



PLANNING COMMISSION REGULAR MEETING

550 E 6th Street, Beaumont, CA

Tuesday, October 13, 2020 - 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 Tinker, Vice Chairman Stephens, Commissioner Colindres, Commissioner Smith, Commissioner St. Martin

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 September 8, 2020

2. Conditional Use Permit CUP2020-0048 & Variance V2020-0079 – A Request for Planning Commission Consideration of the Operation of a 31 Bed Residential Care Facility Serving as a Drug Rehabilitation Facility Within an Existing 11,790 Square Foot, Two-Story Building and a Variance Requesting Reduced Parking Requirements Located at 210 W. 6th Street, with Consideration of an Environmental Exemption pursuant to CEQA Guidelines Section 15301 (Existing Facilities)

Recommended Action:

Hold a Public Hearing; and

Option 1:

Approve Conditional Use Permit No. CUP2020-0048 & Variance No. V2020-0079, subject to the proposed conditions of approval; and

Direct staff to prepare a Notice of Exemption for the applicant to record with the County Clerk.

Option 2:

Deny Conditional Use Permit No. CUP2020-0048 & Variance No. V2020-0079.

Option 3:

Require the applicant to modify the project and return to Planning Commission at a future date.

3. Plot Plan PP2017-0017 – A Request for Planning Commission Consideration of a Plot Plan for the Construction and Operation of a 8,619 Square Foot Church Constructed in Two (2) Phases and the Conversion of an Existing 2,594 Square Foot Single Family Residence to Administration Offices Located at 1406 E. Sixth Street, with Consideration of an Environmental Exemption pursuant to CEQA Guidelines Section 15332 (In-Fill Development)

Recommended Action:

Hold a Public Hearing; and

Approve Plot Plan No. PP2017-0017, subject to the proposed conditions of approval; and

Direct staff to prepare a Notice of Exemption for the applicant to record with the County Clerk.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, November 10, 2020, 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, September 08, 2020 - 6:00 PM

MINUTES

REGULAR SESSION

6:00 PM

CALL TO ORDER at 6:10 p.m.

Present: Chairman Tinker, Commissioner Colindres, Commissioner Smith, Commissioner St. Martin

Absent: Vice Chairman Stephens

Pledge of Allegiance:

Approval/Adjustments to Agenda: **None**

Conflict of Interest Disclosure: **None**

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 speakers

ACTION ITEMS / PUBLIC HEARINGS / REQUESTS

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

1. Approval of Minutes

Motion by Commissioner Smith

Second by Vice Chair St. Martin

To approve Minutes dated July 14, 2020.

Approved by a 4-0 vote.

2. Conduct a Public Hearing and Consider Conditional Use Permit No. 2020-0051 for a Personal Training Facility (Covert Athletics) Located at 1132 Beaumont Avenue, Suite 104 in the Beaumont Avenue Overlay Zone

Public Hearing opened at 6:19 p.m.

J. Hernandez - applicant gave a brief description of their business and relocation plan.

Public Hearing closed at 6:22 p.m.

Motion by Commissioner Colindres

Second by Commissioner Smith

**To approve Conditional Use Permit No. 2020-0051, subject to the proposed conditions of approval, and
Direct staff to prepare a Notice of Exemption for the applicant to record with the County Clerk.**

Approved by a 4-0 vote.

3. Plot Plan 2020-0276, Conditional Use Permit 2020-0046, Conditional Use Permit 2020-0047, Tentative Tract Map No. 37938 (PM2020-007) and Environmental (ENV 2020-0012) Commonly Referred to as “Eighth and Highland Springs” Located on the Southwest Corner of Eighth Street and Highland Springs Avenue (APN 419-150-034) in the Community Commercial (CC) Zone

Public Hearing opened at 6:38 p.m.

L. Ortiz - Asked for other options to accomodate the enforcement of entrance and exit directions.

Public Hearing closed at 6:41 p.m.

Motion by Vice Chair St. Martin

Second by Commissioner Smith

To forward a recommendation of approval to the City Council to adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve Plot Plan PP2020-0276, Conditional Use Permit CUP2020-0046, Conditional Use Permit CUP2020-0047 and Tentative Parcel Map 37938 (PM2020-0007), subject to the attached Conditions of Approval with the addition of recommendation to work with developers to enforce entrance and exit directions.

Approved by a 4-0 vote

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Announced the review period for the General Plan is now open. A special Planning Commission Meeting will be scheduled for October 27th.

ADJOURNMENT at 6:48 p.m.



Staff Report

TO: Planning Commissioners

FROM: Carole Kendrick, Senior Planner

DATE: October 13, 2020

SUBJECT: **Conditional Use Permit CUP2020-0048 & Variance V2020-0079 – A Request for Planning Commission Consideration of the Operation of a 31 Bed Residential Care Facility Serving as a Drug Rehabilitation Facility Within an Existing 11,790 Square Foot, Two-Story Building and a Variance Requesting Reduced Parking Requirements Located at 210 W. 6th Street, with Consideration of an Environmental Exemption pursuant to CEQA Guidelines Section 15301 (Existing Facilities)**

APPLICANT: URP California LLC

Background and Analysis:

The Commercial General zone use table (17.03-3) allows chemical dependency clinics and transitional housing subject to the approval of a Conditional Use Permit. The Beaumont Municipal Code Section 17.02.100. requires the approval of a Conditional Use Permit by the Planning Commission for certain uses, due to the nature of the use, intensity, or size require special review to determine if the use proposed, or the location of that use, is compatible with surrounding uses, or through the imposition of development and use conditions, can be made compatible with surrounding uses. The purpose of this requirement is to establish a formal review of such proposals, which involves conducting a public hearing and giving written notice to property owners within a 300-foot radius of the site.

Beaumont Municipal Code Section 17.02.110 establishes a variance procedure to grant relief from zoning provisions when, because of special circumstances applicable to a property, including size, shape, topography, location, or surroundings, that the strict application of the zoning ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under the identical zoning classification.

The Planning Commission can either approve, conditionally approve or deny the conditional use permit and variance proposals and may establish conditions of approval for the business' operations to ensure that it will not be a detriment to the community.

The subject site is approximately 0.37 acres and contains an existing 11,790 square foot, two-story single-family building that County records show was constructed in 1925 and annexed into the City limits in 1993. Previous uses include a hotel and women and children's shelter. The site is currently improved with curb, gutter, parkway sidewalks and mature street trees.

Description:

The applicant is requesting approval of a Conditional Use Permit for the operation of a 31-bed drug rehabilitation facility located on the northwest corner of Sixth Street and California Avenue. A parking variance has also been requested for relief from the 39-space parking requirement to the 12 existing parking stalls that currently exist on the site. Additional discussion regarding parking is provided in the circulation and parking section of this staff report.

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 2-Story Building	General Commercial (GC)	Commercial General (CG)
NORTH	Single-Family Residences	General Commercial (GC)	Commercial General (CG)

SOUTH	Parking lot for Ramona's Restaurant	General Commercial (GC)	Commercial Manufacturing (CM)
EAST	Rocky's Pawn and Single-Family Residences	General Commercial (GC) & Single-Family Residential (SFR)	Commercial General (CG) & Residential Single Family (RSF)
WEST	Single-Family Residences	General Commercial (GC)	Commercial General (CG)

Analysis:

The applicant is proposing to operate a care facility providing drug rehabilitation services with a 31-bed capacity. The project will utilize the existing 11,790 square foot building, with a first-floor square footage of 6,481 and a second-floor square footage of 5,309.

The first floor will include two (2) 157-158 square foot bedrooms providing one (1) bed each. The remainder of the first floor includes a reception area and lobby, two (2) group rooms, a dining area and kitchen, three (3) private therapy rooms, a nursing office, dry storage room, laundry room, storage and janitorial rooms, a locked medication room, two (2) restrooms and an administration office.

The second floor will comprise of 17 bedrooms with a total of 29 beds, four (4) bathrooms and a manager's office. The operation of the facility will be conducting in three (3) shifts with the first shift occurring from 8am to 4pm with 10 employees. The second shift provides eight (8) employees between the hours of 4pm to 12am and the third shift includes seven (7) employees between the hours of 12am to 8am. The employee breakdown is provided in the applicant's statement of operations that is included as Attachment F to this staff report.

The facility proposes a rehabilitation facility that provides a detoxification process of clients from alcohol/drug abuse supervised by a medical team 24 hours a day, seven (7) days a week. Treatment periods range from 21 to 28 days and include activities such as group and one (1) on one (1) therapy sessions. All meals will be catered, with meals times at 8am, 1pm and 6pm.

All patients are picked up by the facility at their homes or at the airport and not permitted to have vehicles on site. Due to the nature of the treatment, visitors are not allowed at the facility.

The attached Development Plans (Attachment B) include the site layout and floor plans.

Architecture:

The existing architecture is standard two-story building with one and two-story elements, recessed windows and mansard style tile roof. The applicant is proposing to install foam trim at the top of the building, foam molding at the bottom of all existing windows, remove the existing first floor overhang at the southwest corner of the building and install foam trim in its place, construct two pop-outs at the south of the building at the middle and south east entrances, install a two (2) foot stone veneer at the south side of the building, including a portion of the southwest and southeast corners of the building, in addition re-plastering the entire building and installing decorative expansion joints.

Circulation and Parking:

Commercial parking requirements are broken down into 13 categories. The proposed use is considered a boarding house use and requires one (1) space per sleeping unit in addition to the professional office space that requires one (1) space per 200 square feet, per Table 17.05-1.

The parking requirement for boarding house style use is based on the number of sleeping units and will require 19 parking spaces based on the 19 bedrooms/sleeping units being provided. The professional offices will occupy 3,917 square feet of the building and are required to provide 20 parking spaces for a total of 39 required parking spaces for the use.

The site is currently developed and provides 12 parking spaces that are located west of the building that are accessible by a 20-foot-wide alley between Sixth Street and California Avenue.

Due to the project's inability to provide the required parking spaces, a variance has been requested for relief from the parking requirements. The applicant has indicated that clients are picked up from an off-site location and not permitted to bring vehicles to the facility, no visitors are allowed at the facility at any time, and the maximum number of employees on needed during a shift is ten (10). Based on the operational aspects of the use, the applicant considers that the 12 existing parking spaces are sufficient to

serve the use as proposed and as described in the attached justification (Attachment No.G).

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 for the project for design on May 21, 2020, and August 20, 2020. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

CEQA Review:

This project is exempt from review under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 in that information contained in the project file and documents incorporated herein by reference demonstrates that: Conditional Use Permit No. CUP2020-0048 is consistent with the General Commercial (GC) General Plan designation and all applicable General Plan policies as well as the applicable zoning designation of Commercial General (CG) zone; the proposed project site is located within the boundaries of the City of Beaumont; CUP2020-0048 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that CUP2020-0048 will result in significant effects related to traffic, noise, air quality or water quality in that the proposed design incorporates and otherwise is subject to air and water quality resource agency design requirements to avoid 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 01 (Existing Facilities) 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 public hearing on October 2, 2020, 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 letters of comment from the public in favor or

opposition to the project. 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.

Conditional Use Permit Findings:

The Planning Commission may approve and/or modify a Conditional Use Permit in whole or in part, with or without conditions, provided that all of the following findings of fact are made:

1. The proposed uses conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this Zoning Ordinance.

The site is currently developed with an existing two-story building and is generally consistent Development Standards for the Commercial General (CG) zone. The zoning allows chemical dependency clinics and transitional housing subject to a Conditional Use Permit.

2. The proposed uses would not impair the integrity and character of the zone in which it is to be located.

The subject property is zoned General Commercial (GC) which allows chemical dependency clinics and transitional housing subject to a Conditional Use Permit. The site is located in an area that includes Commercial General (CG) properties surrounding the site, and Residential Single Family (RSF) to the east. The proposed use is consistent with the character of the Commercial General (CG) zone.

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

The site is currently developed with an existing two-story building, curb, gutter, sidewalk, landscaping and parking that was previously utilized as a women and children's shelter. The proposed project is in a predominately commercially zoned area that is developed with existing commercial developments or pre-existing non-conforming single-family residences. Minor architectural enhancements are proposed as part of the application, but no vertical construction or addition of square footage.

4. The proposed uses are compatible with the land uses presently on the subject property.

The site is currently developed and was previously utilized with a similar use, as a women and children's shelter, and is zoned Commercial General and the proposed use are allowed subject to approval of a Conditional Use Permit.

5. The proposed uses would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.

The zoning and land use designation for the project site is Commercial General (CG). The proposed project is surrounded by property that is Commercial General, and Residential Single Family to the east and designated as General Commercial and Single Family Residential by the General Plan. The site is surrounded by developed land with existing commercial structures or pre-existing non-conforming single-family residences. The proposed use is compatible with the surrounding commercial and single family residential zoned properties as it will provide drug rehabilitation services in a semi-residential environment.

6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

The site is 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.

7. There would be adequate provisions for public access to serve the subject proposal.

There is adequate access to the site as determined by the City's public safety departments. The site has access from 6th Street, California Avenue and the 20-foot-wide alley located to the west of the site.

8. The proposed use is consistent with the objectives, policies, general land uses, and programs of the City of Beaumont General Plan.

The proposed project is in conformance with the General Plan for the City of Beaumont. The land use designation for the project site is General Commercial (GC). The proposed development is consistent with the General Plan policies.

9. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare.

The proposed project is located within an existing building that generally meets the development standards under the Commercial General zoning, which is intended to protect the public interest, health, safety, convenience, or welfare. The chemical dependency clinic/transitional housing will provide 24-hour treatment services in a semi-residential environment that will not be detrimental to public health, safety or welfare.

10. The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood.

The project as proposed will utilize an existing two-story building that was constructed in 1925 and is proposing minor architectural enhancements to update the image that will compliment the character of the commercial and residential properties that are developed in the area along 6th Street, California Avenue and the 20-foot-wide alley to the west of the building.

11. The Planning Commission shall find that the proposed use does not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations.

This use will not have an adverse effect on humans or the environment for any population. The proposed project will provide drug rehabilitation services in a semi-residential environment to serve all income levels of the population.

Variance Findings:

The Planning Commission may approve, conditionally approve, or deny the application provided that all of the following findings of fact are made:

1. The strict or literal interpretation and application of this Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Zoning Ordinance or would deprive the applicants of privileges granted to others in similar circumstances.

The subject property was constructed in 1925 with limited parking spaces and has no opportunity to provide additional parking as the property surrounding the site is fully developed. The existing size of the building and parking would essentially not allow for any use without a parking variance due to the site constraints. The applicant has indicated that the operation will only a fraction of the required parking in order to operate, as stated in the statement of operations (see Attachment F).

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property that do not apply generally to other property in the same zone.

The subject property was constructed in 1925 with limited parking spaces and has no opportunity to provide additional parking as the property surrounding the site is fully developed. The existing size of the building and parking would essentially not allow for any use without a parking variance due to the site constraints. The site is also located in the downtown area of the City which in general has limited parking opportunities for existing businesses in this general location.

3. That the granting of such variance will not constitute the granting of a special privilege inconsistent with the limitations on other properties in the vicinity classified in the same zone.

The site is located in the downtown area of the City which in general has limited parking opportunities for existing businesses in this general location and would not constitute the granting of a special privilege inconsistent with limitations on other properties in the vicinity classified in the same zone, if the proposed use in fact only demands the parking as stated by the applicant.

4. That the granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located.

The proposed use is subject to a Conditional Use Permit that per the Beaumont Municipal Code Section 17.02.100.I the Community Development Director has the authority to initiate proceedings to suspend or revoke a conditional use permit if it is found to be materially detrimental to the public health, safety, or general welfare or injurious to property or improvements in the zone or neighborhood in

which the property is located in. Therefore, if the property after operation cannot demonstrate that adequate parking is provided for the use, the Conditional Use Permit can be suspended or revoked.

5. That the granting of such variance will not create any inconsistency with any objective contained in the General Plan.

The proposed variance will not create any inconsistency with the General Plan objectives and satisfies Circulation Element Goal 3 by ensuring that new development provides sufficient parking to meet demand. The applicant has indicated that the parking demand for the proposed use will be limited to the number of employees on any given shift, which is a maximum of ten (10). The site currently provides for 12 parking spaces.

Recommended Action:

Hold a Public Hearing; and

Option 1:

Approve Conditional Use Permit No. CUP2020-0048 & Variance No. V2020-0079, subject to the proposed conditions of approval; and
Direct staff to prepare a Notice of Exemption for the applicant to record with the County Clerk.

Option 2:

Deny Conditional Use Permit No. CUP2020-0048 & Variance No. V2020-0079.

Option 3:

Require the applicant to modify the project and return to Planning Commission at a future date.

Attachments:

- A. Draft Conditions of Approval
- B. Development Plan
- C. General Plan Land Use Designation
- D. Zoning Map
- E. Aerial Photograph
- F. Applicant's Statement of Operations
- G. Parking Justification
- H. Proof of Publication

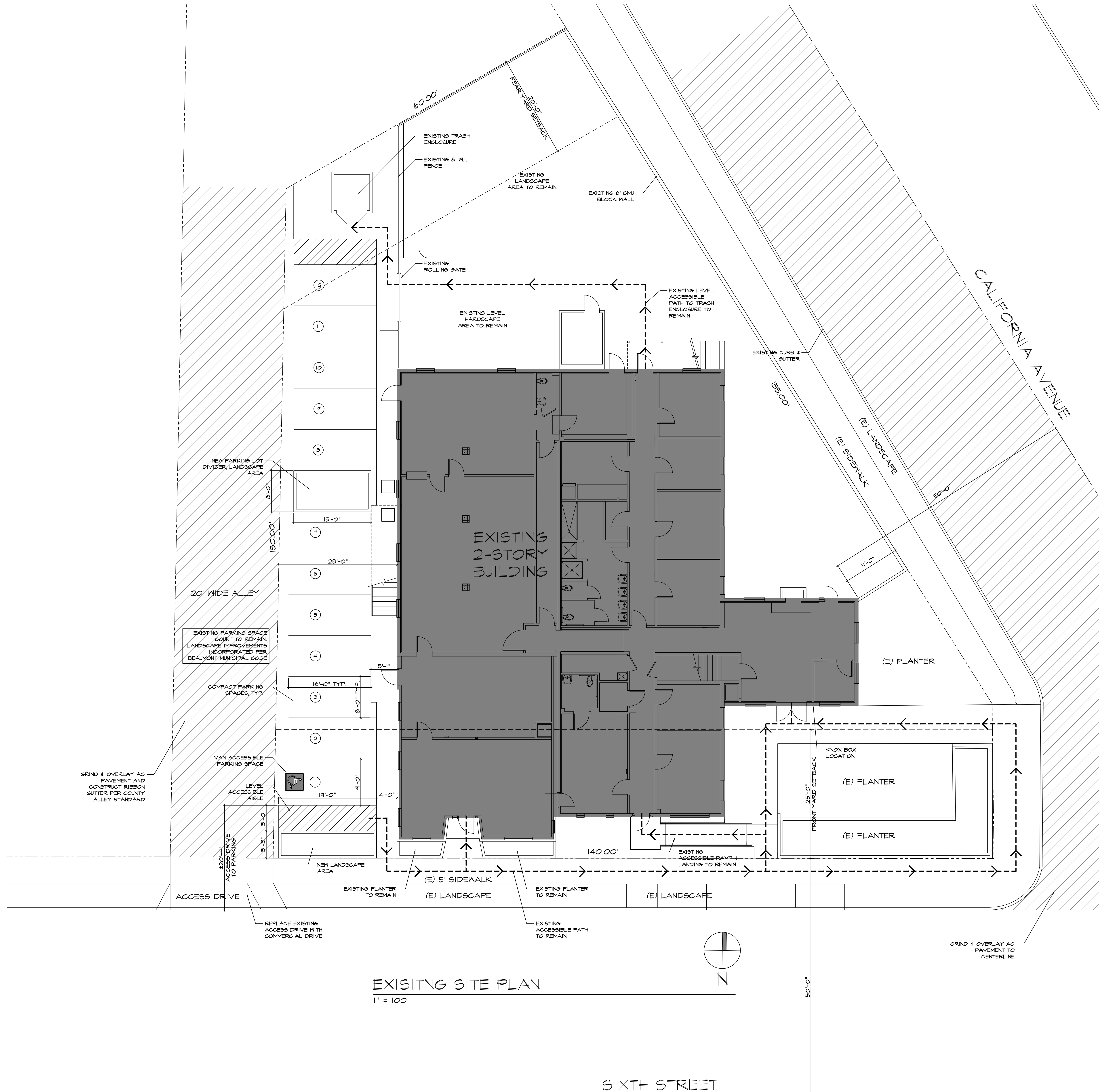
Incorporated herein by Reference:

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 96-PUP-3, 97-PUP-3,
PP2017-0043, CUP2020-0048 & V2020-0079



EXISTING SITE PLAN
1" = 100'

SITE SUMMARY

ZONING: C6 - COMMERCIAL GENERAL
 PARCEL NUMBER: 417-056-002
 LOT AREA: 16,001 SQ. FT. / 0.37 ACRES
 FRONT SETBACK: 25'-0"
 SIDEYARD SETBACK: 0'-0" (20'-0" IF ABUTTING RESIDENTIAL)
 REAR SETBACK: 0'-0" (20'-0" IF ABUTTING RESIDENTIAL)
 MAX. HGT.: 50'-0"
 LOT COVERAGE: 50%

PARKING: MOTELS/BOARDING HOUSES, 1 SPACE PER SLEEPING UNIT @ 19 UNITS = 19 SPACES REQ'D
 PROFESSIONAL OFFICE, 1 SPACE PER 200 SF @ 3,917 SF CLINIC SPACE = 20 SPACES REQ'D
 TOTAL SPACES REQ'D = 39
 TOTAL SPACES PROVIDED = 12

JUSTIFICATION: CLIENTELE WILL BE DROPPED OFF AT THE FACILITY AND ARE NOT PERMITTED TO RETAIN PERSONAL VEHICLES ON SITE. THE FACILITY ONLY SERVICES CLIENTELE THAT ARE HOUSED ON SITE. COMPANY STAFFING RATIOS WILL REQUIRE A MAXIMUM OF 10 EMPLOYEES ON SITE AT ANY GIVEN TIME.

