



## Staff Report

**TO:** City Council  
**FROM:** Carole Kendrick, Interim Community Development Director  
**DATE** July 16, 2024  
**SUBJECT:** Applications Received for Beaumont Village APNs: 404-190-001 and -003

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**Description** Tentative Parcel Map 37440 PM2019-0006, Plot Plan PP2019-0222, Conditional Use Permits CUP2017-0010, CUP2019-0037, CUP2019-0038, and a Mitigated Negative Declaration & Mitigation Monitoring & Reporting Program ENV2019-0010. A request for a plot plan to construct and operate a commercial shopping center with seven (7) buildings totaling 42,897 square feet including the fuel canopy and comprising of an 18,000 sq. ft. retail anchor building, four (4) quick service (QSR) drive-throughs restaurants, including 3,562 sq ft. of attached retail to one QSR, a carwash, and a gas station and 3,130 sq. ft. convenience store with a Type 20 ABC license. The applicant is also requesting a sign program and to subdivide 12.39 acres into seven (7) parcels and one (1) remainder parcel located on the northwest corner of Oak Valley Parkway and Beaumont Avenue in the Commercial Neighborhood zone.

### **Background and Analysis:**

The applicant is requesting approval of several applications that were submitted on July 30, 2019. The individual requests are broken down below:

Plot Plan (PP2019-0222) is required by the Beaumont Municipal Code per Section 17.02.070 to establish a new land use. The proposed land use includes the freestanding fast-food restaurants with drive-through's, a multi-tenant building for other small restaurants/retail uses with a drive-thru, a retail building, a car wash that uses a water recycling program, and a six-island/12 fuel dispenser fueling station with convenience store, most of which require separate conditional use permits. (see Attachment D).

Tentative Parcel Map No. 37440 (PM2019-0006) is required by the Beaumont Municipal Code per Section 16.04.010 that all land divisions in the incorporated area of the City, as defined in this title, are subject to all of the applicable provisions of the Subdivision Map Act and the Beaumont Municipal Code. The tentative parcel map proposes to subdivide approximately 10 acres consisting of two parcels (APN's: 404-190-001 and

404-190-003) into eight (8) parcels with seven (7) parcels accounting for 7.16 acres and the eighth parcel as a remainder parcel. (see Attachment E).

Conditional Use Permit (CUP2017-0010) is required by the Beaumont Municipal Code per Section 17.02.100 and Table 17.03-3 for particular uses. Carwash uses are subject to a Conditional Use Permit.

The proposed car wash is shown as Building 5 on the Development Plan (Attachment D). A dual drive-way entry point is located south of the 3,605 square foot carwash. Carwash canopy shade structures with vacuums located north of the carwash.

Conditional Use Permit (CUP2019-0037) is required by the Beaumont Municipal Code per Section 17.02.100 and Table 17.03-3 for particular uses. Gas/service station uses subject to a Conditional Use Permit. Convenience stores are permitted in the Community Commercial zone.

The gasoline/service station (Building 3) is proposing to construct and operate six (6) fuel pumps with 12 fueling positions and a 3,096 square foot canopy located on the southeast corner of the property. A 3,130 square foot convenience store is proposed on the eastern boundary of the subject property, north of Oak Valley Parkway and will be operated by 7-Eleven.

Conditional Use Permit (CUP2019-0038) is a request for an off-sale general license (Type 20) for the sale of beer and wine at the proposed convenience store and a finding of Public Convenience and Necessity determination. The proposed sales of alcohol require a Conditional Use Permit per Beaumont Municipal Code Table 17.03-3.

Environmental (ENV2019-0010) (SCH#2024040211) due to the scope of the project, an Initial Study was prepared in compliance with the California Environmental Quality Act (CEQA) and determined that mitigation was required. Please see the Environmental Documentation section in this staff report for more information or Attachment A for the Initial Study/Mitigated Negative Declaration.

