



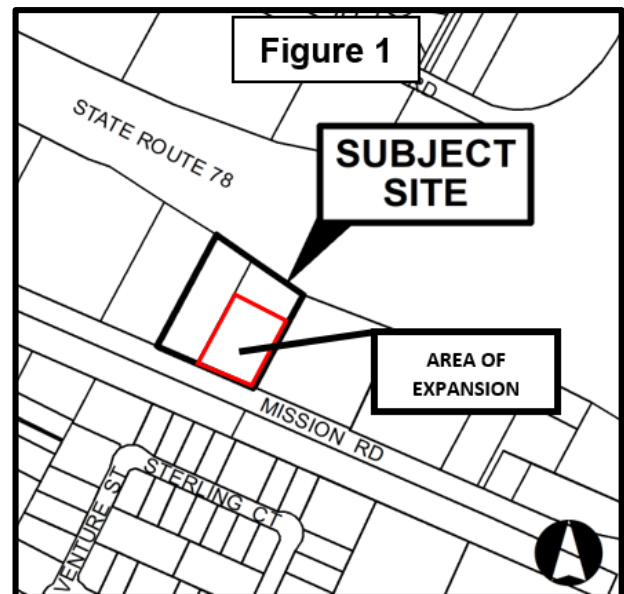
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BACKGROUND

The subject site consists of three parcels totaling approximately 2.98-acres, and is located on the north side of W. Mission Road and south side of State Route 78, just northeast of the Enterprise Street and Mission Road intersection (Figure 1). The combined sites (“Subject Site”) are located within the Light Industrial (LI) General Plan land use designation, and are zoned Light Industrial (M-1) as shown under Attachment 1. Site photographs detailing existing site conditions are provided under Attachment 2.

The City previously approved a Conditional Use Permit (CUP) for the metal recycling facility on the western most parcel (identified as APN 228-290-43-00) in 2008 (PHG08-0014), and approved a subsequent CUP modification for facility expansions onto the northeastern parcel (identified as APN 228-290-41-00) in 2017 (PHG17-0002). The existing approvals permit for the existing collection, storage, and processing (packaging) for ferrous (iron or steel) and non-ferrous (aluminum, brass, copper, etc.) material operations; however, no smelting of any such materials occurs on site. The current hours of operation for the public to access the collection facility are Monday through Friday, from 8 am to 4 pm. A modification to the existing CUP is required for the proposed expansion of CMS Recycling operations into the adjacent southeastern parcel highlighted in red under Figure 1 (identified as APN 228-290-56-00). The proposed area for expansion is approximately 1.18 acres.



SUMMARY OF REQUEST

California Metals Services (“Applicant”) submitted an application to modify their existing CUP to expand their existing recycling facility and operations into the adjacent parcel (Figure 1). Physical changes to the Subject Site would include repurposing of all the existing site buildings for more efficient use and operations, and removal of three existing structures, as well as existing street fencing, gates, and landscaping situated along W. Mission Road. The Applicant also requests an Administrative Adjustment (“Adjustment”) to allow for an increased height of proposed perimeter fencing, from 8’-0” to 10’-0”, along the SR-78 property boundary (“Proposed Project”).

Section 33-564 (Article 26 – Industrial Zones) requires a CUP for recycling facilities. The original facility was entitled through the CUP process (PHG08-0014). The Proposed Project would modify the existing, approved CUP for the recycling facility to allow for the physical expansion of the existing use. Section 33-1221 (Article 61, Division 2 – Variance and Administrative Adjustments) allows for increases in wall/fence heights of up to 50-percent for industrial zoned properties. The Proposed Project requests to increase the maximum height of their perimeter fencing at the rear property line by 25-percent. This Adjustment request is in response to current vandalism issues and stealing of valuable recyclable materials. Section 33-1223 states if an Administrative Adjustment request is associated with a discretionary action, the request would be reviewed by the appropriate hearing body on the discretionary action; therefore, the Adjustment is a part of the Planning Commission’s action.

The Proposed Project would provide operational growth for the existing use which supports weekly services to over 300 industrial accounts, and monthly services to approximately 4,000 public customers. The Proposed Project



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would result in in 15,000 square feet of additional covered service area, approximately 1.25 acres of useable recycling materials storage space, and provide up to 67 parking spaces for customers and staff.

