



## Staff Report

**TO:** Planning Commissioners  
**FROM:** Carole Kendrick, Planning Manager  
**DATE:** April 26, 2022  
**SUBJECT:** **PLAN2022-0756 for Consideration of a Sign Program for the Beaumont Crossroads II Logistics Park Project, Located at 36900 and 36855 W. Fourth Street (APNS: 424-010-011, -012 and -016) in the Specific Plan (Hidden Canyon) Zone**  
**APPLICANT:** McDonald Property Group

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### **Background and Analysis:**

The subject property is currently entitled to construct and operate two (2) warehouse building facilities on a proposed 196.54-acre site located at 36900 and 36855 W. Fourth Street, south of State Highway 60 and east of Jack Rabbit Trail.

The site has been subject to various entitlement activities in the past, as follows:

#### Beaumont Gateway Specific Plan

When owned by the Lockheed Corporation, the site received specific plan and tentative tract approval in 1995 for 573 dwelling units, with a minimum lot size of 5,000 square feet. Due to economic and market considerations at that time, the project never moved forward with development.

#### Wyle Laboratories

Test Facility Wyle Laboratories subsequently acquired the site and received City approval in 2001 for a zone change and General Plan amendment for an industrial designation, and a conditional use permit for operation of a small industrial testing facility on the site.

#### Hidden Canyon Specific Plan (2005)

CRV-SC Beaumont Partners, LP received City approval in 2005 for the entitlement for a maximum of 426 residential lots, 19.5 acres of parks and open space, and a 4.8-acre commercial site.

### Hidden Canyon Industrial Specific Plan (2012)

Amendment to the Specific Plan changing the land use designations from residential to industrial and providing for up to 2.89 million square feet of industrial floor space. This is the currently entitled status for this site.

### Plot Plan Approval

11-PP-04 Plot Plan was approved by the Planning Commission on February 14, 2012, which is now expired.

16-PP-02 Plot Plan was re-approved by the City Council on September 6, 2016, which is now expired.

The approved Specific Plan, EIR Addendum, and 2012 staff report are available for review on the City's Transparency Portal website within Community Development/Specific Plans.

Plot Plan 2018-0134 was approved by the Planning Commission on November 13, 2018, and is the exact same plan as was previously approved in 2012 and 2016. A plot plan is necessary for the approval of the two proposed buildings consisting of a total of 2.86 million square feet of floor area.

PLAN2022-0740 was approved administratively on March 15, 2022, to reduce the approved overall square footage from 2,684,460 square feet to 2,594,207.

Building 1 is 816,800 square feet and is currently under construction and will be occupied by Amazon. Building 2 is proposed at 1,777,707 square feet and the shell building is currently in building plan check. The tenant for Building 2 has not been disclosed to date.

The sign program is intended to establish uniform sign standards for all signage within the Beaumont Crossroads II Logistics Park. The proposed sign program addresses the wall signs, building addresses, monument signs and wayfinding signage.

The Beaumont Municipal Code Section 17.07.030.L allows sign programs for specific developments, as well as special sign districts or special sign overlay zones, or in specific plans of land uses, when approved as required by applicable law, may modify the rules stated as to sign size, height, illumination, spacing, orientation or other non-communicative aspects of signs, but may not override or modify any of the basic policies.

The following tables identifies the maximum allowances for a variety of signs in comparison to what the applicant is requesting as part of the proposed sign program.

	<b>STANDARD ZONING ALLOWANCE</b>	<b>MASTER SIGN PROGRAM PROPOSED</b>
<b>WALL SIGNS</b>	1 Sq. Ft for each linear foot of frontage 36" Max. Height 70% of frontage	Amazon Wall Sign <ul style="list-style-type: none"> <li>• 384.25 Sq. Ft.</li> <li>• 7'-3" Height</li> <li>• 7'-3" Logo Height</li> <li>• 53' Length</li> <li>• 4' Letter Height</li> </ul> Amazon Swoosh <ul style="list-style-type: none"> <li>• 140 Sq. Ft.</li> <li>• 5'-7.5 Height</li> <li>• 25' Length</li> </ul>
<b>ADDRESSING</b>	24" Minimum	24" Minimum
<b>MONUMENTS</b>	30 Sq. Ft. Max. 6' Max. Height	<ul style="list-style-type: none"> <li>• 148.50 Sq. Ft.</li> <li>• 22' Length</li> <li>• 6'-9" Height</li> <li>• 43.33 Sq. Ft. Copy Area</li> </ul>

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)
- 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.

	<b>LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
<b>PROJECT SITE</b>	Warehousing (under construction)	I (Industrial)	SP (Hidden Canyon Specific Plan)

<b>NORTH</b>	Single Family Residential Neighborhood	OS (Open Space) & SFR (Single Family Residential)	SP (Heartland “Olivewood” Specific Plan)
<b>SOUTH</b>	Single Family Residence & Vacant Land	RR (Rural Residential 1 & 10)	County of Riverside
<b>EAST</b>	Vacant Land	I (Industrial)	County of Riverside
<b>WEST</b>	Single Family Residence & Vacant Land	SFR (Single Family Residential)	County of Riverside

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 Hidden Canyon Specific Plan, Hidden Canyon Industrial Park Specific Plan, 11-PP-04, 16-PP-02, PP2018-0134, PLAN2022-0740 & PLAN2022-0756

**Recommended Action:**

Approve PLAN2022-0756 for the Beaumont Crossroads II Logistics Park Sign Program as presented.

**Attachments:**

- A. Beaumont Crossroads II Logistics Park Sign Program
- B. General Plan Land Use Designation Map
- C. Zoning Map
- D. Aerial Photograph