### **Planning Commission:**

The project was originally scheduled and noticed for a public hearing with the Planning Commission on April 10, 2024. Due to a lack of quorum on April 10, 2024, all projects scheduled for that date were moved to the May 8, 2024, meeting. The project was presented to the Planning Commission on May 8, 2024. During the public hearing, the Planning Commissioners discussed the number of proposed drive-thru operations, drive-thru stacking for high volume tenants, an alternative design for the convenience

store and fueling station, left turning movements onto Oak Valley Parkway in addition to walkways into the site, and future changes to fueling options.

During the public hearing, the applicant agreed to add sidewalks from Oak Valley Parkway into the site (see Condition No. 158 of Attachment C), and 7-Eleven agreed to evaluate the reversed design with the convenience store located on the hard corner. The project was continued to the June 12, 2024, Planning Commission to allow the applicant to analyze a reverse design.

At the June 12, 2024, meeting 7-Eleven provided a revised site plan and comments regarding the reversed design that are shown as Attachment Q. The revisions and comments were provided to the Police Department and Public Works for review. The Police Department comments are provided as Attachment R and Public Works comments are provided as Attachment S.

The Planning Commission raised concerns with the project that included having a fuel canopy on a prime corner, the number of drive-through's, future of quick service restaurants related to food costs, not the highest and best use, screening of mechanical equipment, enhanced landscaping on frontages, left turns on Oak Valley Parkway and potential for accidents, enhancing the canopy and utilizing open space as an amenity.

By a vote of 3-1, the Planning Commission forwarded a recommendation of approval to the City Council. Several conditions of approval have been added to the project to alleviate some of the Planning Commission's concerns, as shown in the Planning Commission section of the conditions of approval (Attachment C).

### **Project Setting:**

The 10.31-acre site is currently vacant and is located on two (2) parcels (404-190-001 and 404-190-003). Oak Valley Parkway currently has an asphalt curb and sidewalk with decorative light standards. The corner of Oak Valley Parkway and Beaumont Avenue has a concrete apron. Beaumont Avenue has portions of asphalt curb that is in various stages of disrepair with an overhead powerline. The parcels to the north and west are currently vacant. Single story residences and vacant land are located to the south. The Oak Valley Towne Center is located to the east and includes Stater Bros., Walgreens and multiple businesses.

The project setting can also be seen in the following materials attached to this staff report:

- General Plan Land Use Map (Attachment G)
- Zoning Map (Attachment H)
- Aerial Photograph (Attachment I)

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>	Vacant Land	Neighborhood Commercial (NC)	Commercial Neighborhood (CN)
<b>NORTH</b>	Vacant Land	Single Family Residential (SFR)	Residential Single Family (RSF)
<b>SOUTH</b>	Vacant Land and Single-Story Single Family Residential	Neighborhood Commercial (NC) & Single Family Residential (SFR)	Residential Single Family (RSF) and Commercial Neighborhood (CN)
<b>EAST</b>	Oak Valley Towne Center	Neighborhood Commercial (NC)	Commercial Neighborhood (CN)
<b>WEST</b>	Vacant Land	High Density Residential (HDR)	RMF (Residential Multiple Family)

**Site Design:**

The site currently contains two (2) separate parcels, all of which are vacant and unimproved. Santiago Holdings, LLC (“Project Applicant”) is proposing the subdivision of 2 assessor's parcels, totaling approximately 10 acres, into eight (8) parcels. Of the eight (8) parcels, seven (7) parcels totaling approximately 7.16 acres, are intended for various commercial uses (“Project Site”); the eighth (8<sup>th</sup>) parcel, which will be known as Remainder Parcel, is to remain undeveloped. No change to the Remainder Parcel is proposed.

Development of the seven (7) parcels would be known as the Beaumont Village Shopping Center (“Proposed Project”). The Proposed Project is located entirely outside of the boundaries of Marshall Creek and Remainder Parcel (approximately 179,079 square-feet) would be left undeveloped to allow for a buffer between Marshall Creek and the Proposed Project.

