



REPORT TO PLANNING COMMISSION

To: Honorable Chair and Members of the Planning Commission

From: Damaris Abraham, Community Development Director

Prepared by: Carlos Serna, Associate Planner

Date: December 3, 2024

Subject: Planning Application No. 2022-19 (CRV Recycling Solutions) - A Request for a Conditional Use Permit to Legalize an Existing Recycling Kiosk Located in an Existing Commercial Center at 16750 Lakeshore Drive

Applicant: Anna Tailor, Skedio Studio

Recommendation

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities); and
2. Adopt 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).

Project Location

The project is located within an existing surface parking lot of a commercial center with 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.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Commercial	General Commercial	Neighborhood Commercial (C-1)
North	Residential	Low Density Residential	Hillside Single Family Residential (RH)
South	Commercial	Lakeshore Village Specific Plan	Lakeshore Village Specific Plan
East	Commercial	General Commercial	Neighborhood Commercial (C-1)
West	Commercial	General Commercial	Neighborhood Commercial (C-1)

Table 1: Environmental Setting

Background

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 A new operator took over the business but was not aware that the previously CUP was no longer valid.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.

Project Description

The applicant is proposing to legalize an existing recycling kiosk which is located within the parking lot of 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 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 on weekends and holidays. The operating hours for the in-person recycling services are from 9:00 AM through 5:00 PM Monday through Friday and from 10:00 AM through 6:00 PM on weekends 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 kiosk structure. Clients are given a voucher redeemable for cash at the grocery store 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. A recycling kiosk is not specifically listed in the C-1 zone as a use subject to a Conditional Use Permit. However, the Planning Commission has made the determination, pursuant to LEMC 17.120.030.I, that recycling kiosks are permitted uses, subject to a Conditional Use Permit when it approved Conditional Use Permit No. 2018-19 (Resolution No. 2019-02) for a recycling kiosk located in the C-1 zoning district. Further, a recycling kiosk is a retail service, therefore the use is compatible with the existing businesses 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 to ensure the use continues to operate in a manner compatible and consistent with the Lake Elsinore Municipal Code.

Environmental Determination

The proposed project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15301 (Class 1 Existing Facilities). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project proposes to legalize an existing 496 square feet prefabricated, freestanding kiosk located within the surface parking lot of an existing, fully developed commercial retail center.

MSHCP Consistency

The proposed project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is completely disturbed and is developed with an existing commercial center. The subject property is not located in an MSHCP criteria cell and is not subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) JPR process. The project complies with all other applicable requirements of the MSHCP.

Public Notice

Notice of the public hearing for this application has been published in the Press-Enterprise newspaper and mailed to property owners within 300 feet of the subject property. As of the writing of this report, no written comments concerning this application have been received by staff.

Attachments

Attachment 1 – CUP Resolution

Attachment 2 – Conditions of Approval

Attachment 3 – GIS Exhibits

Attachment 4 – Project Plans

Attachment 5 – Public Notice Materials

