



**Agenda**  
**City of Beaumont Planning Commission**  
**Regular Session 6:00 PM**

550 E 6th Street, Beaumont, Ca  
**Tuesday, October 8, 2019**

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packets are available for public inspection in the City Clerk's office at 550 E. 6th Street during normal business hours

Any Person with a disability who requires accommodations in order to participate in this meeting should telephone the City Clerk's office at 951 769 8520, at least 48 hours prior to the meeting in order to make a request for a disability related modification or accommodation.

**REGULAR SESSION**

**CALL TO ORDER**

Chairman Tinker, Vice Chairman St. Martin, Commissioner Smith, Commissioner Stephens

Pledge of Allegiance:

Approval/Adjustments to Agenda:

Conflict of Interest Disclosure:

**PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA)**

*Any one person may address the Planning Commission on any matter not on this agenda. If you wish to speak, please fill out a "Public Comment Form" provided at the back table and give to the City Clerk. There is a three (3) minute time limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the Commission from discussing or taking actions brought up by your comments.*

**ACTION ITEMS/PUBLIC HEARINGS/REQUESTS**

*Approval of all Ordinances and Resolutions to be read by title only.*

**1. Approval of Minutes**

[PC Minutes 09.10.19](#)

[PC Minutes 09.24.19](#)

**2. Conduct a Public Hearing and Confirmation Property to be Disposed  
Conforms with the Beaumont General Plan.**

Recommended Committee Action(s):

1. Hold a Public Hearing; and
2. Receive and File this report indicating the disposition of the property conforms with the General Plan.

[Staff Report - Html](#)

[Attachment A - 4th Street Properties - General Plan](#)

[Attachment B - 4th Street Properties - Zoning Map](#)

[Attachment C - Aerial 4th Street Properties](#)

3. **Consider a Request for a One-Year Extension of Time for Plot Plan 2018-0134 for a 2.89 Million Square Foot Industrial Business Park (Hidden Canyon Industrial Park); Located at the Western Terminus of Fourth Street, South of State Highway 60, East of Jack Rabbit Trail.**

Recommended Committee Action(s):

1. Hold a Public Hearing and;
2. Approve a one (1) year extension of time for Plot Plan 2018-0134 for the Hidden Canyon Industrial Park, based upon the findings stipulated herein, subject to the attached Conditions of Approval.

[Staff Report - Html](#)

[Attachment A - Site Plan](#)

[Attachment B - Conditions of Approval](#)

[Attachment C - General Plan Land Use Designation](#)

[Attachment D - Zoning Map](#)

[Attachment E - Aerial Photograph](#)

[Attachment F - Applicant's Letter dated September 17, 2019](#)

4. **Plot Plan PP2019-0223 for a Proposed Apartment Complex for Low Income Households Consisting of 24 Two-Bedroom Units, 23 Three-Bedroom Units, and One (1) Three-Bedroom Managers Unit, Parking, Open Space and Community Building on a 1.48 Acre Parcel Located on the East Side of Allegheny Avenue, North of 6th Street in the Commercial General (CG) Zone and the 6th Street Overlay, Planning Area 7 of the City of Beaumont Housing Element (APN#419-150-050)**

Recommended Committee Action(s):

1. Hold a public hearing; and
2. Approve Plot Plan PP2019-0223 for a proposed apartment complex for low income households subject to the findings and attached conditions of approval; and
3. Direct staff to prepare a Notice of Exemption for the applicant to record with the County Clerk; and,
4. Forward a recommendation of approval of the Density Bonus Housing Agreement to the City Council.

[Staff Report - Html](#)

[Attachment A - Draft Conditions of Approval](#)

[Attachment B - Site Development Plan](#)

[Attachment C - Draft Density Bonus Agreement](#)

[Attachment D - General Plan Land Use Designation](#)

[Attachment E - Zoning Map](#)

[Attachment F - Aerial Photograph](#)

5. **Conditional Use Permit CUP2019-0041 for an On-Sale License (Type 41) for the Sale of Beer and Wine at an Existing Restaurant (Grumpy Tom's) Located at 762 Beaumont Avenue in the Beaumont Avenue Overlay zone**

**(APN: 418-072-002).**

Recommended Committee Action(s):

1. Hold a Public Hearing and;
2. Approve Conditional Use Permit CUP2019-0040, subject to the proposed conditions of approval and the findings stated herein; and,
3. Direct staff to prepare a Notice of Exemption for the applicant to record with the County Clerk.

[Staff Report - Html](#)

[Attachment A - Draft Conditions of Approval](#)

[Attachment B - Floor Plan](#)

[Attachment C - General Plan Land Use Designation](#)

[Attachment D - Zoning Map](#)

[Attachment E - Aerial Photograph](#)

[Attachment F - ABC License Report for Census Tract 440](#)

[Attachment G - Census Tract 440](#)

## **COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

**Adjournment of the Planning Commission of the October 8, 2019 Meeting at \_\_\_ p.m.**

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, November 12, 2019, at 6:00 p.m. or thereafter as noted on the posted Agenda at City Hall.

Beaumont City Hall – Online [www.BeaumontCa.gov](http://www.BeaumontCa.gov)