The Proposed Project includes the layout of three (3) freestanding fast-food restaurants with drive-thru, a multi-tenant building for other small restaurants/retail uses with a drive-thru, a retail building, a car wash that uses a water recycling program, and a six (6)-island/12 fuel dispenser fueling station with convenience store.

The freestanding fast-food restaurants with drive-throughs will require separate conditional use permits once tenants and operational standards are established for each use. Individual conditional use permits will provide conditions of approval for each business and will protect other business from any violation of conditions of approval by other tenants.

The fueling station would include two (2), 20,000-gallon underground storage tanks (USTs), one single fuel tank and one split-fuel tank. It also includes a healy enhanced vapor recovery system.

The proposed Project includes a Tentative Parcel Map, Plot Plan, Conditional Use Permits, Sign Program and an Initial Study/Mitigated Negative Declaration. The Project site is divided into eight (8) parcels for commercial uses on parcels 1-7. These parcels are proposed to be developed with commercial buildings, as follows:

- Parcel 1 - 2,600 square foot drive-thru restaurant
- Parcel 2 - 7,362 square foot multi-tenant restaurant/retail with a drive-thru
- Parcel 3 - 3,130 square foot convenience store with six (6) island fueling stations
- Parcel 4 - 2,800 square foot drive-thru restaurant
- Parcel 5 - 3,605 square foot drive-thru car wash
- Parcel 6 - 2,304 square foot drive-thru restaurant
- Parcel 7 - 18,000 square foot retail
- Parcel 8 - remainder

The project is designed with the gasoline/station on the southeast corner of the subject property, and drive-thru uses located along the frontages of Oak Valley Parkway and Beaumont Avenue. The anchor building on the west side of the proposed remainder parcel and is proposed as Phase 2. The Project also includes four (4) retention basins along the Oak Valley Parkway frontage.

The attached Development Plans (Attachment D) include the site layout, grading, floor plans, elevations and conceptual landscaping.

#### Architecture:

The proposed project establishes design guidelines for the Beaumont Village project as shown in Attachment P. The guidelines identify exterior finishes including masonry, grout, plaster, and steel awning colors. Lighting, storefront, quatrefoils and patio/architectural finishes are also included in the proposed design guidelines.

The proposed project will utilize a modern style of architecture that includes varied rooflines and building planes to create visual interest. The exterior accents include decorative brick veneers, metal cantilever awnings, goose neck lighting, quatrefoils and medallions.

Exterior finish treatments are comprised of a mixture of paint stucco in Dunn Edwards colors field of wheat, foxtail, rosewood, weathered brown, white and meadow wood and the brick veneer will be a rusted red.

The project is proposing parapet roofs with varied heights between 21'7" to 27'6" with cornice elements. The 7-Eleven (Building 3) has corniced parapet roofs with varying heights between 18'9" to 25'5". The carwash (Building 5) has corniced parapet roofs that range in heights from 18'8" to 29'.

#### Circulation and Parking:

A Traffic Impact Analysis was prepared by Ganddini, on January 16, 2024. The project as proposed will provide four (4) driveways. Project Driveway 1 is located on Beaumont Avenue that will require a traffic signal across from the Stater Bros shopping center to the east and will provide full turning movements. Project Driveway 2 is located north of Driveway 1 on Beaumont Avenue and is limited to right-in, right-out access only.

The project driveways on Oak Valley Parkway include Project Driveway 3 which is located between Buildings 5 and 6 and will provide full turning movements. Project Driveway 4 is located closer to Beaumont Avenue in between Buildings 3 and 4, with right-in, right-out turning movements only.

The project is also required to pay the Transportation Uniform Mitigation Fee (TUMF), Development Impact Fees (DIF) and/or fair share fees consistent with the City's requirements.

Per Beaumont Municipal Code Table 17.05-1. Gasoline service stations are required to provide one (1) space per 200 square feet of gross floor area; plus, one (1) space per service, bay; plus, any additional spaces, required for accessory uses such as retail or food service. Retail uses require one (1) space per 200 square feet of gross floor area. Fast food restaurants or quick service restaurants are required to provide one (1) space for every 100 square feet of gross floor area, but not less than 10 spaces. In addition, the minimum standard vehicle stacking capacity in a drive-through lane is eight (8) vehicles.

