



Staff Report

TO: Planning Commissioners
FROM: Carole Kendrick, Planning Manager
DATE: October 11, 2022
SUBJECT: **Plot Plan (PP2022-0475) and Variance (V2022-0110) for the Construction and Operation of a 75,250 Square Foot expansion to an Existing Storage Facility Consisting of Three (3) One (1) Story Buildings and Two (2) Story Buildings on 1.98-Acres, and a Variance to Encroach 10 Feet into the 1st Street Landscape Setback Located on the Northeast Corner of California Avenue and 1st Street in the Manufacturing Zone. APNs: 418-280-019, -021 and -023**

APPLICANT: Jordan Architects, Inc.

Background and Analysis:

The applicant is requesting approval of application for a plot plan and variance, submitted on June 20, 2022. The application entails the continuation of the existing Beaumont Self Storage facility that will include 75,250 square feet of new self-storage consisting of three (3) single story buildings and two (2) 2-story buildings, and a variance to encroach 10 feet into the 1st Street landscape setback.

Plot Plan PP2024-0475 is required by the Beaumont Municipal Code per Section 17.02.070 to establish a new land use. The proposed project is to construct and operate public storage facility use which is permitted per Beaumont Municipal Code Table 17.03-3.

Variance V2022-0110 is required by the Beaumont Municipal Code per Section 17.02.110 which is a procedure to request relief from zoning provisions when, because of special circumstances applicable to a property, including size, shape, topography, location, or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

The Beaumont Self Storage facility had three (3) applications on file from 2001 that included a Plot Plan 01-PP-02, Tentative Parcel Map 30426 and a Negative Declaration 01-ND-07. Staff was unable to locate the details regarding the original applications but did find building permits records for the facility for 86,426 square feet of storage buildings constructed in 2003.

In 2006, a Minor Plot Plan application 06-MPP-05 was approved to add 43,305 square feet to the existing facility. Staff was able to locate the stamped, approved site plan that showed the expansion of the storage facility to the area being considered by the current applications (see Attachment K). In discussions with the property owner and the project team, the development of the subject parcels was considered under the previous application as a future phase.

During the preliminary review of the project under PLAN2021-0699, staff advised the applicant that entitlement applications only have a one (1) year life with one (1) possible one (1) year extension, therefore any entitlement from 2001 or 2006 would have long since expired. In addition, the proposal would be subject to the 2020 General Plan, the updated zoning code, and current state and city regulations.

The applicant was also advised of the storage development standards that were adopted by the City Council in July of 2021. The Beaumont Municipal Code Section 17.11.150 identifies the following standards for storage uses.

- Allowing self-storage or storage uses only on irregularly shaped parcels not suitable for commercial or industrial jobs producing uses
- Require enhanced screening measures such as solid masonry wall and/or mature landscaping
- Security cameras and lighting
- Standard conditions of approval (for storage uses other than self-storage)

The subject property is an infill site that currently contains nonconforming uses and structures and is not suitable for commercial or industrial job producing uses due to the size and lot configuration. The project has been conditioned consistent with storage regulations identified in the Beaumont Municipal Code.

Project Setting:

The 1.98-acre site includes three (3) parcels and a portion of a 4th parcel that also contains the existing storage facility. The three (3) parcels contain a total of two (2) single family residences. The residence on the hard corner of 1st Street and California Avenue consists of two (2) parcels and has curb, gutter, and a parkway sidewalk. The

residence located further north on California Avenue has no street improvements. RV parking is situated between the two (2) single family residences and has curb, gutter and parkway sidewalk improvements. The existing Beaumont Self Storage facility is located to the east, Top-Line Industrial Supply is located to the west, So Cal Gas Company to the south, and vacant land to the north.

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

- General Plan Land Use Map (Attachment E),
- Zoning Map (Attachment F), and
- Aerial Photograph (Attachment G).

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	Single Family Residences, U-Haul and RV Parking	I (Industrial)	M (Manufacturing)
NORTH	Vacant Land	I (Industrial)	M (Manufacturing)
SOUTH	So Cal Gas Company	I (Industrial)	M (Manufacturing)
EAST	Beaumont Self Storage	I (Industrial)	M (Manufacturing)
WEST	Top-Line Industrial Supply	I (Industrial)	M (Manufacturing)

Site Design & Operations:

The project as proposed consists of five (5) new storage buildings totaling 72,250 square feet over a 1.98-acre area. Building A is a single story, storage building consisting of 3,750 square feet and is proposed along the northern edge of the site. Building B is a single story, storage building consisting of 7,580 square feet and is positioned along the California Avenue frontage. Building C is also a single story, storage building consisting of 4,240 square feet and is located along the First Street frontage.

