



Staff Report

TO: City Council
FROM: Christina Taylor, Community Development Director
DATE: June 1, 2021
SUBJECT: **Continued Public Hearing and Consideration of an Ordinance of the City Council of the City of Beaumont, California, Adding Chapter 17.11.150 “Storage Facilities” to the Beaumont Municipal Code**

Background and Analysis:

On October 15, 2019, 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 initial 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 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 General Plan and EDSP goals and policies are comprehensive. As both documents were being prepared, a recurring theme was “jobs housing balance.” The City is rich with housing but most Beaumont residents commute to jobs outside of the City which contributes to an economic imbalance and a quality-of-life issue. In working toward closing the gap on the jobs housing imbalance, development standards can be put into place to help achieve the City’s goals while still allowing new business to be established in the City and allowing existing uses to continue operations or expand.

For purposes of appropriately establishing development standards, City staff has divided the uses into two groups: 1) Mini-storage, self-storage or public-storage facilities; and 2) Contractor or building storage yards, automobile parking (including RV),

and truck stops or terminals. Each of the business types listed provide either a service for residents within the community or support the economy through the provisions of jobs or function rendered, however the benefit varies.

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 staff has also reached out to real estate agents, business owners/operators and various commercial and industrial representatives to solicit input on the proposed standards.

As it pertains to zoning and approval processes, City staff believes the uses identified in the moratorium are allowed in the appropriate zones and the approval processes are adequate. There are no changes to the zoning or approval processes proposed, only the addition of development standards. City staff recommends consideration of the following:

- Allowing self-storage or storage uses only on irregularly shaped parcels not suitable for commercial or industrial jobs producing uses,
- Require enhanced screening measures such as solid masonry wall and/or mature landscaping,
- Security cameras and lighting, and
- Standard conditions of approval (for storage uses other than self-storage).

Fiscal Impact:

The cost of City staff time to prepare this report is estimated to be \$750.

Recommended Action:

Hold the continued public hearing, and
Waive the full first reading and approve by title only, “An Ordinance of the City Council of the City of Beaumont adding Chapter 17.11.150 ‘Storage Facilities’ to the Beaumont Municipal Code.”

Attachments:

- A. Proposed Ordinance adding Chapter 17.11.150 "Storage Facilities" to the Beaumont Municipal Code