



PLANNING COMMISSION REGULAR MEETING

550 E. Sixth Street, Beaumont, CA

Tuesday, September 13, 2022 - 6:00 PM

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

AGENDA

MEETING PARTICIPATION NOTICE

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

beaumontca.gov/livestream

Public comments will be accepted using the following options.

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

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

REGULAR SESSION

6:00 PM

CALL TO ORDER

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

Pledge of Allegiance

Adjustments to Agenda

Conflict of Interest Disclosure

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA):

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

ACTION ITEMS / PUBLIC HEARINGS / REQUESTS

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

1. Approval of Minutes

Recommended Action:

Approve Minutes dated:

June 28, 2022

August 23, 2022

2. TENTATIVE TRACT MAP NO. 32850 MODIFICATION TO CONDITIONS (TM2022-0009).

Conduct a Public Hearing and Consideration of a Request to Amend the Conditions of Approval for Tentative Tract Map No. 32850 That Proposes to Subdivide 29.32 Acres into 95 Single-Family Residential Lots in the Residential Single-Family Zone on the West Side of Manzanita Park Road and South of Brownie Way.

Recommended Action:

Hold a Public Hearing; and

Forward a recommendation to the City Council to approve the modifications to the conditions of approval for Tentative Tract Map No. 32850; to further modify the conditions of approval for Tentative Tract Map No. 32580; or to deny the modifications to the conditions of approval for Tentative Tract Map No. 32850.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, September 27, 2022, 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. Sixth Street, Beaumont, CA

Tuesday, June 28, 2022 - 6:00 PM

MINUTES

REGULAR SESSION

6:00 PM

CALL TO ORDER at 6:06 p.m.

Present: Chairman Nathan Smith, Vice Chair Anthony Colindres, Commissioner Jessica Black, Commissioner Sedrick Bedolla, Commissioner Patrick Stephens

Pledge of Allegiance

Adjustments to Agenda: **None**

Conflict of Interest Disclosure: **None**

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA):

None.

ACTION ITEMS / PUBLIC HEARINGS / REQUESTS

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

1. Approval of Minutes

Motion by Commissioner Stephens

Second by Commissioner Bedolla

To approve Minutes dated April 26, 2022.

Approved by a unanimous vote.

2. **Beaumont Summit Station – Specific Plan (SP2021-0005), Tentative Parcel Map 38223 (PM2021-0009), General Plan Amendment (PLAN2021-0656), Plot Plan (PP2021-0388), Plot Plan (PP2021-0390), Plot Plan (PP2021-0391), and Environmental Impact Report (Env2021-0017)**

Public Hearing opened at 6:40 p.m.

E. Medina - Spoke in opposition of the proposed plan.

M. Daniel – Spoke in opposition of the proposed plan.

G. Luna – Spoke in opposition of the proposed plan.

R. Connley – Spoke in opposition of the proposed plan.

E. Rodriguez – Spoke in opposition of the proposed plan.

D. Foreman – Spoke in opposition of the proposed plan.

N. Sappington – Spoke in opposition of the proposed plan.

J. Strado – Spoke in support of Summit Station.

R. Medina – Spoke in opposition of the proposed plan.
 N. Hall – Spoke in opposition of the proposed plan.
 L. Smilac – Spoke in opposition of the proposed plan.
 E. Ustation – Spoke in opposition of the proposed plan.
 J. Medina – Spoke in opposition of the proposed plan.
 P. Wayne – Spoke in opposition of proposed plan.
 J. Rodio – Spoke in support of the Summit Station.
 R. Thompson – Spoke in opposition of the proposed plan.
 R. Roy – Spoke in opposition of the proposed plan.
 J. Carroll – Spoke in opposition of the proposed plan.
 A. Marshall – Spoke in opposition of the proposed plan.
 F. Jiminez – Spoke in opposition of the proposed plan.
 John – Spoke in opposition of the proposed plan.
 S. Silva – Spoke in opposition of the proposed plan.
 S. Simpson – Written comment spoke in opposition.
 Z. Strasters – Spoke in opposition of the proposed plan.
 L. Lopez – Spoke in opposition of the proposed plan.
 A. Sanchez – Spoke in support of the Summit Station
 A. Worthen - Spoke in opposition of the proposed plan.
 D. Carlson – Supports the project if it will support the youth recreation.
 J. Light – Spoke in support of the Summit Station.
 E. Gonzales – Spoke in opposition of the proposed plan.
 R. Elidor – Spoke in support of the Summit Station
 J. Fellows, E. Fellows, K. Eye, G. Steen, V. Romo, J. Vickers - Spoke in opposition of the proposed plan. (all submitted duplicated written comment)
 B. Ball – Spoke in opposition of the proposed plan.
 N. Carroll – Spoke in opposition of the proposed plan.
 A. Caston – Spoke in opposition of the proposed plan.
 J. Medina – Spoke in opposition of the proposed plan.
 J. Jamison - Spoke in opposition of the proposed plan.
 C. Porus - Spoke in opposition of the proposed plan.
 E. Clifford – Spoke in opposition of the proposed plan.
 K. Warren - Spoke in opposition of the proposed plan.
 J. Chavez - Spoke in opposition of the proposed plan.
 Public Hearing closed at 8:46 p.m.

