



PLANNING COMMISSION REGULAR MEETING

550 E 6th Street, Beaumont, CA

Tuesday, December 14, 2021 - 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 Patrick Stephens, Vice Chair Nathan Smith, Commissioner Paul St. Martin, Commissioner Anthony Colindres, Commissioner Jessica Black

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 November 9, 2021

2. PLAN2021-0670 for Consideration of a Sign Program for the Oak Valley Express Project Located at 1815 Oak Valley Village Parkway and 1864 Oak Valley Village Circle (APNS: 400-530-007 and 400-530-002) in the Community Commercial (CC) Zone

Recommended Action:

Option 1: Approve PLAN2021-0670 for the Beaumont Landing Sign Program as presented.

Option 2: Modify PLAN2021-0670 for the Beaumont Landing Sign Program.

Option 3: Deny PLAN2021-0670.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, December 14, 2021, at 6:00 p.m. or thereafter as noted on the posted Agenda at City Hall
Beaumont City Hall – Online www.BeaumontCa.gov

PLANNING COMMISSION REGULAR MEETING

550 E 6th Street, Beaumont, CA

Tuesday, November 09, 2021 - 6:00 PM

MINUTES

REGULAR SESSION

6:00 PM

CALL TO ORDER at 6:00 p.m.

Present: Chairman Patrick Stephens, Vice Chair Nathan Smith, Commissioner Paul St. Martin, and Commissioner Jessica Black (at 6:04 p.m.)

Absent: Commissioner Anthony Colindres

Pledge of Allegiance

Adjustments to Agenda: **Move Item 2 to the end of the agenda to allow time to meet quorum.**

Conflict of Interest Disclosure: **Vice Chair Smith has a conflict of interest with Item 2.**

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.

No comments.

ACTION ITEMS / PUBLIC HEARINGS / REQUESTS

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

1. Approval of Minutes

Motion by Commissioner St. Martin

Second by Vice Chair Smith

To approve Minutes dated October 26, 2021.

Approved by a 3-0 vote

Absent: Colindres, Black

- ##### 2. Plot Plan (PP2021-0386) and Conditional Use Permit (CUP2021-0059) for Consideration of a Request to Demolish the Former Denny's Restaurant and Construct a 2,200 Square Foot Coffee Shop with a Drive-Thru on 0.64 Acres Located on Fourth Street, East of Beaumont Avenue in the Community Commercial Zone. APNS: 418-190-003 and a Portion of 418-190-004 and -005

Public Hearing opened at 6:10 p.m.

No comments

Public Hearing closed at 6:11 p.m.

**Motion by Commissioner St. Martin
Second by Vice Chair Smith**

To approve Plot Plan PP2021-0386 and Conditional Use Permit CUP2021-0059, 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.

Approved by a 4-0 vote.

Absent: Colindres

3. PLAN2021-0669 for Consideration of a Sign Program for the Beaumont Landing Project Located at 1396 Desert Lawn Drive (APNS: 414-090-005 & 414-090-007) in the Community Commercial (CC) Zone

**Motion by Vice Chair Smith
Second by Commissioner St. Martin**

To approve PLAN2021-0669 for the Beaumont Landing Sign Program as presented.

Approved by a 4-0 vote.

4. Tentative Parcel Map No. 38090 (PM2021-0008) for Consideration of a Finance and Conveyance Map to Subdivide 223 Acres into Seven (7) Parcels, One (1) Remainder Parcel, and Two (2) Lettered Lots Consisting of Phase 4B of Tentative Tract Map 31462 within the Oak Valley and SCPGA Golf Course Specific Plan. APN: Portion of 413-790-010, -012 and -042

Vice Chair Smith recused himself on this item.

Public Hearing opened at 6:27 p.m.

No comments

Public Hearing closed at 6:28 p.m.

To forward a recommendation of approval to the City Council for Tentative Parcel Map No. 38090 (PM2021-0008) subject to the Development Agreement and conditions of approval.

Approved by a 3-0 vote

Abstain: Smith

Absent: Colindres

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT at 6:29 p.m.



Staff Report

TO: Planning Commissioners

FROM: Carole Kendrick, Planning Manager

DATE: December 14, 2021

SUBJECT: **PLAN2021-0670 for Consideration of a Sign Program for the Oak Valley Express Project Located at 1815 Oak Valley Village Parkway and 1864 Oak Valley Village Circle (APNS: 400-530-007 and 400-530-002) in the Community Commercial (CC) Zone**

APPLICANT: Sunset Signs & Printing, Inc.

Background and Analysis:

The subject property is currently entitled to construct and operate a gas station with eight (8) fuel pumps (16 fueling positions), a 4,600 square foot canopy, 7,000 square foot convenience store with an off-sale general license (Type 20) for the sale of beer and wine on a proposed 2.3-acre site located on the north side of Oak Valley Parkway, south side of Oak Valley Village Center and west side of Golf Club Drive. The hotel parcel is fully constructed and operating and is located at 1864 Oak Valley Village Circle. The project Plot Plan (PP2018-0147), Conditional Use Permit (CUP2018-0029) and the mitigated negative declaration were approved by the Planning Commission on September 10, 2019.

The gas station and convenience store are currently under construction. The site is 90% constructed and anticipates being energized by SCE in late December 2021, to complete the remainder of the construction. In preparation for the development of the site, the applicant submitted a sign program on September 30, 2021, to address signage based on the site constraints.

