



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Community Development Director

Date: January 28, 2025

Subject: Notice of Decision – Planning Commission Approval of Planning Application No. 2022-19 for a Conditional Use Permit to Legalize an Existing Recycling Kiosk Located in an Existing Commercial Center at 16750 Lakeshore Drive

Applicant: Anna Taylor, Skedio Studio

Recommendation

Receive and File the Notice of Decision for Planning Application No. 2022-19 approved by the Planning Commission on December 3, 2024.

Background

Planning Application No. 2022-19 is a request for a Conditional Use Permit (CUP No. 2022-06) to legalize an existing recycling kiosk which is located within an existing commercial center. The kiosk is a prefabricated, freestanding structure that is 496 square feet. The kiosk consists of two (2) fully enclosed storage roll-off bins as well as two (2) reverse vending machines. The applicant will add several potted bougainvillea plants to provide additional screening for the facility.

The existing recycling kiosk was originally entitled on January 15, 2019. After entitlement approval, the operator commenced their business operations but entered into bankruptcy and ultimately closed. The business license lapsed, and the previously approved CUP became invalid due to the business being abandoned for a period of more than six months. A new operator took over the business but was not aware that the previously CUP was no longer valid. As such, the applicant is requesting to legalize the recycling kiosk.

The project is located within the commercial center's existing surface parking lot that includes a Stater Brothers grocery store and a variety of retail neighborhood services and restaurants. The commercial center is zoned Neighborhood Commercial (C-1) and is located near the intersection of Lakeshore Drive and Riverside Drive at 16750 Lakeshore Drive and includes Assessor Parcel Number (APN) 378-290-016.

On December 3, 2024, the Planning Commission took the following action by a 5-0 vote:

1. Found that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities); and
2. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2022-19 (CONDITIONAL USE PERMIT NO. 2022-06) TO LEGALIZE AN EXISTING RECYCLING KIOSK LOCATED WITHIN AN EXISTING COMMERCIAL CENTER AT 16750 LAKESHORE DRIVE (APN: 378-290-016).

Discussion

The Planning Commission voted 5-0 to approve the project at its regular meeting on December 3, 2024. There were no public comments. The project applicant was the only person in attendance.

The Planning Commission's decision is final, and no action by the City Council is required unless the City Council, by majority vote, elects to review and reconsider the Planning Commission's decision by ordering the matter set for a future noticed public hearing according to Section 17.410.110.F of the Lake Elsinore Municipal Code (LEMC), or the applicant or an interested person files a complete appeal application within 15 days of this notice appearing on the City Council's Agenda.

Fiscal Impact

The time and cost related to processing this application have been covered by fees paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application. Project approval does not fiscally impact the City's General Fund. Mitigation measures to protect the City fiscally have already been included in the Conditions of Approval.

Attachments

Attachment 1 – Planning Commission Staff Report
Community Development