

SPECIFIC PLAN FOR CONSTRUCTION & DEMOLITION RECYCLING, INC. SITE EXPANSION



CLIENT
Interior Removal Specialist, Inc.

LOCATION
South Gate, GA

DURATION
11 months

ROLE
Specific Plan Application and Creation

COMPLETED
July 2015



Blue Cypress Consulting, LLC prepared a Specific Plan for CARERNCAR, LLC, owner of three adjacent parcels in South Gate, CA. The property occupants Interior Removal Specialist, Inc. (IRS)

and Construction & Demolition Recycling, Inc. (CDR), proposed the Specific Plan to provide for expansion of the services offered at the CDR site. Under the previous zoning, a conditional use permit allowed construction and demolition debris processing and recycling, and green waste processing on the site.

The Specific Plan proposal was to expand the allowable uses to include Municipal Solid Waste (MSW) collection and processing, as well as allowing green energy production facilities as a permitted use without the requirements for a conditional use permit. Additionally, the proposal included stockpiling of processed materials as a permitted on-site use.

Justification for the Specific Plan included allowing complementary uses on the site to provide locational efficiencies in waste processing services. Other benefits to the City included a reduction of organics into landfills, the potential for green energy production, increased revenue for the City, and the creation of additional jobs both during construction and operation.

The Specific Plan was written in accordance with State of California and City of South Gate Specific Plan

Requirements. Blue Cypress worked closely with IRS, their engineer, and the City of South Gate Planning staff to create the Specific Plan. Blue Cypress took the lead in the creation, writing, GIS analysis, and design of the Specific Plan. The Specific Plan was presented during public workshops; reviewed by the Planning Commission; and ultimately reviewed for adoption by the City Council.

