



## Staff Report

**TO:** Planning Commissioners  
**FROM:** Kyle Warsinski, Economic Development Manager  
**DATE:** August 10, 2021  
**SUBJECT:** Actions Related to the Purchase and Sale Agreement by and between the City of Beaumont and Orum Capital for certain real property located on East Fourth Street, East of Beaumont Avenue  
**APPLICANT:** Orum Capital

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### Background and Analysis:

The City of Beaumont owns property along Fourth Street, east of Beaumont Avenue / State Route 79, and is identified as Assessor's Parcel Numbers 418-190-004 and 418-190-005.

The City Council authorized the City Manager to negotiate the sale of these properties to an interested buyer.

Section 3.03.020 of the Municipal Code of the City of Beaumont prescribes the process to dispose of real property. That section reads as follows:

*"The duties of the Purchasing Officer shall include the disposition of real property in any lawful manner provided that the sale is for the common benefit of the City's citizens."*

and

*"The City Planning Commission shall prepare a report that indicates that disposition of the property conforms with the General Plan. A formal declaration that the property is surplus shall not be required."*

The subject site consists of approximately 0.17 acres of vacant commercial land. The property is zoned Community Commercial and is designated as General Commercial in

the General Plan. The property can also be seen in the following materials attached to this staff report:

- General Plan Land Use Map (Attachment A)
- Zoning Map (Attachment B)
- Aerial Photograph (Attachment C)

The interested buyer is under escrow to purchase the former Denny's property (APN 418-190-003) and has plans to demolish the existing building and construct a new quick service restaurant with a drive-thru. The buyer has stated to successfully develop this project, they need roughly 7,400 square feet of City property.

Upon review of the Beaumont General Plan and the Zoning Ordinance, the disposition of the property conforms with the Beaumont General Plan.

**Recommended Action:**

Receive and file this report indicating the disposition of the property conforms with the General Plan.

**Attachments:**

- A. Fourth Street .17 Acre Property - General Plan Designation
- B. Fourth Street .17 Acre Property - Zoning Map
- C. Aerial Fourth Street