Motion by Commissioner Black to continue the item to a future meeting
 Motion fails for lack of Second.

Motion by Vice Chair Colindres
 Second by Commissioner Smith

To deny and not Certify the Environmental Impact Report (PLAN2021-0017); Not Adopt a Statement of Overriding Considerations; Not Adopt General Plan Amendment (PLAN2021-0656); Not Adopt Specific Plan (SP2021-0005); Not Approve Tentative Parcel Map 38223 (PM2021-0009); and Not Approve Plot Plans PP2021-0388, PP2021-0390 and PP2021-0391.

Approved by a 4-1 vote.

Ayes: Stephens, Bedolla, Colindres, Smith
Noes: Black

ADJOURNMENT at 11:28 p.m.

PLANNING COMMISSION REGULAR MEETING

550 E. Sixth Street, Beaumont, CA

Tuesday, August 23, 2022 - 6:00 PM

MINUTES

MEETING PARTICIPATION NOTICE

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3. In person comments subject to the adherence of the applicable health orders and social distancing requirements.

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REGULAR SESSION

6:00 PM

CALL TO ORDER

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

CALL TO ORDER at 6:00 p.m.

Present: Vice Chair Anthony Colindres, Commissioner Jessica Black, Commissioner Sedrick Bedolla, Commissioner Patrick Stephens

Absent: Chairman Nathan Smith

Pledge of Allegiance

Adjustments to Agenda

Conflict of Interest Disclosure

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA):

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R. Cabrera - Spoke regarding a letter received regarding an apartment project proposed near his home. The neighbors are in favor of the project.

ACTION ITEMS / PUBLIC HEARINGS / REQUESTS

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

- 1. Public Hearing and Consideration of the 6th Cycle Housing Element Update (2021-2029), an Addendum to the General Plan Program Environmental Impact Report (PEIR), a focused update to the Safety Element of the General Plan, Amendments to the Land Use Element of the General Plan as required for consistency with the updated Housing Element and Zone Changes required to implement the Housing Element.**

Public Comment opened at 6:57 p.m.

C. Brozowski - Spoke concerns with the Housing Element Plan

Public Comment closed at 7:02 p.m.

Motion by Commissioner Bedolla

Second by Commissioner Stephens

To forward the following recommendations of approval to the City Council:

Adoption of an Addendum to the General Plan Program Environmental Impact Report (PEIR);

Approval of the updated Housing Element;

Approval of the updated Safety Element;

Approval of the Land Use Element amendments;

Adoption of a General Plan Amendment to incorporate the updates to the Housing Element, Land Use Element, and Safety Element into the General Plan;

Adoption of the addition of zoning overlays to allow higher density residential for parcels: 419-160-017, 419-160-019, 419-160-020, 419-170-031, 419-170-034, 419-170-035, 419-222-020, 419-222-021, 419-170-016, 419-170-017, 419-170-018, 419-170-022, 419-170-027, 419-160-005, 419-160-024, and 419-213-039, and to establish minimum densities for parcels: 419-222-022, 419-222-019, 419-170-026, 418-123-007, 419-160-013; and

Adoption of the associated Zoning Code Amendments.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Upcoming Downtown Business Meeting.

ADJOURNMENT at 7:09 p.m.

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, September 13, 2022, at 6:00 p.m. or thereafter as noted on the posted Agenda at City Hall
Beaumont City Hall – Online www.BeaumontCa.gov



Staff Report

TO: Planning Commissioners

FROM: Carole Kendrick, Planning Manager

DATE: September 13, 2022

SUBJECT: **TENTATIVE TRACT MAP NO. 32850 MODIFICATION TO CONDITIONS (TM2022-0009)**, Conduct a Public Hearing and Consideration of a Request to Amend the Conditions of Approval for Tentative Tract Map No. 32850 That Proposes to Subdivide 29.32 Acres into 95 Single-Family Residential Lots in the Residential Single-Family Zone on the West Side of Manzanita Park Road and South of Brownie Way.

APPLICANT: Hamid Roknian, Ronita Roknian & Mozafar Behzad

Background and Analysis:

The applicant is requesting to modify three (3) conditions of approval placed on Tentative Tract Map No. 32850 that was originally approved by the City Council on July 19, 2005. The project initially proposed 108 residential lots ranging in size from 7,200 to 15,794 square feet, however, was reduced to 103 due to the potential existence of a gas line along the southerly property line. The project in its current form is proposing 95 single family residential lots, a 0.77-acre lot for drainage purposes, and a 1.59-acre park site lot.

