



Staff Report

TO: City Council
FROM: Carole Kendrick, Interim Community Development Director
DATE: July 16, 2024
SUBJECT: Determination of Use per Beaumont Municipal Code Chapter 17.02.020

Description Determination of use for “Concrete Batch Plants” per Beaumont Municipal Code Chapter 17.02.020.

Background and Analysis:

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.”

On February 15, 2024, Planning staff received an email (see Attachment B) requesting a determination on a concrete batch plant as it is not specified in the Municipal Code as permitted or conditionally permitted use. Beaumont Municipal Code Chapter 17.02.020.F (see Attachment A) 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;
- (3) The proposed use is similar to one or more uses in the zone; and
- (4) The director shall notify the planning commission and city council of determination of use.

Staff has reviewed the manufacturing and industrial uses allowed City wide as well as surrounding cities. Current uses including contract construction services, contractor or building materials storage, assembly plants, sandblasting and bead blasting are permitted or conditionally permitted in the manufacturing zone. Although, a concrete batch plant is not similar to those currently listed in the municipal code, the use does have similarities with uses that are listed in the code, meeting requirement three (3)

above. Staff surveyed the following jurisdictions and determined that it is not a listed, except for Calimesa, which requires a conditional use permit.

- Banning
- Calimesa
- Desert Hot Springs
- Hemet
- San Jacinto
- Yucaipa

The addition of concrete batch plants as an industrial use would meet the objectives of the manufacturing zone allowing for these uses, to promote the development of new business parks, light industrial use, manufacturing uses, warehousing activities, and ancillary and supportive uses, meeting objective one (1).

Objective two (2) requires the proposed use to be compatible with other uses permitted in the zone. Staff recommends through this determination that concrete batch plants must be located in a manufacturing 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.

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

Fiscal Impact:

The cost to prepare this report is approximately \$350.

Recommended Action:

Concur with staff’s determination of use for Concrete Batch Plants as presented in the staff report.

Attachments:

- A. Beaumont Municipal Code Chapter 17.02.020
- B. Concrete batch plant statement of operations