

## **BEAUMONT SELF STORAGE EXPANSION**

### **PROJECT DESCRIPTION**

**Jordan Architects Inc. and Dr. Kirk Howard** are pleased to present our proposal for the expansion of the existing self-storage facility, located at the intersection of California Ave. and First Street, City of Beaumont, California.

The project is a state-of-the-art facility comprised of new 75,250 gross square feet of self-storage consisting on three 1-story buildings and two 2-story buildings.

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 landscape provided along the street frontages will soften the architecture.

Access to the expansion will be thru the existing self-storage facility, located at First Street, providing a new emergency entry / exit access at California Ave.

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. No additional or new office space will be needed and no additional employees.

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.

### **VARIANCE DISCUSSION:**

Applicant is requesting a variance to encroach approx. 10ft into the 1<sup>st</sup> Street Landscape Setback while still maintaining a 15ft Landscape Setback. We have included 2 Site Plan Schemes with this submittal. Scheme A is the Variance Scenario in which the **new** building frontage on 1<sup>st</sup> Street maintains alignment with the existing buildings of the currently operating self storage facility. **We are requesting the plot plan approval and variance based on Scheme A. We have included a Scheme B which is based on the ultimate required setback of the new General Plan and in the event the Variance for Scheme A is denied, we would request approval of Scheme B at that time.** Also, see Variance Findings Justification Write-Up attached hereto.

### **OCCUPANCY**

Occupancy according to the 2019 California Building Code is as follows:

<u>Use</u>	<u>Occupancy</u>
Self-Storage	S-1

The project will be constructed with noncombustible materials and will have fire sprinklers.

### **INFRASTRUCTURE IMPACT**

The proposed self-storage facility will have minimal impact on the City's infrastructure (e.g. sewer, water and electrical). Water utilization will be minimal with the largest amount being devoted to landscape irrigation. Anticipated overall electrical demand will be less than one half the requirements for a similarly sized office building or retail center.

### **SECURITY**

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. Hence, utilization and impact on services such as police and fire are minimized.

### **MANAGEMENT AND HOURS OF OPERATION**

Professional management personnel will be on site during regular business hours. Total employees: 2. Office hours are scheduled from 9:00 a.m. to 5:00 p.m. Monday through Saturday.

### **DEVELOPER / APPLICANT**

Dr. Kirk Howard  
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### **ARCHITECT/ APPLICANT'S AGENT**

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### **SUMMARY**

The proposed Beaumont Self storage Expansion project will be a professionally managed, state-of-the-art project that is designed to have minimum traffic impact and compatible hours of

operation while contributing to the needs of the community. The project is designed to be compatible with the surrounding commercial, light manufacturing uses. There will be a minimum of utility, police, and fire services required.

We feel that the proposed project will be an excellent use of the property, provide a needed service to families and small businesses in the area, as well as compliment the adjacent properties.

Thank you for your time.

Regards,

**Marcelo Quiroga**  
**International Assoc. AIA**  
*Senior Project Manager*