The sign program as proposed includes one (1) freeway pylon sign, two (2) fuel price monument sign, and various wall and canopy signs. The freeway pylon sign is proposing a maximum height of 60 feet with a total square footage of 380 square feet, located on the hotel parcel east of the westbound Interstate 10 ramp.

The sign will be internally illuminated, double faced and accommodates three (3) tenants that include 76, Circle K and Holiday Inn Express & Suites, as shown in Attachment A. A photo simulation has been prepared by the applicant, which is included as part of Attachment E.

The fuel pricing signs are proposing a maximum height of 8 feet, and no width is identified in the sign program. The signs will utilize LEDs lighting for the unleaded fuel and green LEDs for diesel. The proposed signs will be located along the Oak Valley Parkway frontage and Golf Club Drive frontage.

Primary wall signage is proposing an allowance of 60 square feet, 36" letter/logo heights with a 70% maximum width of the frontage. Secondary wall signage is proposing an allowance of 32 square feet, 30" letter/logo heights with a 70% maximum width of the frontage. The canopy signage and way finding signage is standard signage consistent with the Beaumont Municipal Code.

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.

The following tables identifies the maximum allowances for a variety of signs in comparison to what the applicant is requesting as part of the proposed sign program.

	STANDARD ZONING ALLOWANCE	MASTER SIGN PROGRAM PROPOSED
FREEWAY PYLON	150 Sq. Ft. Max (>250,000) 60' Max. Height	380 Sq. Ft. 60' Height
SERVICE STATION MONUMENTS	30 Sq. Ft. Max. 6' Max. Height	2 - 46 Sq. Ft. 8' Height
MONUMENTS	30 Sq. Ft. Max. 6' Max. Height	Not identified

WALL SIGNS	<p>1 Sq. Ft for each linear foot of frontage 36" max. height 70% of frontage</p>	<p>Primary Signs</p> <ul style="list-style-type: none"> • 60 Sq. Ft. max. • 36" Max. height • 70% of frontage <p>Secondary Signs</p> <ul style="list-style-type: none"> • 32 Sq. Ft. max. • 30" Max. height • 70% of frontage
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The project setting can also be seen in the following materials attached to this staff report:

- General Plan Land Use Map (Attachment B)
- Zoning Map (Attachment C)
- Aerial Photograph (Attachment D)

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	Gas station and C-Store under construction & Hotel	GC (General Commercial)	CC (Community Commercial)
NORTH	Vacant Land	GC (General Commercial)	CC (Community Commercial)
SOUTH	Vacant Land	GC (General Commercial)	CC (Community Commercial)
EAST	Vacant Land and Shopping Center	GC (General Commercial)	CC (Community Commercial)
WEST	Vacant Land	GC (General Commercial)	CC (Community Commercial)

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 CUP2018-0023, PP2018-0147 & PLAN2021-0670

Recommended Action:

Option 1: Approve PLAN2021-0670 for the Beaumont Landing Sign Program as presented.

Option 2: Modify PLAN2021-0670 for the Beaumont Landing Sign Program.

Option 3: Deny PLAN2021-0670.

Attachments:

- A. Beaumont Landing Sign Program
- B. General Plan Land Use Designation Map
- C. Zoning Map
- D. Aerial Photograph
- E. Photo Simulation

1815 Oak Valley Village Pkwy.
Beaumont, CA 92223

SIGN PROGRAM

10.28.2021

SIGN CONSULTANT:



Sunset Signs
2906 E. Coronado St.
Anaheim, CA 92806
(714) 399-3360

PROPERTY OWNER:

Oak Valley Express
4740 Green River Rd.
Suite 108
Corona, CA 92880

PROPERTY OWNER

Oak Valley Express
4740 Green River Rd.
Suite 108
Corona, CA 92880

SIGN CONSULTANT



Sunset Signs
2906 E. Coronado St.
Anaheim, CA 92806

TABLE OF CONTENTS

Submittals and Approvals	1
Prohibited Signs	2
Permitted Signs	3
Primary Signage	4
Secondary Signage	5
Address Signage	6
Building Elevations	7
Gas Pump Canopy Signage	8
Identification / Price Monument Sign	9
Identification Pylon Sign	10
Site map	11

SUBMITTALS AND APPROVALS

- A. Sign Permit Required.** A sign permit shall be required prior to the placing, erecting, moving or reconstructing of any sign in the City, unless the subject sign is expressly exempted from the permit requirement program or other applicable law. Signs requiring a permit shall comply with the provisions of this sign program and all other applicable laws and ordinances.
- B. Permit—Method of Application.** An application for a sign permit shall be made on forms as prescribed by the city Director. Such an application shall be filed with the Planning Department. The application shall be accompanied by any fees or bonds as specified by City Council resolution.
- C. Permit Application—Contents.** A sign permit application shall contain the location by street and number of the proposed sign structure, as well as the name and address of the owner and the sign contractor or erector. Three copies of the plans, fully dimensioned, shall be filed with the application, including:
1. Plot plan, fully dimensioned, showing location of all buildings and improvements and the location of each proposed sign together with the location, size and height of all existing signs on the premises/site. The street frontage shall be clearly indicated on the plan.
 2. Elevation plan, fully dimensioned, showing height and size of each proposed sign, colors, method of illumination and materials of construction, and if a wall sign, the exact location on the face of the building.
 3. Structural details and circulations prepared and signed by an engineer or architect registered in the State. Such details shall be required when the area of the sign exceeds five square feet and the height of the sign exceeds six feet.
 4. A statement by the owner of the proposed sign as to whether the sign is to display commercial or noncommercial messages, or both, and whether the display face will be permanent, changeable, or a permanent structure with changeable elements. If the proposed sign is to be used to display commercial messages, then the applicant shall also state whether the message is to be onsite or offsite.