A site plan showing the general location of improvements, perimeter enhancements, SR-78 fencing, reoriented internal circulation, and street frontage landscaping is provided as part of Attachment 3, Exhibit B - Project Plans.

SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size:	Total site 2.98 acres - 1.18 acres (expansion parcel)	
2. Lot Coverage / Floor Area Ratio:	<u>Minimum Required:</u> None	<u>Provided:</u> N/A
3. Building Height:	Max. Height subject to UBC	No new structures proposed
4. Motor Vehicle Parking:	50 Parking spaces	67 spaces
5. Proposed Setbacks:		
a) Front Yard	10'-0" facing W. Mission Road	10'-0" facing W. Mission Road
b) Rear Yard	None	None
c) Side Yard	None	None
6. Trees:	Every 30 feet along frontage	7 Trees - Street Frontage
7. Signage:	All signs subject to Article 66	
8. Trash:	Existing covered trash enclosure provided on-site	
9. Lighting:	Outdoor lighting subject to Article 35	
10. Hours of Operation:	Facility operates Monday through Saturday (8:00 am to 4:00 pm) for public hours and Monday through Friday (7:00 am to 3:30 pm) for yard operations and client drop off only.	
11. Fencing Height:	8'-0" maximum	10'-0" (Admin. Adjustment)



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PROJECT ANALYSIS

1. General Plan Conformance:

The General Plan land use designation for the Subject Site is Light Industrial (LI), which allows for a broad range of light industrial and service uses, including outdoor storage, supporting products, and services. This includes outside storage, processing, and supporting services for a primary-businesses.

The Proposed Project compliments and embraces Goal 10, as shown below, which is one of the General Plan strategies related to industrial growth and integration. The Proposed Project provides a compatible use in that it expands an existing recycling facility which seeks to scale appropriately to the size of its service demands for its public and commercial clients. The Proposed Project includes enhanced frontage landscaping, perimeter security fencing, improved public CRV recycling center, as well as other ancillary site improvements that would enhance continuity between the Subject Site and the existing operations adjacent to the west.

“GOAL 10: A variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community.”

The Proposed Project aligns with Industrial Land Use Policies 10.2, 10.7 & 10.9 in that the Proposed Project sites such industrial development in the appropriate industrial land use designation (as described in Figure II-6 of the Land Use and Community Form Element). The Proposed Project incorporates features, such as a six-foot block wall at the Subject Site frontage, an enhanced landscaping buffer, and perimeter fencing, to ensure compatibility with surrounding industrial uses. Further, the requested Adjustment would allow for a 25-percent increase in fence height for the industrial zoned site. The proposed Adjustment would align with Land Use Policy 10.9, which seeks to “allow more flexible requirements affecting...screening of outside storage...depending on location and visibility from off-site areas on properties designated General Industrial.” The Project Site is located within the industrial zone and is surrounded by industrial uses and a major highway.

2. Zoning Conformance:

The Light Industrial (M-1) zoning designation allows for a variety of light industrial activities such as assembling, manufacturing, storage warehousing and distribution, and support and service uses, including outdoor storage. The purpose of this zoning district (M-1) is to provide a range of light industrial and support service uses. This zone allows for light industrial uses not typically suited to commercial zones by virtue of operational characteristics and space needs, such as a recycling facility. In order to ensure compatibility among a variety of uses, M-1 development standards are more restrictive than the general industrial zone. The Proposed Project is consistent with the industrial zone’s purpose outlined in the City’s Municipal Code, Section 33-561 (Article 26 - Light Industrial Zones) in that it is an allowed industrial use, as designated within the permitted use table of Article 26, subject to a use permit. The existing facility maintains a previously approved CUP, and seeks to expand their use in compliance with the requirements of the M-1 zone as outlined in Article 26. Further, the Subject Site is surrounded generally to the south, east, and west by industrial uses, and the SR-78 to the north. These immediately adjacent uses are generally compatible with the proposed industrial use, subject to the project conditions.



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The Administrative Adjustment would allow for the Applicant to construct a ten-foot metal tubular/panel screening fence along the SR-78 property boundary to shield the equipment, recycle materials, and storage areas from view, while also securing the site. The requested Adjustment complies with the standards outlined within Article 61 (Division 2 - Variances and Administrative Adjustments).

