



PLANNING COMMISSION REGULAR MEETING

550 E. Sixth Street, Beaumont, CA

Tuesday, October 11, 2022 - 6:00 PM

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.

AGENDA

MEETING PARTICIPATION NOTICE

This meeting will be conducted utilizing teleconference communications and will be recorded for live streaming as well as open to public attendance subject to social distancing and applicable health orders. All City of Beaumont public meetings will be available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access.

beaumontca.gov/livestream

Public comments will be accepted using the following options.

1. Written comments will be accepted via email and will be read aloud during the corresponding item of the meeting. Public comments shall not exceed three (3) minutes unless otherwise authorized by City Council. Comments can be submitted anytime prior to the meeting as well as during the meeting up until the end of the corresponding item. Please submit your comments to: **nicolew@beaumontca.gov**
2. Phone-in comments will be accepted by joining a conference line prior to the corresponding item of the meeting. Public comments shall not exceed three (3) minutes unless otherwise authorized by City Council. Please use the following phone number to join the call **(951) 922 - 4845**.
3. In person comments subject to the adherence of the applicable health orders and social distancing requirements.

In compliance with the American Disabilities Act, if you require special assistance to participate in this meeting, please contact the City Clerk's office using the above email or call **(951) 572 - 3196**. Notification 48 hours prior to a meeting will ensure the best reasonable accommodation arrangements.

REGULAR SESSION

6:00 PM

CALL TO ORDER

Chairman Nathan Smith, Vice Chair Anthony Colindres, Commissioner Sedrick Bedolla, Commissioner Patrick Stephens

Pledge of Allegiance

Adjustments to Agenda

Conflict of Interest Disclosure

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA):

Any one person may address the Committee 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 it to the Committee Chair or Secretary. There is a three (3) minute limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the Committee 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

Recommended Action:

Approve Minutes dated September 13, 2022.

2. Public Hearing and Consideration of a Request for a One (1) Year Extension of Time for Plot Plan PP2021-0335

Recommended Action:

Hold a public hearing, and

Approve a one-year extension of time for Plot Plan 2021-0335 setting a new expiration date of October 26, 2023.

3. Conditional Use Permit 2022-0065 for the New Construction and Operation of a 655 Square Foot Quick Service Coffee Shop with a Drive Thru and Walk-Up Take-Out Window for 'Ziggi's Coffee' on a 0.717-Acre Parcel Located in the Beaumont Gateway Plaza in the Community Commercial (CC) Zone. (APN: 418-290-023)

Recommended Action:

Hold a public hearing,

Conditional Use Permit CUP2022-0065, 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.

4. Tentative Parcel Map 38519 (PM2022-0013) for a Request to Subdivide 3.5-Acres into Three (3) Lots Ranging in Size from 0.42-Acres to 1.58-Acres within the Sundance

Specific Plan and Located on the Northwest Corner of Eighth Street and Highland Springs Avenue. (419-750-004)

Recommended Action:

Hold a Public Hearing, and

Forward a recommendation of approval to the City Council to approve Tentative Parcel Map No. 38519 (PM2022-0013) for a two-year period, subject to the attached conditions of approval.

- 5. Vesting Tentative Tract Map 31462-26 (TM2022-0010) for a Request for a Minor Modification to Vesting Tentative Tract Map 31462-26 to Add a New Street “Josh Drive” with Connection Between Ford Street and Tukwet Canyon Parkway; and the Addition of a 0.16-Acre Pocket Park Located on Lot 80 of VTTM31462-26 in Planning Area 18A Within the Fairway Canyon Development. (Portion of 413-790-042)**

Recommended Action:

Hold a Public Hearing; and

Approve Minor Modification to Vesting Tentative Tract Map No. 31462-26 (TM2022-0010).

- 6. Plot Plan PP2022-0458 for the Construction and Operation of an Outdoor Storage Yard with a 400 Square Foot Office Trailer and Three (3) Storage Sheds with One (1) at 2,400 Square Feet and Two (2) at 3,000 Square Feet on a 3.40-Acre Parcel Located on the Southeast Corner of Euclid Avenue and Third Street in the Community Commercial (CC) Zone (APN: 418-210-019)**

Recommended Action:

Hold a public hearing,

Approve Plot Plan PP2022-0458, 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.

- 7. Plot Plan (PP2022-0475) and Variance (V2022-0110) for the Construction and Operation of a 75,250 Square Foot expansion to an Existing Storage Facility Consisting of Three (3) One (1) Story Buildings and Two (2) Story Buildings on 1.98-Acres, and a Variance to Encroach 10 Feet into the 1st Street Landscape Setback Located on the Northeast Corner of California Avenue and 1st Street in the Manufacturing Zone. APNs: 418-280-019, -021 and -023**

Recommended Action:

Hold a public hearing,

Approve Plot Plan PP2022-0475, subject to the attached Conditions of Approval; Approve Variance V2022-0110; and

Direct staff to prepare a Notice of Exemption for the applicant to file with the Riverside County Clerk Recorder.

- 8. Specific Plan Amendment (SP2022-00048) and Tentative Parcel Map 38232 (PM2022-0011) to Reflect the Current Intensity of Commercial Development on the Subject**

Parcels Including Lot Area, Setbacks, Parking, Building Colors and Landscaping; and a Request to Subdivide 17.3-Acres into Four (4) Lots for Financial Purposes. (419-260-078, -079 and -080)

Recommended Action:

Hold a public hearing,
Forward a recommendation of approval to the City Council to adopt Specific Plan Amendment (SP2022-0008) to the Beaumont Marketplace Specific Plan, and
Forward a recommendation of approval to the City Council for Tentative Parcel Map 38232 (PM2022-0011), subject to the attached Conditions of Approval.

9. Public Hearing and Consideration of Proposed Amendments to Beaumont Municipal Code Chapter 17.02 “Administration”, Chapter 17.03.120 “Permitted Uses for Base Zone Districts”, and Chapter 17.19 “Downtown Districts”.

Recommended Action:

Hold a Public Hearing; and
Forward a recommendation of approval of the following:

Revision to Chapter 17.02.020 adding subsection (F)

Revision to Chapter 17.02.070 amending subsection (B)

Revisions to Table 17.03-3 adding brewery, distillery and other alcoholic beverage production with or without onsite sales, tasting or consumption subject to Conditional Use Permit approval in the Commercial Neighborhood (CN), Commercial Community (CC) Manufacturing (M) and Urban Village (UV) zones

Revision to Table 17.03-3 Changing self-storage facilities from Not Permitted (N) to Conditionally permitted (C) in the Urban Village Zone

Revisions to Table 17.19-1 adding brewery, distillery and other alcoholic beverage production with or without onsite sales, tasting or consumption subject to Conditional Use Permit approval in all Downtown zones

Revisions to Table 17.19-1 adding Public Parking Lots or Structures as a permitted use in all Downtown zones

Modification of footnotes in Table 17.19-1

Revision to Chapter 17.19.040, .050, .060 and .070 removing Floor Area Ratio Requirements

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, November 8, 2022, at 6:00 p.m. or thereafter as noted on the posted Agenda at City Hall
Beaumont City Hall – Online www.BeaumontCa.gov