



Staff Report

TO: Planning Commissioners
FROM: Carole Kendrick, Planning Manager
DATE: September 14, 2021
SUBJECT: **Conduct a Public Hearing and Consideration for a Conditional Use Permit (CUP2021-0058) for a Request to Allow a Headstone Manufacturing and Retail Shop Located at 506 Wellwood Avenue (APN 417-062-001) in the Commercial Neighborhood Zone**
APPLICANT: Redlands Consultants & Associates

Background and Analysis:

The applicant is requesting approval of an application that was submitted on July 19, 2021, for a request to operate a headstone manufacturing and retail shop within an existing building located at 506 Wellwood Avenue in the Commercial Neighborhood (CN) zone.

The Municipal Code of the City of Beaumont requires the approval of a conditional use permit by the Planning Commission for sand and bead blasting operations. The purpose of this requirement is to establish a formal review of such proposals, which involves conducting a public hearing and giving written notice to property owners within a 300-foot radius of the site. Through the conditional use permit process, the Planning Commission has the opportunity to determine if the use proposed, or the location of that use, is compatible with surrounding uses, or through conditions, can be made compatible. The Planning Commission can either deny or approve the proposal and may establish conditions of approval for the business' operations to ensure that it will not be a detriment to the community.

Project Setting:

The 0.18-acre site is currently developed with a building with frontages on Fifth Street and Wellwood Avenue. The Fifth Street frontage is improved with curb, gutter and a monolithic sidewalk, while the Wellwood Avenue frontage is improved with curb, gutter and a parkway sidewalk. An alley is located behind the subject property between Fifth

and Sixth Street. The parcel to the north contains an existing single-family residence and commercial uses are located to the east and west. To the south is the I-10 Freeway and further south is Robertson's Ready Mix. 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	Hemet Valley Monuments	Neighborhood Commercial (NC)	Commercial Neighborhood (CN)
NORTH	Single Family Residence	Neighborhood Commercial (NC)	Commercial Neighborhood (CN)
SOUTH	I-10 Freeway & Robertson's Ready Mix	Industrial (I)	Manufacturing (M)
EAST	Felix Auto Repair	Neighborhood Commercial (NC)	Commercial Neighborhood (CN)
WEST	Pacific Alarm Services	Neighborhood Commercial (NC)	Commercial Neighborhood (CN)

Site Plan/Site Design.

The facility will utilize 2,015 square feet building that includes a 1,021 square foot covered area and a fenced storage area. The applicant is proposing a headstone manufacturing use and retail sales with operating hours from 8:30 a.m. to 4:30 p.m. Monday through Thursday, and 8:30 a.m. to 3:00 p.m. on Friday. The location will be closed on Saturdays and Sundays.

The operation includes an average of two (2) employees. The site has a show room for prospective clients. In the show room there are exhibits of different styles and materials of headstones as well as a brochure of different engraving lettering. Prospective clients choose the material and the specific engraving. Then the engraver will perform the engraving requested by client and final material will be shipped or client will pick up. Engraving is performed utilizing a sand blasting engraver in a metal container with specific ventilation and collection of dust.

Deliveries will occur during normal operating hours. Commercial parking requirements are broken down into 13 categories. Based on the available categories and the characteristics of the use, the proposed use is considered a manufacturing use. The parking requirement for manufacturing uses is one (1) space per 500 square foot of gross floor area, therefore the proposed use would only require four (4) parking space based upon tenant space. The site and parking area is currently accessed from an alley located east of the subject property between Fifth and Sixth Street.

Development Review Committee (DRC):

The Development Review Committee reviewed for the project for design on September 2, 2021. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

Planning Commission Authority:

The Commercial Neighborhood zone allows sand blasting and bead blasting operations as conditionally permitted uses, per Table 17.19-1, subject to approval of a Conditional Use Permit. The Beaumont Municipal Code Section 17.02.100.F authorizes the Planning Commission to approve, conditionally approve, or deny the application.

Public Communications:

Property owners located within a 300-foot radius of the project site were notified of the public hearing on September 3, 2021, 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.