PROHIBITED SIGNS

The signs described in this section are prohibited, unless some other more specific provision in this Chapter or other applicable law makes them allowable, either by permit or exemption from the permit requirement.

1. Roof signs;
2. Flashing signs;
3. Animated signs;
4. Revolving signs;
5. Portable signs;
6. Off-site commercial signs on permanent structures;
7. Signs blocking doors or fire escapes;
8. Light bulb strings and exposed tubing;
9. Banners, flags, pennants and balloons, except for special events;
10. Inflatable signs or signs designed to be air activated, floated or flown, including balloons used for commercial advertising purposes, kites or other serial signs that are made of any electrically conductive material;
11. Signs, posters, advertisements, etc., attached to utility poles, shall be prohibited;
12. Exposed raceways

PERMITTED SIGNS

Permitted Signs within this property shall include:

1. Identification/Price Monument Signs: Two monuments, combination price and identification sign, are permitted at maximum 46 square feet in size and maximum eight feet in overall height shall be permitted and must include all price advertising as required by State law.
2. Special Service Signs: two special service signs per pump island may be displayed. Special service signs shall be limited to such items as self-serve, full serve, air, water, cashier, and shall be non-illuminated. Such signs must be permanently affixed to the pump island they identify. Each sign may not exceed four square feet in overall size.
3. Pump Canopy Signs: Four (4) canopy signs are permitted for each pump canopy. Letters/logo shall be a maximum of 48 inches in height and shall not exceed 200 square feet per sign. Canopy signs shall not occupy more than 70 percent of the signable area width.
4. Wall Signs: Two (2) wall signs are permitted for each tenant occupying the building. (1) wall sign per building elevation. One (1) address wall sign is permitted for every elevation of the building. In no case shall the total sign area of any unit or building exceed one square foot of sign area for each linear foot of the unit's or building's primary frontage and shall not exceed 100 square feet per sign. Wall signs shall not occupy more than 70 percent of the signable area width. Letters/logo shall be a maximum of 36 inches in height a wall sign may not project any of its height above the roof eave line or parapet of the wall upon which is mounted.
5. Identification Pylon Sign: For service stations located contiguous to a freeway, where a free way exit serves the street from which the service station takes direct access, in addition to the identification/price monument sign allowed by paragraph (1) above, one pylon sign, maximum 60 feet in overall height, situated so as to be directed toward and permanently viewable from the freeway, shall be permitted.

PRIMARY SIGNAGE

SIZE: MAXIMUM 60 SQ. FT.

ILLUMINATION: Yes

COPY: Tenant name and/or logo (service)

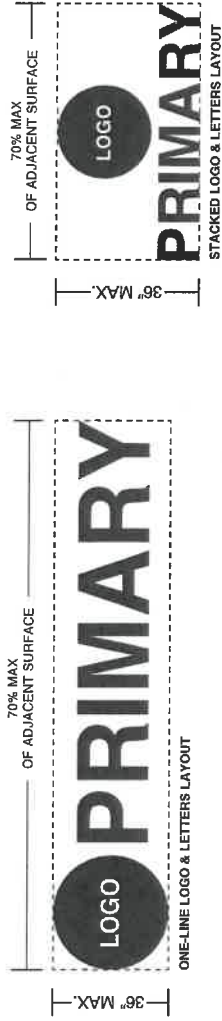
HEIGHT: 36" max. for letter and/or logo height

LENGTH: 70 percent max. of the sign area width

TYPEFACE: Custom logo and type ok

COLORS: Custom colors ok

QUANTITY PER BUILDING ELEVATION: One (1)



ALLOWED SIGN TYPES

- A. Single Channel Letters
 - 1. The use of single channel letters is encouraged
 - a. Front lit channel letters
 - b. Reverse lit channel letters
 - c. Dual lit channel letters
 - d. Channel logo cabinets
 - 2. Signs may be illuminated through either indirect or internal illumination. Bare bulb illumination is expressly prohibited.
 - 3. Signs shall be architecturally a part of the design of the building, and should not be an independent feature in conflict with the integrity of building design.



SECONDARY SIGNAGE

SIZE: MAXIMUM 32 SQ. FT.

ILLUMINATION: Yes

COPY: Tenant name and/or logo (service)

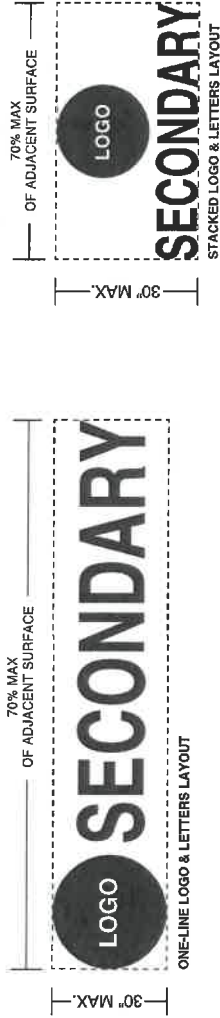
HEIGHT: 30" max. for letter and/or logo height

LENGTH: 70 percent max. of the sign area width

TYPEFACE: Custom logo and type ok

COLORS: Custom colors ok

QUANTITY PER BUILDING ELEVATION: One (1)



ALLOWED SIGN TYPES

- A. Single Channel Letters
 1. The use of single channel letters is encouraged
 - a. Front lit channel letters
 - b. Reverse lit channel letters
 - c. Dual lit channel letters
 - d. Channel logo cabinets
 2. Signs may be illuminated through either indirect or internal illumination. Bare bulb illumination is expressly prohibited.
 3. Signs shall be architecturally a part of the design of the building, and should not be an independent feature in conflict with the integrity of building design.