On April 17, 2007, the City Council considered a request to modify Condition of Approval No. 5.13 which stated that “residences within the subdivision shall be limited to single-story residences”. The City Council approved the modification to allow up to 45 of the lots to contain two-story homes.

A condition was also added that required architectural plans to return to City Council for review and approval, which has been reflected in Condition of Approval No. 5.9. A copy of the staff report, applicant’s letter, approval letter and plotting exhibit for this item are attached as Attachment G to this staff report.

The applicant’s current request was submitted on August 17, 2022, and is provided as Attachment F to this staff report, and specifically requests the following modifications:

3.7 The subdivider is obligated to provide fully improved park space at a ratio of number of lots x 3.2 persons per household x 5 acres per 1,000 population. Said conditions of approval require park improvements and/or fees, and these requirements shall be applicable on a pro- rata basis for this subdivision. The plans for the required park area shall be approved prior to the issuance of the first residential building permit ~~recording of the final map.~~

3.16 The minimum net lot size in this subdivision shall be 7,200 square feet. ~~The minimum usable pad depth shall be 90 feet.~~

4.1 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:

- a. The land divider or developer shall submit five (5) prints of a comprehensive grading plan to the Public Works Director which complies with the Uniform Building Code, Chapter 70, the Beaumont Municipal Code and as may be additionally provided for in these conditions.
- b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.
- c. Graded land shall be provided with erosion control measures as approved by the Public Works Director.
- d. ~~All residential building pads shall have a minimum depth of 90 feet and pad width of 70 feet exclusive of any slope in excess of two feet in vertical height.~~

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 29.32-acre site is currently vacant. The property is located in an area which contains single family residences to the east and north, vacant land to the west, and Childhelp is located to the south. 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 Land	Single Family Residential (SFR)	Residential Single Family (RSF)
NORTH	Single Family Residences	Single Family Residential (SFR)	Residential Single Family (RSF)
SOUTH	Childhelp USA	County of Riverside	County of Riverside
EAST	Single Family Residences (Seneca Springs)	Single Family Residential (SFR)	Seneca Springs Specific Plan (SP)
WEST	Vacant Land	Urban Village (UV)	County of Riverside

Approval Authority:

The Beaumont Municipal Code, Section 16.04.020 designates the Planning Commission as the “advisory agency” charged with reviewing and making recommendations on all proposed parcel map land divisions and tentative subdivision maps in the City. Section 16.24.050.A authorizes the Planning Commission to conditionally approve or disapprove all tentative parcel maps and tentative subdivision maps and land divisions and submit to the City Council for final approval.

When a tentative map is required under the Subdivision Map Act (66463.5(a)), an approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval. The Subdivision Map Act does allow for up to four (4) years of extensions subject to approval by the original approving body.

The project was originally approved by the City Council on July 19, 2005. Subsequently, the City Council granted three (3) one (1) year extensions which would have provided an expiration date of July 19, 2010.

The following California bills also extended the map for seven (7) years in California:

SB 1185 – Automatic on-year extension (Extension until July 19, 2011)
 AB 333 – Automatic two-year extension (Extension until July 19, 2013)
 AB 208 – Automatic two-year extension (Extension until July 19, 2015)
 AB 116 – Automatic two-year extension (Extension until July 19, 2017)

Therefore, the expiration date for the proposed subdivision is July 19, 2017. The applicant filed an application for a final tract map on April 19, 2017, however the map has not been recorded due to outstanding items including the failure to meet the existing conditions of approval.

On November 17, 2020, the City and applicant entered into a settlement agreement to allow the applicant an additional 60 days in which to record the map with the potential for two (2) additional 60-day extensions.

In February of 2022, a second amendment to the settlement agreement was entered into and provided the applicant until March 12, 2023, to complete its application for a Final Tract Map and cause the recordation of the Final Tract Map.

Public Notice and Communications:

Property owners located within a 300-foot radius of the project site were notified of the public hearing on September 1, 2022, with a 10-day hearing notice in addition to a public notice in the Press Enterprise (see Attachment H). The Planning Department has received one comment email from the public as of the writing of this report, which is attached as Attachment I to this staff report. Any comments received prior to the time of the scheduled continued Planning Commission hearing will be provided to the Commission at the time of the meeting.

CEQA Review:

From the standpoint of the California Environmental Quality Act (CEQA), an Initial Study and Negative Declaration were prepared in 2004 and adopted by City Council on July 19, 2005, determined that although the project could have a significant effect on the environment, there will not be a significant effect in this case. The proposed modifications will not impact the previous analysis.