<b>Building #</b>	<b>Sq. Ft.</b>	<b>Use</b>	<b>Calculation</b>	<b>Required</b>	<b>Provided</b>
1	2,600	Drive-thru	1/100	26	26
2	7,362	Multi-tenant & drive-thru	1/100 & 1/200	56	56
3	3,130	Gas station & C-Store	1/200	18	18
4	2,800	Drive-thru	1/100	28	28
5	3,605 (600 sq. ft. office)	Carwash office	1/200	3	3
6	2,304	Drive-thru	1/100	24	24
7	18,000	Retail	1/200	90	115
<b>Total</b>	<b>39,801</b>			<b>243</b>	<b>258</b>

The project as proposed is also meeting the minimum vehicle stacking requirements for Buildings 1, 2, 4, 5, and 6.

**Alcohol Sales:**

The applicant is also proposing the sale of alcohol in the proposed convenience store with an Off-Sale Type 20 (beer and wine only) State of California Alcohol license. According to Alcohol Beverage Control, three (3) Off-sale licenses are allowed in Census Tract 438.07, based on current population ratios, and currently there are three (3) Off-sale licenses issued to Stater Bros, Walgreens and Cherry Valley Liquor (see Attachment O). Therefore, a Public Convenience and Necessity (PCN) determination will be required.

The proposed use is located at least 600 feet, as measured from property line to property line, from existing public or private schools, public parks, or places of worship. The subject property is located approximately 2,000 feet south of Mountain View Middle School and is approximately 1,200 feet from the Fellowship Church on Oak Valley Parkway. The nearest park is Noble Creek Park and is approximately 1,200 feet west from the project site.

## **Signage:**

The sign program as proposed includes design guidelines for all on-site the Beaumont Village Shopping Center. A monument sign is proposed on the southeast corner of the subject site that is 22 feet in length, 4 feet in height, with one (1) 2'x4' tenant panel and six (6) 2'x2' tenant panels. The signage design and materials include the established brick veneer to continue with the design theme.

Two (2) free-standing, pylon signs are proposed with an overall height of 16'18", width of 11'6" that include seven (7) tenant panels. The major tenant panel is 36"x108" and six (6) 2'x3' tenant panels are located below the major tenant panel. The pylon sign is supported by two (2) columns with red brick veneers at the base with a cornice between the transition and cornices at the top of the column. The pylon signs are located at both full turning movement driveways on Beaumont Avenue and Oak Valley Parkway.

7-Eleven has a double-faced illuminated monument gas price sign. The overall height is 72 inches with a height of 104 inches. The base is 27 inches in height, with the cabinet above that includes the 7-Eleven identification and fuel pricing signs. The fuel sign is located on the easterly driveway on Oak Valley Parkway.

Wall signage for shop tenants is limited to 36" in height with one (1) square foot of signage per lineal foot of lease frontage per elevation. Pad tenants are limited to 36" in height with one and half (1.5) square foot of signage per lineal foot of lease frontage per elevation.

## **Comments:**

Planning staff are in receipt of comments that we would like to address in the staff report for further clarification:

- The drive-through located at the west end of the project site includes a parkway drain behind the drive-through. The applicant confirmed that water runoff remains on the subject site, and parkway drains are only for emergency overflow from the proposed treatment basins.
- The asphalt berm off Oak Valley Parkway on the western edge of the subject site is recommended to be a concrete curb and gutter.
- Concerns were raised related to tubular steel fencing at the rear property line versus a block wall. The applicant prefers tubular steel fencing to protect views to Marshall Creek.



- A request to screen transformers facing Beaumont Avenue by block walls and landscaping, which the applicant confirmed is part of the project.
- All frontage landscaping shall be provided concurrently.
- Vent pipes for underground gas tanks should not be located on Oak Valley Parkway or Beaumont Avenue. 7-Eleven has indicated that it is not feasible to relocate vent pipes due to California Fire Code restricting placement from structures and lot lines.
- Signage consistent with heights and area with adjacent shopping center.

