



## Staff Report

**TO:** Planning Commissioners

**FROM:** Carole Kendrick, Senior Planner

**DATE:** October 13, 2020

**SUBJECT:** **Plot Plan PP2017-0017 – A Request for Planning Commission Consideration of a Plot Plan for the Construction and Operation of a 8,619 Square Foot Church Constructed in Two (2) Phases and the Conversion of an Existing 2,594 Square Foot Single Family Residence to Administration Offices Located at 1406 E. Sixth Street, with Consideration of an Environmental Exemption pursuant to CEQA Guidelines Section 15332 (In-Fill Development)**

**APPLICANT:** Toro Sy

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### Background and Analysis:

The Sixth Street Overlay Table 17.03-4 allows churches as a permitted use, as does the underlying base zone of Commercial General (Table 17.03-3). The Beaumont Municipal Code Section 17.02.070.B.2.b requires the approval of a Plot Plan by the Planning Commission to establish a new land use. The purpose of this requirement is to establish a formal review of such proposals, which involves conducting a public hearing and giving written notice to property owners within a 300-foot radius of the site.

Through the plot plan process, the Planning Commission has the opportunity to determine if the proposed use, or the location of that use, is compatible with surrounding uses, or through conditions, can be made compatible. The Planning Commission can either approve, conditionally approve or deny the proposal and may establish conditions of approval for the business' operations to ensure that it will not be a detriment to the community.

### Description:

The subject site is approximately 1.8 acres and contains an existing 2,594 square foot, two-story single-family residence on the northwest portion of the property. The site is currently unimproved with the exception of the residence. The project as proposed will

be required to fully improve the street frontages along Sixth Street and American Avenue, with curb, gutter, sidewalk and landscaping.

The applicant is requesting approval of a Plot Plan for the construction and operation of a church located on the northeast corner of Sixth Street and American Avenue. The project is proposed to be constructed in two phases. The first phase includes the construction of a 3,769 square foot church building, the conversion of the 2,594 square foot single-family residence into administrative offices, and all of the off-site improvements. Phase 2 proposes to convert the Phase 1 church building into classrooms, construct a 4,850 square foot addition to accommodate a new sanctuary, and complete the remainder of the on-site improvements related to parking and landscaping.

The project setting can also be seen in the following materials attached to this staff report:

- General Plan Land Use Map (Attachment C)
- Zoning Map (Attachment D)
- Aerial Photograph (Attachment E)

The land uses, zoning, and General Plan land use designations of the project site and surrounding area are shown in the following Table.

	<b>LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
<b>PROJECT SITE</b>	Existing Single-Family Residence	General Commercial (GC)	Commercial General (CG) in the Sixth Street Overlay
<b>NORTH</b>	Existing Single-Family Residential Tract	Single Family Residential (SFR)	Residential Single Family (RSF)
<b>SOUTH</b>	Sav-On & Pacific Manufactured Home Sales	General Commercial (GC)	Commercial General (CG) in the Sixth Street Overlay
<b>EAST</b>	Mountain View Motel	General Commercial (GC)	Commercial General (CG) in the Sixth Street Overlay

<b>WEST</b>	American Town Center (commercial strip center) and Multiple Family Residences	General Commercial (GC) and Multiple Family Residential (MFR)	Commercial General (CG) in the Sixth Street Overlay & Residential Multiple Family (RMF)
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**Analysis:**

The applicant is proposing to relocate their church “Contained in Christ” from a temporary facility in Cherry Valley to a permanent location within the City of Beaumont. The operation currently provides three (3) major services that include Sunday worship from 9:30 am to 11:30 am, Tuesday Bible study from 8:30 pm to 10:00 pm, and Friday youth fellowship from 6:30 pm to 9:00 pm. The Sunday worship service has a typically attendance of 60-80 members of the congregation.

The applicant is requesting extended hours from 8:00 am to 12:00 am. Staff is recommending the operation conclude by 11:00 pm due to the proximity of adjacent motel and surrounding residential uses. If the Planning Commission would like to entertain the applicant’s request, a modification to Condition of Approval No. 18 will be required.

Based on the growing congregation, the applicant is proposing a facility that will accommodate up to 120 members for services as part of Phase 1 and will increase to 300 members as part of Phase 2.

