



Staff Report

TO: Planning Commissioners
FROM: Carole Kendrick, Planning Manager
DATE: April 26, 2022
SUBJECT: Conditional Use Permit (CUP2022-0064) for Consideration of a Request to Allow Microblading Services in Conjunction with an Existing Beauty Service Business Located at 851 E. Sixth Street, Suite B-1 in the Sixth Street Mixed-Use Zone. APN: 418-112-016
APPLICANT: Andrea Bradley

Background:

The applicant is requesting approval of a Conditional Use Permit application that was submitted on April 7, 2022. The Beaumont Municipal Code requires the approval of a conditional use permit by the Planning Commission for tattoo services. 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 conditional use permit 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 deny or approve the proposal and may establish conditions of approval for the business' operations to ensure that it will not be a detriment to the community.

Project Setting:

The 1.45-acre site is fully developed with three (3) commercial buildings with multiple tenant suites. The site is currently improved with curb gutter and sidewalks on Sixth Street and Chestnut Avenue. The subject property is surrounded by commercial uses to the north and east, multiple family residential to the west, and a single-family residence to the south.

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

- General Plan Land Use Map (Attachment B),
- Zoning Map (Attachment C), and
- Aerial Photograph (Attachment D).

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

	LAND USE	GENERAL PLAN	ZONING
PROJECT SITE	Existing Commercial Center	DMU (Downtown Mixed Use)	SSMU (Sixth Street Mixed-Use)
NORTH	Small Shopping Center	DMU (Downtown Mixed Use)	SSMUR (Sixth Street Mixed-Use Residential)
SOUTH	Single Family Residence	DMU (Downtown Mixed Use)	DMU (Downtown Mixed Use)
EAST	Tacos & Beer, Meno's Tires	DMU (Downtown Mixed Use)	DMU (Downtown Mixed Use)
WEST	6 th & Palm Apartments	DMU (Downtown Mixed Use)	DMU (Downtown Mixed Use)

Analysis:

The applicant submitted an administrative plot plan on March 3, 2022, for a business providing beauty services including micro-dermabrasion, oxygen facials, hydrafacials, Botox fillers and microblading in a 1,400 square foot tenant suite. On March 17, 2022, Planning staff administratively approved the administrative plot plan with the exception of microblading, pending approval of a conditional use permit.

Microblading is described as a semipermanent technique for enhancing the appearance of the eyebrows, in which pigment is scratched into the skin in fine, short strokes resembling hair, using a hand tool with a blade formed of tiny needles.

The proposed use falls under the tattooing category in the Beaumont Municipal Code, however it does differ from traditional tattooing. Microblading is semi-permanent and generally lasts between 1-2 years. The ink is not placed as deep as traditional tattoos, does not turn colors, and are hand drawn instead of using a machine.

A typical session is approximately 2 hours with a large portion of the time allocated for numbing. Sessions are conducted with a sterile room that is subject to health standards and guidelines established by the Occupational Safety and Health Administration (OSHA) and the Centers for Disease Control and Prevention (CDC).

Circulation and Parking:

Per Beaumont Municipal Code Table 17.05-1, professional offices are calculated at one (1) space per 200 square feet of gross floor area. The proposed use will utilize the existing parking that is provided in the existing center.

Hours of Operation:

The proposed use is proposing to operate by appointment only, Monday through Friday, as indicated in the applicant statement of operations (see Attachment E).

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 March 17, 2022, under Administrative Plot Plan No. PP2022-0438. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

Environmental Documentation:

This project is exempt from review under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 whereas information contained in the project file and documents incorporated herein by reference demonstrates that: Conditional Use Permit CUP2022-0064 is consistent with the General Commercial General Plan designation and all applicable General Plan policies as well as the applicable zoning designation of Sixth Street Mixed-Use; the proposed project site is located within the boundaries of the City of Beaumont; Conditional Use Permit CUP2022-0064 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Conditional Use Permit CUP2022-0064 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 01 (Existing Facilities) Categorical Exemption under the CEQA Guidelines. Additionally, none of the exceptions provided in CEQA Guidelines Section 15300.2 apply to this project.