### **Multi-Species Habitat Conservation Plan (MSHCP):**

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

### **Development Review Committee (DRC):**

The Development Review Committee reviewed the project for design on May 5, 2020, March 25, 2021, June 30, 2022, March 23, 2023, November 2, 2023, and January 25, 2024. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

### **Consistency with Adopted Goals, Plans and Programs:**

#### **General Plan Consistency:**

The proposed use is in conformance with the General Plan for the City of Beaumont. The land use designation for the project site is Neighborhood Commercial (NC), as shown in Attachment G. The proposed development is consistent with the General Plan Policy 3.4.2, that promotes the development of neighborhood commercial uses in the vicinity of residential neighborhoods and larger commercial retail centers along the major transportation corridors.

#### **Zoning Consistency:**

The zoning for the subject properties is Commercial Neighborhood, as shown in Attachment H. The uses that are proposed are subject to and are consistent with the Development Standards for the Commercial Neighborhood zone. The use would meet the objectives of the zone and that the use and its operation are compatible with uses permitted in the zone, subject to approval of a Plot Plan.

The proposed uses, with the exception of retail, would require Conditional Use Permits and compliance with the Zoning Code requirements. Findings required by Beaumont Municipal Code, Section 17.02.070.G and 17.02.100.G are found in the Beaumont Municipal Code. The Plot Plan and Conditional Use Permit findings are provided in this staff report under the findings section.

### **Environmental Documentation:**

An Initial Study/Mitigated Negative Declaration was prepared for the project in accordance with the provisions of the California Environmental Quality Act (CEQA). The Initial Study/Mitigated Negative Declaration document was based upon the City standard checklist and addressed a full range of environmental topics (see Attachment A).

The findings of environmental process are that all significant issues can be mitigated to a level of insignificance with respect to local and regional standards and thresholds. In order to achieve the level of insignificance, a series of mitigation measures are proposed (Condition Nos. 150-157).

To ensure that these measures are properly enacted, a mitigation monitoring program is necessary and would be enforced during the construction and operation of the project, if approved.

The Draft Initial Study/Mitigated Negative Declaration was circulated for a 30-day public review period from March 4, 2024, through April 4, 2024, and is included as Attachment A to this staff report. Staff received four (4) comment letters from Yuhaaviatam of San Manuel Nation, Rincon Band of Luiseno Indians, and the Riverside Transit Authority (RTA) stating no comment. The Riverside County Flood Control and Water Conservation District letter indicated that the project involves the Marshall Creek Channel and Beaumont Master Drainage Line 4 and requires entering into a cooperative agreement. All comments to the Draft Environmental Impact Report are provided as Attachment J to this staff report.

### **Public Communications Received:**

Property owners located within a 300-foot radius of the project site were notified of the intended public hearing on March 4, 2024, with a 30-day hearing notice in addition to a public notice in the Press Enterprise.

The CEQA and public hearing notice identified the Planning Commission date as April 10, 2024, which was ultimately continued to the May 8<sup>th</sup> meeting. At the May 8<sup>th</sup>

meeting, the project was continued to the June 12<sup>th</sup> meeting. Proof of the publication for CEQA and the public hearing proof of publication is included as Attachment M to this staff report.

Staff received four (4) comment letters that were received during the CEQA 30-day public review period and are provided in Attachment J. The Planning Department has received one (1) additional letter of comment from the public in opposition to the project, which is provided in Attachment K. Any additional 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/City Council Authority:**

The Beaumont Municipal Code, Section 16.04.020 designates the Planning Commission as the “advisory agency” charged with reviewing and making recommendations on all proposal parcel map land divisions and tentative subdivision maps in the city. Section 16.24.050.A authorizes the Planning Commission to conditionally approval or disapprove all tentative parcel maps and tentative subdivision maps and land divisions and submit to the City Council for final approval.

