



Staff Report

TO: City Council
FROM: Christina Taylor, Community Development Director
DATE May 4, 2021
SUBJECT: **Discussion and Direction on Proposed Development Standards Related to Public Storage Facilities, Moving and Storage Establishments, Automobile Parking Facilities (Including Recreational Vehicles), Truck Stops and Terminals and Building and Storage Yards**

Background and Analysis:

On October 15, 2019, the City Council adopted Interim Urgency Ordinance No. 1111 for a Moratorium on public storage facilities, moving and storage establishments, automobile parking facilities, recreational vehicle parking, truck stops and terminals and building storage yards. On November 19, 2019, the City Council adopted Ordinance No. 1114 for an extension of ten (10) months and fifteen (15) days of the temporary moratorium. On October 6, 2020, City Council approved the final one (1) year extension of the ordinance and directed City staff to bring back development standards for these uses.

When requesting enactment of the moratorium, City staff cited the City's Economic Development Strategic Plan (EDSP) goals and also requested the moratorium remain in place until the General Plan Update was complete. The new General Plan took effect January 3, 2021, and the goals in the General Plan work to support the goals of the EDSP.

The EDSP goals include:

1. Develop an economically balanced community;
2. Recruit new business, while retaining and expanding local business, that promote growth of primary jobs and/or sales tax revenue;
3. Develop an online economic development presence to provide business owners and site selectors resources they need;
4. Create a quality of place that establishes Beaumont as a community to build and grow a business, as well as attract and retain talent;

5. Connect with and assist local small business start-ups and entrepreneurs;
6. Ongoing review of development review processes and identify streamlining and efficiency techniques;
7. Work with regional workforce development partners to provide needed resources to the area and begin to develop a retraining program for positions under threat of automation; and
8. Leverage the City's strengths to maximize business opportunities.

The General Plan Economic Development and Business Growth goals are much more comprehensive and are included as an attachment to this report. A few of the relevant goals from the list include:

5.1.1 Support economic growth that provides quality employment opportunities to balance Beaumont's jobs with its housing supply;

5.1.2 Recruit and retain emerging growth industries (industries with significant employment and performance potential) that provide revenues to the City and jobs to the community, including health care, education, and professional services; and

5.2.1 Align economic development efforts with the labor pool to increase the number of jobs filled by Beaumont residents. This policy relies on having a diversity of high-quality job types for residents of different ages, education levels and skill sets to generate a more consistent and sustainable economy.

According to the Self-Storage Association (selfstorage.org), self-storage facilities employ an average of 3.5 persons per facility. The average size of a self-storage facility in the United States is 56,900 square feet and 52% of self-storage facilities are located in suburban areas such as Beaumont. The average employment rate of 3.5 persons per facility is far below what typical commercial or industrial development employs. All of the self-storage or RV storage facilities in the City of Beaumont are on parcels of at least 1 acre up to parcels of approximately 9 acres. In analyzing the information from the Self-Storage Association, goals and policies of the General Plan and the EDSP, looking at the available vacant land within the City boundaries and tracking the number of inquiries the Planning Department receives about establishing storage facilities, City staff has identified that the goals and policies established by City Council may be difficult to achieve if the uses identified in the moratorium are left without further regulation.

City staff has preliminarily analyzed storage regulations for cities in Riverside, San Bernardino and Los Angeles Counties in preparation of regulations for the uses addressed in the moratorium. Cities vary in their approach, but they typically include standards such as regulation of building height, size or floor area ratio, landscaping,

parcel size or type, separation distance, enclosed structures, location (zoning) and approval process.

City	Use	Zone	Permitted, CUP or Not Permitted	Development Standards & Design Guidelines
Rialto	Storage Yards	Industrial Park	P	Setbacks, separation from other uses, landscaping, height, screening, enclosed structure and design guidelines
	Truck Terminal	Industrial Park	CUP	
	Automobile parking lots when contiguous to commercial and industrial uses		CUP	
Eastvale	Mini Storage	Com/Man	CUP/P	Code section just for mini-storage, setbacks, screening, enclosed structure, comprehensive design guidelines
	Storage Yards	Manufacturing	Permitted	
	Trailer & Boat Storage, Vehicle Storage enclosed building	Manufacturing	Permitted	
	Outdoor Trailer & Boat Storage, Vehicle Storage	Manufacturing	CUP	
Corona	RV Storage Indoor or Outdoor	M zones	CUP	Among more restrictive, Uses only allowed in M-zones, setbacks, screening, comprehensive design guidelines
	Outdoor Storage yard	M-2 & M-3	P	
	Storage Facility, Self Storage	M-1	CUP	
	Truck Terminals	M-2, M-3	P	
Banning	RV Storage	I or BP	P	Among least restrictive, no design guidelines, development standards, landscaping and screening
	Building Materials Storage	GC, HSC, BP	P	
	Construction Storage, Indoor and/or Outdoor	I, BP, IMR	P/CUP/CUP	
	Storage, Including Self-storage	I, BP	CUP	
	Truck Yard or Terminal	I, AI, BP	CUP	
Hemet	Mini-Storage	CM, M-1, M-2	CUP	Among more restrictive. Code section just for storage facilities, separation requirements, landscaping and
	Storage & Service Yard Including Vehicle Storage	CM, M-1	CUP	
	RV Storage	M-1	CUP	