BUILDING DATA

SLEEPING UNIT & BED COUNT

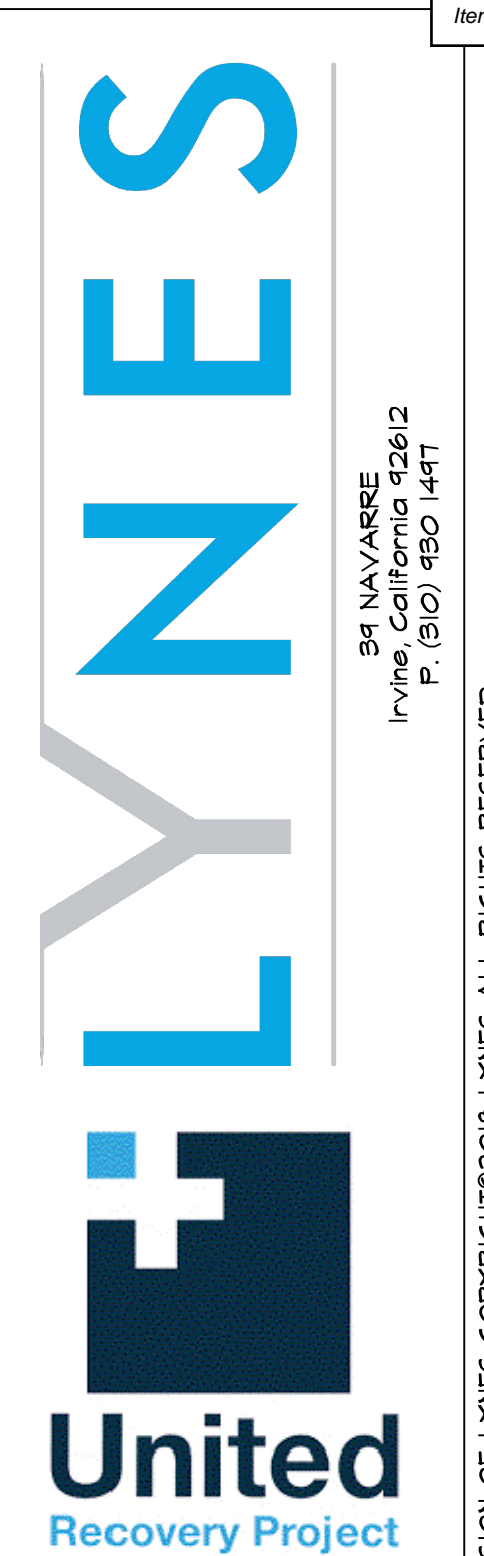
FLOOR	NO. OF UNITS	NO. OF BEDS
FIRST FLOOR	2	2
SECOND FLOOR	17	24
TOTAL	19	26

SQUARE FOOTAGE

EXISTING FIRST FLOOR	6,491 SQ. FT.
EXISTING SECOND FLOOR	5,309 SQ. FT.
TOTAL	11,740 SQ. FT.

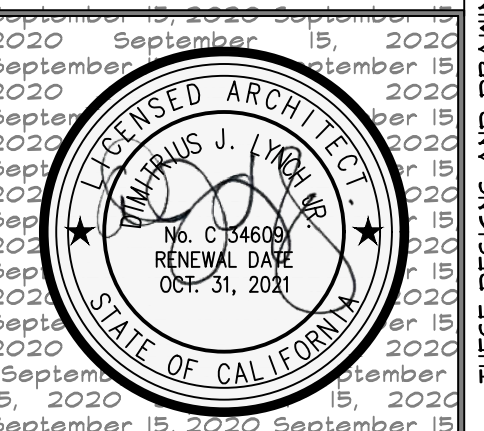
SITE PLAN NOTES

- THIS DRAWING IS AN ARCHITECTURAL SITE PLAN FOR BUILDING TO SITE REFERENCE ONLY.
- NO PARKING SHALL BE LOCATED WITHIN 20 FEET OF THE ACCESS DRIVE PER BEAUMONT MUNICIPAL CODE, SECTION 17.05.060.A.1.
- STANDARD PARKING SPACES REQUIRE A MINIMUM DEPTH OF 19 FEET PER BEAUMONT MUNICIPAL CODE TABLE 17.05-2.
- PER BEAUMONT MUNICIPAL CODE, SECTION 17.06.040.A, PARKING LOT DIVIDERS, ISLANDS, PLANTERS, AND PLANTING AREAS SHALL BE A MINIMUM OF FIVE (5) FEET WIDE AND TEN (10) FEET LONG EXCEPT THAT ALL NEW OR RETROFITTED TREE PLANTERS SHALL BE A MINIMUM OF NINE (9) FEET BY SEVEN (7) FEET, MEASURED TO THE INSIDE PERIMETER OF THE PLANTER, AND SHALL HAVE NO LESS THAN 48 SQUARE FEET OF PERMEABLE SOIL PLANTING AREA.
- PER BEAUMONT MUNICIPAL CODE, SECTION 17.06.040.E.1:
 - A MINIMUM OF 15 PERCENT OF THE TOTAL OFF-STREET OPEN PARKING AREA SHALL BE LANDSCAPED WITH A MIXTURE OF TREES, SHRUBS, VINES, GROUND COVER, HEDGES, FLOWERS, BARK, CHIPS, DECORATING CINDERS, GRAVEL AND SIMILAR MATERIAL. A MINIMUM OF ONE-THIRD OF THE REQUIRED LANDSCAPING SHALL BE DISTRIBUTED WITHIN THE INTERIOR OF THE PARKING FACILITY AND THE REMAINING TWO-THIRDS OF THE REQUIRED LANDSCAPING SHALL BE PROVIDED AS PERIPHERAL PLANTING ON THE EXTERIOR EDGES OF THE PARKING AREA.
 - ALL PLANTER BEDS AND TREE PLANTERS SHALL BE BORDERED BY A CONCRETE CURB NOT LESS THAN 6 INCHES IN HEIGHT ADJACENT TO THE PARKING SURFACE.
 - ALL APPLICANTS CREATING NEW OR REHABILITATING PARKING LOTS SHALL PROVIDE A LANDSCAPE PLAN FOR REVIEW AND APPROVAL BY THE CITY OF BEAUMONT FOR SAID PARKING LOTS. THE LANDSCAPE PLAN SHALL INCORPORATE WATER-CONSERVING PLANT MATERIAL AND IRRIGATION TECHNOLOGY.
- PER BEAUMONT MUNICIPAL CODE, SECTION 17.06.040.F:
 - THE INTENT OF THIS CODE IS TO IMPROVE AND MAXIMIZE THE LANDSCAPING WITHIN THE OFF-STREET OPEN PARKING AREAS TO PROVIDE 30 PERCENT OR MORE OF SHADE COVERAGE IN TEN YEARS. IN ORDER TO ACHIEVE THIS COVERAGE, THE APPLICANT SHALL PLANT SINGLE TRUNK, LOW BRANCHING TREES IN WINDY AREAS, AND DESIGN, WHERE POSSIBLE, NORTH/SOUTH ORIENTED PARKING AREAS TO PROVIDE MAXIMUM SHADE. LANDSCAPING SHALL BE PROVIDED AND MAINTAINED TO THE EXTENT THAT AT LEAST ONE MEDIUM OR LARGE-SCALE TREE IS PLANTED FOR EVERY SIX (6) PARKING STALLS. A DIVERSITY OF TREE SPECIES IS REQUIRED.
- KNOX BOX AND GATE ACCESS: BUILDINGS SHALL BE PROVIDED WITH A KNOX BOX. THE KNOX BOX SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE OFFICE OF THE FIRE MARSHAL. ALL ELECTRONICALLY OPERATED GATES SHALL BE PROVIDED WITH KNOX KEY SWITCHES AND AUTOMATIC SENSORS FOR ACCESS. REF. CFC 506.1

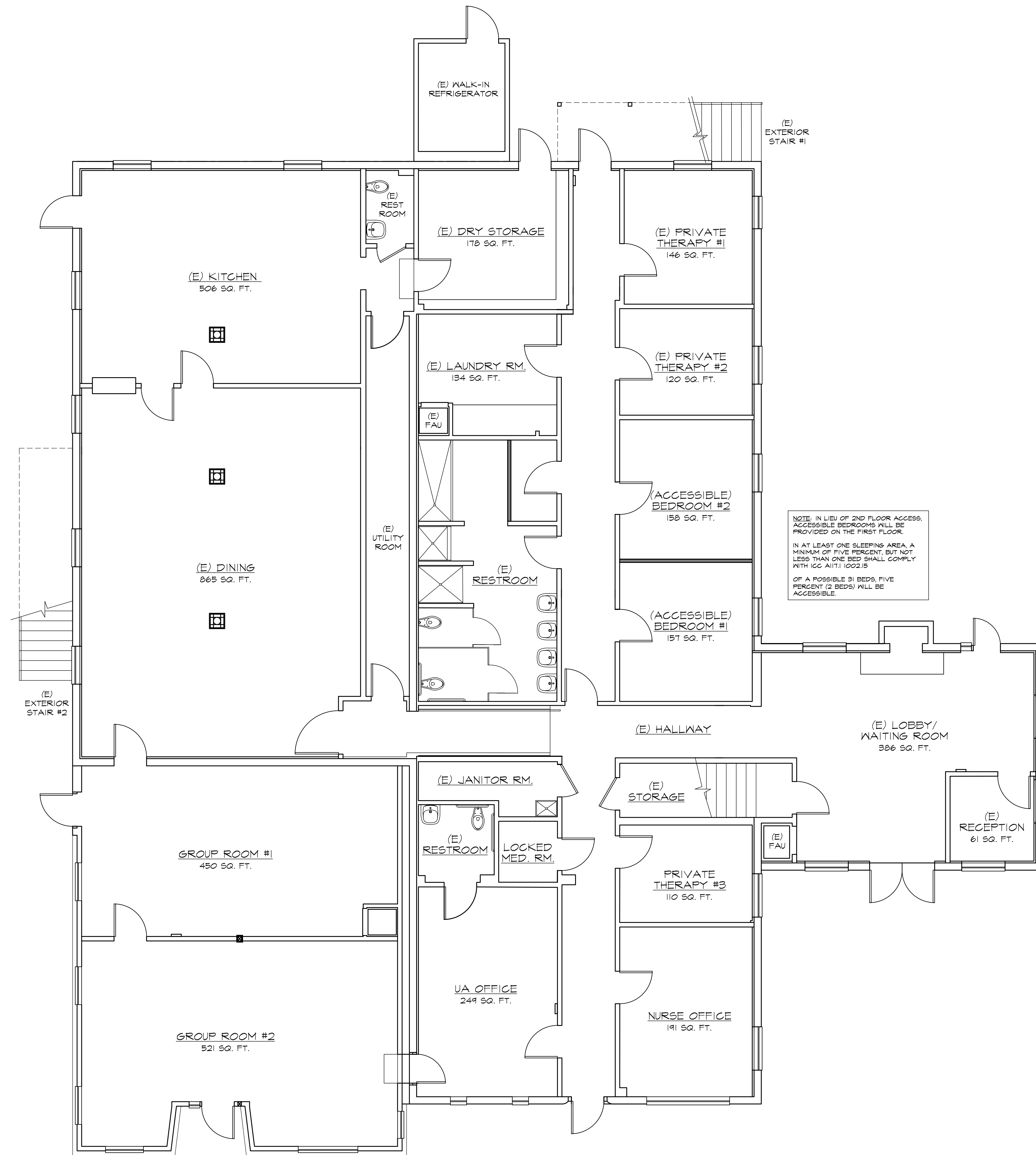


CONDITIONAL USE PERMIT
 URP CALIFORNIA, LLC
 210 W. 6TH STREET,
 BEAUMONT, CALIFORNIA 92223

PROJECT NO.: 20-08
 DRAWN BY: DL
 DATE: 5/18/2020
 1ST SUBMITTAL:



SHEET NUMBER
 AO-1



FIRST FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND		
	FLAT SOFFIT W/ TOP @ 4'-0" A.F.F. @ 10'-0" PL., @ 8'-0" A.F.F. @ 4'-0" PL. OR 7'-6" A.F.F. @ 8'-0" PL. UNLESS OTHERWISE NOTED	
	2X4 WALL	
	2X6 WALL	
	2X LOW WALL - HEIGHT PER FLOOR PLAN	
SLEEPING UNIT & BED COUNT		
FLOOR	NO. OF UNITS	NO. OF BEDS
FIRST FLOOR	= 2	2
SECOND FLOOR	= 17	24
TOTAL	19	26
SQUARE FOOTAGE		
EXISTING FIRST FLOOR	=	6,481 SQ. FT.
EXISTING SECOND FLOOR	=	5,304 SQ. FT.
TOTAL	=	11,785 SQ. FT.

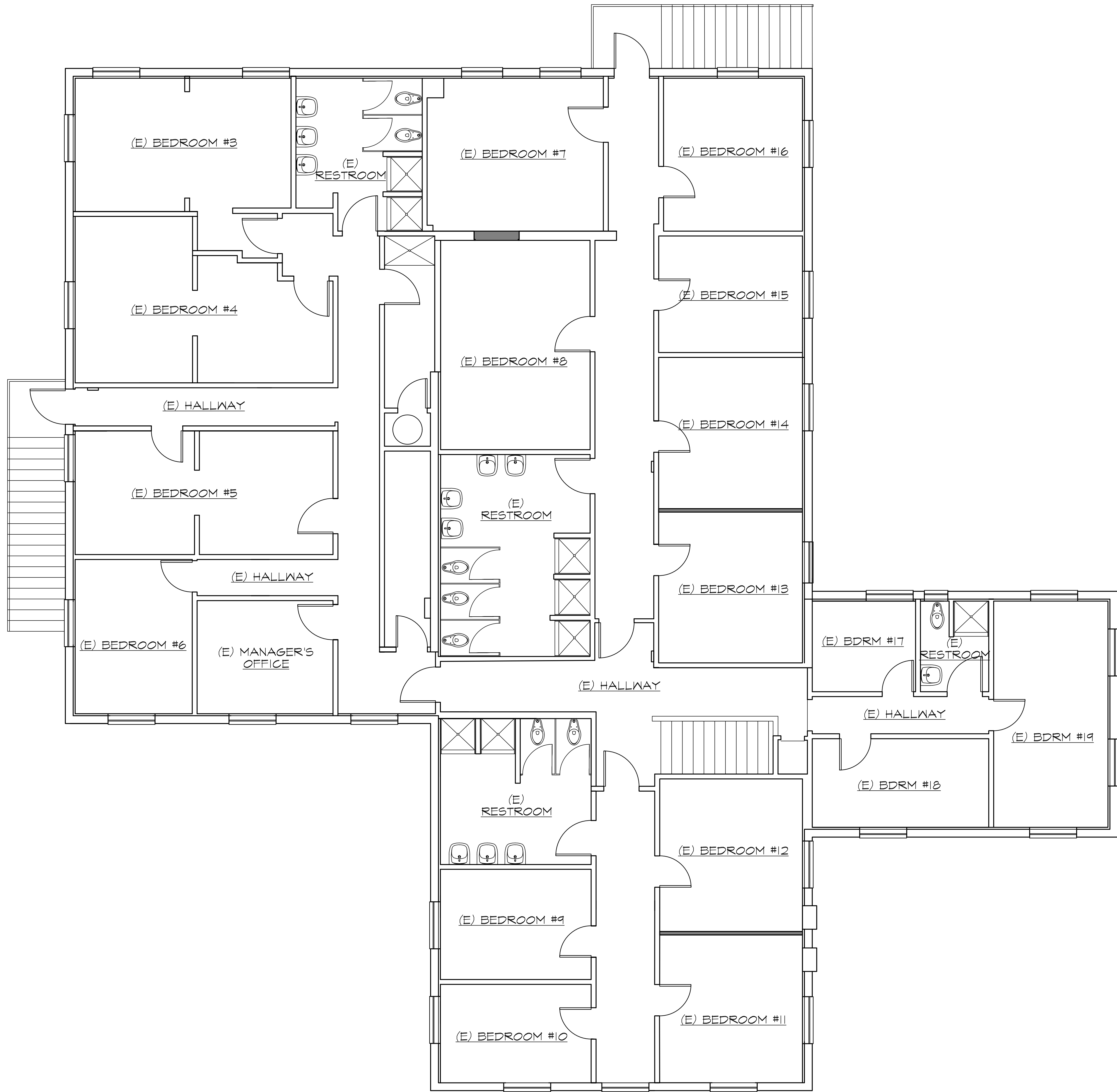
PROJECT NO.: 20-08
 DRAWN BY: DL
 DATE: 4/18/2020
 1ST SUBMITTAL: _____



SHEET NUMBER
A2-1

CONDITIONAL USE PERMIT
 URP CALIFORNIA, LLC
 210 W. 6TH STREET,
 BEAUMONT, CALIFORNIA 92223

Item 2.
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SECOND FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND

- [Hatching] FLAT SOFFIT W TOP @ 9'-0" A.F.F. @ 10'-0" PL., @ 8'-0" A.F.F. @ 9'-0" PL. OR 7'-6" A.F.F. @ 8'-0" PL. UNLESS OTHERWISE NOTED
- [Solid Line] 2x4 WALL
- [Dashed Line] 2x6 WALL
- [Dashed Line] 2x LOW WALL - HEIGHT PER FLOOR PLAN

SLEEPING UNIT & BED COUNT

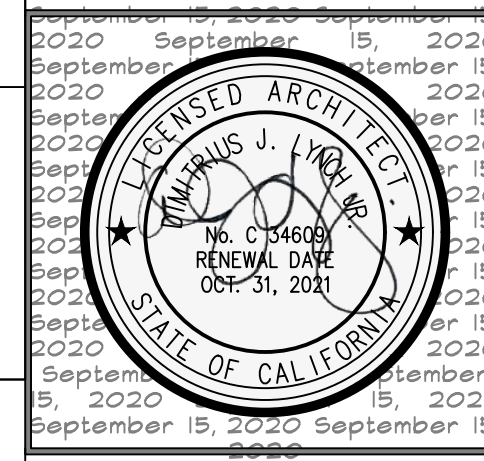
FLOOR	NO. OF UNITS	NO. OF BEDS
FIRST FLOOR	= 2	2
SECOND FLOOR	= 17	24
TOTAL	19	26

SQUARE FOOTAGE

EXISTING FIRST FLOOR	=	6,491 SQ. FT.
EXISTING SECOND FLOOR	=	5,304 SQ. FT.
TOTAL		11,795 SQ. FT.

PROJECT NO.: 20-06
DRAWN BY: DL
DATE: 4/18/2020
1ST SUBMITTAL:

NO.	DATE	DESCRIPTION
1	4/18/2020	1ST SUBMITTAL
2		
3		
4		
5		



SHEET NUMBER
A2-2

LYNES
United Recovery Project

CONDITIONAL USE PERMIT
URP CALIFORNIA, LLC
210 W. 6TH STREET,
BEAUMONT, CALIFORNIA 92223

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**CITY OF BEAUMONT
PLANNING DEPARTMENT
DRAFT CONDITIONS OF APPROVAL**

PLANNING COMMISSION DATE: October 13, 2020

PROJECT NAME: Residential Care Facility for Drug Rehabilitation

PROJECT NOS.: CUP2020-0048 & V2020-0079

DESCRIPTION: Operation of a 31 bed a residential care facility serving as a drug rehabilitation facility within an existing 11,790 square foot, two-story building and a variance requesting reduced parking requirements located at 210 W. 6th Street in the Commercial General (CG) Zone.

APPLICANT: URP California, LLC

LOCATION: 210 W. 6th Street

APN: 417-056-002

PROJECT

Note: Any conditions revised at a hearing will be noted by ~~strikeout~~ (for deletions) and/or underline (for additions), and any newly added conditions will be added at the end of all conditions regardless of the Department originating the condition.

STANDARD CONDITIONS

1. The permit for the above referenced Conditional Use Permit and Variance applications and all Conditions of Approval herein.
2. The use hereby permitted is for the operation residential care facility serving as drug rehabilitation facility within an existing two-story building with a maximum of 31 beds and a parking variance for the property located at 210 W. 6th Street.
3. The Community Development Director may approve minor modifications to the site plan that are in substantial conformance to the approved project and that do not increase impacts. All copies of the revised plans shall be dated and signed by the Director and made a part of the record.
4. The permittee shall defend, indemnify, and hold harmless the City of Beaumont, the Beaumont Redevelopment Agency, its agents, officers, consultants, and employees from any claims, action, or proceeding against the City of Beaumont or its agents, officers, consultants, or employees to attack, set aside, void, or annul, an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit CUP2020-0048 & Variance V2020-0079. The City of Beaumont will promptly notify the permittee of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully

in the defense. If the City fails to promptly notify the permittee of any such claim, action or proceeding or fails to cooperate fully in the defense, the permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.

5. This approval is subject to the City of Beaumont Municipal Code Section 17.02.100 Conditional Use Permits and is subject to timing specified in Sections (J) Conditional Use Permit Time Limits, (K) Conditional Use Permit Lapse in Time, (L) Conditional Use Permit Renewal and (M) Lapsing in Conditional Use Permit; and Variances are subject to timing specified in Beaumont Municipal Code Section 17.02.100.K Variance Time Limits, (L) Variance Lapse in Time, (M) Variance Renewal.
6. The development and uses entitled pursuant to the permit shall comply with the Beaumont Municipal Code and all other applicable City of Beaumont ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on the approved site plan, unless otherwise amended by these conditions of approval.
7. Administrative Plot Plan application review and approval is required prior to occupancy of the building.
8. Occupancy inspections will be required prior to the start of operations by the Building & Safety, Planning, Police, and Fire Departments. All inspections shall be performed and approved before a Certificate of Occupancy will be issued by the Building and Safety Department.
9. If any of the conditions of approval are violated, or if the use otherwise become a public nuisance as set forth in the Beaumont Municipal Code, the conditional use permit may be revoked as prescribed in the Municipal Code.
10. The Community Development Director shall monitor the subject use to ensure that the scale of the use does not exceed the limitations of the existing site improvements. In the event the Community Development Director determines that the scale of the use has exceeded site limitations, a hearing shall be scheduled before the Planning Commission to review the permit and consider modification or revocation thereof.
11. After 12 months of operation, the subject matter may, at the discretion of the Community Development Director, be scheduled for review by the Planning Commission. The Commission shall retain the authority to amend these conditions of approval at such time, or to modify the use or revoke the permit if substantial problems result from the operation.

CUP2020-0048 & V2020-0079
Conditions of Approval
Page 3

12. The applicant shall be responsible for securing clearance, permits and approvals from all relevant agencies, including the Building Department, Fire Department, Public Works Department, and any other necessary departments or agencies.
13. This permit shall be for the benefit of the applicant in whose name the permit was issued, for the specific approved location. The permit shall not be transferrable to another individual or location.
14. Any modifications not considered in substantial conformance with CUP2020-0048 are subject to separate review and approval by the Planning and Building Departments and may require additional permits and fees.
15. Prior to the issuance of a Certificate of Occupancy for the project site or activity being commenced thereon, pursuant to Conditional Use Permit CUP2020-0048, all conditions of approval contained herein shall be completed to the satisfaction of the Planning Department.
16. On-site activities authorized by this Conditional Use Permit are limited to detoxification services, individual, group and educational sessions, alcoholism and drug recover, treatment planning, incidental medical services including but not limited to basic history and physical examinations, TB testing and urine analysis.
17. The hours of operation for the approved use shall be 24 hours a day.
18. Outdoor facilities for storage of any kind are not permitted.
19. All facility doors shall be kept closed during activities that have increased sound levels.
20. Noise from the property shall be minimized to a level of no more than 65 dba at the property line in compliance with the Beaumont General Plan Table 5-1 Noise and Land Use Compatibility Standards, which requires activity to comply with the maximum noise level standards at the property line of adjacent uses. No permanent outdoor public address or paging systems shall be permitted at any time.
21. No outdoor activities are permitted within the parking area without an approved Temporary Use Permit.

