



Staff Report

TO: Planning Commissioners
FROM: Carole Kendrick, Planning Manager
DATE May 11, 2021
SUBJECT: **Conditional Use Permit CUP2021-0056 to Operate an Automotive Repair Facility Located at 945 E. Sixth Street (APN 418-113-014) in the Sixth Street Mixed Use Zone. The Proposed Application is Exempt from the Provisions of the California Environmental Quality Act (Class 01 – Existing Facilities)**

APPLICANT: Jacob Bell

Background and Analysis:

The applicant is requesting approval of an application that was submitted on March 24, 2021, for a request to operate an automotive repair facility within an existing building located at 945 E. Sixth Street in the Sixth Street Mixed Use (SSMU) zone.

The Municipal Code of the City of Beaumont requires the approval of a conditional use permit by the Planning Commission for automotive repair facilities. 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 use proposed, 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.

Project Setting:

The 0.60-acre site is currently developed with a building with frontages on Sixth Street and Chestnut Avenue. The 6th Street frontage is improved with curb, gutter and a monolithic sidewalk, while the Chestnut Avenue frontage is improved with a driveway to the street along the entire frontage with no other improvements. The parcel to the north and west contains the Tacos and Beer restaurant and associated parking. A vacant lot

is located to the south and the Chestnut Center shopping center is located to the west. To the east of the subject property is Fast Lube and Tune. The project setting can also be seen in the following materials attached to this staff report:

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

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

	LAND USE	GENERAL PLAN	ZONING
PROJECT SITE	Meno's Tire Shop	Downtown Mixed Use (DMU)	Sixth Street Mixed Use (SSMU)
NORTH	Tacos and Beer	Downtown Mixed Use (DMU)	Sixth Street Mixed Use Residential (SSMUR)
SOUTH	Vacant	Downtown Mixed Use (DMU)	Sixth Street Mixed Use (SSMU)
EAST	Fast Lube and Tune	Downtown Mixed Use (DMU)	Sixth Street Mixed Use (SSMU)
WEST	Chestnut Center Shopping Center (various tenants)	Downtown Mixed Use (DMU)	Sixth Street Mixed Use (SSMU)

Site Plan/Site Design.

The facility will utilize 1,150 square feet of a larger multi-tenant building that includes Meno's Tires and a vacant warehouse. The applicant is proposing an automotive repair facility with operating hours from 8:00 am to 5:00 pm Monday thru Friday. The location will be closed on Saturdays and Sundays.

The operation includes two (2) employees that are the business owners. The use proposes to diagnose and repair all systems of light duty vehicles including engine

repair, engine performance, manual and automatic transmission, power steering, brakes, electrical, heating ventilation, air conditioning, smog test and repair.

The use will utilize equipment including two (2) post hoist, hand tools, pneumatic air tools, flush machine, brake lathe, mig welder, oxygen and acetylene torch, engine stand and a spring compressor. New and used engine oil, brake fluid, coolant, trans fluid, differential fluid, solvent tank, and brake cleaner will also be utilized in conjunction with the operation.

Deliveries will occur multiple times a day with small automotive parts and supplies. Commercial parking requirements are broken down into 13 categories. The proposed use does not fall within the existing commercial categories. The Community Development 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 gasoline service stations. The parking requirement for gasoline service stations is one (1) space per 200 square foot of gross floor area; plus one (1) space per service, bay, therefore the proposed use would only require five (5) parking space based upon tenant space. The overall center currently provides parking located in front of the tenant space, the gated parking area located to the south, as well as street parking on Chestnut Avenue. The site and parking area is currently accessed from Chestnut Avenue.

Development Review Committee (DRC):

The Development Review Committee reviewed for the project for design on April 22, 2020. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

Environmental Documentation:

The project is exempt from provisions of 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 CUP2021-0056 is consistent with the Downtown Mixed Use General Plan designation and all applicable General Plan policies as well as the applicable zoning designation; the proposed project site is located within the boundaries of the City of Beaumont; Conditional Use Permit CUP2021-0056 has no value as habit

for endangered, rare or threatened species; there is no substantial evidence in the record that Conditional Use Permit CUP2021-0056 will result in significant effects related to traffic, noise, air quality or water quality in that the proposed project incorporated and otherwise is subject to air and water quality resource agency design requirements to avoid an 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.

