

**From:** [Katie Jenson](#)  
**To:** [Carole Kendrick](#)  
**Subject:** FW: Verification of Allowable Use  
**Date:** Thursday, February 22, 2024 10:47:14 AM  
**Attachments:** [image001.png](#)

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The person below is looking for a determination of use from Christina because their specific use is not called out on the use table. Should I forward the information to her?

*Katie Jenson*  
Assistant Planner

City of Beaumont  
550 E. 6th Street, Beaumont, Ca 92223  
Desk (951) 769-8520 | Fax (951) 769-8526  
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**From:** Joshua Leite <[joshualeitesocal@gmail.com](mailto:joshualeitesocal@gmail.com)>  
**Sent:** Friday, February 16, 2024 1:08 PM  
**To:** Katie Jenson <[kjenson@beaumontca.gov](mailto:kjenson@beaumontca.gov)>  
**Subject:** Fwd: Verification of Allowable Use

Forwarding to the correct email address :) oops!

Joshua Leite  
949 280 5702  
[JoshuaLeiteSocal@gmail.com](mailto:JoshuaLeiteSocal@gmail.com)

----- Forwarded message -----

From: **Joshua Leite** <[joshualeitesocal@gmail.com](mailto:joshualeitesocal@gmail.com)>  
Date: Thu, Feb 15, 2024 at 10:53 AM  
Subject: Verification of Allowable Use  
To: <[kjenson@beaumontca.com](mailto:kjenson@beaumontca.com)>



Good

morning,

Thank you for your time on the phone yesterday. As mentioned I am working with a client that is looking for space in Beaumont and I'd like to confirm allowable use for their use and what zoning it would fit in. I'm assuming industrial/manufacturing but please confirm.

The use is a concrete batch plant. Typically the operations involve incoming shipments of aggregate material (sand, gravel, cement) that is stored onsite in contained areas. This material is then loaded onto a conveyor/hopper to be mixed in a silo with water to create a ready mix/concrete mix. The mix is then loaded into mixer trucks and driven to construction sites for delivery. A picture of a typical facility is below:





These sites usually occupy 4-8 acres and employ anywhere from 25-50 people depending on the specific operation.

The closest allowable use that I could find would be an Assembly Plant or Building Materials Storage which show as Permitted under M Zoning.

Can you let me know?

Thank you,

Joshua Leite  
CURB Realty  
DRE 01925110  
949 280 5702

[JoshuaLeiteSocal@gmail.com](mailto:JoshuaLeiteSocal@gmail.com)