CUP2020-0048 & V2020-0079
Conditions of Approval
Page 4

22. Any uses not specifically permitted as part of, or not determined to be in substantial conformance by the Community Development Director, to this Conditional Use Permit (CUP2020-0048), shall require submittal and approval of an application to modify the Conditional Use Permit.
23. Signage is not approved as part of this project. Signage, in accordance with the Zoning Ordinance, may be approved at a later time under a separate permit.
24. Standard parking spaces require a minimum depth of 19 feet per Beaumont Municipal Code Table 17.05-2.
25. Per Beaumont Municipal Code, Section 17.06.040.E.1:
 - a. All applicants creating new or rehabilitating parking lots shall provide a landscape plan for review and approval by the City of Beaumont for said parking lots. The landscape plan shall incorporate water-conserving plant material and irrigation technology.
26. Per the applicant's statement of operations, patient parking is prohibited.
27. Per the applicant's statement of operations, visitors are prohibited from visiting the site at any time.
28. Prior to the issuance of a building permit or certificate of occupancy, whichever comes first, the tenant improvements plans shall include the following exterior modifications, subject to approval by the Planning Department:
 - a. Install foam trim at the top of the building, all around the top of the existing wall.
 - b. Install foam molding at bottom of all existing windows.
 - c. Remove existing first floor overhang, at southwest corner of building and install foam trim, in place of the overhang.
 - d. Provide two (2) pop-outs at south side of building, at middle and southeast entrances.
 - e. Install two (2) foot stone veneer, at south side of building, including a portion of the southwest and southeast corners of the building.

CUP2020-0048 & V2020-0079
 Conditions of Approval
 Page 5

- f. Re-plaster the entire building.
- g. Install decorative expansion joints.

BUILDING DEPARTMENT CONDITIONS

- 29. Any modifications to the existing use, structure and site requires construction drawings to be submitted to the Building Department for plan review, permits and inspections.
- 30. It shall be unlawful for any person to engage in or permit the generation of noise related to landscape maintenance, construction including erection, excavation, demolition, alteration or repair of any structure or improvement, at such sound levels, as measured at the property line of the nearest adjacent occupied property, as to be in excess of the sound levels permitted under Chapter 9 of the Municipal Code, at other times than between the hours of 7:00 a.m. and 6:00 p.m. The person engaged in such activity is hereby permitted to exceed sound levels otherwise set forth in this Chapter for the duration of the activity during the above described hours for purposes of construction. However, nothing contained herein shall permit any person to cause sound levels to at any time exceed 55 dB(A) for intervals of more than 15 minutes per hour as measured in the interior of the nearest occupied residence or school.

PUBLIC WORKS DEPARTMENT CONDITIONS

- 31. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY (COO): The applicant shall remove the existing driveway at the southerly alley entrance and replace it with a commercial drive approach per Riverside County std. 207a.
- 32. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY (COO): The applicant shall reconstruct the alley, coincident with the project boundary, per Riverside County Std. 500, modified to function with commercial driveway.
- 33. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY (COO): The applicant shall verify that all sidewalks and curb ramps along Sixth Street and California Avenue are Americans with Disabilities Act (ADA) compliant, coincident with the project boundary. The applicant shall remediate any deficiencies.
- 34. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY (COO): The applicant shall verify that all sidewalks and curb ramps along Sixth Street and

CUP2020-0048 & V2020-0079
Conditions of Approval
Page 6

California Avenue are Americans with Disabilities Act (ADA) compliant, coincident with the project boundary. The applicant shall remediate any deficiencies.

35. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall have a Geotechnical Engineer investigate the existing roadway section of all streets coincident with the project frontage. The geotechnical report shall recommend one, or a combination of, the following conditions based on the existing condition and minimum requirements:
- a. Perform a crack fill and slurry coat from centerline to edge of pavement
 - b. Grind (0.17' Min.) and overlay from centerline to edge of pavement
 - c. Full-section removal and replacement from centerline to edge of pavement

FIRE DEPARTMENT CONDITIONS

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

36. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
37. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.
38. Addressing: All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

CUP2020-0048 & V2020-0079
Conditions of Approval
Page 7

39. FIRE EXTINGUISHERS - Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire extinguishers shall be mounted no higher than 5 feet above finished floor, measured to the top of the extinguisher. Extinguishers must have current CSFM service tags affixed; or within one year if from the date of month and year manufacture. Higher Hazards shall require a higher hazard fire extinguisher. CFC section- 906.1.

40. BUILDING OPENINGS - Access to building openings and roofs shall be maintained readily accessible for emergency access by the fire department. Finished grade to be flat and accessible on all sides of the building were ground ladder access is the only means to reach the highest point on the building from the exterior. Obstructions will not be placed as to interfere with ground ladder placement. CFC Chapter 5, section 504.1 & RVC Ordinance 787.8

POLICE DEPARTMENT

41. The address of the business shall be clearly visible from the front of the building and shall be illuminated during hours of darkness.

End of Conditions

CUP2020-0048 V2020-0079 Zoning Map



9/28/2020 12:20:17 PM

General Plan

- Rural Residential
- Single-Family Residential

Multi-Family Residential

General Commercial

Community Commercial

Industrial

Commercial Industrial Overlay

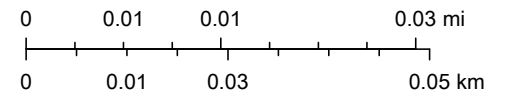
Urban Village Overlay

Beaumont Avenue Overlay

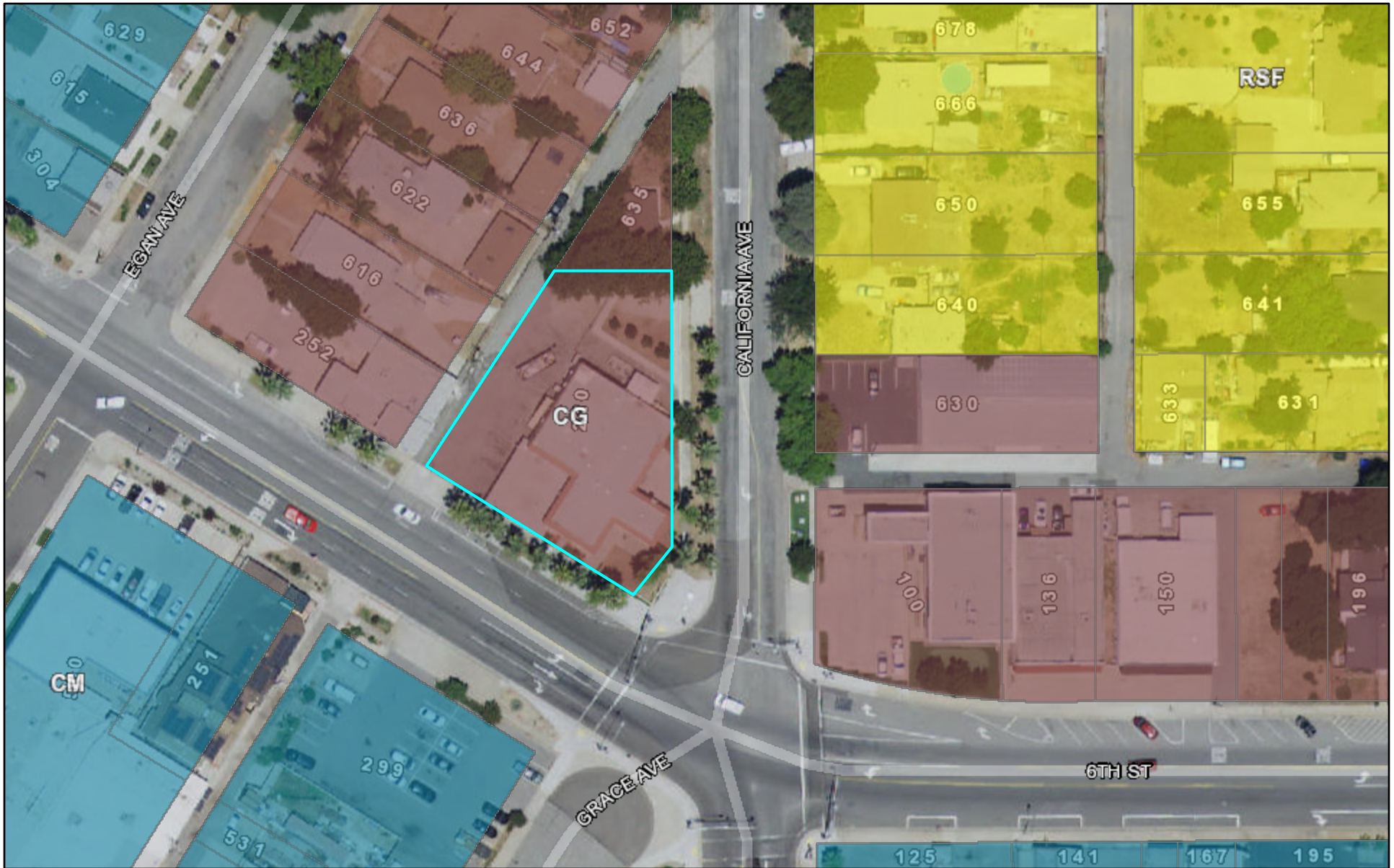
Public Facilities

Recreation and Conservation

1:1,128



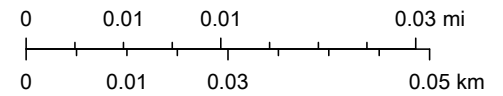
CUP2020-0048 V2020-0079 Zoning Map



9/28/2020 12:18:23 PM

- | | | | |
|---------------------------|--------------------------|--------------------------|--------------------------|
| Zoning | Residential Multi-Family | Commercial Community | Beaumont Avenue Overlay |
| Rural Residential | Specific Plan Area | Commercial Manufacturing | Mineral Resource Overlay |
| Residential Single-Family | Commercial General | Manufacturing | Public Facilities |

1:1,128



CUP2020-0048 V2020-0079 Aerial Photograph

Item 2.



Legend

- Parcels
- 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



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© Riverside County GIS

Statement of Operations

This is a Residential Care Facility that will provide detoxification, individual, group, and educational sessions; alcoholism and drug recovery, treatment planning and incidental medical services such as basic history and physical examinations, TB testing, and urine analysis.

- All patients will be picked up at their homes or at the airport so that the patients do not have access to their cars while they are undergoing treatment at this facility. Clients are not allowed to park their personal vehicles on property.
- This is a 31-bed facility, so there will be 31 patients undergoing treatment sessions that will last a total of 21-28 days. Clients will remain on property though their entire treatment.
- This facility runs 24 hours per day during each treatment session with onsite medical care.
- All meals are catered for the patients each day, and while undergoing treatment. Each session starts at 9:00am and lasts until 5:00pm with a self-help meeting from 7:00pm-8:00pm for 7 days a week on property.
- The sessions from 9:00am-5:00pm will be facilitated by either clinicians or group facilitators along with 1 on 1 therapy sessions scheduled by therapists.
- The check in time starts from the time the client is admitted and evaluated by the medical and clinical staff. The check-out time will be determined by the medical, clinical and administration team which will be between the 21st to the 28th day of treatment.
- After the check out, the patients are driven to their homes or to the airport.
- Employees and Work Shifts:
 - 1st Shift – 31 Beds
8AM – 4PM = 10 Employees on shift
 - 2 Technician Employees
 - 2 Licensed Therapists
 - 1 Operation Manager
 - 1 Clinical Manager
 - 2 Group Facilitators
 - 1 ARNP (Medical) Employee
 - 1 Registered Nurse Employee
 - 2nd Shift – 31 Beds
4PM – 12AM = 8 Employees on shift
 - 2 Technician Employees
 - 2 Registered Nurse Employees
 - 1 ARNP (Medical) Employee

- 1 Group Facilitator Employee
- 1 Nutritionist Employee
- 1 Behavioral Technician
- 3rd Shift – 31 Beds
 - 12AM – 8AM = 7 Employees on shift
 - 3 Behavioral Technician Employees
 - 3 Registered Nurses
 - 1 Behavioral Technician Manager

Justification for Parking Deficiency - 210 W. 6th Street Drug Rehab Project regarding CUP2020-048 Incomplete Letter 8.31.20

The reasons that the current 12 parking spaces is sufficient for this proposed drug rehab facility is the following:

- **Patients:** All patients will either be picked up at their homes or at the airport. Patient are not allowed to drive their automobiles to this facility. As a result, there or Zero parking spaces required for patient.
- **Patient's Pick-Up and Drop-Off Vehicle:** arrive and depart at different times because there is no group check-in or check-out time; instead, all check-ins and check-outs are done individually at different times. One of the 12 parking spaces will be for the vehicle that picks up and drops off the patients.
- **Visitors:** No visitors are allowed at the facility at any time. Therefore, there will be no automobiles due to visitors. As a result, there are Zero parking spaces required for visitors
- **Employees:** Below I have shown the employee list showing a maximum of 10 employees needed at any one time to service 31 beds at their proposed drug rehab facility at 210 W. 6th Street. Therefore, per the information shown below, there are a maximum of 10 parking spaces required for employees:

1st Shift – 31 Beds

8AM – 4PM = 10 Employees on shift

- 2 Technician Employees
- 2 Licensed Therapists
- 1 Operation Manager
- 1 Clinical Manager
- 2 Group Facilitators
- 1 ARNP (Medical) Employee
- 1 Registered Nurse Employee

2nd Shift – 31 Beds

4PM – 12AM = 8 Employees on shift

- 2 Technician Employees
- 2 Registered Nurse Employee
- 1 ARNP (Medical) Employee
- 1 Group Facilitator Employee
- 1 Nutritionist Employee
- 1 Behavioral Technician

3rd Shift – 31 Beds

12AM – 8AM = 7 Employees on shift

- 3 Behavioral Technician Employees

- 3 Registered Nurses
- 1 Behavioral Technician Manager

Summary of required parking spaces:

- Parking Spaces required for Patients – Zero Parking Spaces
- Parking Spaces required for Patient’s Pick-Up and Drop-Off Vehicle – 1 Parking Spaces
- Parking Spaces required for Visitors – Zero Parking Spaces
- Parking Spaces required for Employees – 10 Parking Spaces

Total Parking Spaces Required – 11 Parking Spaces

Total Parking Spaces Available – 12 Parking Spaces

Total Extra Parking Spaces – 1 Extra Parking Space

THE PRESS-ENTERPRISE

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Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: CUP 2020-0048 & VARIANCE 2020-0079 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

10/02/2020

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: October 02, 2020
At: Riverside, California



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LEGAL ADVERTISEMENT

NOTICE IS HEREBY GIVEN, that the City of Beaumont will conduct public hearings to consider the matter described below. The Planning Commission's public hearing will be held at 6:00 p.m. on Tuesday, October 13, 2020 at 550 East Sixth Street, Beaumont, California.

CONDITIONAL USE PERMIT 2020-0048 & VARIANCE 2020-0079, Conduct a public hearing and consideration of the operation of a 31 bed residential care facility serving as a drug rehabilitation facility within an existing 11,790 square foot, two-story building and a variance requesting reduced parking requirements located at 210 W. 6th Street in the Commercial General (CG) Zone. The proposed application exempt from the provisions of the California Environmental Quality Act (Class 01 - Existing Facilities). APN: 417-056-002

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 made 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

The applicant for this project is **URP California LLC**

Public comments will be accepted using the following by 1) Written comments will be accepted via email and will be read aloud during the corresponding item of the meeting. Comments can be submitted any time 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, 3) In person comments subject to the adherence of the applicable health order and social distancing requirements. Public comments shall not exceed (3) minutes unless otherwise authorized by City Council.

Carole Kendrick
Senior Planner

Press-Enterprise: 10/02

Item 2.



Staff Report

TO: Planning Commissioners

FROM: Carole Kendrick, Senior Planner

DATE: October 13, 2020

SUBJECT: **Plot Plan PP2017-0017 – A Request for Planning Commission Consideration of a Plot Plan for the Construction and Operation of a 8,619 Square Foot Church Constructed in Two (2) Phases and the Conversion of an Existing 2,594 Square Foot Single Family Residence to Administration Offices Located at 1406 E. Sixth Street, with Consideration of an Environmental Exemption pursuant to CEQA Guidelines Section 15332 (In-Fill Development)**

APPLICANT: Toro Sy

Background and Analysis:

The Sixth Street Overlay Table 17.03-4 allows churches as a permitted use, as does the underlying base zone of Commercial General (Table 17.03-3). The Beaumont Municipal Code Section 17.02.070.B.2.b requires the approval of a Plot Plan by the Planning Commission to establish a new land use. The purpose of this requirement is to establish a formal review of such proposals, which involves conducting a public hearing and giving written notice to property owners within a 300-foot radius of the site.

Through the plot plan process, the Planning Commission has the opportunity to determine if the proposed use, or the location of that use, is compatible with surrounding uses, or through conditions, can be made compatible. The Planning Commission can either approve, conditionally approve or deny the proposal and may establish conditions of approval for the business' operations to ensure that it will not be a detriment to the community.

Description:

The subject site is approximately 1.8 acres and contains an existing 2,594 square foot, two-story single-family residence on the northwest portion of the property. The site is currently unimproved with the exception of the residence. The project as proposed will

be required to fully improve the street frontages along Sixth Street and American Avenue, with curb, gutter, sidewalk and landscaping.

The applicant is requesting approval of a Plot Plan for the construction and operation of a church located on the northeast corner of Sixth Street and American Avenue. The project is proposed to be constructed in two phases. The first phase includes the construction of a 3,769 square foot church building, the conversion of the 2,594 square foot single-family residence into administrative offices, and all of the off-site improvements. Phase 2 proposes to convert the Phase 1 church building into classrooms, construct a 4,850 square foot addition to accommodate a new sanctuary, and complete the remainder of the on-site improvements related to parking and landscaping.

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	Existing Single-Family Residence	General Commercial (GC)	Commercial General (CG) in the Sixth Street Overlay
NORTH	Existing Single-Family Residential Tract	Single Family Residential (SFR)	Residential Single Family (RSF)
SOUTH	Sav-On & Pacific Manufactured Home Sales	General Commercial (GC)	Commercial General (CG) in the Sixth Street Overlay
EAST	Mountain View Motel	General Commercial (GC)	Commercial General (CG) in the Sixth Street Overlay

WEST	American Town Center (commercial strip center) and Multiple Family Residences	General Commercial (GC) and Multiple Family Residential (MFR)	Commercial General (CG) in the Sixth Street Overlay & Residential Multiple Family (RMF)
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Analysis:

The applicant is proposing to relocate their church “Contained in Christ” from a temporary facility in Cherry Valley to a permanent location within the City of Beaumont. The operation currently provides three (3) major services that include Sunday worship from 9:30 am to 11:30 am, Tuesday Bible study from 8:30 pm to 10:00 pm, and Friday youth fellowship from 6:30 pm to 9:00 pm. The Sunday worship service has a typically attendance of 60-80 members of the congregation.

The applicant is requesting extended hours from 8:00 am to 12:00 am. Staff is recommending the operation conclude by 11:00 pm due to the proximity of adjacent motel and surrounding residential uses. If the Planning Commission would like to entertain the applicant’s request, a modification to Condition of Approval No. 18 will be required.

Based on the growing congregation, the applicant is proposing a facility that will accommodate up to 120 members for services as part of Phase 1 and will increase to 300 members as part of Phase 2.

Site Design:

The project as proposed consists of two (2) structures, the existing 2,594 square foot single-family residence and the new church and classroom construction of 8,619 square feet, proposed in two (2) phases that will provide an overall square footage of 11,213 for the entire site.

The first phase includes converting the existing residence into administration offices that include a 620 square foot reception area, 537 square foot multipurpose room, a 90 square foot kitchen, a 499 square foot administration office, a 234 square foot pastor’s office and two (2) restrooms.

The Phase 1 new construction is 3,769 square feet that consists of a 1,401 square foot sanctuary, a 987 square foot lobby, two (2) restrooms and three (3) areas for electrical, fire and janitorial uses. The new construction is located on the southern portion of the

subject property, east of the existing residences. The entrance to the new sanctuary is located on the north side of the building, facing the parking area.

Phase 2 will convert the 3,769 square foot construction under Phase 1 to six (6) classrooms that range in size from 203 to 274 square feet, a reduced lobby area of 699 square feet, a 174 square foot office, and a pantry and storage area. Phase 2 will increase the square footage by 4,850 square feet, that is predominately the sanctuary which is 3,578 square feet. Storage rooms, a crying room and green room are also proposed that range in size from 110 to 299 square feet.

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

Architecture:

The proposed project will utilize a combination of traditional and modern architectural styles. The existing single-family residence was constructed in 1936 and has stone column bases, arched porch details, a hip roof, with a gable roof elements on the rear of the structure and dormer windows on the front elevation. The residence will be painted in gray colors tone to match color elements proposed on the new construction.

The new construction will utilize stick-built construction and the use of metal storage containers. Phase 1 proposes stacked container elements with vertical corrugated metal panels, stucco finish and standing seam metal roof with a height of approximately 20 feet.

Phase 2 construction will utilize the same materials as Phase 1 and include pre-weathered wood siding, insulated stucco panels, and a hip roof with a maximum height of 26 feet, 6-1/2 inches. The color scheme proposes blue, rust and gray tones.

Circulation and Parking:

Commercial parking requirements are broken down into 13 categories. The proposed use is considered an assembly use and requires one (1) space per 4 permanent seats. If temporary seats are uses, 1 space per each 20 square feet of assembly area, per Table 17.05-1.

The parking requirement for Phase 1, which is proposing 1,220 square feet of assembly area, would require 61 parking spaces. The applicant is proposing to construct 62 parking spaces as part of Phase 1.

Phase 2 will propose a total assembly area of 2,612 square feet but will have 300 fixed seats. Therefore, the required parking for the project is 75 parking spaces for the assembly use. The project as proposed will be providing a total of 106 parking spaces that include 5 accessible parking spaces.

The parking spaces will be located north of the existing and proposed buildings and will be accessed from two (2) gated driveways on American Avenue.

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 for the project for design on June 27, 2019, July 11, 2019, May 21, 2020, and August 20, 2020. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

CEQA Review:

This project is exempt from review under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 in that information contained in the project file and documents incorporated herein by reference demonstrates that: Plot Plan No. PP2017-0017 is consistent with the General Commercial (GC) General Plan designation and all applicable General Plan policies as well as the applicable zoning designation of Commercial General (CG) base zone and the Sixth Street Overlay; the proposed project site is located within the boundaries of the City of Beaumont; Plot Plan No. PP2017-0017 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Plot Plan No. PP2017-0017 will result in significant effects related to traffic, noise, air quality or water quality in that the proposed design incorporates and otherwise is subject to air and water quality resource agency design requirements to avoid 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 Development) 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 public hearing on October 2, 2020, 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 letters of comment from the public in favor or opposition to the project. 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.

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 Commercial General (CG) zone and 6th Street Overlay. The zoning and overlay allow religious institutions subject to a Plot Plan.