SITE DESIGN

The Proposed Project consists of a site expansion by incorporating the adjacent property in order to accommodate future recycling materials storage, and processing needs of CMS' commercial and public customers. The existing topography of the site is flat and there is no associated grading proposed. The Proposed Project would include removal of two existing buildings, one open-steel structure, landscaping, paving, and fencing. The integration of the Subject Site with the existing recycling operations would allow for more efficient operations. The relocation and establishment of the new CRV Recycling Center area would reduce conflicts between the public customers, and business trucking operations by minimizing access wait times, moving the public away from the truck scales thereby providing better public circulation, and restriping for additional parking spaces. The redesign of the internal circulation would provide adequate room so that no ad-hoc truck parking along W. Mission Road occurs as a part of the facility's operations, and would allow the truck and vehicle traffic to be wholly accommodated on the Subject Site. Proposed Project-related improvements are listed below:

- Repurposing of the existing buildings, and removal of two buildings and one open steel structure;
- Realignment of the internal circulation to provide a twenty-four-foot fire lane for emergency access, and efficiency of moving and packaging of scrap materials;
- Removal of existing street fencing, gates, and landscaping along W. Mission Road and replacement with similar landscaping located in the front setback, and construction of a security wall with two electronic gates;
- Installation of a 10'-0" tubular fence with screening panels along SR-78;
- Relocation of the existing CRV Recycling Center and expanded public drop off area;
- Restriping of parking area to accommodate 24 customer spaces and four ADA compliant stalls for the new CRV Recycling Center and;
- Restriping for 33 employee parking spaces.

FISCAL ANALYSIS

The applicant will be responsible for payment of all applicable Development Impact Fees as adopted by the City Council.

ENVIRONMENTAL ANALYSIS

California Environmental Quality Act ("CEQA") Guideline's list classes of projects that have been determined not to have a significant effect on the environment and as a result are exempt from further environmental review under CEQA. The Proposed Project qualifies for an exemption under CEQA Guidelines qualifies for an exemption from California Environmental Quality Act (CEQA) under Section 15332 "In-fill Development" and staff prepared a Notice of Exemption for the Proposed Project (Attachment 4). The Proposed Project qualifies for the exemption as described further in the Findings of Fact, attached as Exhibit "C" to Resolution 2024-04 (Attachment 3).



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PUBLIC INPUT

The Planning Division noticed the Proposed Project consistent with the requirements of both the Escondido Zoning Code (Article 61 – Administration and Enforcement) and state law. Staff has not received any correspondence from the public regarding the Proposed Project as of the preparation of this report.

CONCLUSION AND RECOMMENDATION

The Proposed Project is consistent with the guiding principles identified in the Land Use and Community Form Element of the Escondido General Plan. The Proposed Project is designed in conformance with the applicable development standards, design guidelines, and would contribute to the revitalization and consolidation of an underutilized site.

Staff recommends the Planning Commission approve the proposed Conditional Use Permit modification and Administrative Adjustment, as described in this staff report. The draft Planning Commission Resolution No. 2024-04, including Exhibits A, B, C, and D thereto, is incorporated into this staff report.

