



Staff Report

TO: City Council
FROM: Christina Taylor, Community Development Director
DATE: July 20, 2021
SUBJECT: **Public Hearing and First Reading of an Ordinance for a Proposed Amendment to Table 17.03-3 “Permitted Uses in Base Zone Districts” of the Beaumont Municipal Code Adding Additional Permitted Uses and Addition of Definitions to Chapter 17.14.030**

Background and Analysis:

On October 15, 2019, the City Council adopted Interim Urgency Ordinance No. 1111 for a moratorium on public storage facilities, moving and storage establishments, automobile parking facilities, recreational vehicle parking, truck stops and terminals and building storage yards. On November 19, 2019, the City Council adopted Ordinance No. 1114 for an extension of ten (10) months and fifteen (15) days of the temporary moratorium. On October 6, 2020, City Council approved a final one (1) year extension of the ordinance and directed City staff to bring back development standards for these uses.

At the June 1, 2021, City Council meeting, a public hearing was held and continued to the June 15, 2021, City Council meeting where the addition of Chapter 17.11.150 “Storage Uses” to the Beaumont Municipal Code was considered and the first reading approved. The second reading of the ordinance is being presented on the consent calendar for consideration and if approved will take effect in 30 days.

As the ordinance takes effect, City staff would like to ensure consistency amongst the parts of the municipal code which speak to the storage uses identified and defined in the new ordinance. As such, City staff is proposing the uses identified in Chapter 17.11.150 be included in Table 17.03-3 Permitted Uses in Base Zone Districts as well as in Chapter 17.14.030 Definitions. This will ensure clarity and aid in implementation of the ordinance.

The inclusions in 17.14.030 definitions are as follows:

Outdoor Storage use means establishments that engage primarily in the outdoor storage of goods, materials (except temporary storage of construction materials associated with an active building permit), machines, vehicles, trailers, and other equipment.

Truck Yard or Truck Terminal means a type of outdoor storage use whereby an outdoor lot, lot area, or parcel of land used, is designed and maintained primarily for the purpose of storing, parking, dispatching, or keeping trucks, tractors, construction equipment and associated equipment together with or without facilities necessary to service, dispatch, store or maintain aforementioned vehicles, their cargos and crews. Also applies to a business engaged in the storage and distribution of goods having more than five heavy trucks (having a rating of more than 10,000 pounds and/or an unladen weight of more than 6,000 pounds) on the premises at any one time but excluding trucking accessory to another industrial use on the site.

Automobile Parking or Storage Facility means a type of outdoor storage use whereby an outdoor lot, lot area, or parcel of land used, is designed and maintained primarily for the purpose of storing, parking, dispatching, or keeping automobiles or recreational vehicles (including RV's, boats, watercraft, off-road vehicles) or other vehicles, together with or without facilities necessary to service, dispatch, store or maintain aforementioned vehicles, their cargos and crews. Also applies to a business establishment providing towing and/or storage of operative or inoperative vehicles. This classification includes the storage of tow-aways, impound yards, and storage lots for buses and recreational vehicles, but does not include vehicle dismantling.

Contractor or Building Materials Storage Yard means establishments which engage primarily in the outdoor storage of goods, materials (except temporary storage of construction materials associated with an active building permit), machines, vehicles, trailers, and other equipment associated with a construction or contractor's business licensed within the City of Beaumont.

Mini-storage, Mini-warehouse, Self-storage or Public-storage means an operation serving the public where customers rent or lease, or self-store and have direct access to, individual storage areas, compartments, or facilities rooms within a larger structure or structures provided for storage use. This use may also include limited caretaker facilities.

Each of the specified uses above will be added to Table 17.03-3 Permitted Uses in Base Zone Districts as shown in red in the table below:

Table 17.03-3 Permitted Land Uses for Base Zone Districts ¹										
	RC	PF	RR	RSF	RTN	RMF	CN	CC	M	UV
Automobile Parking or Storage Facilities	N	N	N	N	N	N	C	P	P	C
Contractor or Building Materials Storage Yard	N	N	N	N	N	N	N	N	P	N
Moving and Storage Establishments	N	N	N	N	N	N	N	N	P	N
Mini-Storage, Mini-Warehouse, Self-Storage	N	N	N	N	N	N	N	N	P	N
Truck Stops and Terminals, Truck Yard	N	N	N	N	N	N	C	C	C	N

A complete version of Table 17.03-3 Permitted Uses in Base Zone Districts is provided as Attachment C to this staff report.

Fiscal Impact:

The cost to prepare this staff report is approximately \$300.

Recommended Action:

Hold a Public Hearing, and
 Waive the first full reading and approve by title only, “An Ordinance of the City Council of the City Of Beaumont, California Amending Table 17.03-3 ‘Permitted Uses for Base Zone Districts’ and Amending Chapter 17.14.030 ‘Definitions’ of The Beaumont Municipal Code.”

Attachments:

- A. Ordinance
- B. Table 17.03-3
- C. Chapter 17.14.030