Environmental Documentation:

This project is exempt from review under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 in that information contained in the project file and documents incorporated herein by reference demonstrates that: Conditional Use Permit CUP2021-0058 are consistent with the Neighborhood Commercial Plan designation and all applicable General Plan policies as well as the applicable zoning designation of Commercial Neighborhood; the proposed project site is located within the boundaries of the City of Beaumont; Conditional Use Permit CUP2021-0058 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Conditional Use Permit CUP2021-0058 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 01 (Existing Facilities) Categorical Exemption under the CEQA Guidelines. Additionally, none of the exceptions provided in CEQA Guidelines Section 15300.2 apply to this project.

Conditional Use Permit Findings:

The Planning Commission may approve and/or modify a Conditional Use Permit in whole or in part, with or without conditions, provided that all of the following findings of fact are made:

1. The proposed uses conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this Zoning Ordinance.

Sand blasting and bead blasting operations are conditionally permitted in the Commercial Neighborhood (CN) zone. Approval of this use would be consistent with conditionally allowed uses and the intent of the zone.

2. The proposed uses would not impair the integrity and character of the zone in which it is to be located.

The Commercial Neighborhood (CN) zone allows for sand blasting and bead blasting operations. Sand blasting and bead blasting operations are subject to conditional use permit approval in this zone. Allowing this use in this zone would be consistent with existing and surrounding uses in the area and would not impair the zone's integrity.

3. The subject site is physically suitable for the type of land use being proposed.

The location of the proposed use as a sand blasting and bead blasting operations is physically suitable. The site is a single tenant building that was previously occupied by the sand blasting and bead blasting operation. The site has adequate access for emergency response from the alley that is located between 5th Street and 6th Street and has frontage on both 5th Street and Wellwood Avenue. This application has been reviewed by the City's staff and is found to be compatible.

4. The proposed uses are compatible with the land uses presently on the subject property.

The site is currently developed and previously contained similar uses and is zoned Commercial Neighborhood and the proposed use are allowed subject to approval of a Conditional Use Permit.

5. The proposed uses would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.

The zoning for the project site is CN (Commercial Neighborhood) and the land use designation is NC (Neighborhood Commercial). The subject property is surrounded by property that is zoned Commercial Neighborhood (CN) with a General Plan designation of Neighborhood Commercial (NC). The site is surrounded by developed land and the proposed use is compatible with the surrounding commercial zoned properties.

6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

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.

7. There would be adequate provisions for public access to serve the subject proposal.

There is adequate access to the site as determined by the City's public safety departments. The site currently has access from an alley off of 5th and 6th Street and has frontage on 5th Street and Wellwood Avenue.

8. The proposed use is consistent with the objectives, policies, general land uses, and programs of the City of Beaumont General Plan.

The proposed project is in conformance with the General Plan for the City of Beaumont. The land use designation for the project site is Neighborhood Commercial (NC). The proposed development is consistent with the General Plan policies.

9. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare.

The proposed project is located within an existing building that generally meets the development standards under the Commercial Neighborhood zone, which is intended to protect the public interest, health, safety, convenience, or welfare. The headstone manufacturer and retail sales will provide services from 8:30 am to 4:30 pm, Monday through Thursday and from 8:30 am to 3:00 pm on Friday that will not be detrimental to public health, safety or welfare.

10. The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood.

The proposed use is located within an existing building and no modifications to the building design or elevations are proposed. The existing building is compatible with the commercial development in surrounding area.

11. The Planning Commission shall find that the proposed use does not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations.

This use will not have an adverse effect on humans or the environment for any population. The proposed project will provide a standard service typically provided in commercial zones to serve all income levels of the population.

12. This subsection G shall apply only to the uses identified in Chapter 17.03. This subsection shall not invalidate any conditional use permit for an operating facility

but shall be complied with prior to issuance of a building permit for all projects for which no building permit has been issued upon the effective date of this provision.

There are no existing Conditional Use Permits for the subject site and therefore would not invalidate any an existing entitlement. The proposed use is subject to the Beaumont Municipal Code and Conditional Use Permit findings.

Recommended Action:

Hold a public hearing,
Approve Conditional Use Permit CUP2021-0058, 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. Site Plan
- B. Draft Conditions of Approval
- C. General Plan Land Use Designation Map
- D. Zoning Map
- E. Aerial Photograph
- F. 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 CUP2021-0058