Recommended Action:

Hold a Public Hearing; and

Forward a recommendation to the City Council to approve the modifications to the conditions of approval for Tentative Tract Map No. 32850; to further modify the conditions of approval for Tentative Tract Map No. 32580; or to deny the modifications to the conditions of approval for Tentative Tract Map No. 32850.

Attachments:

- A. Redlined Conditions of Approval
- B. Tentative Tract Map No. 32850
- C. General Plan Land Use Designation Map
- D. Zoning Map
- E. Aerial Photograph
- F. Applicant's letter dated August 16, 2022
- G. City Council Minutes, Staff Report, Letters and Plotting for Item 2.C from April 17, 2007
- H. Proof of Publication
- I. Mary Daniel email dated September 4, 2022

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 Tentative Tract Map No. 32850, TM2022-0009, PLAN2022-0767, Negative Declaration 04-ND-22, and LAFCO 2005-105-2.

CITY OF BEAUMONT SUBDIVISION CONDITIONS OF APPROVAL

TENTATIVE TRACT MAP NO. 32850
NEGATIVE DECLARATION NO. 04-ND-22
APN: 421-110-014
BEAUMONT PROPERTIES

ORIGINAL
CITY COUNCIL
APPROVAL DATE:
JULY 15, 2005
PLANNING COMMISSION
DATE:
SEPTEMBER 13, 2022

1.0 STANDARD CONDITIONS

- 1.1 The following conditions of approval are for **TENTATIVE TRACT NO. 32850**, and consist of Conditions 1.1 through 1.8, Conditions 2.1 through 2.6, Conditions 3.1 through 3.17, Conditions 4.1 through 4.15, Conditions 5.1 through 5.13, Conditions 6.1 through 6.9; and pages 1 through 10, inclusive.
- 1.2 The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, 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 **TENTATIVE TRACT NO. 32850 and Negative Declaration 04-ND-22** which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider 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 subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
- 1.3 The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
- 1.4 This conditionally approved tentative map will expire two (2) years after the original approval date, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a development agreement. Action on a minor change and/or revised map request will not extend the time limits of the tentative map. Approval of the tentative map by the City Council will occur on April 5, 2005.
- 1.5 The final map shall be prepared by a licensed land surveyor or registered civil engineer subject to all the requirements of the State of California Subdivision Map Act and The Beaumont Municipal Code.

TENTATIVE TRACT MAP NO. 32850**Conditions of Approval****Page 2 of 10**

- 1.6 Within ten (10) days of approval by the City Council ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Planning Director, if determined to be necessary, prior to release of the final conditions of approval. The amended map shall be in substantial conformance with Exhibit B.
- 1.7 Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal, listed in Ordinance No. 506.
- 1.8 The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Director.

2.0 AGENCY CONDITIONS

- 2.1 The subdivider shall comply with the requirements set forth in the City Public Works Director conditions, a copy of which is attached hereto.
- 2.2 The subdivider shall comply with the requirements of the Beaumont Police Department.
- 2.3 The subdivider shall comply with the requirements set forth by the Riverside County Fire Department.
- 2.4 The subdivider shall comply with the requirements as set forth by the Beaumont-Cherry Valley Water District.
- 2.5 The subdivider shall comply with the requirements as set forth by the Southern California Gas Company.
- 2.6 The subdivider shall comply with the requirement as set forth by the Beaumont Unified School District, a copy of which is attached.

3.0 RECORDATION CONDITIONS

Prior to the RECORDATION of any final map, all the following conditions shall be satisfied:

- 3.1 The subdivider shall submit written clearances to the Public Works Director that all pertinent requirements from the following agencies have been met:

County Fire Department
 City Police Department
 City Community and Economic Development Department
 Beaumont Cherry Valley Water District

TENTATIVE TRACT MAP NO. 32850**Conditions of Approval****Page 3 of 10**

Beaumont Unified School District

- 3.2 All road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works Director. Street names shall be subject to the approval of the Public Works Director. Secondary access shall be offered for dedication and improved from the tract map boundary to a City maintained road as approved by the Public Works Director prior to recordation. The final street sections, configurations and improvements shall be subject to the approval of the Public Works Director.
- 3.3 All delinquent property taxes, special taxes and assessments shall be paid to the Riverside County Tax Collectors Office.
- 3.4 Easements, when required for roadway slopes, drainage facilities, utilities, etc., shall be shown on the final map if they are located within the land division boundary. All offers of dedication and conveyances shall be submitted and recorded as directed by the Public Works Director.
- 3.5 No lots fronting on knuckles, or cul-de-sacs shall have less than thirty-five (35) feet of frontage measured at the property line, with the exception of flag lots as approved by the Director of Planning.
- 3.6 This subdivision may be recorded in phases subject to the following:
 - a. Phasing, including phase boundaries and sequencing, shall be subject to Planning Director approval.
 - b. Common open space area improvement phasing, as applicable, shall be required subject to Planning Director approval.
- 3.7 The subdivider is obligated to provide fully improved park space at a ratio of number of lots x 3.2 persons per household x 5 acres per 1,000 population. Said conditions of approval require park improvements and/or fees, and these requirements shall be applicable on a pro-rata basis for this subdivision. The plans for the required park area shall be approved prior to ~~recordation of the final map~~ the issuance of the first residential building permit.
- 3.8 The subdivider shall convey to the approved landscape maintenance entity fee simple title at no cost to the entity all park and open space areas, free and clear of all liens, taxes, assessment, leases (recorded and unrecorded) and easements, except those easements which in the sole discretion of the entity are acceptable.
- 3.9 The maintenance and management of common open space areas and common facilities shall be conducted as set forth herein and approved by the Director of Planning. All provisions of said condition shall be satisfied prior to map recordation.