ADDRESS SIGNAGE

SIZE: MAXIMUM 30 SQ. FT.

ILLUMINATION: Yes

COPY: Address numbers only

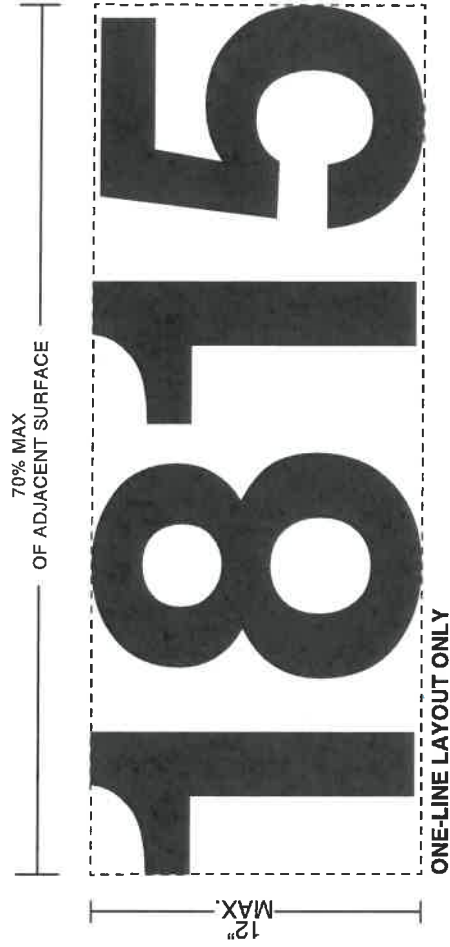
HEIGHT: 12" max.

LENGTH: 70 percent max. of the sign area width

TYPEFACE: Helvetica bold font

COLORS: Custom colors ok

QUANTITY PER BUILDING ELEVATION: One (1)



ALLOWED SIGN TYPES

A. Single Channel Letters

1. The use of single channel letters is encouraged
 - a. Front lit channel letters
 - b. Reverse lit channel letters
 - c. Dual lit channel letters
 - d. Channel logo cabinets

2. Signs may be illuminated through either indirect or internal illumination. Bare bulb illumination is expressly prohibited.

3. Signs shall be architecturally a part of the design of the building, and should not be an independent feature in conflict with the integrity of building design.

FRONT LIT CHANNEL EXAMPLE



REVERSE LIT CHANNEL EXAMPLE



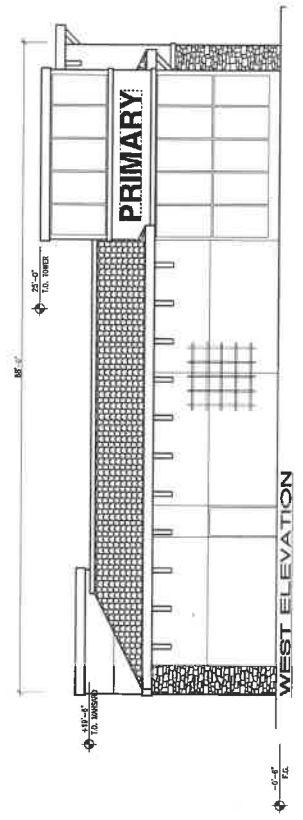
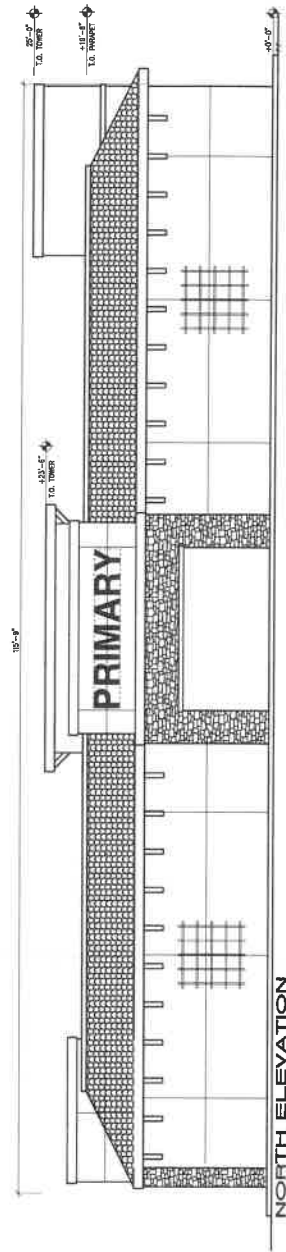
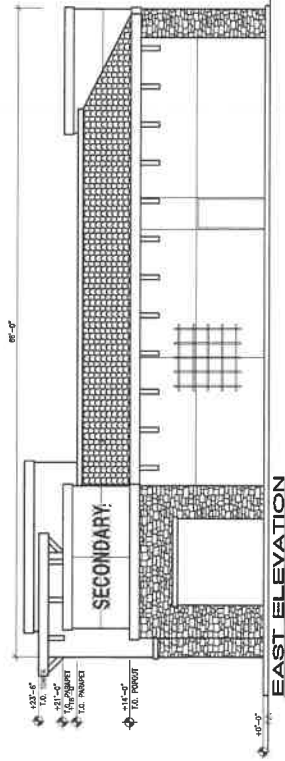
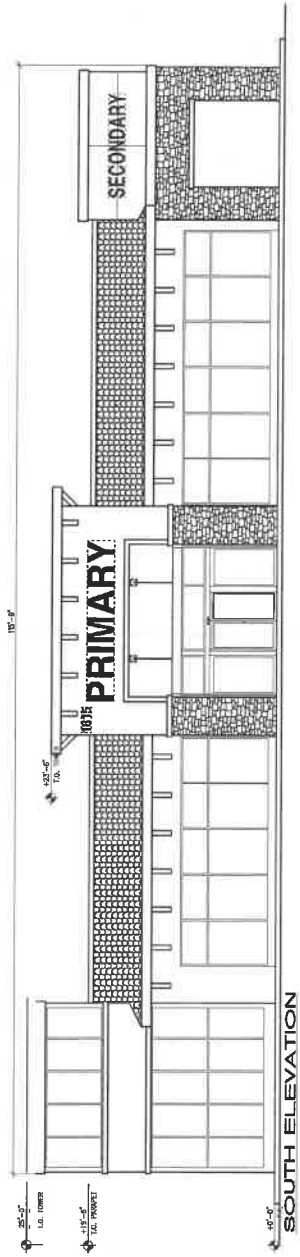
DUAL LIT CHANNEL EXAMPLE



