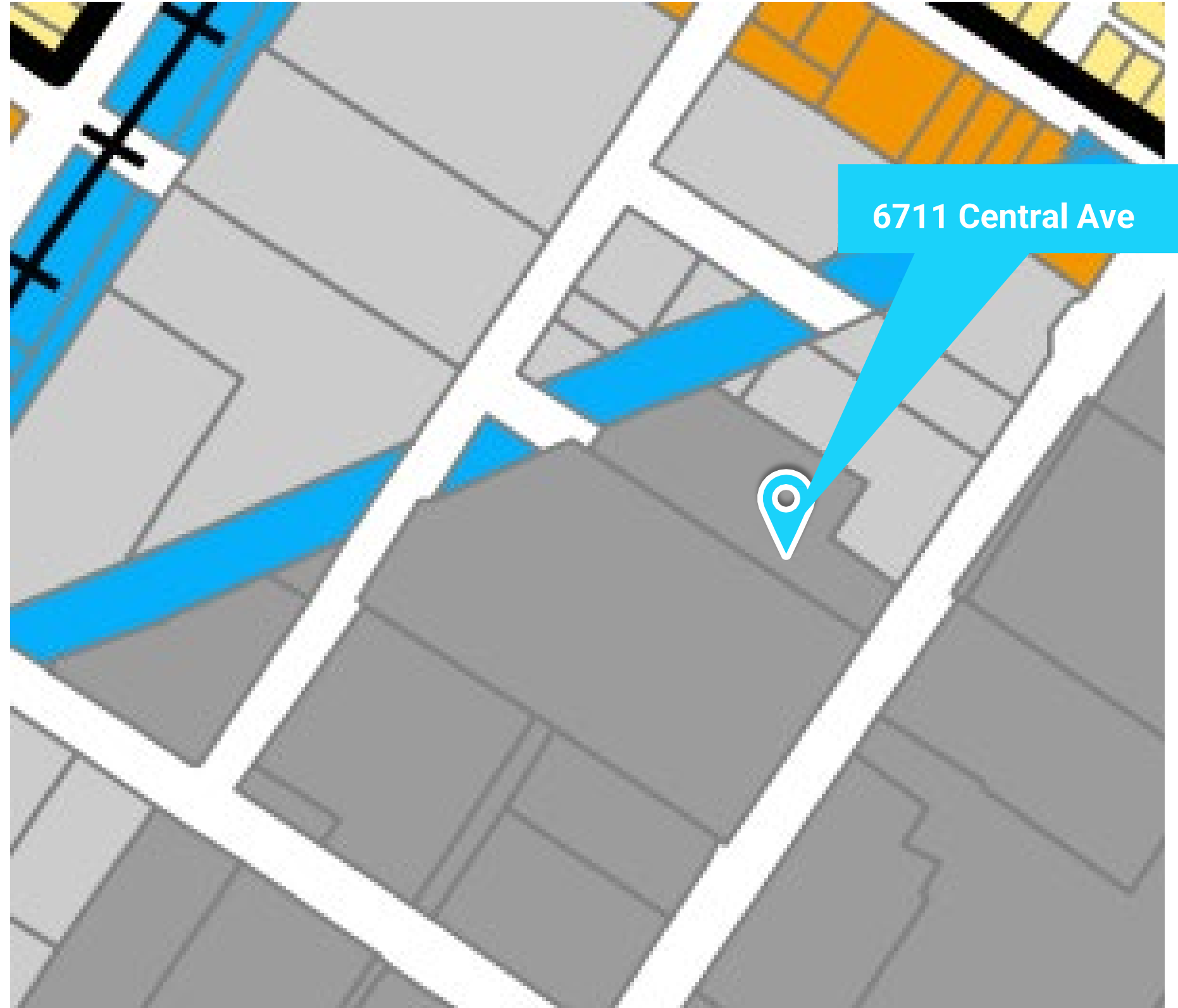


Project Location



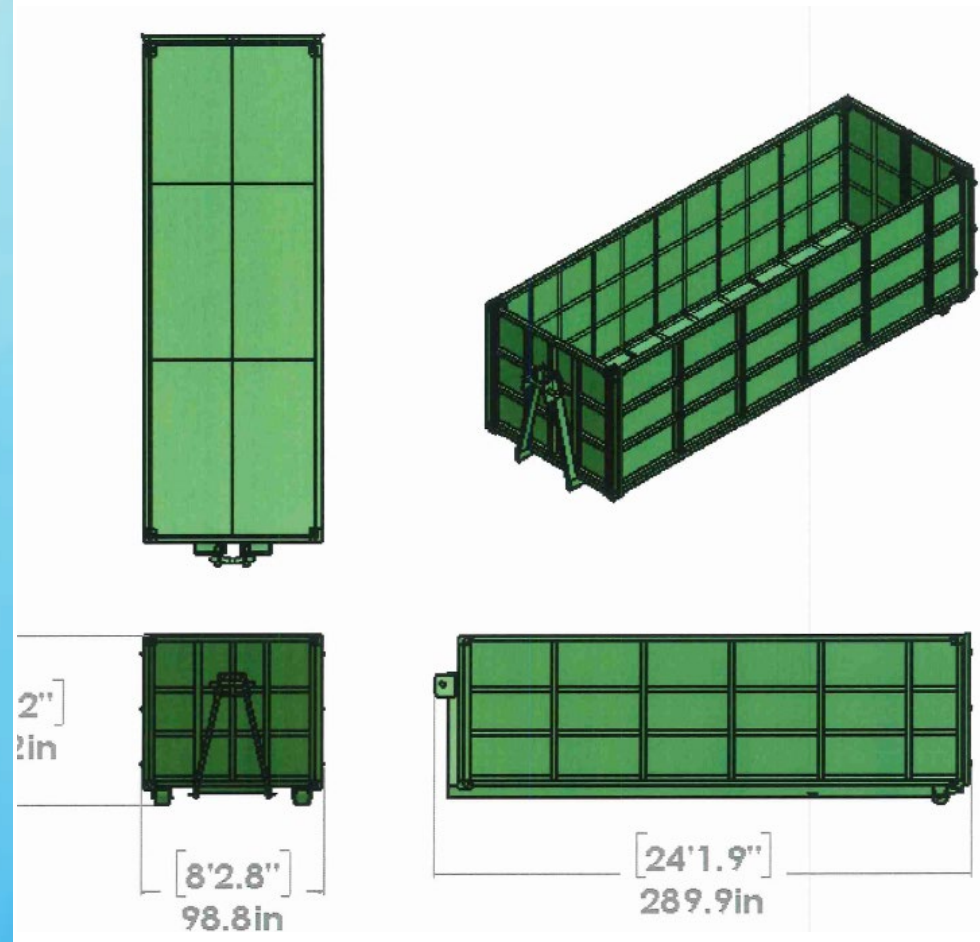


Site Context Zoning Map





CONCEPTUAL PROPERTY USE





Required Findings

NMC §17.35.060. CUP Findings

- A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this title [NMC Title 17] and all other titles of the Municipal Code;
- B. The proposed use is consistent with the general plan and any applicable specific plan;
- C. The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;
- D. Tax revenue generated by the development will exceed the city's cost of the service demand as a result of the development or a compelling community benefit will be provided;
- E. The proposed use complies with any design or development standards applicable to the zoning district or the use in question unless waived or modified pursuant to the provisions of this title [NMC Title 17];
- F. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity; and
- G. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.



CEQA

California Environmental Quality Act (CEQA)

A Class 1, Existing Facilities, Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions. Per CEQA §15301(e)(2), environmental review is not required because:

- a. The proposed project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and
- b. The area in which the project is located is not environmentally sensitive.



RECOMMENDATION

Approve, by resolution, Conditional Use Permit based on the findings and conditions of approval provided in the Draft Resolution.



QUESTIONS