



## PLANNING COMMISSION REGULAR MEETING

550 E 6th Street, Beaumont, CA

Tuesday, May 11, 2021 - 6:00 PM

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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.

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### 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](http://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](mailto: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 Patrick Stephens, Vice Chair Nathan Smith, Commissioner Paul St. Martin, Commissioner Anthony Colindres, Commissioner Jessica Black

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 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 March 9, 2021.

#### **2. Conditional Use Permit CUP2021-0056 to Operate an Automotive Repair Facility Located at 945 E. Sixth Street (APN 418-113-014) in the Sixth Street Mixed Use Zone. The Proposed Application is Exempt from the Provisions of the California Environmental Quality Act (Class 01 – Existing Facilities)**

##### **Recommended Action:**

Hold a public hearing,

Approve Conditional Use Permit CUP2021-0056, 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.

#### **3. Plot Plan 2020-0325 and Conditional Use Permit 2020-0055 for the Construction and Operation of a 2,336 Square Foot Quick Service Restaurant (QSR) with a Drive Thru for Zendaja's on a 0.59-Acre Parcel Located in the Beaumont Gateway Plaza in the Community Commercial (CC) Zone. (APN: 418-290-016)**

##### **Recommended Action:**

Hold a public hearing; and,

Approve Plot Plan PP2020-0325 and Conditional Use Permit CUP2020-0055, subject to the attached Conditions of Approval.

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

- 4. Conditional Use Permit 2021-0057 for a Request to Operate a Recycling Center for California Empty Beverage Containers Utilizing a 9’x17’ Customer Kiosk and Two (2) 8’x21’ Material Containers Located Over Four (4) Parking Spaces in the Beaumont Center Shopping Center Located on the Southwest Corner of 6<sup>th</sup> Street and Highland Springs Avenue in the Local Commercial Zone. (APN: 419-180-025)**

**Recommended Action:**

Hold a public hearing;  
Approve Plot Plan Conditional Use Permit CUP2021-0057, 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.

- 5. Plot Plan 2020-0280, Conditional Use Permit 2020-0049, Variance V2020-0088 and Environmental (ENV 2021-0014) Commonly Referred to as “High Sands” Located at 655, 675 & 695 Highland Springs Avenue (APN’S: 419-150-046, 419-150-027 & 419-150-026) in the Local Commercial (LC) Zone**

**Recommended Action:**

Hold a public hearing; and,  
Adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve Plot Plan PP2020-0280, Conditional Use Permit CUP2020-0049 and Variance V2020-0088, subject to the attached Conditions of Approval.  
Direct staff to prepare a Notice of Determination for the applicant to file with the Riverside County Clerk Recorder.

**COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

**ADJOURNMENT**

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, June 8, 2021, 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)