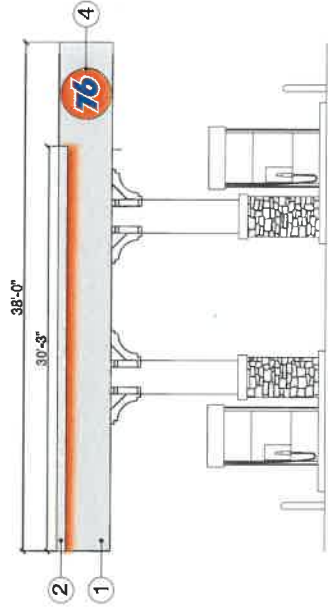
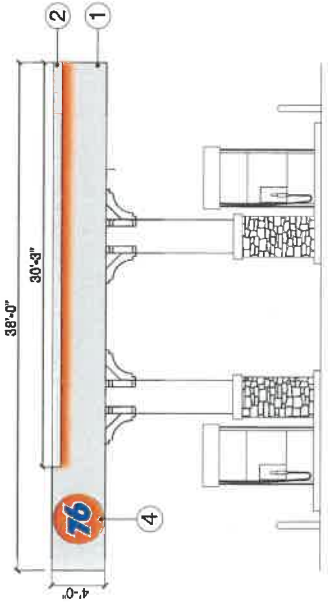
CHANNEL LOGO CABINET EXAMPLE



BUILDING ELEVATIONS

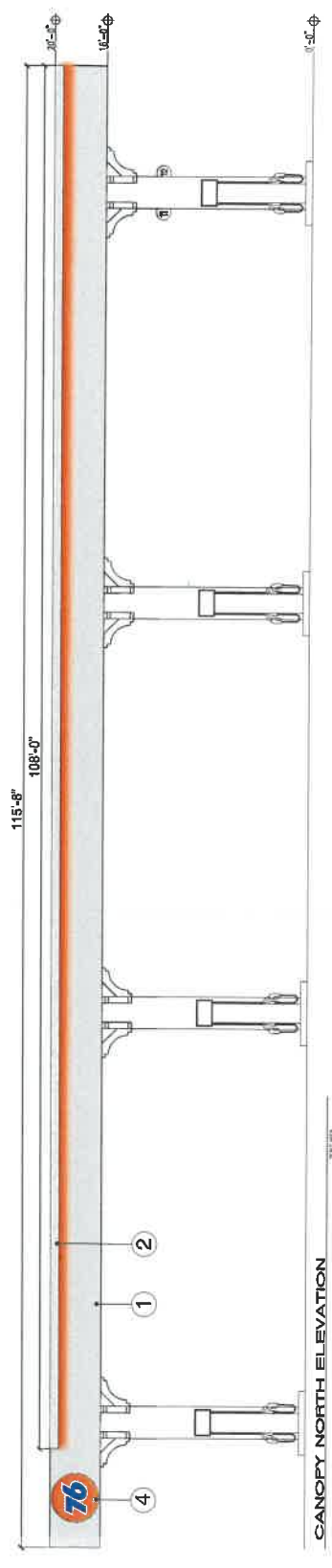
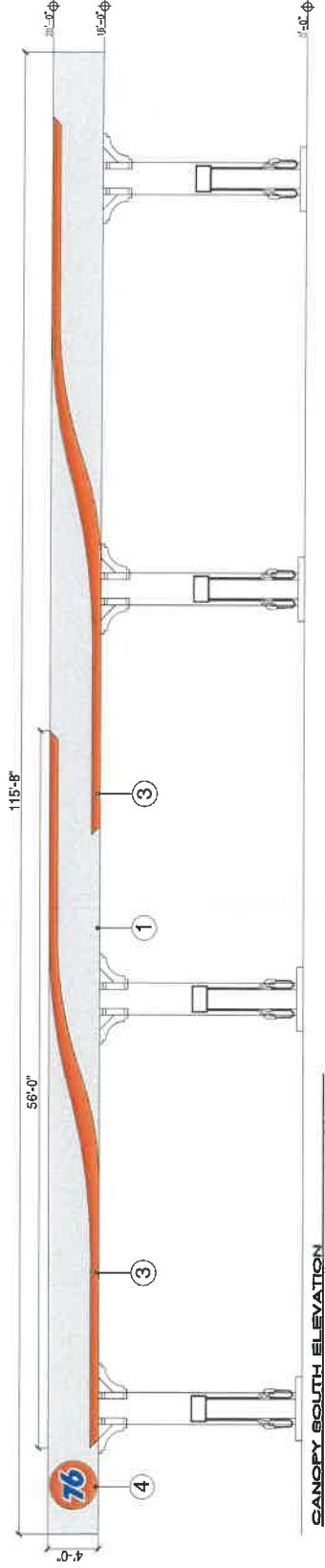


