



## Staff Report

**TO:** Planning Commissioners  
**FROM:** Carole Kendrick, Senior Planner  
**DATE:** September 8, 2020  
**SUBJECT:** **Conduct a Public Hearing and Consider Conditional Use Permit No. 2020-0051 for a Personal Training Facility (Covert Athletics) Located at 1132 Beaumont Avenue, Suite 104 in the Beaumont Avenue Overlay Zone**  
**APPLICANT:** Javier Hernandez

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### **Background and Analysis:**

The Beaumont Municipal Code requires the approval of a conditional use permit by the Planning Commission for martial arts. 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 proposed use, 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.

The subject site is approximately 0.38 acres and contains an existing building with three (3) suites and is part of a center that includes a building with multiple suites to the north on 0.28 acres. Both parcels utilize shared parking located in front of the buildings and to the rear. The site is fully improved with a parkway sidewalk, curb and gutter and landscaping on Beaumont Avenue.

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>	Existing multi-tenant retail building	Beaumont Avenue Overlay (BAO)	Beaumont Avenue Overlay (BAO)
<b>NORTH</b>	Existing multi-tenant retail building	Beaumont Avenue Overlay (BAO)	Beaumont Avenue Overlay (BAO)
<b>SOUTH</b>	Existing commercial building	Beaumont Avenue Overlay (BAO)	Beaumont Avenue Overlay (BAO)
<b>EAST</b>	Single Family Residence	Beaumont Avenue Overlay (BAO)	Beaumont Avenue Overlay (BAO)
<b>WEST</b>	Single Family Residence	Beaumont Avenue Overlay (BAO)	Beaumont Avenue Overlay (BAO)

**Analysis:**

The applicant is proposing a personal training facility with operating hours from 5:00 am to 11:00 am and 4:00 to 7:30 pm Monday thru Friday, 8:00 am to 10:30 am on Saturdays. The location will be closed on Sundays. The facility will operate based on a class schedule and limits class sizes between 6 to 8 clients.

The personal training facility is proposing approximately 50 – one (1) hour classes a week to serve their clients that range in age from 16 to 84. The business has been operating at 1091 7th Street, Suite C in Calimesa, but has decided to relocate the business to Beaumont. The suite is approximately 2,500 square feet and includes a training area, two (2) restrooms and a kid’s room. A cellular phone repair shop and legal office are adjacent to the site on the west.

Commercial parking requirements are broken down into 13 categories. The proposed use is unique in its parking demands and does not fall within the existing commercial categories. The Community Development Director has the authority under Section 17.05.040.B. to make a determination that an unspecified land use not specifically listed in the parking table is similar to another use.

Based on the available categories and the characteristics of the use, the Community Development Director has determined that the use is similar in nature to a retail uses and professional offices, which have the identical parking requirements. The parking requirement for retail uses and professional offices is one (1) space per 200 square feet of gross floor area, therefore the proposed use would only require 13 parking space based upon tenant space. The overall center currently provides 30 parking spaces located in front of each building and to the east. The parking area is currently accessed from two (2) driveways on Beaumont Avenue.

#### **CEQA Review:**

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 No. 2020-0051 is consistent with the Beaumont Avenue Overlay (BAO) General Plan designation and all applicable General Plan policies as well as the applicable zoning designation of Beaumont Avenue Overlay (BAO); the proposed project site is located within the boundaries of the City of Beaumont; Conditional Use Permit No. 2020-0051 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Conditional Use Permit No. 2020-0051 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.

#### **Findings:**

The Planning Commission may approve and/or modify a conditional use permit in whole or in part, with or without conditions, provided, all the following findings of fact are made:

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

*Health clubs and fitness gyms are conditionally permitted in the Beaumont Avenue Overlay (BAO) zone. Approval of this use would be consistent with conditionally allowable uses and the intent of the zone.*

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

*The Beaumont Avenue Overlay (BAO) zone allows for health clubs and fitness gyms. A personal training studio is 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 personal training studio is physically suitable. The site is a multi-tenant center that is partially occupied, it is anticipated that operational hours for future users will vary and the site utilizes shared parking spaces with 1140 Beaumont Avenue. The site has adequate access for emergency response. This application has been reviewed by the City's staff and is found to be compatible.*

4. The proposed use is compatible with the land uses presently on the subject property;

*The multi-tenant center is anticipated to a variety of uses and operating hours. Allowing a personal training studio at the location would be compatible with existing businesses at the site. The center was previously designed to accommodate a variety of retail and service-oriented business.*

5. The proposed use 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;

*Personal training studios are compatible with current and future land uses in the Beaumont Avenue Overlay (BAO) zone. This zone is intended to provide for the general public a variety of uses including retail, personal services and commercial businesses. The subject property is identified as Downtown Mixed*

*Use as part of the General Plan Update which proposes service activities and retail uses consistent with a personal training studio.*

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 adequately served by all public utilities. The business is required to complete an industrial wastewater survey and will be required to comply with appropriate pretreatment measures to ensure there is no public health or safety concerns.*

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

*The site was previously constructed to accommodate a variety of users. The site has been conditioned to provide adequate access to serve the public and provide for public safety access as was determined through project review and the conditions of approval.*

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

*The proposed use is consistent with the overall General Plan and its contents. The City strives to provide a variety of businesses for its residents, job opportunities, and improvements to the aesthetics of the City. Allowing this use in the Beaumont Avenue Overlay (BAO) zone works toward achieving these goals.*

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

*The proposed use will not be detrimental to the public interest, health, safety, convenience, or welfare because as conditioned, the personal training studio must comply with the proposed conditions of approval and the Municipal Code.*

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

*The center is existing, and the applicant is not proposing any changes to the elevations therefore there will be no impact to the image, character or visual quality of the neighborhood.*

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.

*The proposed use will add to the mix of available personal service businesses already offered in the City. The allowance of a personal training studio will not induce new environmental impacts as a result.*

**Recommended Action:**

Hold a Public Hearing,  
Approve Conditional Use Permit No. 2020-0051, subject to the proposed conditions of approval, and  
Direct staff to prepare a Notice of Exemption for the applicant to record with the County Clerk.

**Attachments:**

- A. Draft Conditions of Approval
- B. Site Plan
- C. Floor Plan
- D. General Plan Land Use Designation Map
- E. Zoning Map
- F. Aerial Photograph
- G. Statement of Operations
- H. 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 CUP2020-0051