



Staff Report

TO: Planning Commissioners
FROM: Carole Kendrick, Planning Manager
DATE: September 14, 2021
SUBJECT: **V2021-0097 Consideration of a Request for a Variance from the Light Standard Height Limit of 20 Feet (Section 8.50.070.3) to a Maximum Height of 30 Feet Located within the Hidden Canyon Specific Plan APN'S 424-010-011, 424-010-012 and 424-010-016**
APPLICANT: McDonald Property Group

Background and Analysis:

The subject site, located southeasterly of the junction of State Route 60 and Jack Rabbit Trail, consists of a total area of 196.5 acres. The site is located along the south side of State Route 60 in the westerly-most area of the City of Beaumont.

The site has been subject to various entitlement activities in the past, as follows:

Beaumont Gateway Specific Plan

When owned by the Lockheed Corporation, the site received specific plan and tentative tract approval in 1995 for 573 dwelling units, with a minimum lot size of 5,000 square feet. Due to economic and market considerations at that time, the project never moved forward with development.

Wyle Laboratories Test Facility

Wyle Laboratories subsequently acquired the site and received City approval in 2001 for a zone change and general plan amendment for an industrial designation, and a conditional use permit for operation of a small industrial testing facility on the site.

Hidden Canyon Specific Plan (2005)

CRV-SC Beaumont Partners, LP received City approval in 2005 for the entitlement for a maximum of 426 residential lots, 19.5 acres of parks and open space, and a 4.8-acre commercial site.

Hidden Canyon Industrial Specific Plan (2012)

Amendment to the specific plan changing the land use designations from residential to industrial and providing for up to 2.89 million square feet of industrial floor space. This is the **currently** entitled status for this site.

The site is currently graded and has building plans in review for an 816,800 square foot shell building.

The Beaumont Municipal Code Section 8.50.070.3 establishes a 20-foot height limit for light poles in the commercial and industrial zones. The applicant is requesting light standards with a maximum height of 30 feet, which are consistent with the light standards that were installed at the Wolverine and Amazon facilities in the Rolling Hills Ranch Specific located to the east, that was also developed by the same applicant.

The Rolling Hills Ranch Specific Plan Section 4.15 does allow light standards up to a maximum height of 30 feet, however the Hidden Canyon Specific Plan Section 3.4.8.2 refers back to Chapter 8.50 of the Beaumont Municipal Code. The standard height is typical for an automobile parking lot. The proposed use is industrial in nature and the increased height is needed to accommodate lighting for trailer parking areas.

The Beaumont Municipal Code Section 17.02.110 allows for variances pursuant to Section 65906 of the California Government Code to grant 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 properties in the vicinity under the identical zoning classification.

Planning Commission Authority:

Pursuant to Beaumont Municipal Code Section 17.02.110.G, 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).

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 15311 in that information contained in the project file and documents incorporated herein by reference demonstrates that: Variance V2021-0097 are consistent with the Industrial General Plan designation and all applicable General Plan policies as well as the applicable zoning designation of Specific Plan; the proposed project site is located within the boundaries of the City of Beaumont; Variance V2021-0097 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Variance V2021-0097 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 11 (Accessory Structures) Categorical Exemption under the CEQA Guidelines. Additionally, none of the exceptions provided in CEQA Guidelines Section 15300.2 apply to this project.

Findings:

In granting a variance, the Planning Commission must make all of the following findings:

1. That 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 applicants of privileges granted to others in similar circumstances.

The subject property is located within the Hidden Canyon Specific Plan that is designated for warehousing and light industrial uses.

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.

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

The proposed variance will not create an inconsistency with the General Plan objectives and satisfies Safety Element Goal 9.2 to improve community safety and reduced opportunities for criminal activity through appropriate physical design, including the improvement of lighting and nighttime security

Recommended Action:

Hold a public hearing,
Approve Variance V2021-0097, and
Direct staff to prepare a Notice of Exemption for the applicant to file with the Riverside County Clerk Recorder.

Attachments:

- A. General Plan Land Use Designation Map
- B. Zoning Map
- C. Aerial Photograph
- D. Hidden Canyon Land Use Plan (for reference only)
- E. Proof of Publication