GAS PUMP CANOPY SIGNAGE



Permitted Canopy Signage

- ① ACM panels painted silver metallic
- ② 8" 76 Orange down LED lighting
- ③ Backed up lexan with orange translucent vinyl 76 "wave"
- ④ 45" Diameter Internally illuminated front lit channel 76 logo.



IDENTIFICATION / PRICE MONUMENT SIGN

SIZE: MAXIMUM 46 SQ. FT.

ILLUMINATION: Yes

MATERIALS: Aluminum fabricated.

May include lexan inserts with translucent
3M vinyl or equal.

May include digital readers for pricing only

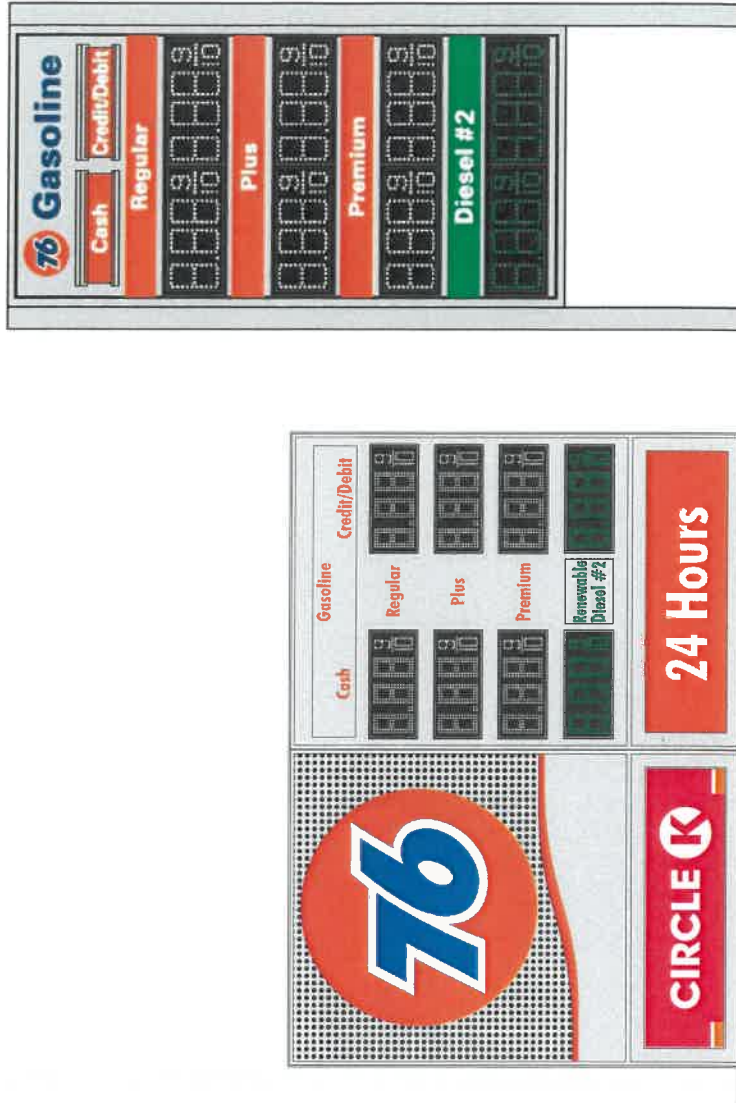
COPY: All price advertising and property identification.

HEIGHT: 8' max.

