City of Napa
Updated Enclosure Standards

To:
City of Napa
Planning Commission

Presented by:
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Hawthorne Apartments.
So What’s the Problem?
And, Why Require Enclosures...If They Look Like This...
And This – Gates Don’t Close…
And Are Not Used...
Or Are Nice Looking But Inaccessible
By Collection Trucks…
What is the Purpose of Enclosures?

• To “enclose” waste and recycling containers (aesthetic concerns)

• Reduce scavenging (stealing) & vandalism

• Prevent storm water pollution (particularly if roof is required)
Why Revise Enclosure Standards?

1. Update Due (current standards from 2008)

2. Existing State Law:
   - requires adequate space for recycling
   - State mandate 50%
   - City/State goal of 75% by 2020

3. New State Law (AB 1826) requires capture of organics from commercial generators
Why Revise Enclosure Standards? (cont.)

4. City Commercial Food Composting Program  
   (New third stream of “Compostables”)  

5. Need for space-constrained “Cart-only” option  

6. Water Quality (particularly for “Food Facilities”)  

7. Ensure Standards address multiple concerns  
   (Consistency, Practical, ADA and Aesthetic)
When do Enclosure Standards Apply?

• Currently, per Zoning Ordinance section 17.52.390 (Recycling/solid waste areas), Enclosure Standards are adopted by Council resolution and apply for any project “that requires approval of a use permit or design review permit”

• Does not apply to residential/multi-family less than 5 units or addition less than 500 sq. ft. or 10% of total square footage
“Significant Addition” means a structure of (1) more than 500 square feet or 2) equal to greater than 10% of the total building square footage, added to the original structure or site at some time after the completion of the original structure.
“Significant Remodel”

“Significant Remodel” means a remodel that:

(1) will increase area by 50% or more; or

(2) constitutes a change that results in one or both of the following:
   (a) an increase in the quantity of discarded solid waste
   (b) the addition of one or more type(s) of discarded solid waste (e.g., office becomes a Food Facility); or

(3) is determined by the Community Development Director to require that the enclosure area comply with all current adopted City standards.
“Cart-Only” Enclosures

Exhibit A

MSW/Recycling Cart Enclosure

Interior enclosure dimensions and layout shown
“Food Facility” means a Commercial & Business Establishment that stores, prepares, packages, serves, vends or otherwise provides food for human consumption.
“Cart-Only” Food Facility Enclosure (Small)

Exhibit F

Food Facility
WITHOUT Oil/Grease Tank
Small Food Enclosure

Interior enclosure dimensions and layout shown

City of Napa
“Cart-Only” Food Facility Enclosure (Extra Small)

Exhibit E

Food Facility WITHOUT Oil/Grease Tank Extra Small Food Enclosure

Interior enclosure dimensions and layout shown
Exhibit G

Food Facility
WITHOUT Oil/Grease Tank
Medium Food Enclosure

Interior enclosure dimensions and layout shown

City of Napa
“The Good”
“The Bad”
“The Ugly”
Questions?