The two (2) interior, two-story buildings called out as Building D and E, are proposed at 29,840 square feet and will be partially screened by the single-story structures along the edges of the subject property.

The buildings will house a portion of non-climate-controlled units with direct access to the driveways and climate controlled interior units. Storage units are provided with sizes ranging from 5x5, 10x10, 10x15 to 10x20, 10x25 and 10x30.

The site access will utilize the existing First Street entrance for the existing storage facility with on-site circulation. A new gated, emergency access point will be provided on California Avenue.

The expansion is being incorporated into the existing Beaumont Self Storage Facility and the existing management staff will continue to manage the expansion from the original office at the existing facility. The project is not proposing any additional employees or office space.

The proposed development will incorporate modern architectural elements, clean lines and materials with attractive colors, to continue the existing facility architectural language with regionally compatible materials that will create an aesthetically pleasing architectural presence in the neighborhood.

The single-story structures include tower elements along both sides of the gated areas on California Avenue, and along the First Street frontage. The tower elements include Spanish roof tiles, exposed rafter beams and recessed archways. Varied parapet roofs are provided between the tower elements and the two-story structures proposed a streamlined parapet roof.

A block wainscot, decorative scoring is provided along the buildings facing public view, in addition to pop-outs with decorative cornices and recessed archways to provide relief and multiple planes. The landscape provided along the street frontages will soften the architecture.

The applicant is requesting a variance to encroach 10 feet into the 1st Street Landscape Setback while still maintaining a 15-foot Landscape Setback. The applicant has included two (2) Site Plan Schemes with this submittal. Scheme A (Attachment B) is the Variance Scenario in which the new building frontage on 1st Street maintains alignment with the existing buildings of the currently operating self-storage facility.

Scheme B (Attachment C) which is based on the ultimate required setback of the new General Plan and in the event the Variance for Scheme A is denied, that applicant is requesting approval of Scheme B. The applicant has prepared variance findings as shown in Attachment I.

The attached development plans for Scheme A (Attachment B) and Scheme B (Attachment C) include the site layout and colored. The conceptual grading plan is provided as Attachment D to this staff report.

Hours of Operation:

The project will be gated with customer access hours between 6am to 7:45pm, seven (7) days, but will be closed on holidays. The project will employ two (2) staff members to provide office hours between 9am to 5pm, Monday through Saturday.

The storage facility will feature a “high-tech” twenty-four-hour security system including keypad entry security gates, individually monitored and alarmed storage units, video surveillance monitoring, burglar alarms, an automatic fire sprinkler and alarm system, as well as an intercom system. An on-site manager stationed at the property continually monitors these security systems on a control panel during hours of operation. Should there be a violation of any of the security systems when the management office is closed, an independent security firm will respond.

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 July 7, 2022. 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 15332 in that information contained in the project file and documents incorporated herein by reference demonstrates that: Plot Plan PP2022-0475 and Variance V2022-0110 are consistent with the Industrial General Plan designation and all applicable General Plan policies as well as the applicable zoning designation of Manufacturing; the proposed project site is located within the boundaries of the City of Beaumont; Plot Plan PP2022-0475 and Variance V2022-0110 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Plan Plot Plan PP2022-0475 and Variance V2022-0110 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:

Property owners located within a 300-foot radius of the project site were notified of the public hearing on September 30, 2022, 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. A proof of publication is included as Attachment J to this staff report.

Planning Commission Authority:

A plot plan is required per Section 10.02.070 to establish a new land use, or to assume an existing land use, consistent with the zoning of the proposed location and requires a public hearing conducted by the Planning Commission. The Beaumont Municipal Code Section 17.02.070.F authorizes the Planning Commission to approve, conditionally approve, or deny the application.

Beaumont Municipal Code, Section 17.02.110.G states that the Planning Commission shall act to approve, conditionally approve, or deny the application. The decision of the Planning Commission shall become effective immediately upon its rendering, unless an appeal is filed pursuant to the provisions of Section 17.02.060 (Appeals and Revocations). Section 17.02.110.H requires the Planning Commission to make all of the required findings in granting a variance. The findings are provided below, and the applicant has provided a letter of justification with their proposed findings, as shown in Attachment I.

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 Manufacturing (M) zone. The Manufacturing zone allows mini-storage, mini-warehouse, self-storage and public storage as a permitted use. The use as proposed has been conditioned to comply with the development standards related to storage facilities under Section 17.11.150.