**Site Design:**

The project as proposed consists of two (2) structures, the existing 2,594 square foot single-family residence and the new church and classroom construction of 8,619 square feet, proposed in two (2) phases that will provide an overall square footage of 11,213 for the entire site.

The first phase includes converting the existing residence into administration offices that include a 620 square foot reception area, 537 square foot multipurpose room, a 90 square foot kitchen, a 499 square foot administration office, a 234 square foot pastor’s office and two (2) restrooms.

The Phase 1 new construction is 3,769 square feet that consists of a 1,401 square foot sanctuary, a 987 square foot lobby, two (2) restrooms and three (3) areas for electrical, fire and janitorial uses. The new construction is located on the southern portion of the

subject property, east of the existing residences. The entrance to the new sanctuary is located on the north side of the building, facing the parking area.

Phase 2 will convert the 3,769 square foot construction under Phase 1 to six (6) classrooms that range in size from 203 to 274 square feet, a reduced lobby area of 699 square feet, a 174 square foot office, and a pantry and storage area. Phase 2 will increase the square footage by 4,850 square feet, that is predominately the sanctuary which is 3,578 square feet. Storage rooms, a crying room and green room are also proposed that range in size from 110 to 299 square feet.

The attached Development Plans (Attachment B) include the site layout, floor plans, elevations, photo simulations, conceptual grading and landscaping.

### **Architecture:**

The proposed project will utilize a combination of traditional and modern architectural styles. The existing single-family residence was constructed in 1936 and has stone column bases, arched porch details, a hip roof, with a gable roof elements on the rear of the structure and dormer windows on the front elevation. The residence will be painted in gray colors tone to match color elements proposed on the new construction.

The new construction will utilize stick-built construction and the use of metal storage containers. Phase 1 proposes stacked container elements with vertical corrugated metal panels, stucco finish and standing seam metal roof with a height of approximately 20 feet.

Phase 2 construction will utilize the same materials as Phase 1 and include pre-weathered wood siding, insulated stucco panels, and a hip roof with a maximum height of 26 feet, 6-1/2 inches. The color scheme proposes blue, rust and gray tones.

### **Circulation and Parking:**

Commercial parking requirements are broken down into 13 categories. The proposed use is considered an assembly use and requires one (1) space per 4 permanent seats. If temporary seats are uses, 1 space per each 20 square feet of assembly area, per Table 17.05-1.

The parking requirement for Phase 1, which is proposing 1,220 square feet of assembly area, would require 61 parking spaces. The applicant is proposing to construct 62 parking spaces as part of Phase 1.

Phase 2 will propose a total assembly area of 2,612 square feet but will have 300 fixed seats. Therefore, the required parking for the project is 75 parking spaces for the assembly use. The project as proposed will be providing a total of 106 parking spaces that include 5 accessible parking spaces.

The parking spaces will be located north of the existing and proposed buildings and will be accessed from two (2) gated driveways on American Avenue.

#### **Multi-Species Habitat Conservation Plan (MSHCP):**

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

#### **Development Review Committee (DRC):**

The Development Review Committee reviewed for the project for design on June 27, 2019, July 11, 2019, May 21, 2020, and August 20, 2020. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

#### **CEQA Review:**

This project is exempt from review under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 in that information contained in the project file and documents incorporated herein by reference demonstrates that: Plot Plan No. PP2017-0017 is consistent with the General Commercial (GC) General Plan designation and all applicable General Plan policies as well as the applicable zoning designation of Commercial General (CG) base zone and the Sixth Street Overlay; the proposed project site is located within the boundaries of the City of Beaumont; Plot Plan No. PP2017-0017 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Plot Plan No. PP2017-0017 will result in significant effects related to traffic, noise, air quality or water quality in that the proposed design incorporates and otherwise is subject to air and water quality resource agency design requirements to avoid harmful effects; and the site is or can be adequately served by all required utilities and public services. As such, the project meets the criteria for application of a Class 32 (In-fill Development) Categorical Exemption under the CEQA Guidelines. Additionally, none of the exceptions provided in CEQA Guidelines Section 15300.2 apply to this project.