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 General Commercial (GC). The proposed development is consistent with the General Plan policies.

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

The site is relatively flat and is located on the northeast corner of American Avenue and 6th Street. 6th Street is designated as a Major Highway and American Avenue is not designated on the circulation element and therefore is designated as a local street. The subject property is located in a commercial area and the proposed use is physically suitable for the site.

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 and land use designation for the project site is Commercial General (CG). The proposed project is surrounded by property that is commercial zoned and designated as commercial by the General Plan, except to the north that is zoned Single Family Residential (SFR) with a Residential Single-Family General Plan designation, and to the west includes Multiple Family Residential zones and general plan designations in addition to the commercial. The site has an existing two (2) story single family residence that is proposed to be converted to administration offices for the use. Commercial uses exist to the east, west and south of the project site. Single family uses are located to the north and multiple family uses to the west. The proposed use meets all development standards of the CG zone and 6th Street overlay that are provided to assure that the project and improvements in the vicinity are compatible, and that the proposed project is not detrimental to the surrounding community.

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 is 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 the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 in that the information contained in the project file and documents incorporated herein by reference demonstrate that: Plot Plan PP2017-0017 is consistent with the General Commercial (GC) General Plan designation and all applicable General Plan policies as well as the applicable zoning designation; the proposed site is located within the boundaries of the City of Beaumont; the proposed project has no value as habitat for endangered, rare or threatened species; there is no substantial

evidence in the record that the project will result in significant effects related to traffic, noise, air quality or water quality in that the proposed design incorporates and otherwise is subject to air and water quality resource agency design requirements to avoid any harmful effect; 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 Development) 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 No. PP2017-0017, subject to the proposed conditions of approval; and
Direct staff to prepare a Notice of Exemption for the applicant to record with the County Clerk.

Attachments:

- A. Draft Conditions of Approval
- B. Development Plan
- C. General Plan Land Use Designation
- D. Zoning Map
- E. Aerial Photograph
- F. Applicant's Statement of Operations
- G. Proof of Publication

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 PP2017-0017



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APPLICANT:

MCF COMMUNITY CHURCH

9246 AVENIDA MIRAVILLA CHERRY VALLEY, CA 92223

PROJECT:

CONTAINED IN CHRIST CHURCH

1406 E. 6TH ST. BEAUMONT, CA 92223

PHASE 1 SITE PLAN

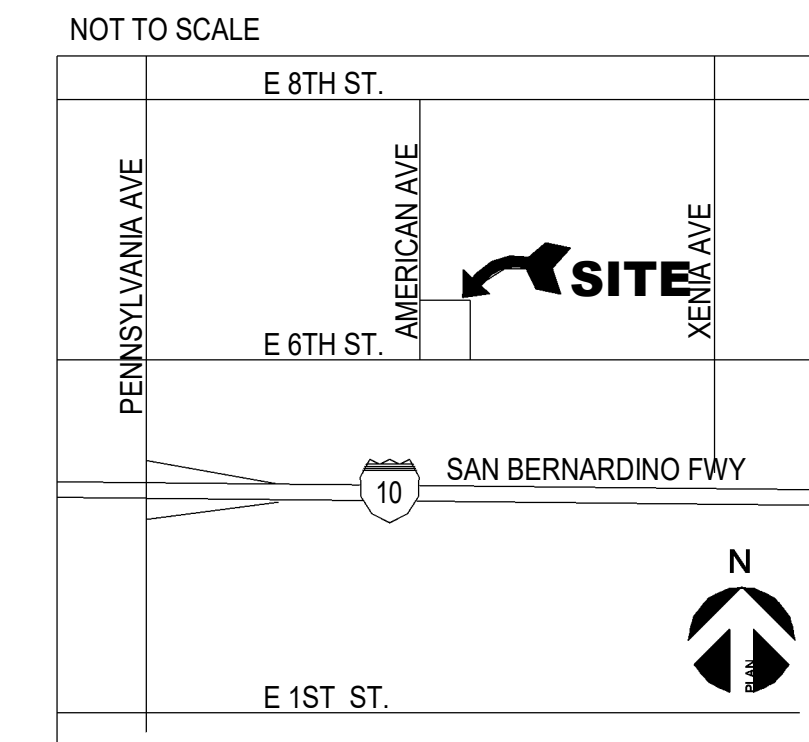
DATE: 5/7/2020

JOB #319-084

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CS-1.1

VICINITY MAP



SHEET INDEX

SHT. NO.	DESCRIPTION
CS-1.1	PHASE 1 SITE PLAN
CS-1.2	PHASE 2 SITE PLAN
CS-2.1	PHASE 1 FLOOR PLAN
CS-2.2	PHASE 2 FLOOR PLAN
CS-3.1	PHASE 1 ELEVATIONS
CS-3.2	PHASE 2 ELEVATIONS
CS-4.1	PHASE 1 3D VIEWS
CS-4.2	PHASE 2 3D VIEWS
C1	CONCEPTUAL GRADING PLAN
L1	PHASE 1 CONCEPTUAL LANDSCAPE PLAN
L2	PHASE 2 CONCEPTUAL LANDSCAPE PLAN

SITE PLAN CALCULATIONS

PARKING ANALYSIS:

LAND USE	PHASE	BLDG. S.F.	ASSEMBLY S.F.	PARKING REQUIREMENT	REQ. SPACE	PROV. SPACE	DIFF.
CHURCH	ONE	3,112	1,220	1 SPACE / 20SF OF ASSEMBLY	61	62	+1

ACCESSIBLE PARKING ANALYSIS:

PARCEL	PROVIDED PARKING	REQ. H.P.	PROVIDED H.P.	DIFF.
SITE PARKING	62	3	5	+2

PHASE 1 AREA:

PHASE 1 AREA:	63,193 SF
FUTURE AREA:	14,865 SF

PHASE 1 BUILDING CALCULATION

BUILDING	BLDG. S.F.	ASSEMB. SEATING S.F.	NO. OF SEATS
EXISTING LOWER	1444 SF		
EXISTING UPPER	1150 SF		
PHASE 1 BUILDING	3769 SF	1220	120
TOTAL	6363 SF		

PHASE 1

CONVERT EXISTING S.F.R. TO ADMIN. OFFICE
CONSTRUCT NEW SANCTUARY BUILDING WITH SEATING FOR APPROX. 120 SEATS, ENTRANCE AND LOBBY AND RESTROOMS

PHASE LEGEND

- EXISTING
- PHASE 1

PROJECT ADDRESS:

1406 E 6TH STREET BEAUMONT, CA

PARCEL AREA:

1.80 AC 78,408 S.F.

APN:

491-213-039

ZONE/LAND USE:

EXISTING: COMMERCIAL, GENERAL C-G
PROPOSED: COMMERCIAL, GENERAL C-G

FLOOR AREA RATIO:

ALLOWED: 1.0

LOT COVERAGE:

BUILDING MAX. = 50% OF LOT AREA	
BUILDING AREA:	5,216 SF = 6.65%
LANDSCAPED AREA:	24,713 SF = 31.52%
HARDSCAPE AREA:	33,614 SF = 42.87%
FUTURE AREA:	14,865 SF = 18.96%
TOTAL	78,408 SF = 100.00%

BUILDING SETBACKS:

FRONT YARD:	25 FT. (50 FT. IF PARKING IN FRONT)
SIDE YARD:	0 FT.
REAR YARD:	20 FT. (ABUTTING RESIDENTIAL)

LANDSCAPE SETBACKS:

FRONT YARD:	10 FT.
SIDE YARD AT STREET:	10 FT.
SIDE YARD AT COMMERCIAL:	0 FT.
REAR YARD AT RESIDENTIAL:	5 FT.

OCCUPANCY GROUP:

EXISTING AND NEW BUILDINGS
ASSEMBLY GROUP A3 - WORSHIP
303.1.4 Accessory to places of religious worship. Accessory religious educational rooms and religious auditoriums with occupant loads of less than 100 per room or space are not considered separate occupancies.

CONSTRUCTION TYPE:

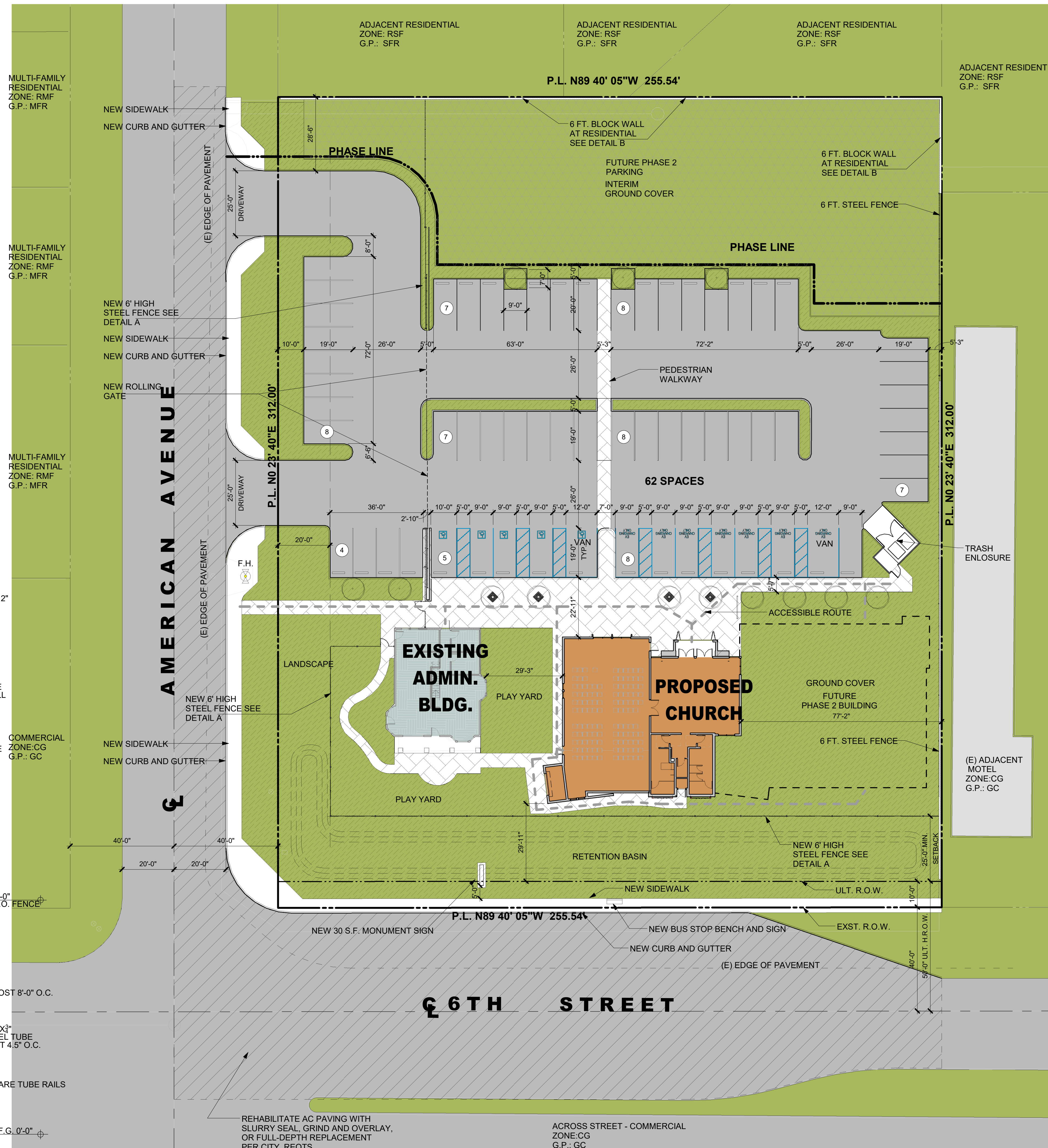
EXISTING: TYPE VB NON-SPRINKLERED (< 12,000 SF)
NEW: TYPE VB FULLY SPRINKLERED

ALLOWABLE AREA:

PHASE 1: BOTH BUILDINGS CONSIDERED ONE BUILDING ALLOWED = 33,000 SF
Aa = At + (NS x If) ~ Aa = 24000 + (6000 x 1.5) ~ Aa = 33,000 SF
6,363 SF < 33,000 SF

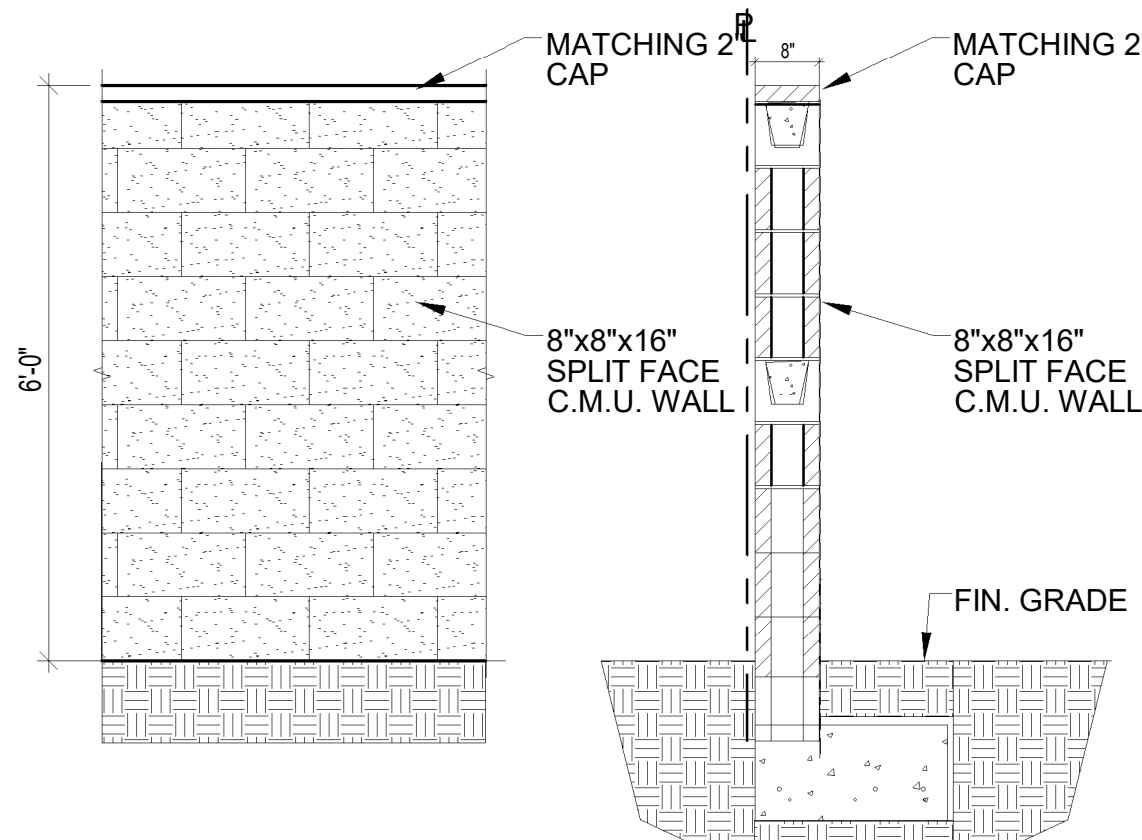
FIRE:

SEPARATION DISTANCE = N/A SINCE BUILDINGS COMPLY AS ONE BUILDING - CBC503.1.2
WALL RATINGS FOR BLDG. ELEMENTS = 0 HOUR FOR TYPE VB - CBC TABLE 601
WALL RATING PER DISTANCE = 1 HOUR 0-10 FT AND 0 HOUR OVER 10 FT.



PHASE 1 SITE PLAN

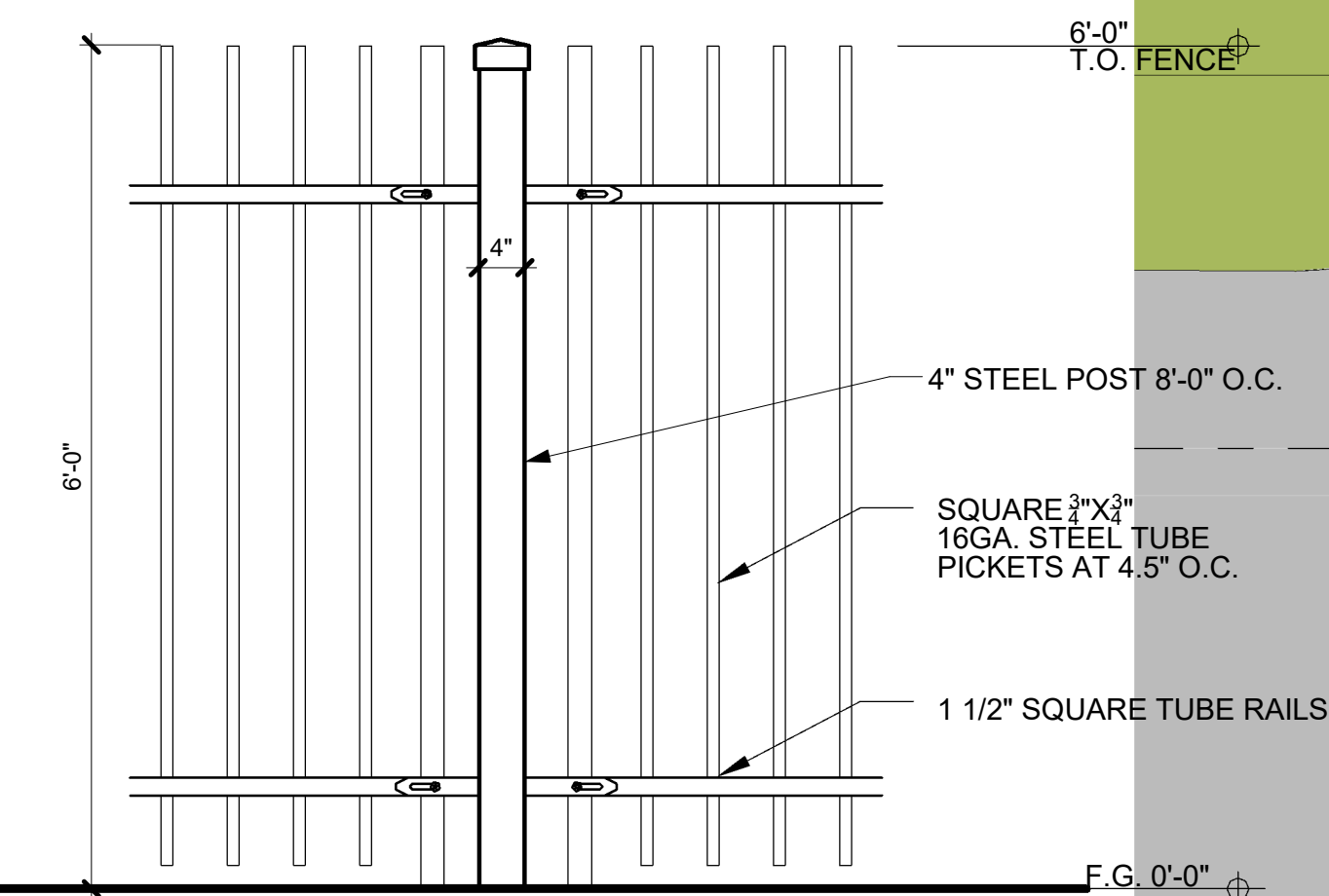
SCALE: 1" = 20'-0"



WALL ELEVATION WALL SECTION

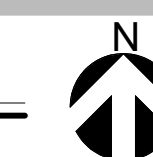
CMU FENCE DETAIL

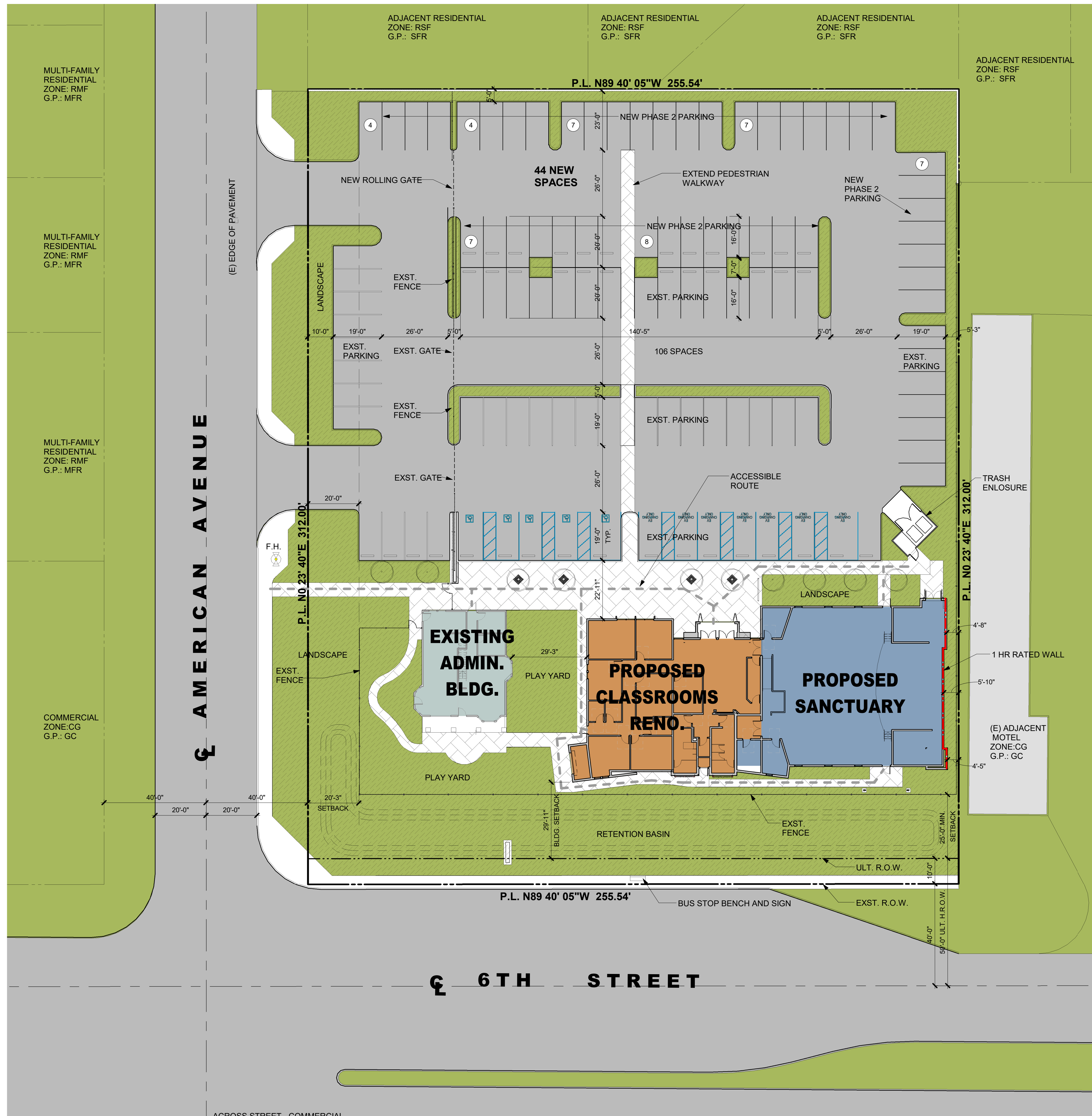
SCALE: 1/2" = 1'-0"