TYPEFACE: Custom logo and type ok

COLORS: Custom colors ok

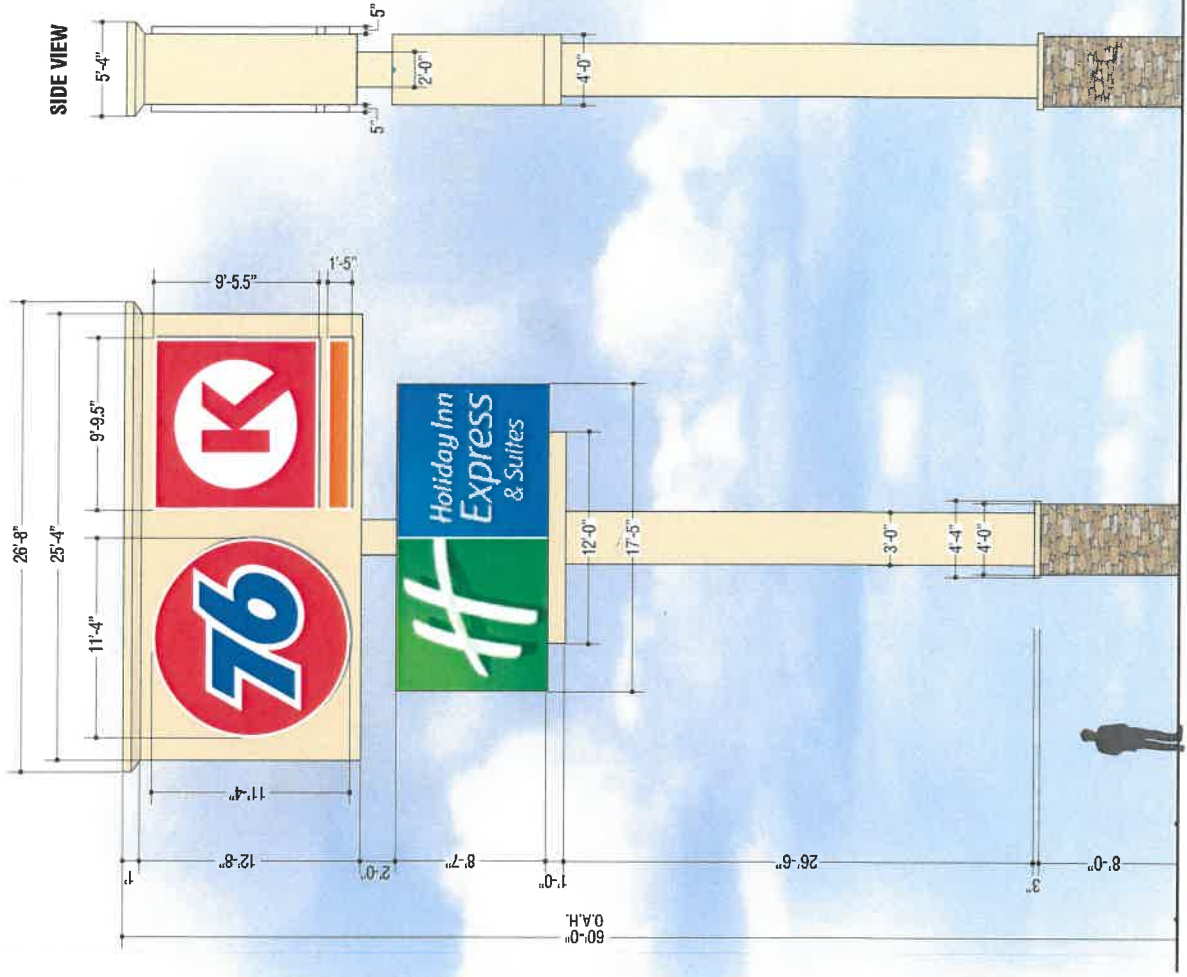
QUANTITY: One (2)



EXAMPLE SIGNS (NTS)

IDENTIFICATION PYLON SIGN

DOUBLE SIDED



SIZE: MAXIMUM 380 sq. ft. signable area

ILLUMINATION: Yes

MATERIALS: Aluminum fabricated.

May include panaflex inserts with translucent 3M vinyl or equal.

COPY: Property identification.

HEIGHT: 60' max.

TYPEFACE: Custom logo and type ok

VINYL COLORS: Custom colors ok

STRUCTURE COLORS: To match building at address 1864 Oak Valley Circle

QUANTITY: One (1)