TENTATIVE TRACT MAP NO. 32850**Conditions of Approval****Page 4 of 10**

- 3.10 A hydrology study, to the satisfaction of the Public Works Director, shall be prepared and approved prior to recordation. Said hydrology study shall be based upon methodology which is acceptable to the Riverside County Flood Control and Water Conservation District, and shall address the potential impacts of the project, as well as downstream impacts resulting from the project, and shall identify the level of responsibility of the project in correcting any downstream problems.
- 3.11 Prior to recordation, the subdivider shall work with the City and the Public Works Director to establish the necessary financing and implementation measures to ensure the provision of a fair share of such necessary facilities.
- 3.12 A total of 20 final, blue-line, final maps shall be submitted to the Public Works Department for final distribution to the agencies.
- 3.13 All perimeter walls and/or walls that front streets must be block wall.
- 3.14 Conditions, Covenants, and Restrictions (CC&R's) may be recorded for this tract by the Subdivider. A note shall be placed on the cover page of said CC&R's which states as follows: "The City of Beaumont shall not be responsible for the enforcement of the CC&R's for Tract No. 32850."
- 3.15 Prior to recordation of any subdivision map or issuance of any permits, annexation of the site must be approved by the City Council and the Riverside County Local Formation Commission and shall be fully completed.
- 3.16 The minimum net lot size in this subdivision shall be 7,200 square feet. ~~The minimum usable pad depth shall be 90 feet.~~
- 3.17 Manzanita Park Road shall be developed to a divided collector status as specified in the General Plan Circulation Element.

4.0 GRADING CONDITIONS

- 4.1 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:
 - a. The land divider or developer shall submit five (5) prints of a comprehensive grading plan to the Public Works Director which complies with the Uniform Building Code, Chapter 70, the Beaumont Municipal Code and as may be additionally provided for in these conditions.
 - b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.

TENTATIVE TRACT MAP NO. 32850**Conditions of Approval****Page 5 of 10**

- c. Graded land shall be provided with erosion control measures as approved by the Public Works Director.
 - d. ~~All residential building pads shall have a minimum depth of 90 feet and pad width of 70 feet exclusive of any slope in excess of two feet in vertical height.~~d
- 4.2 Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Director for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be installed including, but not limited to, parkway planting, recreation trail, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:
- a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems shall be specified.
 - b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
 - c. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Director. Utilities shall be placed underground wherever feasible.
 - d. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual focal points within the project.
 - e. Where street trees cannot be planted within the right-of-way of interior streets and project parkways due to insufficient road right-of-way, they shall be planted outside of the road right-of-way.
 - f. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate.
 - g. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.
 - h. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
- 4.3 Three (3) sets of detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with a processing fee of \$500.00 to the Community and Economic Development Department.

TENTATIVE TRACT MAP NO. 32850**Conditions of Approval****Page 6 of 10**

- 4.4 No grading permits shall be issued for any proposed new structures outside the areas shown on the approved tentative map unless otherwise approved by the Planning Director and the Public Works Director.
- 4.5 If grading is proposed for five (5) or more acres or is part of a larger project that will disturb five (5) or more acres it shall require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Grading permits shall not be issued until the Public Works Director has determined that the project has complied with the current City requirements for compliance with the NPDES Construction General Permit.
- 4.6 If the project grading is to be phased, prior to issuance of a grading permit, an overall conceptual grading plan shall be submitted to the Public Works Director and Planning Director for approval. The plan shall be used as a guideline for subsequent detailed grading plans for individual phases of development and shall include the following:
- a. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.
 - b. Approximate time frames for grading and identification of areas which may be graded during the higher probability rain months of December through March.
 - c. Preliminary pad and roadway elevations.
 - d. Areas of temporary grading outside of a particular phase.
- 4.7 Driveways shall be designed so as not to exceed a fifteen (15) percent grade.
- 4.8 The subdivider shall provide evidence to the Public Works Director that all off-site grading areas have recorded grading and drainage easements and that maintenance responsibilities have been assigned as approved by the Public Works Director.
- 4.9 A qualified paleontologist shall be retained by the subdivider for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist, the City Public Works Director and the grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The paleontologist shall submit in writing to the Planning Director the results of the initial consultation and details of the fossil recovery plan if recovery was deemed necessary.
- 4.10 The subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an