ATTACHMENTS

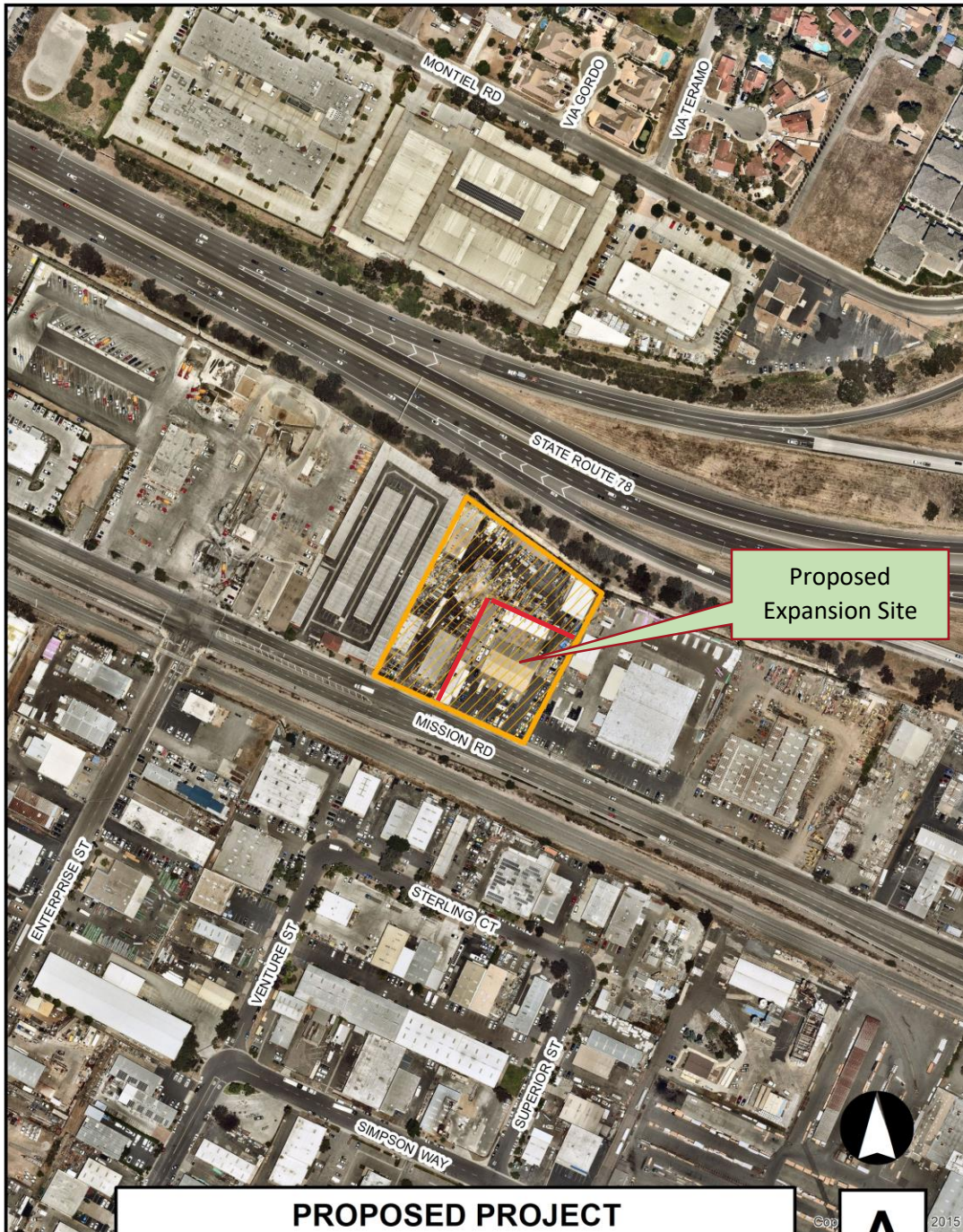
1. Location Map, General Plan Map, and Zoning Map
2. Site Photos
3. CEQA Notice of Exemption



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Attachment 1 Location Map, General Plan, and Zoning Map