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 Industrial (I). 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 project is in an area that is predominately developed with industrial and public utility uses surrounding the site, with the exception of the pre-existing nonconforming single-family residences that are located on the subject property and will be removed to accommodate a conforming use. The is generally flat and is suitable for development.

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 for the project site is Manufacturing (M) and the land use designation is and Industrial (I). The proposed project is surrounded by property that is currently zoned Manufacturing and designated as Industrial in the General Plan. The site is adjacent to an existing storage facility that is proposing to expand. The subject property includes two (2) single family that are legal non-conforming uses that will be removed to accommodate a conforming use in the Manufacturing zone. The proposed use is compatible with the surrounding manufacturing zoned properties.

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 CEQA under Section 15332 In-Fill Development Projects. There are no adverse impacts anticipated by this project.

Variance Findings:

The Planning Commission may approve, conditionally approve, or deny the application provided that all of the following findings of fact are made:

1. *The strict or literal interpretation and application of this Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Zoning Ordinance or would deprive the applicants of privileges granted to others in similar circumstances.*

The proposed development is an expansion of an existing, currently operating Self Storage Facility. The proposed expansion to the existing facility was previously entitled with the original entitlement for the existing portion of the facility, which is currently operating today. The expansion was approved a 2nd time in a subsequent entitlement however, the Owner did not move forward with the construction of the expansion in time prior to said entitlement expiring. Since expiration of those prior entitlements, the General Plan/Zoning designation has adopted a more stringent roadway-widening requirement, which will require additional dedication of the subject property and an increased landscape setback from the new proposed ROW.

Applicant intends to comply with the ultimate roadway widening and additional dedication per the current General Plan, as well as providing the physical ultimate public improvements for the roadway widening. Applicant is requesting 10ft of relief on the new 1st Street frontage landscape setback (encroach 10ft into the new required setback from the new proposed ROW along the 1st Street Frontage only). The architectural intent of the expansion has always been to maintain building alignment of the new building frontage with the existing building frontage on 1st Street. If granted a variance for the 10ft of encroachment into the new landscape setback, the 1st Street frontage will still provide a 15ft landscape area setback while maintaining the architectural & aesthetic intent of the expansion, which is a seamless expansion of the new buildings maintaining the building alignment with the existing buildings along the 1st Street frontage.

- 2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property that do not apply generally to other property in the same zone.*

The unique nature of “expansion” to an existing facility makes an extraordinary case in that the logical architectural & curb appeal “sense” is to maintain alignment of the new buildings with the existing. The project lies on a four-way intersection with high visibility, and it is our opinion that offsetting the new buildings from the existing buildings on the 1st Street frontage to comply with the new setback would be an architectural mistake and lead to the appearance of the expansion as a fragmented “afterthought” rather than a well-intended & seamless expansion.

- 3. That the granting of such variance will not constitute the granting of a special privilege inconsistent with the limitations on other properties in the vicinity classified in the same zone.*

The Owner intends to comply with all other provisions of the Current General Plan including the new ultimate roadway improvements. The unique nature of the expansion is the only practical basis for the request of variance, and we feel this is not a “special privilege” but a practical and “architecturally necessary”, request to ensure the project looks appropriate and does not appear as a fragmented afterthought.

4. *That the granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located.*

The Project’s design will comply with all other requirements of the General Plan and we feel that a slight relief and adjustment of landscape area in one small-localized area is in no way detrimental to the public health, safety and general welfare.

5. *That the granting of such variance will not create any inconsistency with any objective contained in the General Plan.*

The Variance as requested in this scenario would be a small fractional adjustment to a landscape area one frontage and all other provisions of the General Plan will be met by the project’s design including the ultimate roadway widening and improvements. We feel that this variance is the best balance between compliance with the General Plan and maintaining a practical & architecturally appealing alignment of the expansion with the existing facility.

Recommended Action:

Hold a public hearing,
Approve Plot Plan PP2022-0475, subject to the attached Conditions of Approval;
Approve Variance V2022-0110; 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. Development Plan – Scheme A
- C. Development Plan – Scheme B
- D. Conceptual Grading

- E. General Plan Land Use Designation Map
- F. Zoning Map
- G. Aerial Photograph
- H. Statement of Operations
- I. Variance Findings Letter
- J. Proof of Publication
- K. 06-MPP-05 Approved Site Plan

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 PP2022-0475, V2022-0110, PLAN2021-0699, 01-PP-02, TPM30436, 01-ND-07, and 06-MPP-05