TENTATIVE TRACT MAP NO. 32850**Conditions of Approval****Page 7 of 10**

- "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit) should any grading be proposed within or along the banks of any natural watercourse. Copies of any agreement shall be submitted to the Public Works Director with the notification.
- 4.11 The subdivider shall pay at his or her sole expense and shall notify the Public Works Director in writing that the alteration of any watercourse or wetland complies with the U.S. Army Corps of Engineers (Corps) Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or alongside the banks of the any watercourse or wetland where the Corps has jurisdiction. Copies of any agreements shall be submitted to the Public Works Director along with the notification.
 - 4.12 Grading plans shall be submitted to the Public Works Director for review and approval. The plans shall include an erosion and siltation control element, as necessary, to prevent graded and cleared areas from being eroded, resulting in the transport of sediment into the watercourses and downstream where it may affect downstream properties and habitat. Approval of the grading plans is required to fulfill monitoring requirements of the California Environmental Quality Act (CEQA).
 - 4.13 Any grading plans proposing grading adjacent to or within the open space lots shall be submitted to the Planning Director for review and approval.
 - 4.14 Lots shall be graded to drain to the street with no cross lot drainage permitted. Lot drainage shall be indicated on all grading plans.
 - 4.15 The subdivider shall submit two (2) copies of a soils report to the Public Works Director. The report shall address the soils stability and geologic conditions of the site as approved by the Public Works Director.

5.0 BUILDING CONDITIONS

Prior to the issuance of BUILDING PERMITS, all the following conditions shall be satisfied:

- 5.1 The subdivider shall submit written clearances to the Planning Director that all pertinent requirements from the following agencies have been met:
 - City Public Works Department
 - Beaumont Unified School District
 - Beaumont-Cherry Valley Water District
- 5.2 A detailed wall and fencing plan shall be submitted to and approved by the Planning Director and shall show all project walls and fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. Decorative block walls shall be

TENTATIVE TRACT MAP NO. 32850**Conditions of Approval****Page 8 of 10**

- constructed along all side yards adjacent to streets and in locations as approved by the Planning Director. The wall plan shall be consistent with the acoustical report and recommendations prepared for the project.
- 5.3 Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with Planning Director approval.
 - 5.4 Building separation between all buildings shall not be less than ten (10) feet. Fireplaces and media niches when connected to fire places may encroach one (1) foot into the side yard setback. Additional encroachments are allowed as approved by the Planning Director pursuant to an application for a setback adjustment.
 - 5.5 All street side yard setbacks shall be a minimum of ten (10) feet.
 - 5.6 All front yards shall be provided with landscaping and automatic irrigation systems, as approved by the Planning Director.
 - 5.7 Wood fencing shall not be permitted in this subdivision. Acceptable materials include masonry, stucco or vinyl, as approved by the Planning Director.
 - 5.8 All utility connections and easements shall be placed underground and shall not encroach into the driveway area unless otherwise approved by the Public Works Director.
 - 5.9 A minor plot plan for all residential buildings, garages and accessory buildings shall be submitted to the Planning Director accompanied by applicable filing fees for a plot plan not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the City of Beaumont. The minor plot plan shall be reviewed and approved by the City Council, per the City Council at the April 17, 2007, City Council meeting. The minor plot plan shall contain the following elements:
 - a. A final site plan (1"=30' minimum scale precise grading plan) showing all lots, building footprints, setbacks, walls, fencing, the floor plan and elevations of individual lots.
 - b. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers when feasible (trade names also acceptable).
 - c. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling

TENTATIVE TRACT MAP NO. 32850**Conditions of Approval****Page 9 of 10**

units adjacent to and visible from public roadways.

- d. Five (5) sets of photographic or color laser prints (8 X 10 in.) of the sample board and colored elevations shall be submitted for permanent filing.

The Minor Plot Plan shall require the approval of the Director of Planning prior to issuance of building permits for lots included within the plot plan, including permits for model home complexes. The submittal and approval of plot plans may be phased provided:

- a. A subdivision phasing plan has been submitted to and approved by the Planning Director and Public Works Director.
 - b. A separate plot plan shall be submitted to the planning Director for each approved tract phase accompanied by the appropriate filing fees.
- 5.10 All residential units shall be served by a minimum of two access points at all times, for proper circulation and emergency vehicle ingress and egress, as approved by the Fire Department.
 - 5.11 All residential and commercial structures shall be provided with “four-sided” architectural features. With respect to residential structures, this may take the form of edge trim on all exterior doors or windows, or other methods as approved by the Planning Director.
 - 5.12 All residences must have illuminated address numbers.
 - 5.13 A minimum of 50 Residences-residences within the subdivision shall be limited to single-story residences, consistent with the plotting exhibit approved by the City Council on April 17, 2007.