STEEL FENCE DETAIL

SCALE: 3/4" = 1'-0"





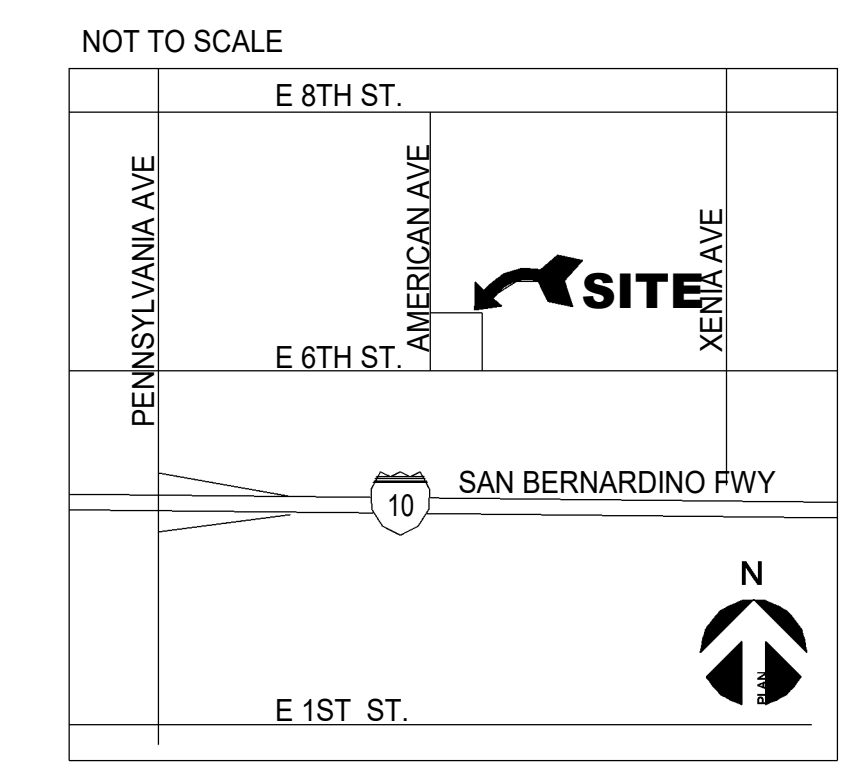
AMERICAN AVENUE

6TH STREET

PHASE 2 SITE PLAN

SCALE: 1" = 20'-0"

VICINITY MAP



SITE PLAN CALCULATIONS

PARKING ANALYSIS:

LAND USE	BLDG. S.F.	ASSMBLY S.F.	PARKING REQ'T	NUMBER OF SEATS	REQ. SEATS	PROV. SEATS	DIFF.
CHURCH CLASSROOM & OFFICE	3,112	0	NONE				
CHURCH ASSEMBLY	5,638	2,612	1 PER 3 FIXED SEATS	300	100	106	+6
TOTAL	8,750				100	106	+6

ACCESSIBLE PARKING ANALYSIS:

PARCEL	PROVIDED PARKING	REQ. H.P.	PROVIDED H.P.	DIFF.
SITE PARKING	106	5	5	+0

PHASE 2 SITE AREA:

PHASE 1 AREA:	63,193 SF
PHASE 2 AREA:	14,865 SF

PHASE 2 BUILDING CALCULATION

NAME	BLDG. AREA	ASSEMBLY SEATING S.F.	NO. OF SEATS
EXISTING LOWER	1444 SF		
EXISTING UPPER	1150 SF		
PHASE 1 BUILDING	3769 SF	1220	120
PHASE 2 BUILDING	4850 SF	2612	300
TOTAL	11213 SF		

PHASE 2
 RENOVATE EXISTING PHASE 1 SANCTUARY TO 6 CLASSROOMS
 ENLARGE THE LOBBY
 ADD OFFICE AND STORAGE
 BUILD LARGER SANCTUARY TO SEAT APPROX. 300

PHASE LEGEND

- EXISTING
- PHASE 1
- PHASE 2

PROJECT ADDRESS

1406 E 6TH STREET
 BEAUMONT, CA

PARCEL AREA:

1.80 AC 78,408 S.F.

APN:

491-213-039

ZONE/LAND USE:

EXISTING: COMMERCIAL, GENERAL C-G
 PROPOSED: COMMERCIAL, GENERAL C-G

FLOOR AREA RATIO:

ALLOWED: 1.0

LOT COVERAGE:

BUILDING MAX. = 50% OF LOT AREA	
BUILDING AREA:	10,064 SF = 12.83%
LANDSCAPED AREA:	20,671 SF = 26.36%
HARDSCAPE AREA:	47,673 SF = 60.80%
TOTAL	78,408 S.F. = 100.00%

BUILDING SETBACKS

FRONT YARD:	25 FT. (50 FT. IF PARKING IN FRONT)
SIDE YARD:	0 FT.
REAR YARD:	20 FT. (ABUTTING RESIDENTIAL)

LANDSCAPE SETBACKS

FRONT YARD:	10 FT.
SIDE YARD AT STREET:	10 FT.
SIDE YARD AT COMMERCIAL:	0 FT.
REAR YARD AT RESIDENTIAL:	5 FT.

OCCUPANCY GROUP:

EXISTING AND NEW BUILDINGS
 ASSEMBLY GROUP A3 - WORSHIP
 303.1.4 Accessory to places of religious worship. Accessory religious educational rooms and religious auditoriums with occupant loads of less than 100 per room or space are not considered separate occupancies.

CONSTRUCTION TYPE:

NEW SANCTUARY: TYPE VB FULLY SPRINKLERED

ALLOWABLE AREA:

PHASE 2: BOTH BUILDINGS CONSIDERED ONE BUILDING ALLOWED = 29,601 SF
 $A_a = A_t + (N_s \times I_f) \sim A_a = 24000 + (6000 \times .93) \sim A_a = 29,601$
 ACTUAL S.F. = 11,213 S.F.
 11,213 SF < 29,601 SF

FIRE

SEPARATION DISTANCE = N/A SINCE BUILDINGS COMPLY AS ONE BUILDING - CBC503.1.2
 WALL RATINGS FOR BLDG ELEMENTS = 0' HOUR FOR TYPE VB - CBC TABLE 601
 WALL RATING PER DISTANCE = 1 HOUR 0-10 FT AND 0 HOUR OVER 10 FT.
 1 HR. RATED WALL



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APPLICANT:

MCF COMMUNITY CHURCH

9246 AVENIDA MIRAVILLA
 CHERRY VALLEY, CA 92223

PROJECT:

CONTAINED IN CHRIST CHURCH

1406 E. 6TH ST.
 BEAUMONT, CA 92223

PHASE 2 SITE PLAN

DATE: 5/7/2020

JOB #319-084

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CS-1.2

PHASE 1 BUILDING CALCULATION

BUILDING	BLDG. S.F.	ASSEMB. SEATING S.F.	NO. OF SEATS
EXISTING LOWER	1444 SF		
EXISTING UPPER	1150 SF		
PHASE 1 BUILDING	3769 SF	1220	120
TOTAL	6363 SF		

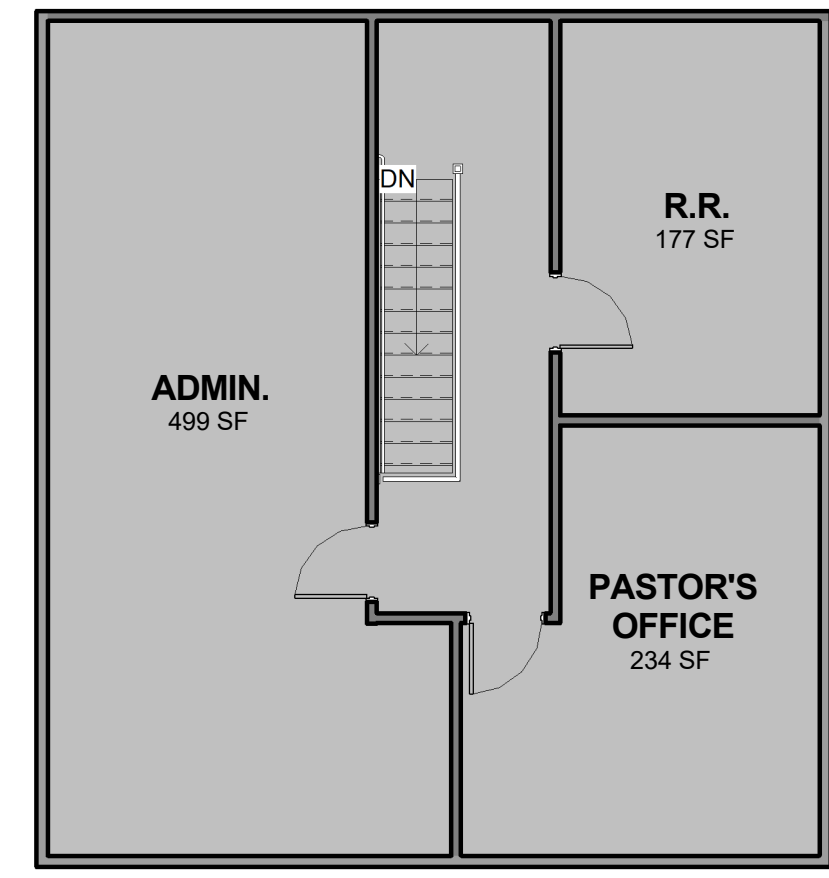
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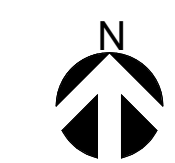
EXISTING BLDG. UPPER FLOOR



EXISTING BLDG. LOWER FLOOR

PHASE 1 - CONCEPTUAL FLOOR PLAN

SCALE: 1/8" = 1'-0"



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9246 AVENIDA MIRAVILLA
 CHERRY VALLEY, CA 92223

PROJECT:

CONTAINED IN CHRIST CHURCH

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PHASE 1 FLOOR PLAN

DATE: 5/7/2020
 JOB #39-084

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PHASE 2 BUILDING CALCULATION

NAME	BLDG. AREA	ASSEMBLY SEATING S.F.	NO. OF SEATS
EXISTING LOWER	1444 SF		
EXISTING UPPER	1150 SF		
PHASE 1 BUILDING	3769 SF	1220	120
PHASE 2 BUILDING	4850 SF	2612	300
TOTAL	11213 SF		

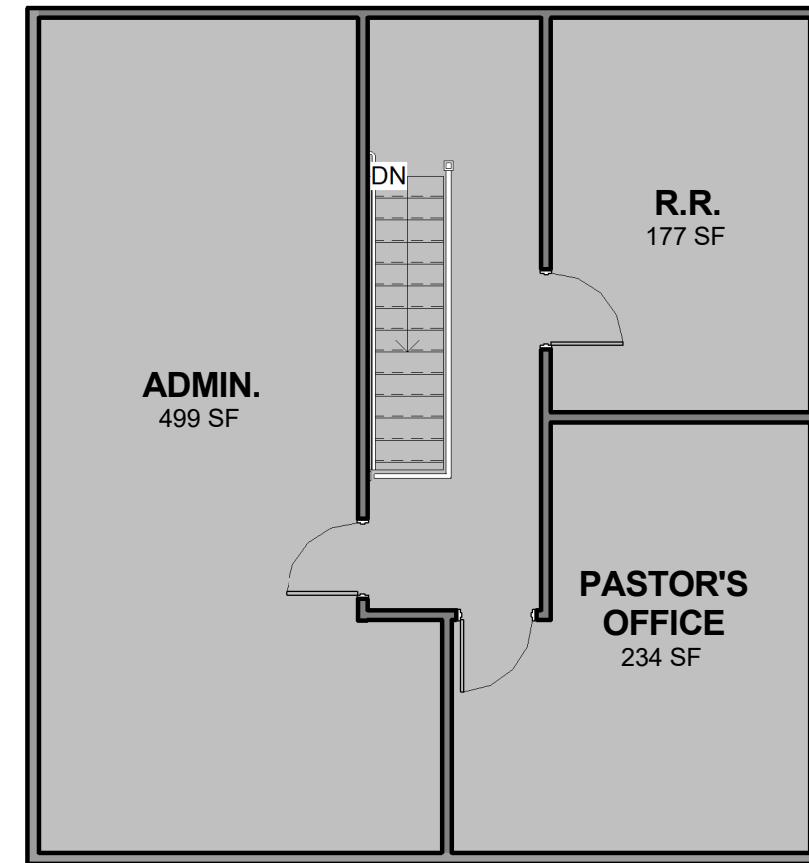
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APPLICANT:



EXISTING BLDG. UPPER FLOOR



EXISTING BLDG. LOWER FLOOR

MCF COMMUNITY CHURCH

9246 AVENIDA MIRAVILLA
CHERRY VALLEY, CA 92223

PROJECT:

CONTAINED IN CHRIST CHURCH

1406 E. 6TH ST.
BEAUMONT, CA 92223

PHASE 2 FLOOR PLAN

DATE: 5/7/2020
JOB #39-084

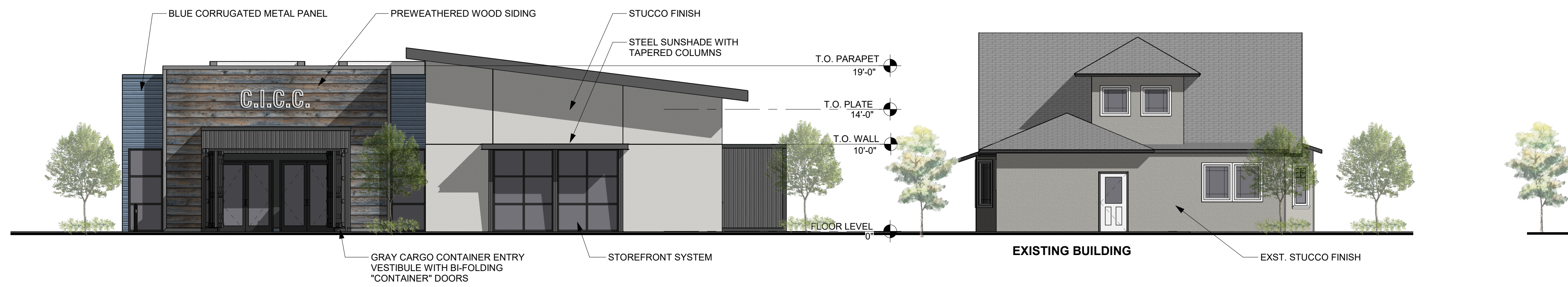
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CS-2.2

PHASE 2 - CONCEPTUAL FLOOR PLAN

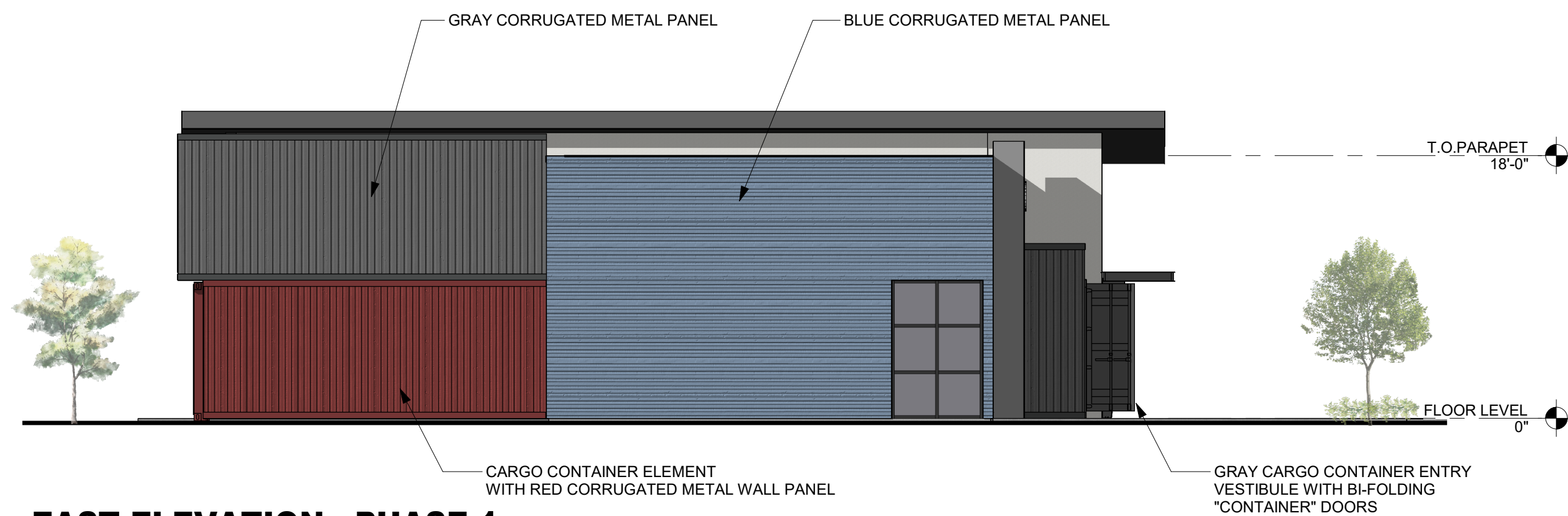
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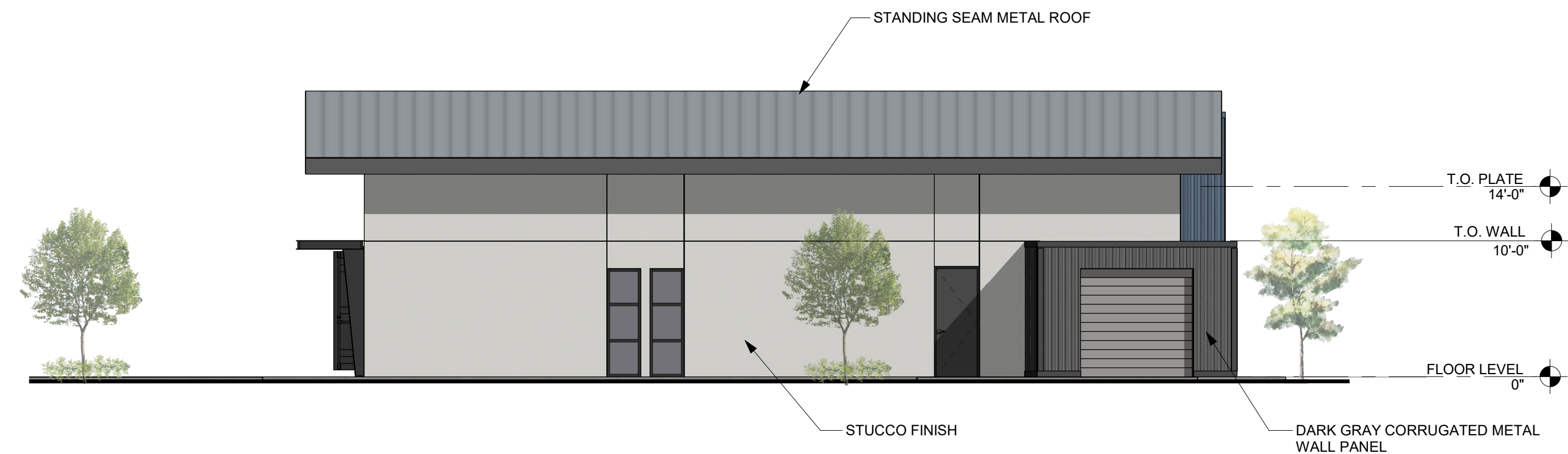
NORTH ELEVATION - PHASE 1

SCALE: 1/8" = 1'-0"



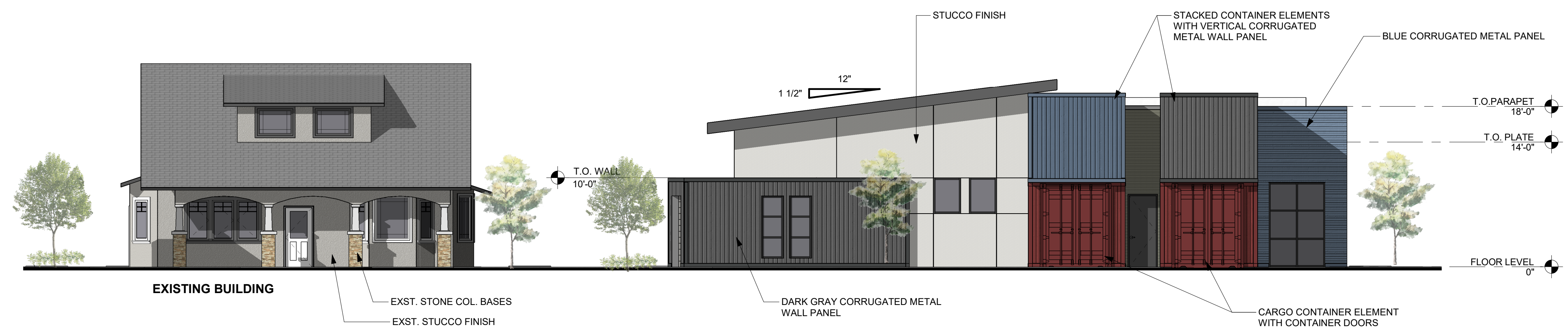
EAST ELEVATION - PHASE 1

SCALE: 1/8" = 1'-0"



WEST ELEVATION - PHASE 1

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - PHASE 1

SCALE: 1/8" = 1'-0"

MCF COMMUNITY CHURCH

9246 AVENIDA MIRAVILLA
 CHERRY VALLEY, CA 92223

PROJECT:

CONTAINED IN CHRIST CHURCH

1406 E. 6TH ST.
 BEAUMONT, CA 92223

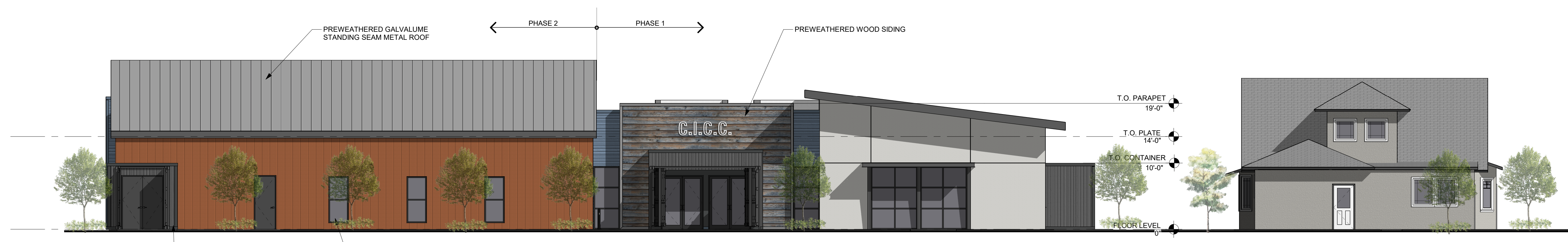
PHASE 1 ELEVATIONS

DATE: 5/7/2020

JOB #: 19-084

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APPLICANT:



