



## Staff Report

**TO:** Planning Commissioners  
**FROM:** Carole Kendrick, Planning Manager  
**DATE:** January 11, 2022  
**SUBJECT:** **Plot Plan (PP2020-0317) and Environmental (ENV 2021-0015) For the Construction and Operation of a 16,823 Square Foot Industrial Building with Three (3) Suites Located on the North Side of First Street Between Veile and Grace Avenues (APN: 417-150-015) in the Manufacturing (M) zone.**

**APPLICANT:** John and Larissa McClure

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### **Background and Analysis:**

The applicant is requesting approval of a Plot Plan application that was submitted on October 13, 2020, to construct and operate a 16,823 square industrial building with three (3) suites on a 1.02-acre property located on the north side of First Street between Veile Avenue and Grace Avenue.

**Plot Plan PP2020-0317** is required by the Beaumont Municipal Code per Section 17.02.070 to establish a new land use. The proposed project is to construct and operate a multi-tenant industrial building which allows a variety of manufacturing uses, and is permitted per Beaumont Municipal Code Table 17.03-3.

**Environmental (ENV2021-0015) (SCH#2021060295)** due to the scope of the project, an Initial Study was prepared in compliance with the California Environmental Quality Act (CEQA) and determined that mitigation was required. Please see the Environmental Documentation section in this staff report for more information.

### **Project Setting:**

The 1.02-acre site is vacant and is unimproved along 1<sup>st</sup> Street. The subject property is surrounded on the north, east and west by vacant industrial land, and a single-family residence located to the south of the subject property on the south side of 1<sup>st</sup> Street.

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

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

The land uses, zoning, and General Plan land use designations of the project site and surrounding area are shown in the following Table.

	<b>LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
<b>PROJECT SITE</b>	Vacant Land	I (Industrial)	M (Manufacturing)
<b>NORTH</b>	Vacant Land	I (Industrial)	M (Manufacturing)
<b>SOUTH</b>	Single Family Residence	TN (Traditional Neighborhood)	RTN (Residential Traditional Neighborhood)
<b>EAST</b>	Vacant Land	I (Industrial)	M (Manufacturing)
<b>WEST</b>	Vacant Land	I (Industrial)	M (Manufacturing)

**Site Design & Operations:**

The proposed project is an approximately 16,823 square-foot, 28-foot-high building with three suites to be constructed on a 1.02-acre vacant property on the north side of First Street between Veile Avenue and Grace Avenue. The building would be a constructed as concrete tilt-up, slab on grade. The property designated as Industrial (I) in the City’s General Plan and zoned M (Manufacturing).

Hi-Tech Machining, Inc. owned by the Applicant will occupy an approximate 9,515 square-foot suite in the building. The business has been in operation for 16 years and currently operates from a rented facility in the City of Calimesa. The company machines new parts from metal and plastic on Computer Numerical Control machines.

Another suite of approximately 3,093 square-feet would be occupied by two Hi-Tech Machining sales staff. It is anticipated that the remaining suite of approximately 3,015 square-feet will be occupied by an electrical shop with two employees.

Per Beaumont Municipal Code Table 17.05-1. General manufacturing uses are calculated at one (1) space per 500 square feet of gross floor area. The new construction is required to provide 34 parking spaces, which the number of spaces being provided.

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

#### **Hours of Operation:**

The project will operate from 5am to 8pm, Monday through Friday. The project as proposed includes a staff of seven (7) employees working two (2) shifts, for the main tenant suite, and two (2) employees in one of the smaller suites. The remaining suite has not identified an end-user at this time.

#### **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 December 29, 2020, and March 18, 2021. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

#### **Environmental Documentation:**

An Initial Study/Mitigated Negative Declaration was prepared for the project in accordance with the provisions of the California Environmental Quality Act (CEQA). The

Initial Study/Mitigated Negative Declaration document was based upon the City standard checklist and addressed a full range of environmental topics.

The findings of environmental process are that all significant issues can be mitigated to a level of insignificance with respect to local and regional standards and thresholds. In order to achieve the level of insignificance, a series of mitigation measures are proposed (Condition Nos. 73-83).

To ensure that these measures are properly enacted, a mitigation monitoring program is necessary and would be enforced during the construction and operation of the project, if approved.

The Draft Initial Study/Mitigated Negative Declaration was circulated for a 30-day public review period from June 14, 2021, through July 14, 2021, and is included as Attachment A to this staff report. Staff did not receive any calls or written comments during the public review period.

### **Public Communications:**

Property owners located within a 300-foot radius of the project site were notified of the public hearing on December 31, 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.

### **Planning Commission Authority:**

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 Manufacturing (M) zone. The zoning code allows a variety of manufacturing uses and the proposed use is permitted subject to review and approval of a Plot Plan.*

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 Industrial (I). 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 an area that is predominately vacant land surrounding the site, with the exception of a single-family residence located to the south of the project site. The is generally flat, with the land draining to east and south, and is suitable for 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 Manufacturing (M) and the land use designation is and Industrial (I). The proposed project is surrounded by property that is currently zoned Manufacturing and designated as Industrial in the General Plan, with the exception of the property to the south which is zoned Residential Traditional Neighborhood with a designation as Traditional Neighborhood in the General Plan. The site is surrounded by vacant land with the exception of a single-family residence to the south, that is separated by 1<sup>st</sup> Street. The proposed use is compatible with the surrounding 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.

*A Mitigated Negative Declaration was prepared for the project by Lilburn Corporation and determined that any project impacts can be reasonably mitigated as shown in Attachment A.*

**Recommended Action:**

1. Hold a public hearing; and,
2. Adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve Plot Plan PP2020-0317, subject to the attached Conditions of Approval.
3. Direct staff to prepare a Notice of Determination for the applicant to file with the Riverside County Clerk Recorder

**Attachments:**

- A. Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- B. Draft Conditions of Approval
- C. Development Plan
- D. General Plan Land Use Designation Map
- E. Zoning Map
- F. Aerial Photograph
- 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 PP2020-0317 and  
ENV2021-0015