## **Public Communications Received:**

Property owners located within a 300-foot radius of the project site were notified of the public hearing on October 2, 2020, with a 10-day hearing notice in addition to a public notice in the Press Enterprise. At the time of report preparation, the Planning Department has not received any letters of comment from the public in favor or opposition to the project. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

## **Plot Plan Findings:**

1. The proposed use is permitted, or is substantially similar to a use permitted, within the subject zone and complies with the intent of all applicable provisions of the Zoning Ordinance.

*The project is subject to and is consistent with the Development Standards for the Commercial General (CG) zone and 6<sup>th</sup> Street Overlay. The zoning and overlay allow religious institutions subject to a Plot Plan.*

2. The proposed use is consistent with the objectives, policies, general plan land uses and programs of the general plan and any applicable specific plans.

*The proposed project is in conformance with the General Plan for the City of Beaumont. The land use designation for the project site is General Commercial (GC). The proposed development is consistent with the General Plan policies.*

3. The subject site is physically suitable for the type and intensity of the proposed land use.

*The site is relatively flat and is located on the northeast corner of American Avenue and 6<sup>th</sup> Street. 6<sup>th</sup> Street is designated as a Major Highway and American Avenue is not designated on the circulation element and therefore is designated as a local street. The subject property is located in a commercial area and the proposed use is physically suitable for the site.*

4. The location, size, design and operating characteristics of the proposed uses is compatible with existing land uses within the general area in which the proposed use is located.

*The zoning and land use designation for the project site is Commercial General (CG). The proposed project is surrounded by property that is commercial zoned and designated as commercial by the General Plan, except to the north that is zoned Single Family Residential (SFR) with a Residential Single-Family General Plan designation, and to the west includes Multiple Family Residential zones and general plan designations in addition to the commercial. The site has an existing two (2) story single family residence that is proposed to be converted to administration offices for the use. Commercial uses exist to the east, west and south of the project site. Single family uses are located to the north and multiple family uses to the west. The proposed use meets all development standards of the CG zone and 6<sup>th</sup> Street overlay that are provided to assure that the project and improvements in the vicinity are compatible, and that the proposed project is not detrimental to the surrounding community.*

5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed land use would not be detrimental to the public convenience, health, safety or general welfare;

*The site is served by the Beaumont-Cherry Valley Water District for water services and the City of Beaumont for sewer disposal system. Electricity will be provided by Southern California Edison and natural gas will be provided by the Southern California Gas Company. Solid waste and refuse services are provided by Waste Management, Inc. on behalf of the City of Beaumont. The site can be adequately served and will not be detrimental to public health and safety.*

6. The approval of the plot plan permit for the proposed uses is in compliance with the requirements of the California Environmental Quality Act and there would be no significant adverse impacts upon environmental quality and natural resources that cannot be reasonably mitigated and monitored.

*The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 in that the information contained in the project file and documents incorporated herein by reference demonstrate that: Plot Plan PP2017-0017 is consistent with the General Commercial (GC) General Plan designation and all applicable General Plan policies as well as the applicable zoning designation; the proposed site is located within the boundaries of the City of Beaumont; the proposed project has no value as habitat for endangered, rare or threatened species; there is no substantial*

*evidence in the record that the project will result in significant effects related to traffic, noise, air quality or water quality in that the proposed design incorporates and otherwise is subject to air and water quality resource agency design requirements to avoid any harmful effect; and the site is or can be adequately served by all required utilities and public services. As such, the project meets the criteria for application of a Class 32 (In-Fill Development) Categorical Exemption under the CEQA Guidelines. Additionally, none of the exceptions provided in CEQA Guidelines Section 15300.2 apply to this project.*

**Recommended Action:**

Hold a Public Hearing; and  
Approve Plot Plan No. PP2017-0017, subject to the proposed conditions of approval; and  
Direct staff to prepare a Notice of Exemption for the applicant to record with the County Clerk.

**Attachments:**

- A. Draft Conditions of Approval
- B. Development Plan
- C. General Plan Land Use Designation
- D. Zoning Map
- E. Aerial Photograph
- F. Applicant's Statement of Operations
- G. Proof of Publication

**Incorporated herein by Reference:**

City of Beaumont General Plan  
City of Beaumont Zoning Ordinance  
Project Site's Riverside Conservation Authority Multi-Species Habitat Conservation Plan Informational Map  
Contents of City of Beaumont Planning Department Project File PP2017-0017