NORTH ELEVATION - PHASE 2

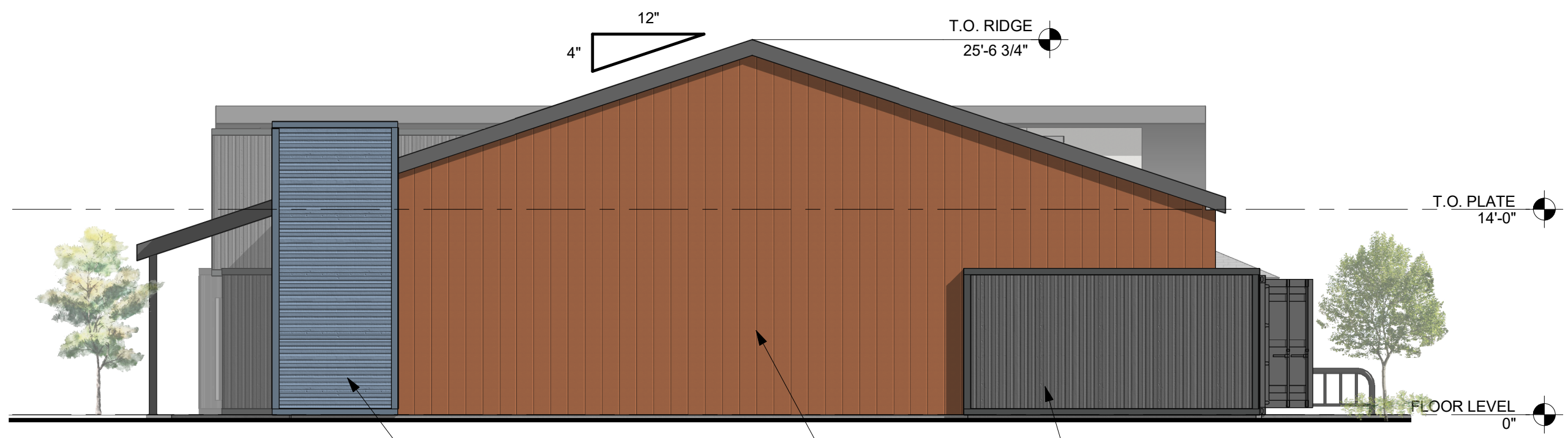
SCALE: 1/8" = 1'-0"

DARK GRAY CORRUGATED METAL WALL PANEL AND CONTAINER TYPE FOLDING "CONTAINER" DOORS
 STOREFRONT WINDOWS



WEST ELEVATION - PHASE 2

SCALE: 1/8" = 1'-0"



EAST ELEVATION - PHASE 2

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - PHASE 2

SCALE: 1/8" = 1'-0"

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 9246 AVENIDA MIRAVILLA
 CHERRY VALLEY, CA 92223

PROJECT:

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 1406 E. 6TH ST.
 BEAUMONT, CA 92223

PHASE 2 ELEVATIONS

DATE: 5/7/2020
 JOB #: 19-084

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SOUTHWEST VIEW

SCALE:



SOUTHEAST VIEW

SCALE:



NORTHEAST VIEW

SCALE:



NORTHWEST VIEW

SCALE:



SOUTHWEST VIEW

SCALE:



SOUTHEAST VIEW

SCALE:



NORTHEAST VIEW

SCALE:



NORTHWEST VIEW

SCALE:



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APPLICANT:

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CHERRY VALLEY, CA 92223

PROJECT:

CONTAINED IN CHRIST CHURCH

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BEAUMONT, CA 92223

**PHASE 2
3D VIEWS**

DATE: 5/7/2020
JOB #39-084

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CS-4.2

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
CONCEPTUAL GRADING PLAN
CONTAINED IN CHRIST CHURCH
1406 E. 6TH ST. BEAUMONT, CA
 PORTION OF LOT 2, BLOCK 4
 MAP OF THE SUBDIVISION OF SECTION 11,
 M.B. 9/10, RECORDS OF S.B.CO.
 IN THE CITY OF BEAUMONT,
 RIVERSIDE COUNTY, CALIFORNIA

OWNER
 MCF COMMUNITY CHURCH
 5110 PROSPECTOR CIRCLE
 BANNING, CA 92220

ASSESSORS PARCEL NUMBERS
 491-213-039

ENGINEER
adkan ENGINEERS
 6879 AIRPORT DRIVE
 RIVERSIDE, CA 92504
 TEL: 951-688-0241
 FAX: 951-688-0599

ZONING/LAND USE
 EXISTING ZONING: COMMERCIAL
 PROP. ZONING: COMMERCIAL
 EXISTING LANDUSE: GENERAL G-C
 PROP. LANDUSE: GENERAL G-C

UTILITY PURVEYORS
 WATER: BEAUMONT/CHERRY VALLEY WATER DISTRICT
 SEWER: CITY OF BEAUMONT
 GAS: SOCAL GAS
 ELECTRICITY: SCE

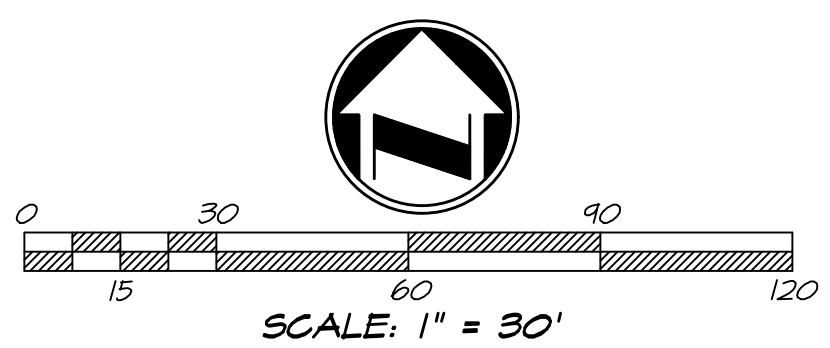
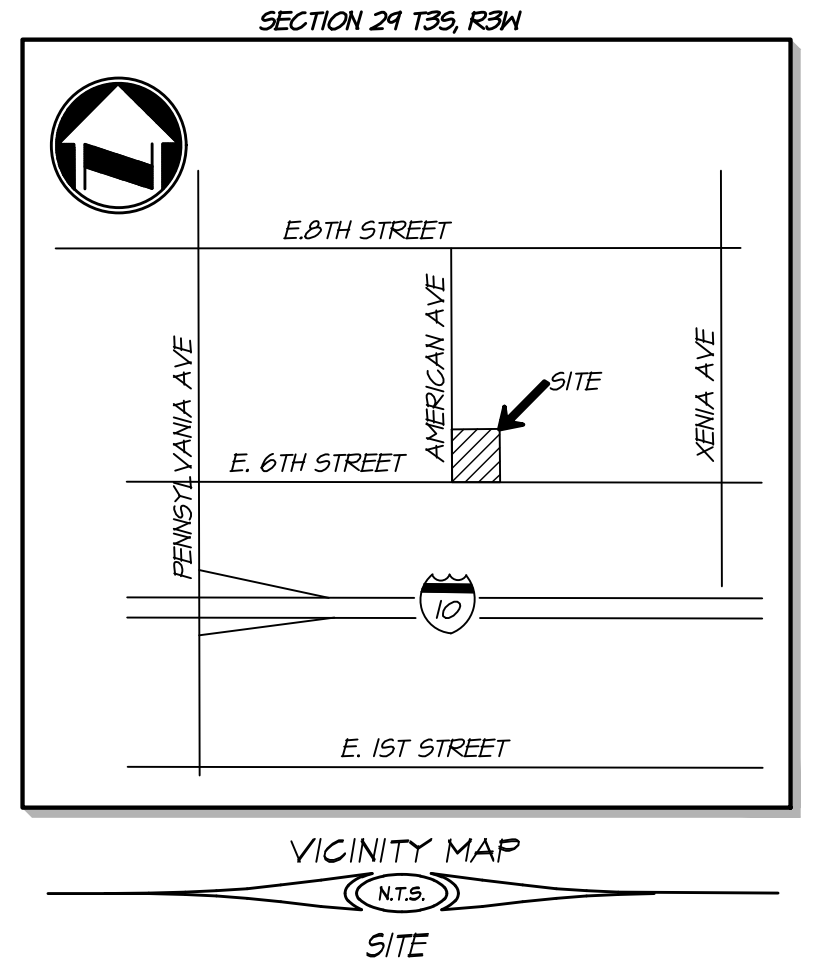
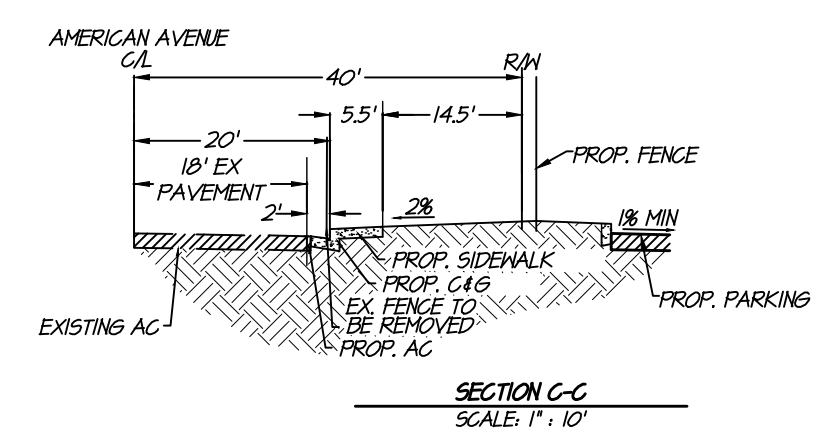
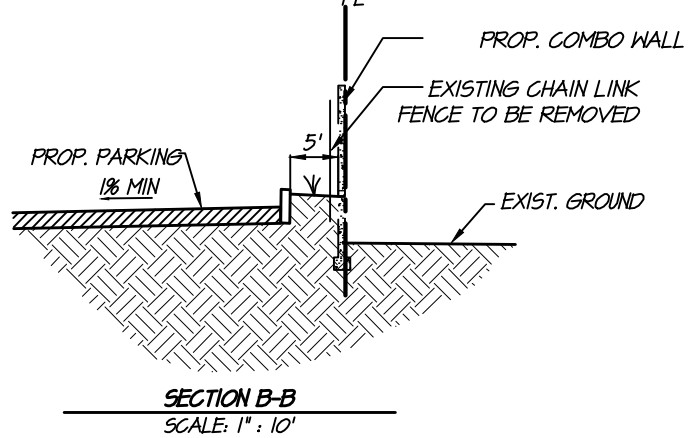
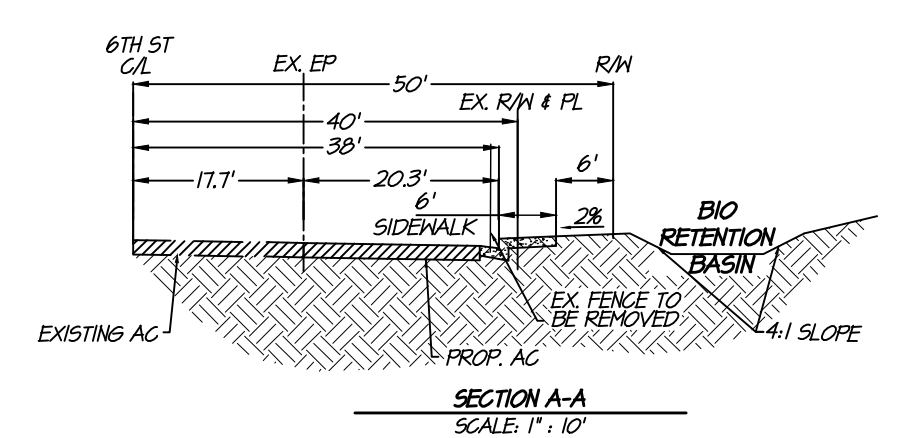
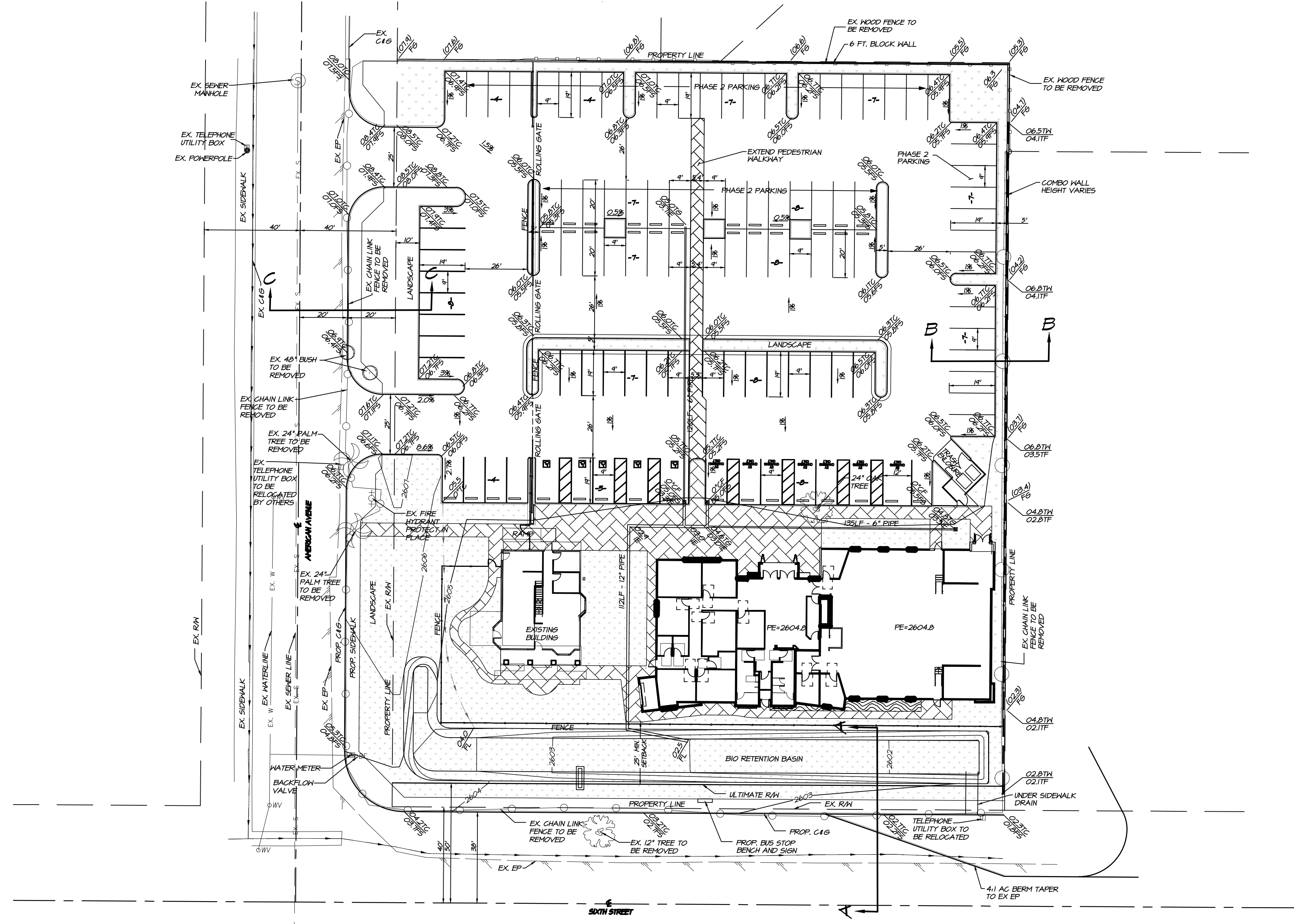
- PROJECT NOTES**
- TOTAL NUMBER OF LOTS: 1
 GROSS AREA: 1.80AC±
 - THIS MAP CONSISTS OF 1 PARCEL
 - TOTAL NUMBER OF PROP. PARCELS: 1
 - SOURCE OF TOPOGRAPHY: ADKAN ENGINEERS
 - RENOVATE EXISTING SANCTUARY AND CONSTRUCT NEW BUILDING AND PARKING LOT
 - PROPERTY IS WITHIN 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE - FLOOD ZONE X AS SHOWN BY FIRM MAP NO. 06065C0012S, DATED AUGUST 28, 2008.
 - THERE IS ONE EXISTING STRUCTURE ON SITE
 - THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
 - PARKING STALLS PROVIDED
 5 - ACCESSIBLE STALLS
 101 - STANDARD STALLS
 106 - TOTAL STALLS

LEGEND

EX EXISTING	TW TOP OF WALL
PROP PROP.	TF TOP OF FOOTING
TYP TYPICAL	MAX MAXIMUM
PL PROPERTY LINE	WQMP WATER QUALITY MANAGEMENT PLAN
RW RIGHT OF WAY	FH FIRE HYDRANT
CL CENTERLINE	(X.X%) EXISTING GRADE
PIP PROTECT IN PLACE	X.X% PROP. GRADE
FL FLOW LINE	(X.X%) EXISTING ELEVATION
FS FINISHED SURFACE	XXX PROP. ELEVATION
FG FINISHED GROUND	

CENTERLINE	---	WALL	=====
PROPERTY LINE	---	LIGHT POLE	☆
FLOWLINE	---	LANDSCAPE	▨
FIRE SERVICE	---	CONCRETE	▩
SCREEN WALL	---	CHAIN LINK FENCE	—o—o—
WATER METER	⊕	WOOD FENCE	—x—x—
FIRE HYDRANT	⊕+	FLOW LINE	—
POWER POLE	⊕	C&G - CURB & GUTTER	—
SEWER MANHOLE	⊙	EXISTING SEWER	—
TELEPHONE MANHOLE	⊙	EXISTING WATER	—
TELEPHONE UTILITY BOX	⊕		
GAS METER	⊕		
BUSH	⊙		
PALM TREE	⊙		
TREE	⊙		
ADA PATH OF TRAVEL	---		

NOTE: LONGITUDINAL GRADE NOT TO EXCEED 4.9% AND CROSSFALL NOT TO EXCEED 2.0%



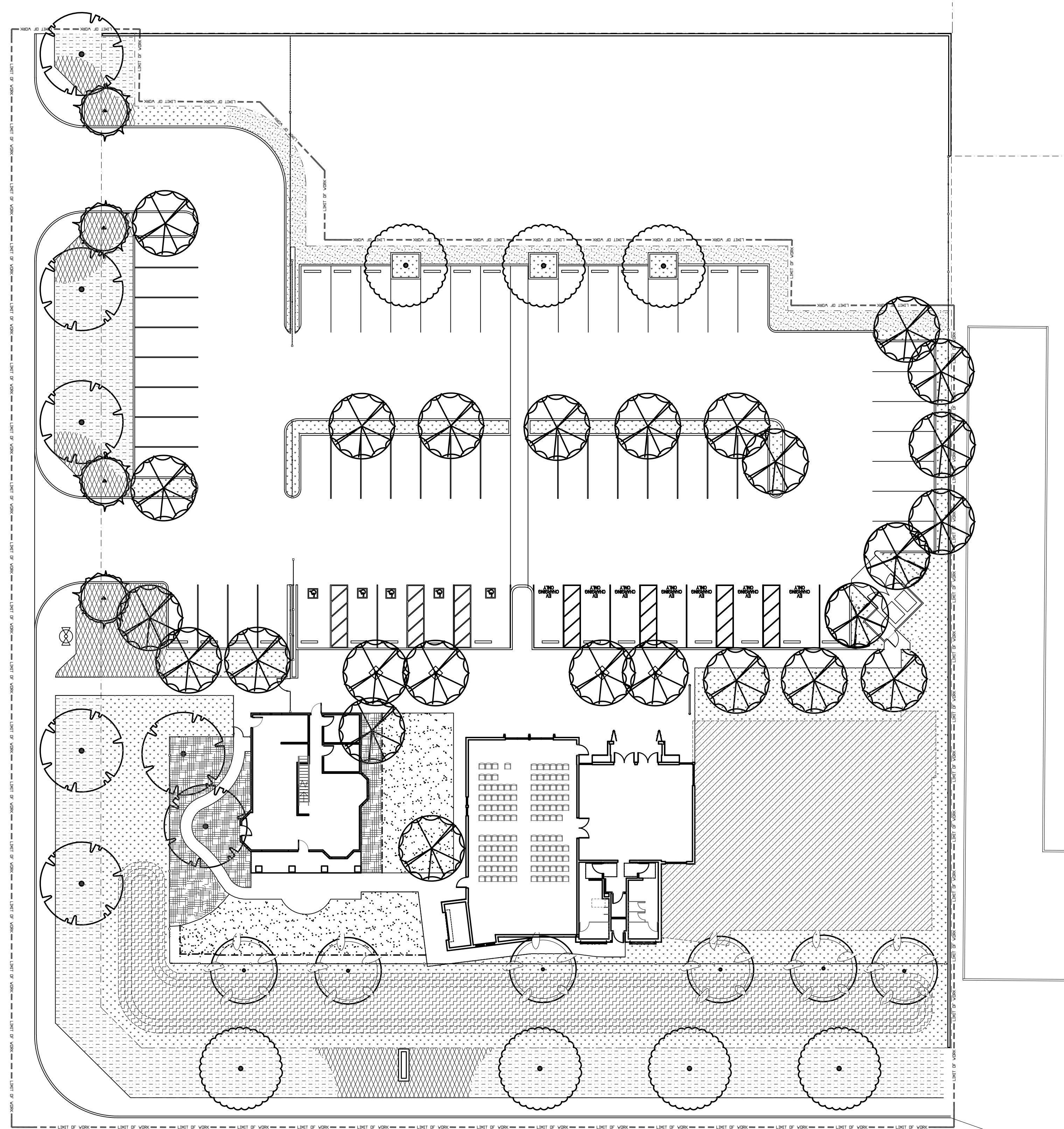
REVISIONS		
INT.	DESCRIPTION	APPR. DATE

CONCEPTUAL GRADING PLAN
 CONTAINED IN CHRIST CHURCH

PREPARATION DATE: APRIL 2020

PLAN PREPARED BY:
adkan ENGINEERS
 Civil Engineering - Surveying - Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel:(951) 688-0241-Fax:(951) 688-0599

C1

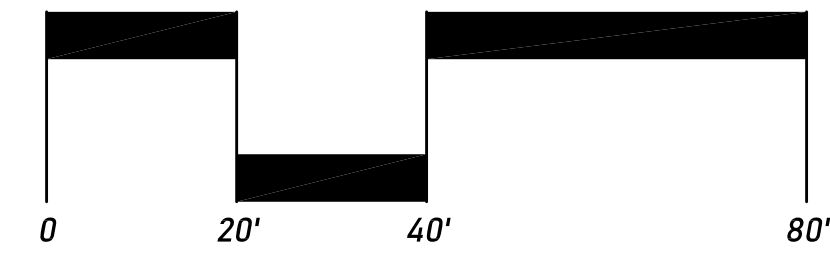
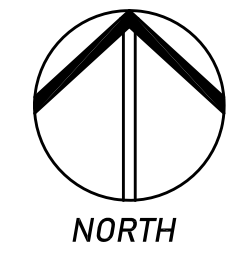