Public Communications:

On April 15, 2022, property owners located within a 300-foot radius of the project site were notified of the public hearing. In addition, a notice was published in the Press Enterprise newspaper with a 10-day advanced notice of the hearing. 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.

Planning Commission Authority:

The Sixth Street Mixed-Use zone allows tattooing as a conditionally permitted use, per Table 17.19-1 subject to approval of a Conditional Use Permit. The Beaumont Municipal Code Section 17.02.100.F authorizes the Planning Commission to approve, conditionally approve, or deny the application.

Conditional Use Permit Findings:

The Planning Commission may approve and/or modify a Conditional Use Permit in whole or in part, with or without conditions, provided that all of the following findings of fact are made:

1. The proposed uses conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this Zoning Ordinance.

The project is subject to and is consistent with the Development Standards for the Sixth Street Mixed-Use (SSMU) zone. The zoning allows tattooing subject to a conditional use permit.

2. The proposed uses would not impair the integrity and character of the zone in which it is to be located.

The subject property is zoned Sixth Street Mixed-Use (SSMU) allows tattooing subject to a Conditional Use Permit. The site is located in an area that is surrounded by currently zoned Sixth Street Mixed-Use and Sixth Street Mixed-Use Residential zoned properties and will not impair the integrity or character of the zone.

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

The project is in a commercial area that is completely developed. The is generally flat and is located in a fully developed project and is suitable for commercial development.

4. The proposed uses are compatible with the land uses presently on the subject property.

The project is in a commercial area that is fully developed with Tacos & Beer and Meno's Tires to the east, a small shopping center to the north and apartments to the west and a single-family residence to the south. The is generally flat, partially developed and is suitable for commercial development.

5. The proposed uses would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.

The zoning for the project site is Sixth Street Mixed-Use (SSMU) and the land use designation is and General Commercial (GC). The proposed project is surrounded

by property that is currently zoned Sixth Street Mixed-Use to the east, west and south, and Sixth Street Mixed-Use Residential to the north, and designated as General Commercial in the General Plan. The site is surrounded by developed land. The proposed use is compatible with the surrounding commercially zoned properties.

6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

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.

7. There would be adequate provisions for public access to serve the subject proposal.

There is adequate access to the site as determined by the City's public safety departments. The site has access from Sixth Street and Chestnut Avenue.

8. The proposed use is consistent with the objectives, policies, general land uses, and programs of the City of Beaumont General Plan.

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.

9. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare.

The proposed project is located within an existing building and generally meets all the development standards under the Sixth Street Mixed Use zoning, which is intended to protect the public interest, health, safety, convenience, or welfare. The microblading beauty service will provide a convenience for the public that will not be detrimental to public health, safety or welfare.

10. The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood.

The site design and elevations are existing, and no modifications are proposed to the exterior of the structure and therefor remain compatible with the commercial development surrounding the property and will provide a consistent image that compliments the character of the commercial properties that are developed in the area.

11. The Planning Commission shall find that the proposed use does not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations.

This use will not have an adverse effect on humans or the environment for any population. The proposed project will provide a microblading beauty service to serve all income levels of the population.

12. This subsection G shall apply only to the uses identified in Chapter 17.03. This subsection shall not invalidate any conditional use permit for an operation facility but shall be complied with prior to issuance of a building permit for all projects which no building permit has been issued upon the effective date of this provision.

Recommended Action:

Hold a public hearing,
Approve Conditional Use Permit CUP2022-0064, subject to the attached Conditions of Approval, and
Direct staff to prepare a Notice of Exemption for the applicant to file with the Riverside County Clerk Recorder.

Attachments:

- A. Draft Conditions of Approval
- B. General Plan Land Use Designation Map
- C. Zoning Map
- D. Aerial Photograph
- E. Applicant's letter regarding the statement of operations
- F. 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 PP2022-0438 and
CUP2022-0064