When a tentative map is required under the Subdivision Map Act (66463.5(a)), an approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval. The Subdivision Map Act does allow for up to four (4) years of extensions subject to approval by the original approving body.

A Plot Plan is required per Section 10.02.070 to establish a new land use, or to assume an existing land use, consistent with the zoning of the proposed location and requires a public hearing conducted by the Planning Commission. The Beaumont Municipal Code Section 17.02.070.F authorizes the Planning Commission to approve, conditionally approve, or deny the application.

A Conditional Use Permit is required per Section 17.02.100 and states that “The City recognizes that certain uses, due to the nature of use, intensity, or size, require special review to determine if the use proposed, or the location of that use, is compatible with surrounding uses, or through the imposition of development and use conditions, can be made compatible with surrounding uses.

A conditional use permit is provided for this purpose. The Planning Commission is empowered to grant and deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permit.”

Beaumont Municipal Code Section 17.02.100.F. states that “the Planning Commission shall act to approve, conditionally approve, or deny the application. The decision of the Planning Commission shall become effective immediately upon its rendering, unless an appeal is filed pursuant to the provisions of this Zoning Ordinance.”

The Municipal Code of the City of Beaumont Section 17.07.030.L allows sign programs for specific developments, as well as special sign districts or special sign overlay zones, or in specific plans of land uses, when approved as required by applicable law, may modify the rules stated as to sign size, height, illumination, spacing, orientation or other non-communicative aspects of signs, but may not override or modify any of the basic policies.

### **Plot Plan Findings:**

1. The proposed use is permitted, or is substantially similar to a use permitted, within the subject zone and complies with the intent of all applicable provisions of the Zoning Ordinance.

The project is subject to and is consistent with the Development Standards for the Commercial Neighborhood (CN) zone. The zoning allows gas stations, carwashes, alcohol sales, are conditional permitted uses and requires a Conditional Use Permit per Beaumont Municipal Code Table 17.03-3.

2. The proposed use is consistent with the objectives, policies, general plan land uses and programs of the general plan and any applicable specific plans.

The proposed project is in conformance with the General Plan for the City of Beaumont. The land use designation for the project site is Neighborhood Commercial (NC). The proposed development is consistent with the General Plan Policy The proposed development is consistent with the General Plan Policy 3.4.2, that promotes the development of neighborhood commercial uses in the vicinity of residential neighborhoods and larger commercial retail centers along the major transportation corridors.

3. The subject site is physically suitable for the type and intensity of the proposed land use.

The site is vacant and slopes to the west. The proposed project is in a neighborhood commercial and residential area that is developed or vacant and is suitable for commercial development.

4. The location, size, design and operating characteristics of the proposed uses are compatible with existing land uses within the general area in which the proposed use is located.

The zoning for the project site is Commercial Neighborhood and the land use designation is Neighborhood Commercial. The property to the east has the same zoning and land use designation as the subject property and a portion to the south. Residential Single-Family zoning and Single-Family Residential land use designations are located to the north and a portion to the south. To the west of the property is a Residential Multiple Family zoning with a land use designation of High Density Residential. The proposed uses are compatible with the surrounding commercial zoned properties to the east. The properties to the west, north and portion of the south are currently vacant land. Single story residences are located on the south side of Oak Valley Parkway, south of the subject property.

5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed land use would not be detrimental to the public convenience, health, safety or general welfare.

The site will be 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.

6. The approval of the plot plan permit for the proposed uses is in compliance with the requirements of the California Environmental Quality Act and there would be no significant adverse impacts upon environmental quality and natural resources that cannot be reasonably mitigated and monitored.

A Mitigated Negative Declaration was prepared for the project by Lilburn Corporation dated February 2024 and determined that any project impacts can be reasonably mitigated as shown in Attachment A.

### **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.

The project is subject to and is consistent with the Development Standards for the Commercial Neighborhood (CN) zone. The zoning allows gas stations, carwashes, alcohol sales, are conditional permitted uses and requires a Conditional Use Permit per Beaumont Municipal Code Table 17.03-3.

