



Staff Report

TO: Planning Commissioners
FROM: Jillian Fountain, Assistant Planner
DATE March 26, 2025
SUBJECT: Plot Plan PP2023-0591 - for a Proposed 15-Unit Apartment Complex, Commonly Referred to as “Aegis Beaumont” Located at 1360 East Sixth Street (APN 419-232-039)

APPLICANT: Andresen Architecture

Description:

Public hearing for a request to construct a two-story, market rate apartment complex consisting of nine (9) three-bedroom units and six (6) one-bedroom units, for a total of 15 apartment units, along with parking and open common space, on a 0.68-acre parcel located west of American Avenue and east of Illinois Avenue, at 1360 E. Sixth Street, within the Sixth Street Mixed-Use Residential (SSMUR) zone.

Background and Analysis:

The applicant is requesting approval for an application that was submitted to the City on July 17, 2023.

Plot Plan (PP2023-0591) is required by the Beaumont Municipal Code, per Section 17.02.070, to establish a new land use. The proposed land use includes the construction of a two-story apartment building with 15 multi-family residential units. The proposed project also includes an open space recreation area, a tot lot, and associated improvements and is located on the north side of Sixth Street between American Avenue and Illinois Avenue (see Attachment B). Pursuant to table 17.19.1, multi-family residential units are a permitted use in the Sixth Street Mixed Use Residential (SSMUR) zone with the approval of a Plot Plan.

The proposed application was previously brought forward and continued without discussion at the Planning Commission meeting of March 12, 2025. The Planning Commission voted 3-0 to continue this item to March 26, 2025.

Project Setting:

The 0.680-acre site is currently vacant and is located on (1) parcel (APN 419-232-039). This portion of Sixth Street currently has an existing curb and overhead power lines. The parcel to the west and north is fully developed storage facility with curb, gutter and sidewalk. To the east there is a commercial business unit, Bua Lotus Thai Massage. Carson Trailer Inc. is located to the south across Sixth Street Avenue. 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	Vacant Land	DMU (Downtown Mixed Use)	SSMUR (Sixth Street Mixed Use Residential)
NORTH	Extra Space Storage	DMU (Downtown Mixed Use)	SSMUR (Sixth Street Mixed Use Residential)
SOUTH	Carson Trailer Inc.	DMU (Downtown Mixed Use)	SSMU (Sixth Street Mixed Use)
EAST	Bua Lotus Thai Massage	DMU (Downtown Mixed Use)	SSMUR (Sixth Street Mixed Use Residential)
WEST	Extra Space Storage	DMU (Downtown Mixed Use)	SSMUR (Sixth Street Mixed Use Residential)

Site Design:

The site currently contains one (1) vacant, unimproved parcel. The proposed project consists of constructing one (1), two-story apartment building with a total of 15 multi-family residential units with a building footprint of 8,713 square feet, on approximately 0.680-acres. The multiple family residential structure will be approximately 29 feet, 11 inches in overall height, with wood-framed construction, utilizing conventional shallow foundations and slab on-grade. The proposed project will include ancillary amenities, such as an open space/recreation area, community BBQ, patio area, and a tot lot. The tot lot will be located in the northern portion of the project site. An outdoor playground is proposed for a 25'x21' area, which will be positioned deep within the project site to ensure a safety barrier between Sixth Street and the children's play area.

The project also includes water quality measures, parking and access areas, underground utilities, and other improvements. The site is currently served by Beaumont-Cherry Valley Water District (BCVWD). The proposal also includes the provision of sewer services to the site.

The minimum usable open space requirement for multi-family residential projects in the Sixth Street Mixed-Use Residential zone within the downtown zoning section is not specified; therefore, in accordance with Beaumont Municipal Code Section 17.19.080.C.5, staff enforces the Downtown Residential Multiple-Family (DMF) zone requirement of 100 square feet per unit for projects with fewer than 20 units. The total open space requirement for this project is 1,500 square feet, and the project exceeds the requirement by proposing 1,825 square feet of usable open space. Each unit will also offer at least 100 square feet of private open space in the form of patios and covered balconies.

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

Architecture:

The apartment building will utilize a contemporary, modern style of architecture that includes cantilevered rooflines, vertical and horizontal articulation and varying materials. The exterior accents include decorative Hardie Plank siding, popouts, modern cable hand and guard rails powder coated to match the building color palette. Exterior finish treatments are comprised of a mixture of siding in brown and stucco in an off-white and tan color. The project is proposing a roof which is sloped to the east from 24'-5" to 30'-0".

