



Staff Report

TO: Planning Commissioners
FROM: Carole Kendrick, Planning Manager
DATE: October 11, 2022
SUBJECT: **Plot Plan PP2022-0458 for the Construction and Operation of an Outdoor Storage Yard with a 400 Square Foot Office Trailer and Three (3) Storage Sheds with One (1) at 2,400 Square Feet and Two (2) at 3,000 Square Feet on a 3.40-Acre Parcel Located on the Southeast Corner of Euclid Avenue and Third Street in the Community Commercial (CC) Zone (APN: 418-210-019)**

APPLICANT: 84 Lumber Company

Background and Analysis:

The applicant is requesting approval of a plot plan (PP2022-0458) application that was submitted on April 14, 2022. A plot plan is required by the Beaumont Municipal Code per Section 17.02.070 to establish a new land use. The proposed land use includes a 400 square foot modular office, three (3) storage sheds totaling 8,400 square feet, and 27,000 square feet of outdoor storage, to supplement the existing 84 Lumber location on the northwest corner of First Street and Beaumont Avenue. Lumber and wood products are permitted per Beaumont Municipal Code Section 17.02.100 and Table 17.03-3.

Two preliminary applications were processed in in early 2021 and 2022 on the subject property. PLAN2021-0584 included a review of the conceptual plan and staff provided comments to the applicant on April 16, 2021. PLAN2021-0714 consisted of a meeting with the applicant and staff on January 14, 2022, to discuss the project concerns prior to the formal entitlement submittal.

Project Setting:

The 3.40-acre site is undeveloped with existing curb that is a combination of asphalt and concrete along the Euclid Avenue and Third Street frontages. The parcels to the north, south, and east are commercially zoned properties that include FerrellGas, A&A

Fence Co. and small miscellaneous commercial businesses. To the west is Dangelo Co. that provides waterwork and fire protection supplies.

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

- General Plan Land Use Map (Attachment C)
- Zoning Map (Attachment D)
- Aerial Photograph (Attachment E)

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	Vacant Land	GC (General Commercial)	CC (Community Commercial)
NORTH	Multiple Tenant Commercial Building	GC (General Commercial)	CC (Community Commercial)
SOUTH	FerrellGas	GC (General Commercial)	CC (Community Commercial)
EAST	Vacant Land and Beaumont Avenue Right-of-Way	GC (General Commercial)	CC (Community Commercial)
WEST	Dangelo Co.	I (Industrial)	M (Manufacturing)

Site Design:

The site currently is a vacant with no improvements except existing asphalt and concrete curbs on the Euclid Avenue and Third Street frontages. The applicant, 84 Lumber, obtained the subject property to supplement storage needs from their existing

location on First Street and Beaumont Avenue. The site is located approximately 215 feet from the existing 84 Lumber location and is separated by the FerrellGas parcel. The site will include AC pavement on approximately 100,000 square feet/2.3-acres of the property. A 400 square foot office trailer is located on the southern portion of the site with employee parking provided to the north of the trailer. A 2,400 (20'x120') and 3,000 (20'x150') square foot shed is proposed along the eastern edge of the property while still maintain a 25' rear yard setback. A 3,000 (20'x150') square foot storage shed is also proposed on the north side of the property along Third Street and maintain a 25' setback.

At the center of the subject property, the applicant is proposing four (4), 5,000 (50'x100') square foot outdoor storage areas, one of which will be utilized for staging. These centrally located storage areas are separated by 25' to provide adequate access and circulation for the applicant and public safety.

The storage sheds are three (3) sided with metal corrugated siding and have a slightly pitched, metal roof. The metal siding is secured in place pier/footages and cable bracing. The proposed shed structures will house palletized wood products of various lengths and sizes.

The area along Euclid Avenue will include a 7,000 (20'x350') square foot area for storage of Oriented Strand Board (OSB) maintaining a 25' front yard setback.

The project has been conditioned to improve half widths of Euclid Avenue and Third Street including curb, gutter and sidewalks. A decorative block screening wall will be provided on Euclid Avenue and Third Street in addition to on and off-site landscaping to further screen the use from the adjacent street views.

The attached Development Plans (Attachment B) include the site layout, grading and elevations.

Circulation and Parking:

Per Beaumont Municipal Code Table 17.05-1 office uses are calculated at one (1) space per 200 square feet of gross floor area. The proposed office trailer is approximately 400 square feet will require a minimum of 2 parking spaces. The project is proposing to provide one (1) accessible and three (3) standard parking stalls for staff and customers consistent with the Beaumont Municipal Code.

The site will be accessed by a driveway proposed at the southwestern portion of the property along Euclid Avenue and the northeastern portion of the property on Third Street at the bulb of the cul-de-sac.

Deliveries to the site will consist of two (2) to three (3) tractor trailers in the morning between 6-7am and afternoon between 3-4pm. Outbound deliveries will occur during the same delivery hours but will utilize three (3) to five (5) box trucks.

Hours of Operation:

The outdoor storage yard is proposing hours between 6am to 6pm, Monday through Friday with deliveries occurring between 6am to 7am and 3pm to 4pm, as indicated in the applicant statement of operations (see Attachment F).

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 April 28, 2022, and 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 PP2022-0458 is consistent with the General Commercial General Plan designation and all applicable General Plan policies as well as the applicable zoning designation of Community Commercial; the proposed project site is located within the boundaries of the City of Beaumont; Plot Plan PP2022-0458 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Plot Plan PP2022-0458 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 Received:

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 G to this staff report.

Planning Commission Authority:

The Community Commercial zone allows the storage of lumber and wood products as a permitted use, per Table 17.03-3 subject to approval of a Plot Plan. 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.

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 Community Commercial (CC) zone. The zoning allows lumber and wood products as a permitted use.

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 General Commercial (GC). 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 a commercial and manufacturing area that is primarily developed. The is generally flat and raised from the streets and is suitable for commercial 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 Community Commercial (CC) and the land use designation is and General Commercial (GC) and Industrial (I) to the west. The proposed project is surrounded by property that is currently zoned Community Commercial and designated as General Commercial in the General Plan, with exception of the property to the west that is zoned Manufacturing with a General Plan land use designation of Industrial. The site is primarily surrounded by developed land with commercial or industrial uses. The property to the east is vacant right-of-way for Beaumont Avenue. The proposed uses are compatible with the surrounding commercial and 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.

Recommended Action:

Hold a public hearing,
Approve Plot Plan PP2022-0458, subject to the attached Conditions of Approval,
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
- C. General Plan Land Use Designation Map
- D. Zoning Map
- E. Aerial Photograph
- F. Applicant's letter dated June 3, 2022, regarding the statement of operations
- G. Proof of Publication

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 PP2022-0458,
PLAN2021-0584 & PLAN2021-0714