PLANTING LEGEND:

BOTANIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
TREES			
ARBUS UNEDO	STRAWBERRY TREE	36" BOX	LOW
CEDRUS DEODARA	DEODAR CEDAR	24" BOX	MODERATE
PLATNUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL	MODERATE
PLATNUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	MODERATE
ULMUS PARVIFOLIA 'TRUE GREEN'	EVERGREEN CHINESE ELM	24" BOX	MODERATE
SHRUBS / GROUNDCOVERS			
BACCHARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	1 GAL @ 72" O.C.	LOW
CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL @ 48" O.C.	LOW
CISTUS PULVERULENTUS	MAGENTA ROCKROSE	1 GAL @ 48" O.C.	LOW
CISTUS PURPUREUS	ORCHID ROCKROSE	1 GAL @ 48" O.C.	LOW
DALEA GREGGII	TRAILING INDIGO BUSH	1 GAL @ 60" O.C.	LOW
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST PINK MUHLY	1 GAL @ 42" O.C.	LOW
RHUS OVATA	SUGARBUSH	5 GAL @ 96" O.C.	LOW
ROSMARINUS 'HUNTINGTON CARPET'	DWARF ROSEMARY	1 GAL @ 72" O.C.	LOW
SALVIA 'BEE'S BLISS'	CREeping SAGE	1 GAL @ 72" O.C.	LOW
SPIRITUAL GARDEN			
ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	1 GAL @ 72" O.C.	LOW
ALOE STRIATA	CORAL ALOE	1 GAL @ 30" O.C.	LOW
MENTHA SPICATA	SPEARMINT	FLATS @ 12" O.C.	MODERATE
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL @ 48" O.C.	MODERATE
PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL @ 48" O.C.	MODERATE
PUNICA GRANATUM	POMEGRANATE	5 GAL @ 60" O.C.	MODERATE
RIBES AUREUM	GOLDEN CURRANT	5 GAL @ 72" O.C.	MODERATE
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL @ 96" O.C.	MODERATE
ROSMARINUS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL @ 60" O.C.	LOW
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL @ 60" O.C.	LOW
SENNA ARTEMISIOIDES	FEATHERY CASSIA	5 GAL @ 60" O.C.	LOW
ACCENT AREAS			
AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	1 GAL @ 18" O.C.	LOW
AGAVE DESMETTIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE	5 GAL @ 42" O.C.	LOW
CONVOLVULUS SABATIUS	GROUND MORNING GLORY	1 GAL @ 30" O.C.	LOW
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL @ 48" O.C.	LOW
PARKWAYS			
ARBUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL @ 72" O.C.	LOW
BACCHARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	1 GAL @ 72" O.C.	LOW
CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL @ 48" O.C.	LOW
ROSMARINUS 'HUNTINGTON CARPET'	DWARF ROSEMARY	1 GAL @ 72" O.C.	LOW
SALVIA 'BEE'S BLISS'	CREeping SAGE	1 GAL @ 72" O.C.	LOW
TEMPORARY LANDSCAPE			
ORNAMENTAL, LOW GROWING NATIVE SEED MIX FROM S&S SEEDS	HYDROSEED		LOW
WOMP AREAS			
50% CAREX PANSA	CALIFORNIA MEADOW SEDGE	4" POTS @ 18" O.C.	MOD.
50% JUNCUS PATENS	GRAY RUSH	4" POTS @ 18" O.C.	MOD.
GROUNDCOVER			
HYDROSEED TURF	BANDERA BERMUDA OR APPROVED EQUAL		HIGH
3" MINIMUM DEPTH WOOD MULCH			

PRELIMINARY PHASE 1 LANDSCAPE PLAN
CONTAINED IN CHRIST CHURCH

CITY OF BEAUMONT



DATE: 7/21/2020
 PROJECT #: 200318





951.742.7179

7179 MAGNOLIA AVE
RIVERSIDE, CA 92504

www.trdesigngroup.com

MADE IN THE USA

APPLICANT:

MCF COMMUNITY CHURCH

9246 AVENIDA MIRAVILLA
CHERRY VALLEY, CA 92223

PROJECT:

CONTAINED IN CHRIST CHURCH

1406 E. 6TH ST.
BEAUMONT, CA 92223

PHASE 2 CONCEPTUAL LANDSCAPE PLAN

4649 Brockton Ave.

Riverside, CA 92506

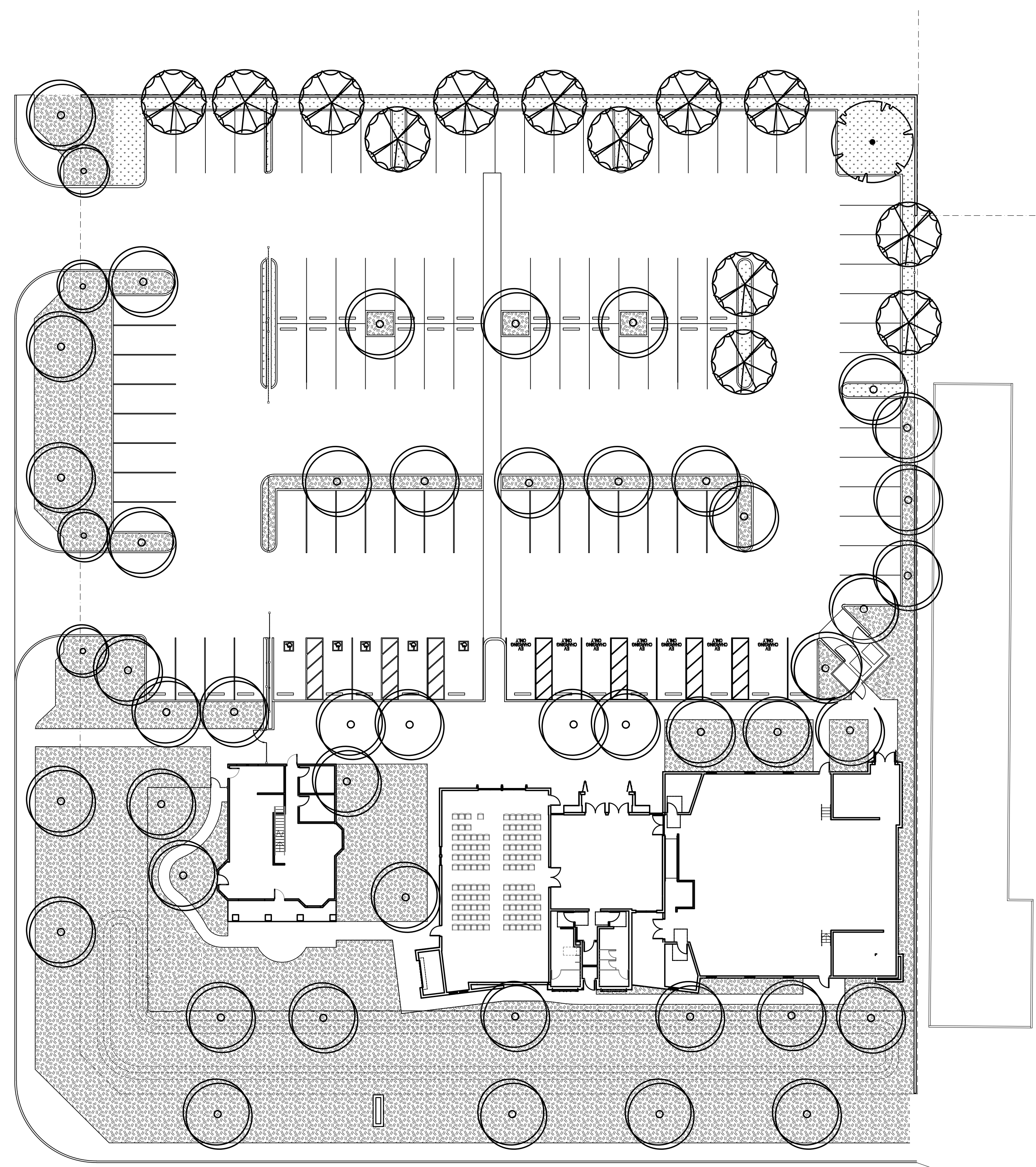
(951) 369-0700

Fax (951) 369-4039

http://www.comworksgroup.com



L2



PLANTING LEGEND:

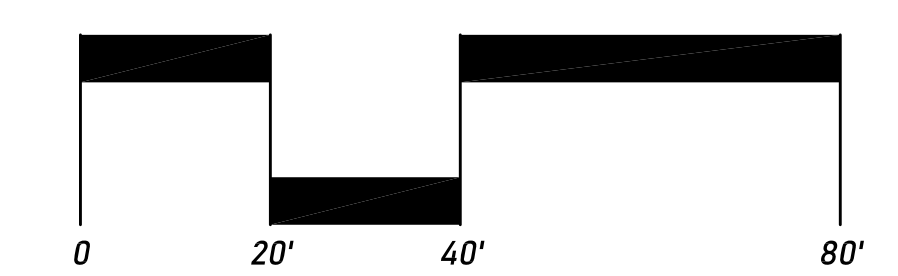
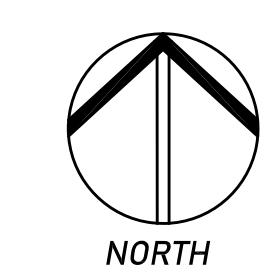
BOTANIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
TREES			
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	MODERATE
ULMUS PARVIFOLIA 'TRUE GREEN'	EVERGREEN CHINESE ELM	24" BOX	MODERATE
EXISTING PHASE 1 TREE TO REMAIN, PROTECT IN PLACE			
SHRUBS / GROUNDCOVERS			
BACCHARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	1 GAL @ 72" O.C.	LOW
CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL @ 48" O.C.	LOW
CISTUS PULVERULENTUS	MAGENTA ROCKROSE	1 GAL @ 48" O.C.	LOW
CISTUS PURPUREUS	ORCHID ROCKROSE	1 GAL @ 48" O.C.	LOW
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ROSMARINUS 'HUNTINGTON CARPET'	DWARF ROSEMARY	1 GAL @ 72" O.C.	LOW
SALVIA 'BEE'S BLISS'	CREEPING SAGE	1 GAL @ 72" O.C.	LOW
EXISTING PHASE 1 LANDSCAPE TO REMAIN, PROTECT IN PLACE			

AMERICAN AVENUE

6TH STREET

PRELIMINARY PHASE 2 LANDSCAPE PLAN CONTAINED IN CHRIST CHURCH

CITY OF BEAUMONT



DATE: 7/21/2020
PROJECT #: 200318



**CITY OF BEAUMONT
PLANNING DEPARTMENT
DRAFT CONDITIONS OF APPROVAL**

PLANNING COMMISSION DATE: October 13, 2020

PROJECT NAME: CIC (Contained in Christ) Church

PROJECT NO.: PP2017-0017

DESCRIPTION: Construction and operation of a church in two (2) phases and the conversion of an existing single-family residence into administration offices.

APPLICANT: Toro Sy

LOCATION: 1406 E. 6th Street

APN: 419-213-039

PROJECT

Note: Any conditions revised at a hearing will be noted by ~~strikeout~~ (for deletions) and/or underline (for additions), and any newly added conditions will be added at the end of all conditions regardless of the Department originating the condition.

STANDARD CONDITIONS

1. The permit for the above referenced Plot Plan and property consists of all Conditions of Approval herein.
2. The use hereby permitted is for the operation and construction of a church located at 1406 E. 6th Street.
3. The Community Development Director may approve minor modifications to the site plan that are in substantial conformance to the approved project and that do not increase impacts. All copies of the revised plans shall be dated and signed by the Director and made a part of the record.
4. The permittee shall defend, indemnify, and hold harmless the City of Beaumont, the Beaumont Redevelopment Agency, its agents, officers, consultants, and employees from any claims, action, or proceeding against the City of Beaumont or its agents, officers, consultants, or employees to attack, set aside, void, or annul, an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning Plot Plan PP2017-0017. The City of Beaumont will promptly notify the permittee of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the permittee of any such claim, action or proceeding or fails to cooperate fully in the defense, the permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.

5. This approval is subject to the City of Beaumont Municipal Code Section 17.02.070 Plot Plans and is subject to timing specified in Sections (I) Plot Plan Time Limits and (J) Plot Plan Lapse in Time.
6. The development and uses entitled pursuant to the permit shall comply with the Beaumont Municipal Code and all other applicable City of Beaumont ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on the approved site plan, unless otherwise amended by these conditions of approval.
7. Administrative Plot Plan application review and approval is required prior to occupancy of the building.
8. Occupancy inspections will be required prior to the start of operations by the Building & Safety, Planning, Police, and Fire Departments. All inspections shall be performed and approved before a Certificate of Occupancy will be issued by the Building and Safety Department.
9. If any of the conditions of approval are violated, or if the use otherwise become a public nuisance as set forth in the Beaumont Municipal Code, the conditional use permit may be revoked as prescribed in the Municipal Code.
10. The Community Development Director shall monitor the subject use to ensure that the scale of the use does not exceed the limitations of the existing site improvements. In the event the Community Development Director determines that the scale of the use has exceeded site limitations, a hearing shall be scheduled before the Planning Commission to review the permit and consider modification or revocation thereof.
11. After 12 months of operation, the subject matter may, at the discretion of the Community Development Director, be scheduled for review by the Planning Commission. The Commission shall retain the authority to amend these conditions of approval at such time, or to modify the use or revoke the permit if substantial problems result from the operation.
12. The applicant shall be responsible for securing clearance, permits and approvals from all relevant agencies, including the Building Department, Fire Department, Public Works Department, and any other necessary departments or agencies.
13. This permit shall be for the benefit of the applicant in whose name the permit was issued, for the specific approved location. The permit shall not be transferrable to another individual or location.

PP2017-0017
Conditions of Approval
Page 3

14. Any modifications not considered in substantial conformance with PP2017-0017 are subject to separate review and approval by the Planning and Building Departments and may require additional permits and fees.
15. Prior to the issuance of a Certificate of Occupancy for the project site or activity being commenced thereon, pursuant to Plot Plan PP2017-0017, all conditions of approval contained herein shall be completed to the satisfaction of the Planning Department.
16. On-site activities authorized by this Plot Plan are limited to religious uses incidental to a neighborhood or local church, including the conduct of religious services, religious education and youth programs, and other religiously related activity, including, but not limited to, pastoral counseling by ordained clergy, prayer meetings, and receptions associated with religious services.
17. On-site uses not authorized by this Plot Plan and that are hereby deemed prohibited as follows: (1) operating a commercial pre-school; (2) operating a private school for children in K-1 to 12, or any grade or grades; (3) providing regular rehabilitation services, to the needy public, excepting congregational fellowship meals; or (4) providing housing, shelter, or overnight stay services for adults and families in transition or crisis, excepting such temporary shelter services that are requested by the mayor or public officials of the City of Beaumont during a government declared disaster or emergency.
 - a. Applicant shall not be in violation of its permit when hosting or providing non-commercial child day care or infant nursery that enables a parent or parents to attend any religious service or on-site education program or class.
 - b. Applicant shall not be in violation of its permit when providing a religious and seasonal day camp youth program.
 - c. Applicant shall not be in violation of its permit when provide community children with an after-school tutoring service or a homework assistance program.
18. The hours of operation for the approved use shall be between 8:00 am to 11:00 pm.
19. Outdoor facilities for storage of any kind are not permitted.
20. All facility doors shall be kept closed during activities that have increased sound levels.

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Conditions of Approval
Page 4

21. Noise from the property shall be minimized to a level of no more than 65 dba at the property line in compliance with the Beaumont General Plan Table 5-1 Noise and Land Use Compatibility Standards, which requires activity to comply with the maximum noise level standards at the property line of adjacent uses. No permanent outdoor public address or paging systems shall be permitted at any time.
22. The choir and music related activities that occur in the building should be conducted so that activities comply with noise levels established by the General Plan to minimize noise impacts to adjacent residential, not to exceed 65 dba at the property line.
23. No outdoor activities are permitted within the parking area without an approved Temporary Use Permit.
24. Any uses not specifically permitted as part of, or not determined to be in substantial conformance by the Community Development Director, to this Plot Plan (PP2017-0017), shall require submittal and approval of an application to modify the Plot Plan.
25. Signage is not approved as part of this project. Signage, in accordance with the Zoning Ordinance, may be approved at a later time under a separate permit.
26. As part of Phase 1, all Phase 2 areas that are non-paved shall be landscaped and maintained to control dust per Section 17.06.040.B.1 of the Beaumont Municipal Code.
27. Standard parking spaces require a minimum depth of 19 feet per Beaumont Municipal Code Table 17.05-2.
28. Per Beaumont Municipal Code, Section 17.06.050.A. parking lot dividers, islands, planters, and planting areas shall be a minimum of five (5) feet wide and ten (10) feet long except that all new or retrofitted tree planters shall be a minimum of nine (9) feet by seven (7) feet, measured to the inside perimeter of the planter, and shall have no less than 48 square feet of permeable soil planting area.
29. Per Beaumont Municipal Code, Section 17.06.040.E.1:
 - a. A minimum of 15 percent of the total off-street open parking area shall be landscaped with a mixture of trees, shrubs, vines, ground cover, hedges,

PP2017-0017
Conditions of Approval
Page 5

flowers, bark, chops decorating cinders, gravel and similar material. A minimum of one-third of the required landscaping shall be distributed within the interior of the parking facility and the remaining two-thirds of the required landscaping shall be provided as peripheral planting on the exterior edges of the parking area.

- b. All planter beds and tree planters shall be bordered by a concrete curb not less than 6 inches in height adjacent to the parking surface.
- c. All applicants creating new or rehabilitating parking lots shall provide a landscape plan for review and approval by the City of Beaumont for said parking lots. The landscape plan shall incorporate water-conserving plant material and irrigation technology.

30. Per Beaumont Municipal Code, Section 17.06.040.F:

- a. The intent of this code is to improve and maximize the landscaping within the off-street open parking areas to provide 30 percent or more of shade coverage in ten years. In order to achieve this coverage, the applicant shall plant single trunk, low branching trees in windy areas, and design, where possible, north/south oriented parking areas to provide maximum shade. Landscaping shall be provided and maintained to the extent that at least one medium or large-scale tree is planted for every six (6) parking stalls. A diversity of tree species is required.

BUILDING DEPARTMENT CONDITIONS

31. It shall be unlawful for any person to engage in or permit the generation of noise related to landscape maintenance, construction including erection, excavation, demolition, alteration or repair of any structure or improvement, at such sound levels, as measured at the property line of the nearest adjacent occupied property, as to be in excess of the sound levels permitted under Chapter 9 of the Municipal Code, at other times than between the hours of 7:00 a.m. and 6:00 p.m. The person engaged in such activity is hereby permitted to exceed sound levels otherwise set forth in this Chapter for the duration of the activity during the above described hours for purposes of construction. However, nothing contained herein shall permit any person to cause sound levels to at any time exceed 55 dB(A) for intervals of more than 15 minutes per hour as measured in the interior of the nearest occupied residence or school.

PUBLIC WORKS DEPARTMENT CONDITIONS

PP2017-0017
Conditions of Approval
Page 6

General

32. The following is a non-inclusive list of items that may be required by the Public Works Department:

a. Plans:

- i. street Improvement Plan
- ii. Street Light Plan
- iii. Landscape Plan offsite (Privately Maintained)
- iv. Precise Grading Plan
- v. Erosion Control Plan
- vi. Retaining wall Plan (for line and grade only)
- vii. Sewer Improvement Plan
- viii. BCVWD Water Improvement Plan
- ix. Traffic Control Plan

b. Reports & Studies:

- i. Geotechnical Report & Infiltration study & Analysis (On File)
- ii. Stormwater Pollution Prevention Plan (SWPPP)
- iii. Final Hydrology and Hydraulics Report
- iv. Final Water Quality Management Plan (F-WQMP)
- v. Offsite Improvement Engineer's Cost Estimate (ECE)
- vi. Grading & Pad Certification
- vii. Compaction Report

c. Permits and agreements:

- i. Permission to Grade and Construction agreements
- ii. WQMP Covenant and Agreement
- iii. City Grading Permit
- iv. City Dirt Haul Permit
- v. City Encroachment Permit
- vi. Performance Bond
- vii. Labor & Material Bond
- viii. Maintenance Bond

33. The design of public infrastructure elements shall conform to the City's General Plan, City's Municipal Code, Riverside County Transportation Department (RCTD)

PP2017-0017
 Conditions of Approval
 Page 7

Road Improvement Standards & Specification, Caltrans Standard Specifications and the Standard Specifications for Public Works Construction, current edition.

34. The design of private site improvements and grading work outside of road right of way shall conform to the latest edition of California Building Code (CBC), City's Municipal Code, City's Standards and practices, and Geotechnical report.
35. All required plans and studies shall be prepared by a Registered Professional Engineer, Registered Professional Geologist or Registered Professional Surveyor in the State of California, and submitted to the Public Works Department for review and approval.
36. The Applicant is responsible for resolving any conflicts with existing or proposed easements. All easement(s) of record and proposed easements shall be shown on the grading plan and improvement plans, where applicable.
37. The Applicant shall obtain an Encroachment Permit for any work within the public right-of-way.
38. Where survey monuments exist, such monuments shall be protected or shall be referenced and reset, pursuant to Business and Professions Code, Sections 8700 to 8805 (Land Surveyors Act).
39. The Applicant, at its sole expense, shall obtain all right-of-way or easement acquisitions necessary to implement any portion or condition of this project, including public improvements; off-site grading & construction; offsite street requirements; offsite sewer requirements; storm drain improvements; or any other requirement or condition.
40. The Applicant shall provide all agreements for permission to construction and grade for all applicable offsite areas that currently do not have a recorded easement.

Street Improvements

41. **PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT:** The applicant shall dedicate all right-of-way necessary for the construction of all streets, per separate instrument.
 - a. American Avenue is classified as a local street. The Applicant shall verify that the appropriate right-of-way exist, and the Applicant shall dedicate all

PP2017-0017
 Conditions of Approval
 Page 8

additional right-of-way necessary to achieve the (minimum) required 30-foot half-width right-of-way per Riverside County standard no. 105.

- b. Sixth Street is classified as a major highway. The Applicant shall verify that the appropriate right-of-way exist, and the Applicant shall dedicate all additional right-of-way necessary to achieve the required 50-foot half-width right-of-way per the City of Beaumont Circulation Element. The 50-foot measurement shall be taken from the survey centerline to the proposed right-of-way, at right angles.
 - c. The right-of-way corner cutback shall be established per RCTD std. 805 as follows: Along a straight line projected from the intersection of the radial line passing through the beginning of the curb return, and the corresponding right-of-way line to the intersection of the radial line, passing through the end of the curb return at the corresponding right-of-way line.
42. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The applicant shall provide securities guaranteeing the payment of the cost for all public improvements. The securities shall include Faithful Performance and labor and materials for 100% of the approved Engineer's Cost Estimate (ECE).
43. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The applicant shall prepare the Street Improvement plan, Signing and Striping plan, and Street Light Plan in accordance with the City of Beaumont Municipal Code, General Plan, standards; Riverside County Transportation Department (RCTD) Road Improvement Standards & Specification (Ordinance 461); and California M.U.T.C.D.
44. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The Applicant shall submit a Construction Traffic Management Plan per the California M.U.T.C.D., for review and approval by the City Engineer.
45. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant, at its soles expense, shall cause the relocation of all public utilities affected by the development.
46. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall replace any sidewalk, curb and gutter, drive approach, AC pavement or other improvement damaged during construction as determined necessary by the City Engineer.