Circulation and Parking:

The project will include one (1) full-access unsignalized drive approach located at the southern portion of the site on Sixth Street. On the northern portion of the site, the drive isle will have a fire truck backup area on the northern portion of the site. The Sixth Street driveway will be 26 feet wide and extend 22 feet from the property line, with landscaping on both sides.

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.

Pursuant to Beaumont Municipal Code Table 17.05-1, multi-family residential projects are required to provide 1.25 parking spaces (spaces may be uncovered) for efficiency and one (1) bedroom units and two (2) parking spaces (at least one (1) space must be covered) for two (2) or more bedroom units. The proposal includes 6 one (1) bedroom units and 9 three (3) bedroom units. The project as proposed would require a total of 26 parking spaces, of which 13 spaces are required to be covered.

The proposal will provide 26 parking spaces which include 14 covered spaces by carports to meet the covered parking requirements established in Beaumont Municipal Code, Chapter 17.05.

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 August 10, 2023, January 18, 2024, February 6, 2024, April 4, 2024, June 6, 2024, September 12, 2024, December 5, 2024, and January 9, 2025. 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 Downtown Mixed Use (DMU), as shown in Attachment D. The proposed development is consistent with General Plan Policy 3.3.1 that supports the development of new housing opportunities, as defined by the Land Use Element contained in the General Plan; and Policy 3.3.2 to develop a variety of housing types at varying densities that meet the needs of the residents of a variety of incomes, lifestyles and needs.

Zoning Consistency:

The use is subject to and is consistent with the Development Standards for the Sixth Street Mixed Use Residential (SSMUR) 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 use also complies with Zoning Code requirements relating to plot plans. Findings required by Beaumont Municipal Code, Section 17.02.070 are found in the Beaumont Municipal Code. The Plot Plan findings are provided in this staff report under the findings section.

Environmental Documentation:

The project is exempt from provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 in that information contained in the project file and documents incorporated herein by reference demonstrates that: Plot Plan PP2023-0591 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; Plot Plan PP2023-0591 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Plot Plan PP2023-0591 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 any 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 32 (In-Fill) 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 intended public hearing on February 28, 2025 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 public comments. 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:

A Plot Plan is required per Section 17.02.070 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.

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 Sixth Street Mixed Use Residential (SSMUR) zone. The zoning allows multiple family apartments and condominiums as permitted uses and requires a Plot Plan per Beaumont Municipal Code Section 17.02.070.

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 Sixth Street Mixed Use Residential (SSMUR). The proposed development is consistent with the General Plan Policy 3.3.1 that supports the development of new housing opportunities, as defined by the Land Use Element contained in the General Plan; and Policy 3.3.2 to develop a variety of housing types at varying densities that meet the needs of the residents of a variety of incomes, lifestyles and needs.

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

The site is vacant and is relatively flat. The proposed project is in a predominantly sixth street mixed use and residential area that is developed and is suitable for multiple family residential development.

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

The zoning for the project site is Sixth Street Mixed Use Residential and the land use designation is Downtown Mixed Use (DMU). The proposed project is surrounded by property that is currently zoned Sixth Street Mixed Use Residential and designated as Downtown Mixed Use by the current General Plan with exception of the properties located to south that has a zoning designation of Sixth Street Mixed Use. The 0.680-acre site is currently vacant and is located on one parcel (419-232-039). This portion of Sixth Street currently has an existing curb and overhead power lines. The parcel to the west and north includes a fully developed storage facility with curb, gutter and sidewalk. To the east there is commercial business unit, Bua Lotus Thai Massage. Carson Trailer Inc. is located to the south.

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.

The project is exempt from provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 in that information contained in the project file and documents incorporated herein by reference demonstrates that: Plot Plan PP2023-0591 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; Plot Plan PP2023-0591 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Plot Plan PP2023-0591 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 any 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 32 (In-Fill) Categorical Exemption under the CEQA Guidelines. Additionally, none of the exceptions provided in CEQA Guidelines Section 15300.2 apply to this project.

Recommended Action:

Hold a public hearing; and approve Plot Plan PP2023-0591, 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. Property Photos
- G. Proof of Publication
- H. Radius Map and Labels

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 PP2023-0591