**PROPOSED PROJECT
PL 23-0340**

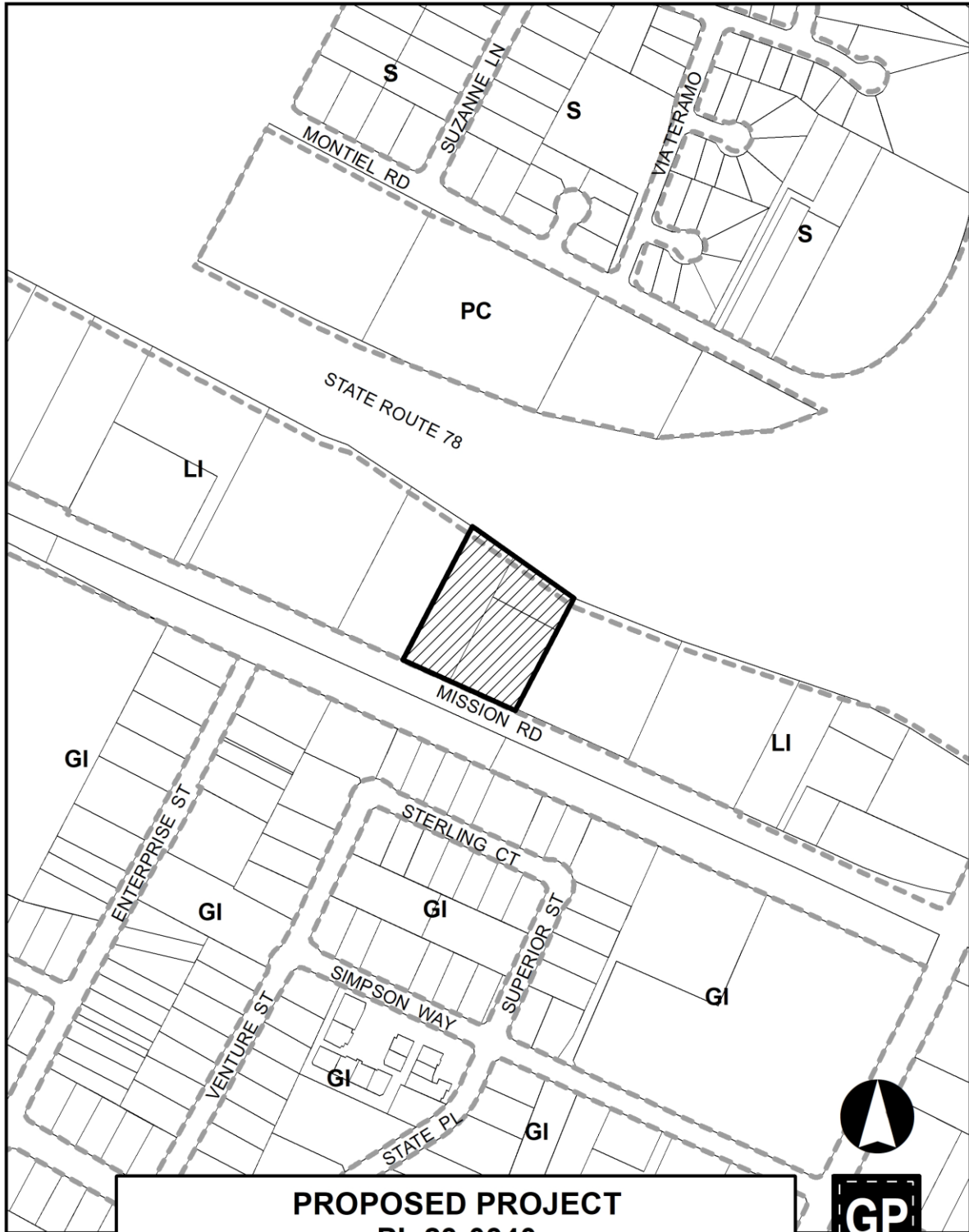
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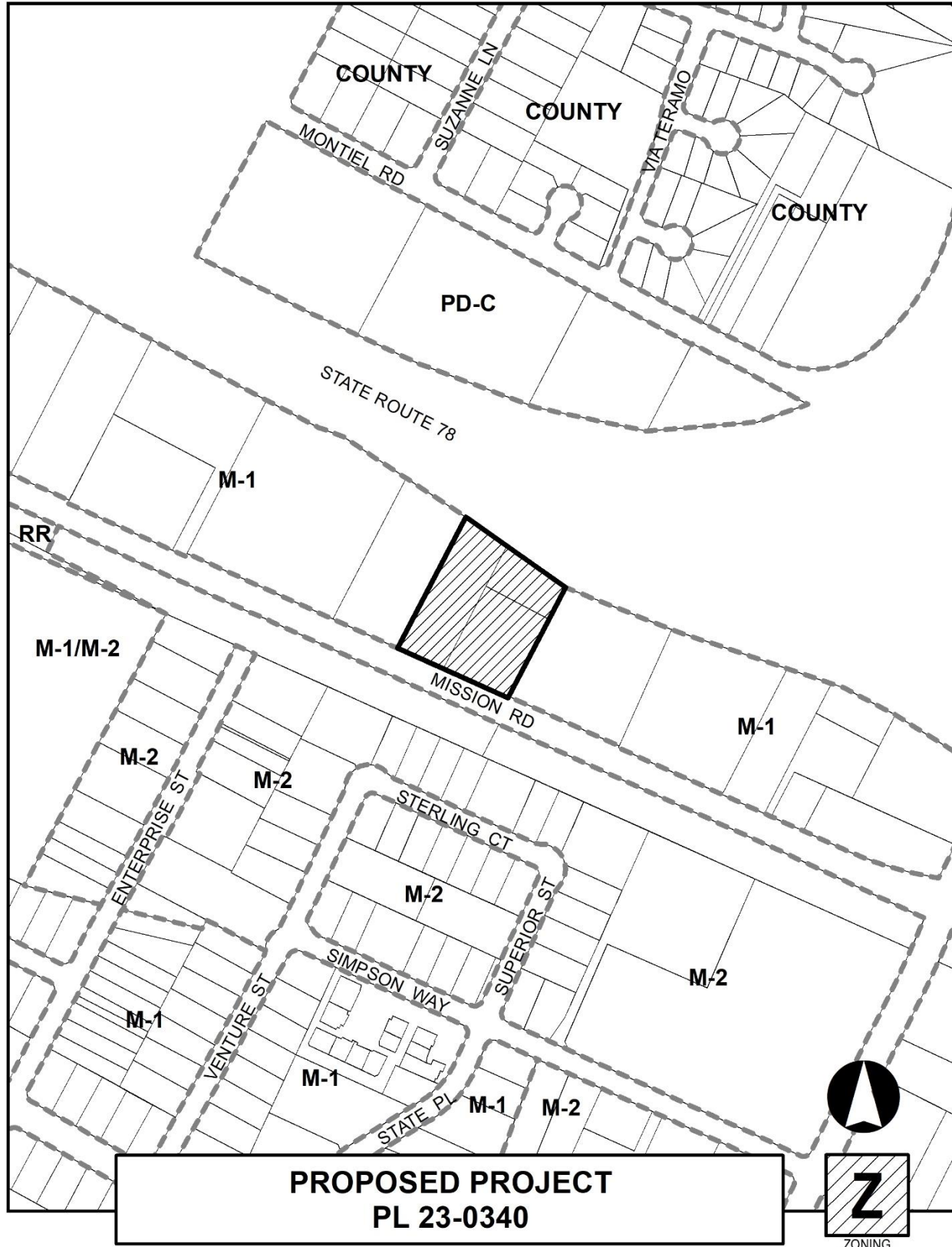
**PROPOSED PROJECT
PL 23-0340**