PROPERTY I.D. ALLOWED SIGNAGE

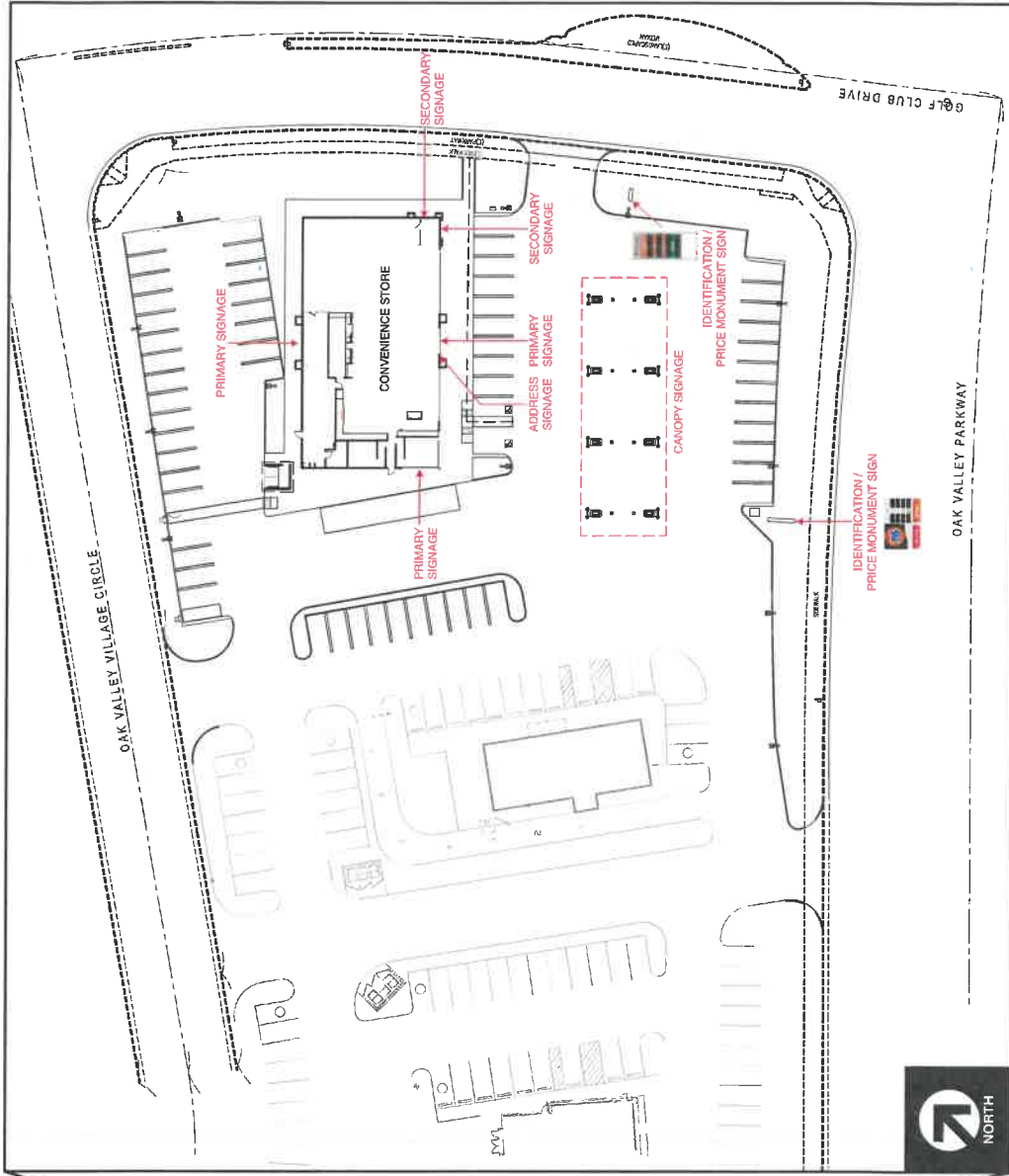
A. Sign Type

1. The use of single channel letters is encouraged
 - a. Front lit channel letters
 - b. Channel logo cabinets with panaflex inserts
2. Signs must be illuminated through internal illumination. Bare bulb illumination is expressly prohibited.

B. Sign Size

1. Each property I.D. may be 11 feet and 4 inches maximum height and width.
2. Channel letters must be flush mounted and be a maximum of 5 inches deep.

SITE MAP



PLAN2021-0670 General Plan Land Use Designation



12/6/2021, 2:47:45 PM

General Plan

Open Space

Single Family Residential



General Commercial



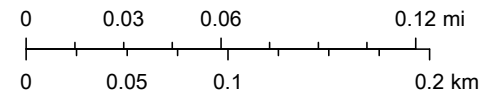
Street Labels



Highways/Major Streets

Minor Streets

1:4,514



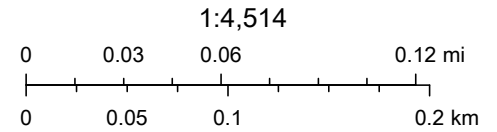
San Bernardino County, Maxar

PLAN2021-0670 Zoning Map



12/6/2021, 2:46:55 PM

Zoning
Community Commercial
Highways/Major Streets
Minor Streets
Specific Plan
Street Labels




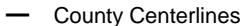


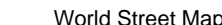
San Bernardino County, Maxar

Aerial Photograph

Item 2.



Legend

-  County Centerline Names
-  County Centerlines
-  Blueline Streams
-  City Areas
-  World Street Map



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Notes

0 770 1,539 Feet

REPORT PRINTED ON... 12/6/2021 2:49:37 PM

© Riverside County GIS

1815 OAK VALLEY VILLAGE PARKWAY
BEAUMONT, CA 92223

VIEW OF PROPOSED PYLON SIGN
FROM APPROX. 60 YARDS.
EXIT 92 OFF RAMP FROM THE 10 FREEWAY.



ERIC RUSSELL
☎ 714.399.3366

*****NOT A PRODUCTION DRAWING*****

Details, including sizing, color, materials and overall design may change. Mockups are only for reference only and may not represent actual sizes. Final design is subject to deposit, material availability, city & landlord approval(s), and/or other factors.

1815 OAK VALLEY VILLAGE PARKWAY
BEAUMONT, CA 92223

VIEW OF PROPOSED PYLON SIGN
FROM APPROX. 1/4 MILE.
EXIT 92 OFF RAMP FROM THE 10 FREEWAY.



ERIC RUSSELL
714.399.3366

*****NOT A PRODUCTION DRAWING*****

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1815 OAK VALLEY VILLAGE PARKWAY
BEAUMONT, CA 92223

VIEW OF PROPOSED PYLON SIGN
FROM APPROX. 1/2 MILE.
TRAVELING ON THE 10 FREEWAY.



ERIC RUSSELL
☎ 714.399.3366

*****NOT A PRODUCTION DRAWING*****

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1815 OAK VALLEY VILLAGE PARKWAY
BEAUMONT, CA 92223

VIEW OF PROPOSED PYLON SIGN
FROM APPROX. 1/2 MILE.
TRAVELING ON THE 10 FREEWAY.



ERIC RUSSELL
☎ 714.399.3366

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Details, including sizing, color, materials and overall design may change. Mockups are only for reference only and may not represent actual sizes. Final design is subject to deposit, material availability, city & landlord approval(s), and/or other factors.

1815 OAK VALLEY VILLAGE PARKWAY
BEAUMONT, CA 92223

VIEW OF PROPOSED PYLON SIGN
FROM APPROX. 1/4 MILE.
TRAVELING ON THE 10 FREEWAY.



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VIEW OF PROPOSED PYLON SIGN
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SHEET

6 of 31

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SHEET

7 of 32