6.0 FINAL INSPECTION/OCCUPANCY CONDITIONS

Prior to the FINAL BUILDING INSPECTION or issuance of OCCUPANCY PERMITS, which ever occurs first, all the following conditions shall be satisfied:

- 6.1 Decorative block and sound walls shall be constructed along all external tract boundaries subject to the approval of the Public Works Director and Planning Director. A graffiti resistant coating or landscaping shall be provided on all block walls.
- 6.2 All walls and fences shall be constructed subject to the approval of the Planning Director.
- 6.3 Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans.
- 6.4 All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Director and the Public Works Director.

TENTATIVE TRACT MAP NO. 32850**Conditions of Approval****Page 10 of 10**

- 6.5 A licensed landscape architect shall provide a Compliance Letter to the Planning Director and the Public Works Director stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans and conditions of approval. The Compliance Letter shall be submitted at least three (3) working days prior to any final building inspection or issuance of any occupancy permits, whichever occurs first.
- 6.6 All landscaping and irrigation shall be installed in accordance with approved plans and shall be verified by a City field inspection at the direction of the Planning Director.
- 6.7 All driveways shall be concrete paved.
- 6.8 The required park facilities shall be completed and issued a final building permit inspection consistent with the phasing schedule to be developed in the implementation of the Recordation Conditions set forth herein.
- 6.9 The subdivider shall submit to the Planning Director a duly and completely executed agreement with a CFD or other maintenance entity approved by the Planning Director which demonstrates to the satisfaction of the City Attorney, Planning Director and Public Works Director that the subdivider has provided for the dedication and maintenance of landscaping, irrigation and open space areas. Model homes shall be exempt from this condition.

IN THE COUNTY OF RIVERSIDE, TO BE INCORPORATED INTO THE CITY OF BEAUMONT
TENTATIVE TRACT MAP NO. 32850
 BEING A PORTION OF THE SOUTHERLY 50 ACRES OF THE WEST ONE-HALF,
 OF THE NORTHEAST ONE-QUARTER, OF SECTION 15, TOWNSHIP 3 SOUTH,
 RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

JULY 2005

NOTES

1. ASSESSORS PARCEL NUMBER: 42-1-10-0-14
2. DEDS ZONING: IN A COUNTY OF RIVERSIDE
3. PROPOSED ZONING: 4.5P
4. PROJECT AREA: 1,267,338 SF = 28.09 AC.
 DISTINGUISHED GROSS AREA: 1,306,000 SF = 30.00 AC.
 DISTINGUISHED NET AREA: 1,777,125 SF = 40.32 AC.
 PROPOSED NET AREA: 1,823,234 SF = 41.50 AC.
 ADDITIONAL DEDICATION: 1,000 SF = 0.23 AC.
5. AREA LOT SIZE: 7,500 SF
 AREA LOT SIZE: 1,400 SF
 AVERAGE LOT SIZE: 21.17 SF
 LOT A: 16,324 SF = 0.37 AC. (RETERIEN BASIN)
 LOT B: 78,704 SF = 1.80 AC. (PARK)
 LOT C: 54,427 SF = 1.25 AC.
 TOTAL DEDICATION: 1,000 SF = 0.23 AC.
6. TOTAL NUMBER OF LOTS: 85
7. PRELIMINARY DENSITY: 3.17 UNITS/AC.

PRELIMINARY GRADING

THE CONCEPTUAL GRADING SHOWN HERE ON IS FOR PRELIMINARY PLANNING PURPOSES ONLY AND IS SUBJECT TO REVISION. (NOTE: SLOPES LESS THAN 2% ARE NOT SHOWN.)
 PRELIMINARY ESTIMATE OF EARTHWORK:
 1.360,000 CU YD
 10,000,000 CU YD