Public Communications Received:

Property owners located within a 300-foot radius of the project site were notified of the public hearing on April 30, 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:

The Sixth Street Mixed Use zone allows automotive repair facilities as conditionally permitted uses, per Table 17.19-1, subject to approval of a Conditional Use Permit. The Beaumont Municipal Code Section 17.02.100.F authorizes the Planning Commission to approve, conditionally approve, or deny the application.

Conditional Use Permit Findings:

The Planning Commission may approve and/or modify a Conditional Use Permit in whole or in part, with or without conditions, provided that all of the following findings of fact are made:

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

Automotive repair facilities are conditionally permitted in the Sixth Street Mixed Use (SSMU) zone. Approval of this use would be consistent with conditionally allowed uses and the intent of the zone.

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

The Sixth Street Mixed Use (SSMU) zone allows for automotive repair facilities. Automotive repair facilities are 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 an automotive repair facility is physically suitable. The site is a multi-tenant building that is partially occupied. The site has adequate access for emergency response with frontage on both Sixth Street and Chestnut Avenue. This application has been reviewed by the City's staff and is found to be compatible.

4. The proposed uses are compatible with the land uses presently on the subject property.

The site is currently developed and was currently contains similar uses, such a as a tire sales and repair shop, and is zoned Sixth Street Mixed Use and the proposed use are allowed subject to approval of a Conditional Use Permit.

5. The proposed uses 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.

The zoning for the project site is SSMU (Sixth Street Mixed Use) and the land use designation is DMU (Downtown Mixed Use). The subject property is predominately surrounded by property that is currently zoned Sixth Street Mixed Use (SSMU) and Sixth Street Mixed Use Residential (SSMUR) with a General Plan designation of Downtown Mixed Use (DMU). The site is surrounded by developed land with the exception of the vacant lot located south of the subject site. The proposed use is compatible with the surrounding commercial zoned properties.

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 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.

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

There is adequate access to the site as determined by the City's public safety departments. The site currently has access from Chestnut Avenue.

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

The proposed project is in conformance with the General Plan for the City of Beaumont. The land use designation for the project site is Downtown Mixed Use (DMU). The proposed development is consistent with the General Plan policies.

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

The proposed project is located within an existing building that generally meets the development standards under the Sixth Street Mixed Use zone, which is intended to protect the public interest, health, safety, convenience, or welfare. The automotive repair facility will provide services from 8:00 am to 5 pm, Monday through Friday that will not be detrimental to public health, safety or welfare.

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

The proposed use is located within an existing building and no modifications to the building design or elevations are proposed. The existing building is compatible with the commercial development in surrounding area.

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.

This use will not have an adverse effect on humans or the environment for any population. The proposed project will provide a standard service typically provided in automotive repair uses to serve all income levels of the population.

12. This subsection G shall apply only to the uses identified in Chapter 17.03. This subsection shall not invalidate any conditional use permit for an operating facility but shall be complied with prior to issuance of a building permit for all projects for which no building permit has been issued upon the effective date of this provision.

There are no existing Conditional Use Permits for the subject site and therefore would not invalidate any an existing entitlement. The proposed use is subject to the Beaumont Municipal Code and Conditional Use Permit findings.

Recommended Action:

Hold a public hearing,

Approve Conditional Use Permit CUP2021-0056, subject to the attached Conditions of Approval, and

Direct staff to prepare a Notice of Exemption for the applicant to file with the Riverside County Clerk Recorder.

Attachments:

- A. Draft Conditions of Approval
- B. Development Plan
- C. General Plan Land Use Designation Map
- D. Zoning Map
- E. Aerial Photograph
- F. Applicant's email dated March 23, 2021 regarding the statement of operations
- 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 CUP2021-0056