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Conditions of Approval
Page 9

47. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): Monuments shall be provided in accordance with Section 8771 of the Business and Professions Code. Cross-ties shall be set in top of curbs and tie sheets shall be submitted to the Public Works Department.
48. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall underground any existing overhead utility lines providing service to the property.
49. PRIOR TO ISSUANCE OF OCCUPANCY PERMIT (COO): The Applicant shall install public streetlights along the project frontage of perimeter streets, or as directed by the City Engineer, in accordance with the City of Beaumont Approved Street Lighting Specifications. The Applicant shall coordinate with Public Works before submitting street light plans.
50. PRIOR TO ISSUANCE OF OCCUPANCY PERMIT (COO): The applicant shall design and install offsite landscaping and supporting irrigation system. All irrigation and landscaping associated with this project will be privately maintained.

Sixth Street (Modified Major Highway 100' R/W)

51. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct half-width improvements, coincident with the project boundary and as necessary to transition to the existing improvements. The improvements shall include:
 - a. 8" Curb and Gutter per RCTD std. 201 at a distance of 44-feet north of the existing median curb alignment;
 - b. Sidewalks shall be curb-adjacent type per RCTD std. 401, unless otherwise directed by the Planning Department;
 - c. Street structural sections shall be designed with a Traffic Index per soils recommendations (9.0 minimum). Soils investigations shall be used by the Engineer to determine an appropriate R-value and the pavement and base thickness based on the established Traffic Index. In no case shall the minimum pavement section be less than 6" AC/9" AB. Pavement shall be per Greenbook specifications with a base course of B-PG 64-10-R0 and a final course of C2- PG 64-10-R0;

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- d. All required improvements shall occur for the entire length of the project frontage, coincident with the project boundary. All transitions shall occur beyond the project boundary so that no portion of the required improvements is shortened.

52. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall have a Geotechnical Engineer investigate the existing roadway section of all streets coincident with the project frontage. The geotechnical report shall recommend one, or a combination of, the following conditions based on the existing condition and minimum requirements:

- a. Perform a crack fill and slurry coat from north median curb face to edge of pavement
- b. Grind (0.17' Min.) and overlay from north median curb face to edge of pavement
- c. Full-section removal and replacement from north median curb face to edge of pavement

American Avenue (Local Street 60' R/W)

53. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct half-width improvements, coincident with the project boundary and as necessary to transition to the existing improvements. The improvements shall include:

- a. 6" Curb and Gutter per RCTD std. 200 at a distance of 20-feet east of survey centerline;
- b. Sidewalks shall be curb-adjacent type per RCTD std. 401, unless otherwise directed by the Planning Department;
- c. Street structural sections shall be designed with a Traffic Index per soils recommendations (9.0 minimum). Soils investigations shall be used by the Engineer to determine an appropriate R-value and the pavement and base thickness based on the established Traffic Index. In no case shall the minimum pavement section be less than 6" AC/9" AB. Pavement shall be per Greenbook specifications with a base course of B-PG 64-10-R0 and a final course of C2- PG 64-10-R0;

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- d. All required improvements shall occur for the entire length of the project frontage, coincident with the project boundary. All transitions shall occur beyond the project boundary so that no portion of the required improvements is shortened.
54. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall have a Geotechnical Engineer investigate the existing roadway section of all streets coincident with the project frontage. The geotechnical report shall recommend one, or a combination of, the following conditions based on the existing condition and minimum requirements:
- a. Perform a crack fill and slurry coat from centerline to edge of pavement
 - b. Grind (0.17' Min.) and overlay from centerline to edge of pavement
 - c. Full-section removal and replacement from centerline to edge of pavement

Grading and Drainage

55. PRIOR TO GRADING PERMIT: The applicant shall provide an easement to, over and across all private water quality, stormwater and drainage basins, to be dedicated to the City, for ingress, egress and right to inspect unless otherwise directed by the City Engineer. The City will not maintain any basin.
56. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall prepare the grading plans in accordance with the City of Beaumont Municipal Code, General Plan, Specific Plan, and standards; California Building Code (current edition); and recommendations of a soil engineer.
- a. Pad heights shall be elevated a minimum of one foot higher than the base flood plain elevation.
57. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall obtain a National Pollutant Discharge Elimination System (NPDES) Construction General Permit for stormwater discharges associated with construction activities as required by the California Water Resources Control Board.
58. PRIOR TO ISSUANCE OF A GRADING PERMIT: A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and submitted to the California Water Resources Control Board. The developer shall be responsible for implementation, monitoring, operation, and maintenance of the SWPPP until all improvements have

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been accepted by Public Works Department or construction is complete, whichever is later.

59. PRIOR TO ISSUANCE OF A GRADING PERMIT: A copy of the Notice of Intent (NOI) and Waste Discharge Identification (WDID) number from the State Water Resources Control Board shall be provided to the Public Works Department.

60. PRIOR TO ISSUANCE OF GRADING PERMIT: As part of the Grading Plan Submittal Application, the Applicant shall submit for review and approval, a Final Drainage Report. The Final Drainage Report be in substantial conformance with the Riverside County Flood Control (RCFC) guidelines and hydrology manual. The project shall:

- a. Design all conveyances to handle the peak flow from a 100-year event.
- b. Examine the 10-year and 100-year storm events utilizing the RCFC&WCD rational method. The 10-year storm flow shall not exceed the top of curb depth. 100-year storm flow shall not exceed the right-of-way line. If the 10-year storm flow exceeds the top of curb depth, underground storm drain facilities will be required;
- c. Examine the 2, 5, 10-year storm frequencies in combination with the 1,3,6 and 24-hour storm durations utilizing the RCFC&WCD synthetic unit hydrograph method;
- d. Mitigate for increased runoff by directing drainage to a downstream facility that has sufficient capacity or mitigate the increased runoff onsite and/or as otherwise required by the City Engineer.

61. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY (COO): The Applicant shall provide adequate provisions to collect and convey all on-site drainage flows in a manner consistent with the historic drainage pattern and discharge in a manner which will not increase damage, hazard, or liability to adjacent or downstream properties.

62. PRIOR TO ISSUANCE OF GRADING PERMIT: The Applicant shall design the infiltration basin per the Riverside Flood Control District, LID manual and include the following:

- a. Drain within 72 hours or otherwise comply with relevant standards for vector control. If the 72-hour limit cannot be reached, the applicant shall implement

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other features to meet the requirement. This may include dry-wells, underdrain, larger surface area, etc as approved by the City Engineer;

- b. A concrete forebay system.
63. PRIOR TO ISSUANCE OF GRADING PERMIT: The Applicant shall adhere to all Federal Emergency Management Agency (FEMA) regulations and requirements in the event that existing drainage patterns are affected by this development. The applicant shall submit to the City of Beaumont and to any governing Federal agency for review and approval, all necessary calculations.
 64. PRIOR TO ISSUANCE OF GRADING PERMIT: The applicant shall submit for review and approval, a soils/ geology report.
 65. PRIOR TO ISSUANCE OF GRADING PERMIT: The applicant shall submit for review and approval, an Erosion Control Plan that addresses Site Construction BMPs.
 66. PRIOR TO ISSUANCE OF GRADING PERMIT: The applicant shall submit for review and approval, a Final WQMP (F-WQMP). The F-WQMP shall be in substantial conformance with the approved preliminary Project-Specific WQMP and the document "Water Quality Management Plan – A Guidance Document for the Santa Ana Region of Riverside County," dated October 2012 (Guidance Document)
 67. PRIOR TO ISSUANCE OF GRADING PERMIT: The Applicant shall record a "Covenant and Agreement" with the County Recorder, or other instrument acceptable to the City, to inform future property owners of the requirement to implement the approved project-specific WQMP.
 68. CONCURRENT WITH GRADING OPERATIONS: Any grading and/or utility excavations and backfilling, both on and off site, shall be done under the continuous direction of a licensed geotechnical/civil engineer who shall obtain all required permits and submit reports on progress and test results to the City Engineer for review and approval as determined by the City. Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the City Engineer for review and approval, which may require additional tests at the expense of the applicant.
 69. CONCURRENT WITH GRADING OPERATIONS: The Applicant shall construct temporary drainage facilities and erosion control measures to minimize erosion and silt deposition.

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70. PRIOR TO FOUNDATION TRENCHING: The applicant shall submit a soil compaction report to the City for review and approval.
71. PRIOR TO OBTAINING ANY BUILDING PERMIT: The applicant shall submit pad certifications letters and pad compaction reports to the City for review and Approval.

Storm Drain Improvements

72. PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT: The applicant shall design the storm drain system and facilities in accordance with Beaumont Municipal Code, General Plan, Specific Plan, and Standards; the Riverside County Flood Control District standards; hydrology manual; and Low Impact Development (LID) BMP Design Handbook.
73. PRIOR TO ISSUANCE OF GRADING PERMIT: All storm drains, catch basins, and storm water structures shall be provided with trash capture devices that conform with the approved trash capture list issued by the State Water Board.
74. PRIOR TO ISSUANCE OF A GRADING PERMIT: The Applicant shall design the project so that the stormwater generated within the development shall be captured into appropriate drainage facilities. The stormwater shall be treated per the requirements of the approved P-WQMP.
75. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall construct all storm drain facilities to accommodate the Hydrologic, WQMP and Hydraulic Conditions of Concerns (HCOC) requirements.

Sewer Improvements

76. PRIOR TO IMPROVEMENT PLAN APPROVAL: The applicant shall ensure that the downstream sewer facilities have sufficient capacity.
77. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Wastewater Treatment Plant in accordance with the Master Sewer Plan, Beaumont Municipal Code, Eastern Municipal Water District (EMWD), and Health Department requirements.

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78. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall design and construct the sewer network necessary for the complete operation of the sewer system.
79. PRIOR TO CONNECTING TO A PUBLIC SEWERAGE SYSTEM: The applicant shall pay all applicable sewer connection fees including the "Sewage Disposal Facility Fee".

Water Improvements

80. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall be responsible for obtaining potable water for the development.
81. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall comply with the requirements of the Beaumont-Cherry Valley Water District.
82. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall ensure all fire hydrants; air vacs and other above ground water facilities are placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc. may be placed within sidewalks or paved areas provided such devices are set flush with the finished surfaces and are properly rated for chosen locations as approved by the City Engineer.
83. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall ensure that water line locations follow the State Department of Health requirements for water line and sewer line separations both horizontally and vertically. If pertinent conditions do not allow for the required separations horizontally and vertically, the proposed separations shall be submitted to the City Engineer for review and approval.

FIRE DEPARTMENT CONDITIONS

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

84. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the

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arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.

85. Fire Department Access: Prior to building permit issuance, provide a site plan showing the fire lanes. Access roads shall be provided to within 150 feet to all portions of the exterior building walls and shall have an unobstructed width of not less than 24 feet. The construction of the access roads shall be all weather and capable of sustaining 60,000 lbs. over two axels for commercial developments. Approved vehicle access, either permanent or temporary, shall be provided during construction Ref. CFC 503.1.1, 3310.1 and 503.2.1
86. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.
87. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
88. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Beaumont.
89. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
90. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Ref. CFC 506.1
91. Addressing: All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

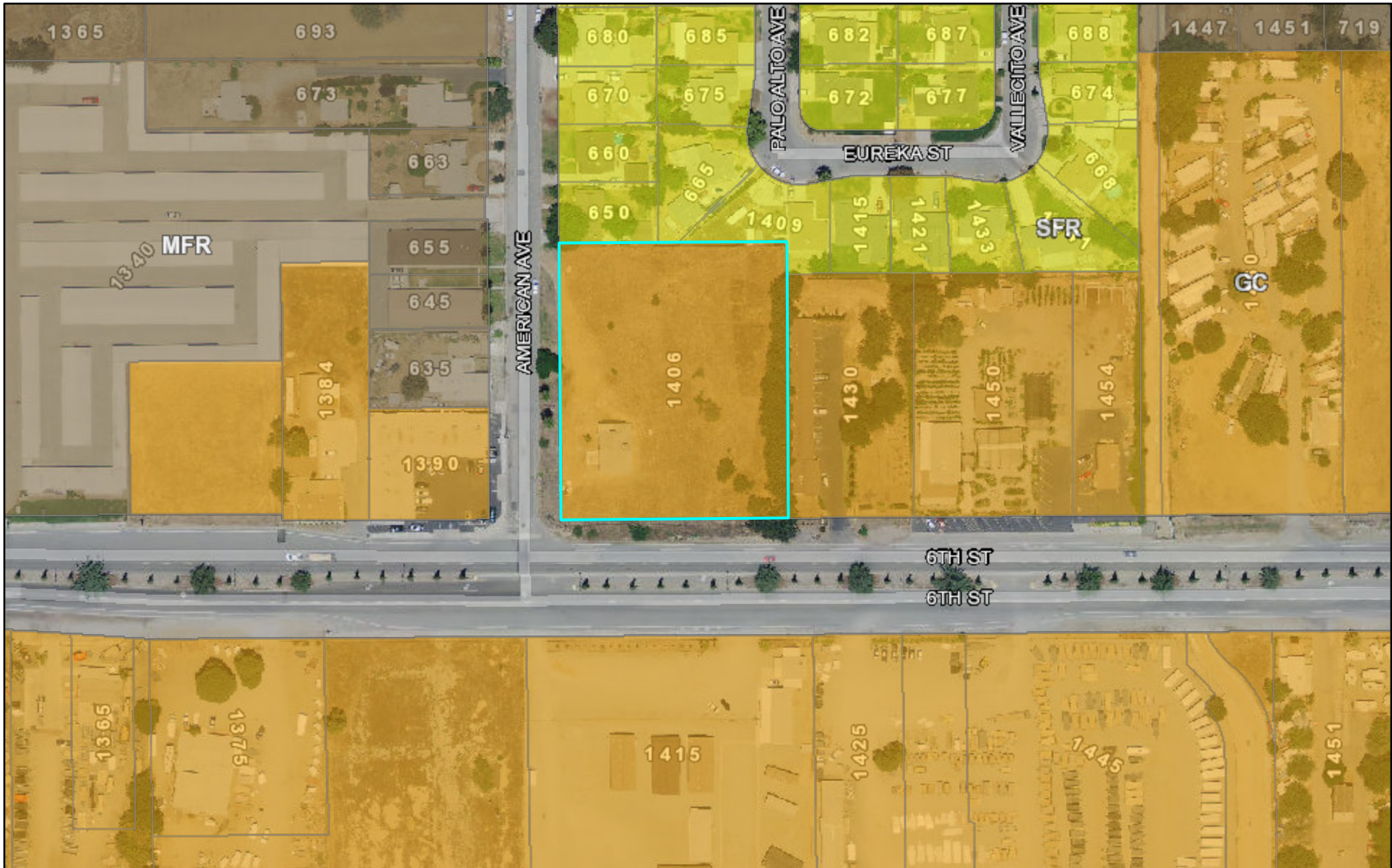
POLICE DEPARTMENT

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Page 17

92. The address of the business shall be clearly visible from the front of the building and shall be illuminated during hours of darkness.

End of Conditions

PP2017-0017 General Plan



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General Plan

Rural Residential

Single-Family Residential

Multi-Family Residential

General Commercial

Community Commercial

Industrial

Commercial Industrial Overlay

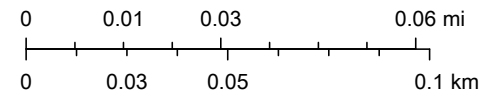
Urban Village Overlay

Beaumont Avenue Overlay

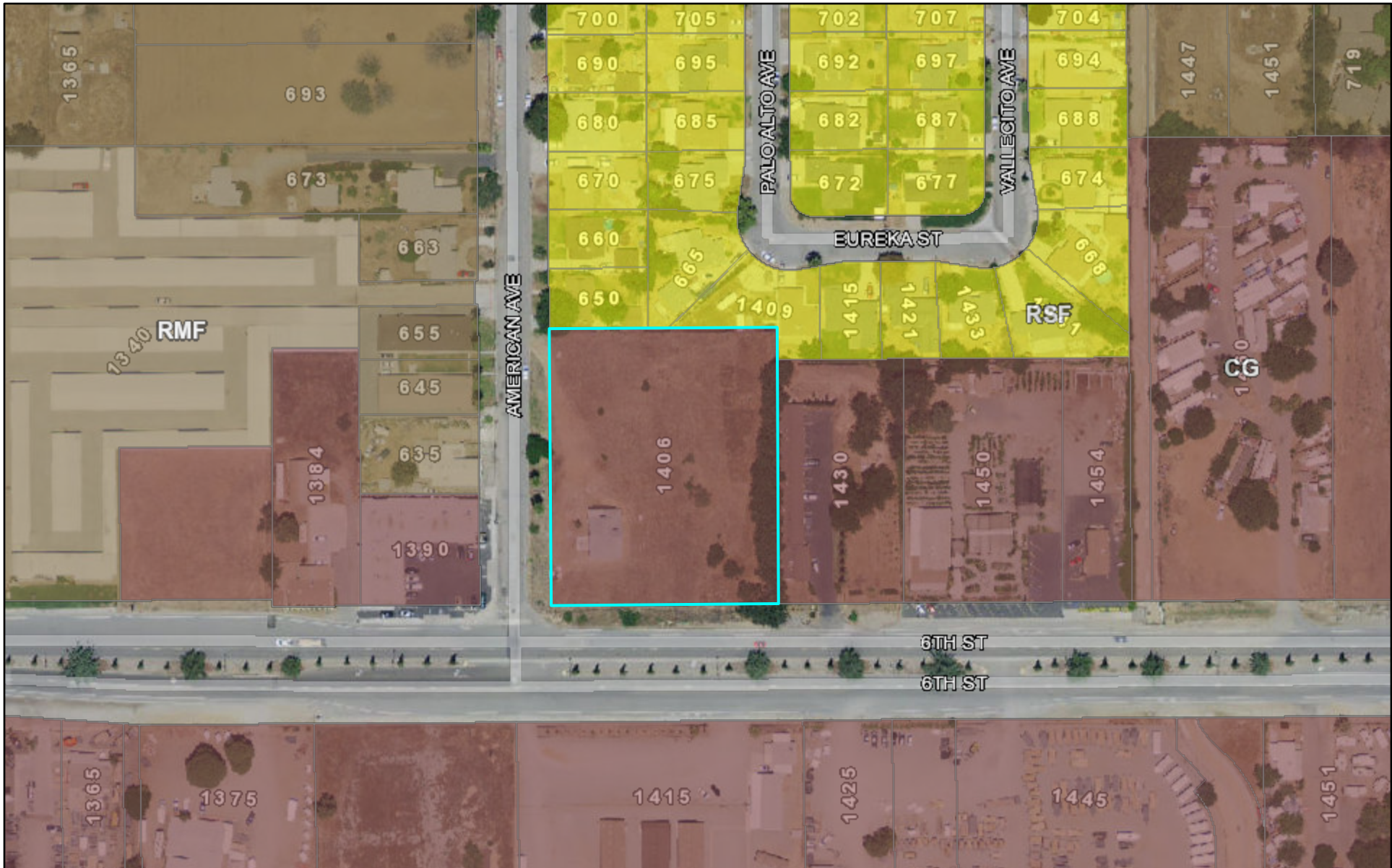
Public Facilities

Recreation and Conservation

1:2,257

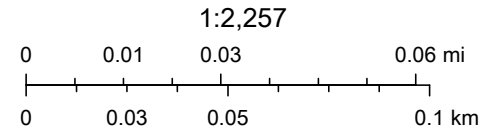


PP2017-0017 Zoning Map



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- | | | | |
|--|---|---|---|
| Zoning | Residential Multi-Family | Commercial Community | Beaumont Avenue Overlay |
| Rural Residential | Specific Plan Area | Commercial Manufacturing | Mineral Resource Overlay |
| Residential Single-Family | Commercial General | Manufacturing | Public Facilities |



PP2017-0017 Aerial Photograph

Item 3.



Legend

- Parcels
- 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

0 385 770 Feet

REPORT PRINTED ON... 9/28/2020 12:09:22 PM

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May 8, 2020

Contained in Christ Church: Past and future direction:

Contained in Christ Church is an independent, non-denominational church. It has a tax-exempt status both in the Federal and in the State of California.

Contained in Christ Church was first organized in the State of California in 2009 as MCF Community Church. In 2018 the church had a corporate name change to "Contained in Christ Church".

It is a predominantly Filipino church comprised of medical professionals that work in the Riverside County of California. It is temporarily having religious services at 9246 Avenida Miravilla, Cherry Valley, CA 92223

The church has a Sunday attendance that goes between 60 to 80 people. It has 3 major services which are, the Sunday worship service (9:30 to 11:30am), the Tuesday Bible class (8:30 to 10:00pm), and the Friday youth fellowship (6:30 to 9:00pm).

At present, the pastor is the only one employed by the church. All church workers are on a voluntary arrangement. The church has 5 ministry leaders and 7 members on the worship team that actively come to the church venue.

In January of 2015, the church acquired a property at 1406 E. 6th Street, Beaumont, CA 92223, with the intention of growing the church and serving the spiritual need of the people in the area.

As of this time, the church project at the new location, is at the planning and development stage.


Pastor Ed Abasolo

Contained in Christ Church

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: PLOT PLAN 2017-0017 (CIC Church) /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

10/02/2020

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: October 02, 2020
At: Riverside, California



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LEGAL ADVERTISEMENT

NOTICE IS HEREBY GIVEN, that the City of Beaumont will conduct public hearings to consider the matter described below. The Planning Commission's public hearing will be held at 6:00 p.m. on Tuesday, October 13, 2020 at 550 East Sixth Street, Beaumont, California.

PLOT PLAN 2017-0017 (CIC Church), Conduct a public hearing and consideration of a Plot Plan for the construction and operation of a 8,619 square foot church constructed in two (2) phases and the conversion of an existing 2,594 square foot single family residence to administration offices located at 1406 E. 6th Street in the Commercial General (CG) Zone within the 6th Street Overlay. The proposed application exempt from the provisions of the California Environmental Quality Act (Class 32 - In-fill Development). APN: 419-213-039

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 made 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

The applicant for this project is **Toro Sy**

Public comments will be accepted using the following by 1) Written comments will be accepted via email and will be read aloud during the corresponding item of the meeting. Comments can be submitted any time 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, 3) In person comments subject to the adherence of the applicable health order and social distancing requirements. Public comments shall not exceed (3) minutes unless otherwise authorized by City Council.

Carole Kendrick
Senior Planner

Press-Enterprise: 10/02

Item 3.