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ATTACHMENT 2 Existing Site Photos



Looking northwest from W. Mission Road at existing CRV center



Looking westerly at entrance from W. Mission Road



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Looking northeast along W. Mission Road



Looking southeast along W. Mission Road at secondary access



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ATTACHMENT 3 Notice of Exemption

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Hwy, Room 260
San Diego, CA 92101
MS: A-33

From: City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025

Project Title/Case No: California Metals Services Recycling Center / PL23-0340 & PL24-0029

Project Location - Specific: The combined project site is approximately 2.98 acres located between the north side of W. Mission Road and State Route 78, addressed as 1416 and 1428 W. Mission Road, Escondido, CA 92027 (APN's: 228-290-041, 043 & 056)

Project Location - City: Escondido **Project Location - County:** San Diego

Description of Project: The request is to expand the existing California Metals Services (CMS) recycling operations (1.8 acres) into adjacent automotive work shop parcel (1.18 acres), by repurposing the existing buildings, removal of some structures and existing street fencing with gates. Replace with construction of a security wall with two electronic gates, the relocation of the CVR public drop off areas, add twenty-four (24) customer spaces and four (4) ADA compliant stalls and an Administrative Adjustment for an increase from 8' to 10' security fence along SR-78. Approval of a Conditional Use Permit Modification is required in accordance with section 33-693 (outdoor processing) of the Escondido Zoning Code.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Robert Chavez
Address: 1428 W. Mission Road, Escondido, CA 92029
Telephone: 760-741-6300

Private entity School district Local public Agency State agency Other special district

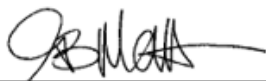
Exempt Status: The Project is categorically exempt pursuant to CEQA Guidelines section 15332 ("In-Fill Development").

Reasons why project is exempt:

The Project is a request to expand existing recycling and collection operations into the adjacent light industrial property. The project requires minor physical improvements that includes a removal of a small covered storage shed, replacing perimeter fencing, restriping public access and parking areas. This exemption is appropriate for the Project due to expansion of the existing, less than five acres, all public services and facilities are available, and the project site is fully developed and has no potential of supporting environmentally sensitive habitat.

Lead Agency Contact Person:

Area Code/Telephone/Extension: 760-839-4544

Signature: 
Greg Mattson, AICP
Contract Planner

January 5, 2024

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant

Updated: 6/17/2021