



Staff Report

TO: City Council
FROM: Christina Taylor, Deputy City Manager
DATE: June 20, 2023
SUBJECT: Determination of Use Downtown Mixed Use (DMU) Zone

Description Recommendation on a determination of use for dog boarding, training, and daycare in the Downtown Mixed Use (DMU) zone.

Background and Analysis:

On June 13, 2023, staff received a request (Attachment A) from Enlighten Dogs Training Center requesting a determination of use for dog training, boarding and daycare in the Downtown Mixed Use (DMU) zone.

The Beaumont Municipal Code Chapter 17.02.020 states “The Community Development Director, upon written request or upon their own initiative, when a use is not specifically listed as a permitted use or conditional use under a particular zone, and when that use is proposed or classification is requested, shall determine whether the use is sufficiently similar to a listed use in the particular zone to justify a finding that it should be deemed a permitted use or a conditional use in one or more zones.”

Staff has reviewed animal related uses allowed Citywide as well as within the downtown area. The downtown zone districts allow for commercial pet grooming, animal hospitals/veterinaries and pet sales and supply stores. Citywide, various residential and commercial zones allow for a variety of animal related uses. Allowances are shown in the charts below:

	RC	PF	RR	RSF	RTN	RMF	CN	CC	M	UV
Animal Keeping (Commercial Use)	N	N	P	C	C	N	C	C	C	C
Animal Keeping (Accessory Use)	N	A	A	A	A	A	C	C	C	C
Animal Rescue Facilities	N	N	P	C	C	N	N	N	C	N
Catteries	N	N	P	C	C	N	C	C	C	C
Kennels (all Classes)	N	N	P	C	C	N	C	C	C	C
Commercial Pet Grooming Services	N	N	N	N	N	N	P	P	C	P

Animal Hospitals/Veterinaries	N	N	N	N	N	N	P	P	P	P
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Table 17.19-1
Permitted Land Uses For Base Zone Districts in Downtown

	DMU	BMU	SSMU	SSMU-R	LC	DMF
Pet Sales and Supplies	P ⁷	N	P ⁷	P ⁷	P	N
Animal Hospitals/Veterinaries	P ^{2,7,9}	N	P	P	P	N
Commercial Pet Grooming Services	P	P	P	N	P	N

In neither citywide zoning nor in the downtown zones, is animal training identified as a permitted use or an ancillary use. Beaumont Municipal Code Chapter 17.02.020 (F) specifies “Before permitting or classifying an unlisted use the director shall first determine all of the following conditions exist”:

- (1) The proposed use would meet the objectives of the zone;
- (2) The proposed use and its operation are compatible with the uses permitted in the zone; and
- (3) The proposed use is similar to one or more uses in the zone.
- (4) The director shall notify the planning commission and city council of determination of use.

Determination on the required conditions are as follows:

The Beaumont Mixed Use Zone is intended to facilitate Beaumont Avenue corridor's transition to a mixed-use district with a mix of professional office, limited commercial uses and residential uses that are compatible with the abutting single-family residences to the east and west. Development is intended to be less intense than the DMU zoning district in keeping with the scale of surrounding development. The proposed use of dog training is commercial in nature and is complimentary to existing permitted and operational uses. Dog training is a service not currently established in the City of Beaumont and it would provide a service to the community. The proposed use would meet the objectives of the zone as required in required condition (1).

Condition two (2) requires the proposed use to be compatible with other uses permitted in the zone. Since a specific location has not yet been identified, staff recommends through this determination, dog training, day care and ancillary kenneling be allowed in the Downtown Mixed Use (DMU) zone or the Local Commercial (LC) zone and be subject to Conditional Use Permit approval by the Planning Commission. The Conditional Use Permit process allows staff from all City departments to review and provide conditions of approval on project or use prior to the proposal being considered for approval. This will ensure location and operational standards are compatible with surrounding uses and are made clear to the applicant prior to a Planning Commission

hearing. The Conditional Use Permit process also requires a public hearing, allowing opportunity for the public to provide input on the proposal.

Dog training and daycare are unique services. Kennels and animal keeping are permitted in a wide range of commercial and residential zones within the City. Dog training is not identified anywhere in the Beaumont Municipal Code. From an operational standpoint, dog training and daycare would function much like a child daycare in that there are drop-off and pick-up times and playtime meeting the requirement of condition (3). Training can occur with or without kenneling services.

Required condition four (4) states “The director shall notify the planning commission and city council of determination of use.” This staff report to City Council serves as the Director’s determination and meets objective four (4). If approved by City Council, a report will be provided to Planning Commission notifying the Commission of the determination.

Fiscal Impact:

The cost to prepare this staff report is approximately \$100.

Recommended Action:

Concur with staff’s determination of use allowing dog training, daycare and ancillary kenneling subject to a conditional use permit in the Downtown Mixed Use (DMU) and Local Commercial (LC) zones; and

Direct staff to notify the Planning Commission of the determination.

Attachments:

- A. Request for Determination