



## REPORT TO PLANNING COMMISSION

**To:** Honorable Chairman and Members of the Planning Commission

**From:** Justin Kirk, Assistant Community Development Director

**Prepared by:** Justin Poley, Community Development Technician

**Date:** January 15, 2019

**Subject:** **Planning Application No. 2018-62 (Conditional Use Permit No. 2018-19)** – A request to legalize an existing recycling kiosk located upon a parking lot within an existing commercial center located at 16750 Lakeshore Drive, Lake Elsinore, CA. 92530.

**Applicant:** RePlanet Recycling

### Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2018-62 (CONDITIONAL USE PERMIT NO. 2018-19) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2018-62 (CONDITIONAL USE PERMIT NO. 2018-19) TO LEGALIZE AN EXISTING RECYCLING KIOSK LOCATED UPON A PARKING LOT WITHIN AN EXISTING COMMERCIAL CENTER LOCATED AT APN: 378-290-016.

### Discussion

#### **Project Request and Location**

The applicant is requesting to legalize an existing recycling kiosk located upon a parking lot within an existing commercial center (Project). The Project is located near the intersection of Lakeshore Drive and Riverside Drive and more specifically referred to as 16750 Lakeshore Drive. (APN: 378-290-016).

#### **Environmental Setting**

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Commercial	General Commercial	Neighborhood Commercial (C-1)
North	Commercial	General Commercial	Neighborhood Commercial (C-1)
South	Commercial	General Commercial	Neighborhood Commercial (C-1)
East	Commercial	General Commercial	Neighborhood Commercial (C-1)

West	Commercial	Lakeshore Village Specific Plan	Lakeshore Village Specific Plan
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## **Project Description**

The applicant is proposing to legalize an existing recycling kiosk which is located within a parking lot of an existing commercial center and which is being operated in conjunction with the existing Stater Brothers grocery store located within the commercial center. The kiosk is a prefabricated unit of 496 sq. ft. The unit is moveable as its foundation is skid-mounted. The unit consists of two (2) fully enclosed storage roll of bins as well as with two (2) reverse vending machines. Operating hours for the reverse vending machines are from 7:00 AM through 7:00 PM Monday through Friday and from 10:00 AM through 6:00 PM Saturdays, Sundays and Holidays. Staffed hours of operation are from 9:00 AM through 5:00 PM Monday through Friday and from 10:00 AM through 6:00 PM Saturdays, Sundays and Holidays. The recycling kiosk only accepts CRV glass, plastic, and aluminum beverage containers all of which materials are stored in roll-off bins and secured inside the facility. Clients are given a voucher redeemable for cash at the supermarket's cash register or customer service desk.

## **Analysis**

### General Plan Consistency

The Project site has a General Plan Land Use Designation of General Commercial. The General Commercial designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses and similar and compatible uses. The Project is proposing to legalize an existing recycling kiosk, which is a service based in nature. Therefore, the Project is found to be consistent with the General Plan.

### Municipal Code Consistency

The project is located within the Neighborhood Commercial (C-1) Zoning designation. According to the C-1 zone, other uses that the Community Development Director determines to be in accord with the purpose of this chapter and having characteristics similar to those uses listed in this section shall be permitted. As this use is service based in nature, the use is compatible with the existing uses within the commercial center which are largely retail and service type uses.

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the requested Design Review application, and support the proposed application. Appropriate Conditions of Approval have been included that would mitigate any potential issues associated with the future development and establishment of use.

### Environmental Determination

Staff has determined that the proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) under section (c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The proposed Project

includes a structure which is under 2,500 sq. ft. which will be located within the parking lot of an existing commercial complex.

**Exhibits:**

- A – MSHCP Resolution
- B – CUP Resolution
- C – Conditions of Approval
- D – Use Description
- E – Vicinity Map
- F – Aerial Map
- G – Project Plans