				design guidelines, outdoor display subject to special approval
Perris	Equipment Storage	LI, GI	P	More restrictive. Design guidelines, screening and CUP required, development standards, FAR .75 max
	Mini-Storage	BP, LI, GI	CUP/P/P	
	Outdoor Storage	LI, GI	CUP	
	Truck Terminal, yard	LI, GI	CUP/P	
	Vehicle Storage	LI, GI	CUP/P	
Riverside (City)	Commercial Storage/Mini-Warehouse	Commercial Storage Overlay Zone		Among most restrictive. Storage Overlay Zone. No outdoor storage except RV's, Designed to preserve viable commercial land, allows storage on parcels of odd shape, environmentally constrained or as buffer uses
	Outdoor Storage yard	CG, BMP, I	CUP	
	Truck Terminal	I, AI, AIR	Permitted	
Jurupa Valley	Mini-Storage/Self-Storage/Vehicle & Equipment Storage	IP, MM/ MH	P/CUP	Zoning Code section specific to mini-storage. Development standards, screening, fencing, landscape
Temecula	Mini-Storage	BP, Com, LI	P/CUP	Special development standards, 65% max lo coverage, landscaping, design standards
Riverside (County)	Vehicle/RV Storage	IP, MM	Permitted	Development standards, screening, lighting
	Materials storage yard	M-SC,	Permitted	
	Mini-Warehouses	C-1, C-P (CUP Req) I-P, M-SC, M-M & M-H	CUP or Permitted	Code section specific to mini-warehouse, development and operational standards

Los Angeles (County)	Self- Storage Facilities	Commercial/Manufacturing zones	Permitted or CUP	min 1 ac lot, max lot coverage 50%, outdoor storage not visible from any adjacent property or ROW
El Monte	Self-Storage Facilities, Auto storage	C-2, C-3	CUP	Development standards, comprehensive design guidelines
	Outdoor Storage	Commercial or Industrial Zones	Incidental	<25% of lot area, screened, not visible from ROW, incidental to use
Inglewood	Self-Storage, Auto/RV storage,	M-1, M-1 Limited	Special Use Permit	Development standards, special finding, screening, setbacks, landscape
	Contractor Storage	Heavy Commercial		Development standards
Mission Viejo	Self-storage, Indoor	Business Park/Industrial	Special Development Plan	More restrictive. Special use permit required, all storage contained in enclosed structure, development standards, subject to architectural and design review
	Outdoor storage yard, RV Storage	Business Park/Industrial	CUP	
Fullerton	Self-Storage, Auto/RV storage,	Industrial	Permitted	Development standards, landscaping, setbacks
Pasadena	Outdoor Storage/Vehicle Storage	CG, I	CUP	Development standards, commercial façade standards
	Self-Storage	Not Permitted		Not in permitted use table, addressed only in non-conforming use section of code
Lancaster	Self-Storage, Truck Terminals	Industrial zones	Permitted	Development standards, design guidelines

In the City of Beaumont, self-storage facilities are currently permitted only in the manufacturing (M) zone. Truck terminals, auto parking facilities and building/contractor storage yards are either permitted or conditionally permitted in the City's commercial or manufacturing zones. The City of Beaumont's existing development standards regulate building setbacks, floor area ratio, landscaping, parking and structure height. As part of the General Plan update, the City has newly implemented basic design guidelines for commercial areas outside of the downtown area plan. There are no design guidelines for the manufacturing (M) zone.

City staff believes the uses identified in the moratorium are allowed in the appropriate zones and the approval processes are adequate. Also, the newly implemented development standards are mostly adequate to address on-site development concerns. However, in addition to the development standards currently in place. City staff recommends implementing additional standards to address the following:

- Minimum distance between similar uses;
- Maximum lot size for use;
- Allowing self-storage or storage yard uses and vehicle terminals only on irregularly shaped parcels not viable for other type of development;
- Requiring storage yards to be contained entirely within an enclosed structure; and
- Require enhanced screening measures such as solid masonry wall and/or mature landscaping for contractor storage, parking and vehicle storage uses.

Fiscal Impact:

City staff time to conduct preliminary research and prepare this staff report is estimated to be \$1,250.

Recommended Action:

Provide direction to City staff on additional development standards for uses identified in Ordinance 1111.

Attachments:

- A. General Plan Economic Development and Business Growth Goals and Policies
- B. Zoning Map