



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. 2018-63 (Conditional Use Permit No. 2018-20)** - A request to legalize an existing recycling kiosk located upon a parking lot within an existing commercial center located at 32281 Mission Trail, 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. 2018-63 (CONDITIONAL USE PERMIT NO. 2018-20) 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. 2018-63 (CONDITIONAL USE PERMIT NO. 2018-20) TO LEGALIZE AN EXISTING RECYCLING KIOSK LOCATED UPON A PARKING LOT WITHIN AN EXISTING COMMERCIAL CENTER LOCATED AT APN: 365-280-019.

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 Mission Trail and Malaga Road and more specifically referred to as 32281 Mission Trail. (APN: 365-280-019).

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Commercial	Commercial Mixed Use	Commercial Mixed Use (CMU)
North	Commercial	Commercial Mixed Use	Commercial Mixed Use (CMU)
South	Residential	East Lake Specific Plan	East Lake Specific Plan
East	Commercial	Commercial Mixed Use	Commercial Mixed Use (CMU)

West	Commercial	Diamond Specific Plan	Diamond Specific Plan
------	------------	-----------------------	-----------------------

Project Description

The applicant is proposing to legalize an existing recycling kiosk which is located upon a parking lot within an existing commercial center and which is being operated in conjunction with the existing Stater Brothers grocery store. 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-off-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 Commercial Mixed Use. The Commercial Mixed Use designation provides for a mix of residential and non-residential uses within a single proposed development area, with an emphasis on retail, service, civic and professional office uses. Residential uses are allowed in a subordinate capacity. The Project is proposing to legalize an existing recycling kiosk, which is 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 Conditional Use Permit 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 upon 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