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

The subject property is zoned Commercial Neighborhood (CN) which gas stations, carwashes, alcohol sales, are conditional permitted uses and requires a Conditional Use Permit per Beaumont Municipal Code Table 17.03-3. The site is located in an area that is surrounded by a commercial shopping center, vacant land and single-family residences. The project as proposed will provide neighborhood services to the surrounding community and will not impair the integrity or character of the zone.

3. The subject site is physically suitable for the type of land use being proposed.

The site is vacant and slopes to the west. The proposed project is in a neighborhood commercial and residential area that is developed or vacant and is suitable for commercial development.

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

The site is currently vacant and is zoned Commercial Neighborhood. The proposed uses are permitted or conditionally permitted uses established in the Commercial Neighborhood zoning.

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 Commercial Neighborhood and the land use designation is Neighborhood Commercial. The property to the east has the same zoning and land use designation as the subject property and a portion to the south. Residential Single-Family zoning and Single-Family Residential land use designations are located to the north and a portion to the south. To the west of the property is a Residential Multiple Family zoning with a land use designation of High Density Residential. The proposed uses are compatible with the surrounding commercial zoned properties to the

east. The properties to the west, north and portion of the south are currently vacant land. Single story residences are located on the south side of Oak Valley Parkway, south of the subject property.

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 project as proposed will provide four (4) driveways. Project Driveway 1 is located on Beaumont Avenue that will require a traffic signal across from the Stater Bros shopping center to the east and will provide full turning movements. Project Driveway 2 is located north of Driveway 1 on Beaumont Avenue and is limited to right-in, right-out access only.

The project driveways on Oak Valley Parkway include Project Driveway 3 which is located between Buildings 5 and 6 and will provide full turning movements. Project Driveway 4 is located closer to Beaumont Avenue in between Buildings 3 and 4, with right-in, right-out turning movements only.

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 Neighborhood Commercial (NC). 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 meets all the development standards established in the Commercial Neighborhood zoning, which is intended to protect the public interest, health, safety, convenience, or welfare. The gasoline/service station, convenience stores, carwashes, quick service restaurants, retail and alcohol sales will provide a convenience for the public 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 design and elevations are compatible with the commercial development to the north and will provide property improvements that will enhance the character of the commercial properties that are developed in the 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 wide range of goods and services including gas, and other related services 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 Commercial Neighborhood zoning, Plot Plan and Conditional Use Permit findings.

**Fiscal Impact:**

The estimated cost to prepare this report is \$750.

**Recommended Action:**

Hold a public hearing; and,

Adopt a Mitigated Negative Declaration for ENV2019-0010, Approve Plot Plan PP2019-0222, Approve Conditional Use Permit CUP2019-0037, Approve Conditional Use Permit CUP2019-0038, Approve Sign Program PLAN2022-0791 and approve Tentative



Parcel Map No. 37440 (PM2019-0006) for a two-year period, subject to the attached conditions of approval.

**Attachments:**

- A. Initial Study/Mitigated Negative Declaration (IS/MND)
- B. Mitigation Monitoring and Reporting Program
- C. Draft Conditions of Approval
- D. Development Plan
- E. Tentative Parcel Map No. 37440
- F. Sign Program
- G. General Plan Land Use Designation Map
- H. Zoning Map
- I. Aerial Photograph
- J. DEIR Comment Letters
- K. Public Comment Letter
- L. Radius Map & Certification
- M. Proof of Publication Planning Commission
- N. Proof of Publication City Council
- O. ABC License Report
- P. 7-Eleven Reverse Build Response and Site Plan
- Q. Design Guidelines for the Beaumont Village Shopping Center
- R. Police Department Comments Regarding Reverse Build
- S. Public Works Comments Regarding Reverse Build

**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 PP2019-0222, PM2019-0006 (TPM37440), CUP2019-0037, CUP2019-0038, PLAN2022-0791 and ENV2019-0010