

Project Description
CITY OF BEUAMONT
RIVERSIDE COUNTY
SW CORNER 6TH AND PENNSYLVANIA
PORTION OF APN: 418-122-028

BEYOND FOOD MART INC (Applicant) is requesting the approval of a Conditional Use Permit (CUP) and Plot Plan to construct and operate a 5,185 square-foot convenience store and ABC Sales C-21 License, a fueling station with eight fueling islands and a 4,310 sq ft canopy and a 1,404 square-foot car wash, . The Project Site is the unimproved portion of the existing AUTOZONE facility located on Assessor's Parcel No. 418-122-028. The 1.33 acre parcel is located on 6th Street on the Southwest corner of Pennsylvania Avenue, City of Beaumont, County of Riverside. Site is surrounded by vacant land to the south, and commercial development on the east, west and north.

The current land use designation for the Project Site is General Commercial (CG). Approval of the CUP is required for the Project and for the sale of beer and liquor within the land use designation of CG. The fueling station would be composed of 8 fueling islands to include 16 fueling dispensers and two underground storage tanks (USTs) including a 30,000-gallon for storing unleaded fuel, and a 22,000-gallon split tank that would store 10,000 gallons of diesel and 12,000 gallons of unleaded premium fuel. The fueling islands would be located under a 4,310 square-foot canopy within the northern portion of the site, and the convenience store with carwash and drive-thru would be located on the southern portion of the site.

Access to the site would be provided by a 35-foot driveway at Pennsylvania Avenue and a 35-foot driveway at Sixth Street that would be shared with the adjacent Auto Zone store (see Figure 3-Site Plan). The Project would include landscaping and a total of 26 parking spaces, including two handicap accessible spaces with designated loading/unloading space. The maximum height of the convenience store and canopy would not exceed 29 feet. The Proposed Project includes two bioretention basins with storm water retention volumes of 468 cubic-feet (CF) and 1,795 CF, respectively, to be located near the southern boundary of the Project Site.

The Proposed Project is planned to operate 24 hours a day, seven days a week, and will include 12 full-time employees. Deliveries will be made during regular business hours of 7:00 am – 5:00 pm Monday – Saturday.

The site is approximately 1771 lineal feet to the nearest church (East or West) and 2,034 lineal feet to Palm Academy to the northwest.

No alcohol sold through drive-thru. All alcohol sales per State of California ABC Department requirements. No single container sales.

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MICHAEL RAMIREZ

BEYOND FOOD MART

11/27/2020

DATE

FINDING OF PUBLIC CONVENIENCE AND NECESSITY

The proposed use is deemed essential or desirable to provide a service or facility which will contribute to the convenience or general well-being of the neighborhood or community; and

This finding is supported by the following facts:

The Project will provide a benefit to the community and customers by providing sales of beer and wine, in addition to typical convenience goods, within one (1) convenient location. Beer and wine sales are commonly conducted within convenience markets, including others in the nearby area. The Project will provide a more diverse economic base for shopping and will provide necessary goods and services for the local community and travelers within the City.

2. The proposed use will not be detrimental or injurious to health, safety, or general welfare of persons residing or working in the vicinity; and

This finding is supported by the following facts:

The zoning of the Site and all of the surrounding properties is GENERAL COMMERCIAL (CG). To the north, east and west of the project site is zoned Commercial along the 6th Street corridor, and to the south is vacant land.

The project is consistent with the General Commercial Zone, and the uses adjacent to the project site. The proposed project is required to install a minimum of 25 feet deep landscape area behind the curb face. The landscape setback along the project frontage will consist of an abundance of planting and is required to incorporate a combination of grass, hedges, and trees to screen and buffer the new development.

Additionally, the applicant will implement and permanently maintain all of the safety measures within the Crime Prevention Plan prepared for the Project. Proper maintenance of these safety measures will minimize crime and nuisance activities associated with the Project to the fullest extent possible.

The proposed use also meets the location criteria described in Section 18.110.050 by being at least a minimum of 1,000 feet required from schools, and at least 500 feet from churches and parks, and at least 100 feet from residential areas.

Furthermore, conditions of approval contained herein restrict the display and advertising of alcoholic beverages, and the age of employees who sell alcoholic beverages, and require the applicant to provide public education regarding drinking laws in the form of signage and decals at the register.

3. The site for the proposed use is adequate in size, shape, topography, accessibility and other physical characteristics to accommodate the proposed use in a manner compatible with existing land uses; and