LEGAL DESCRIPTION

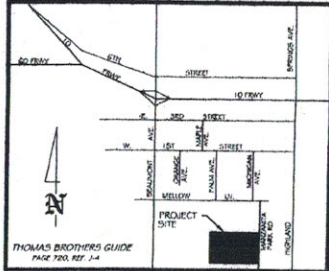
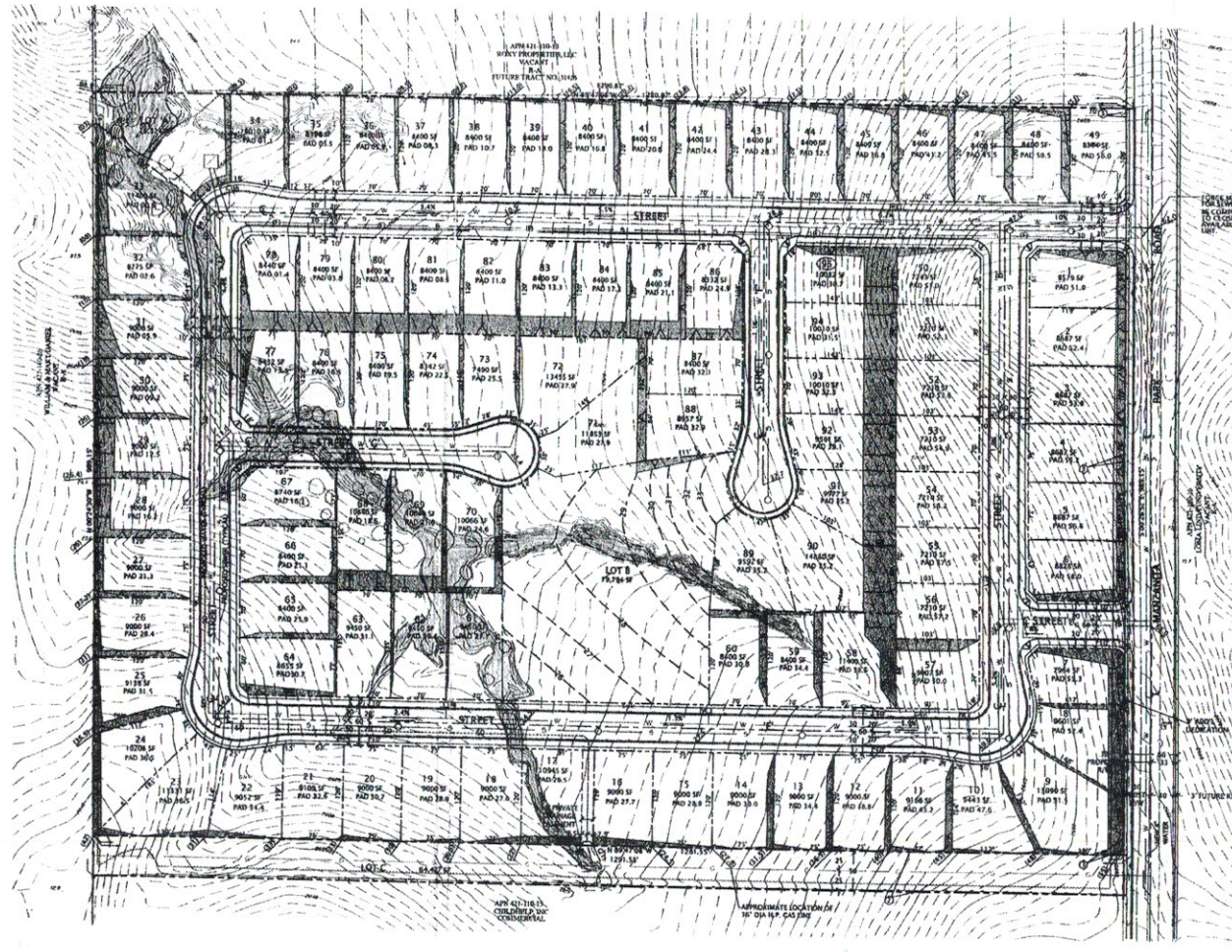
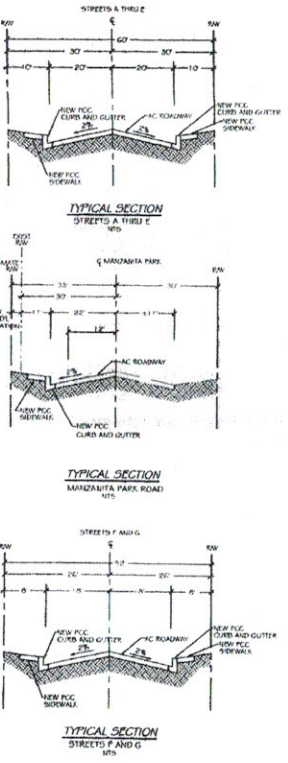
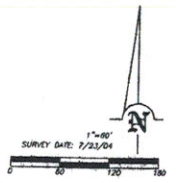
TENTATIVE TRACT NO. 32850 BEING A SUBDIVISION OF THE FOLLOWING:
 THE SOUTHERLY 50 ACRES OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.
 BEGINS AT THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER, THENCE NORTH 77° 42' 30" WEST ON THE WEST LINE THEREOF, 620.81 FEET, THENCE SOUTH 77° 42' 30" EAST, 131.94 FEET TO THE EAST LINE OF SAID WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER, THENCE SOUTH 77° 42' 30" EAST OF SAID EAST LINE, 640.90 FEET TO THE SOUTHWEST CORNER OF SAID WEST ONE-HALF, THENCE NORTH 77° 42' 30" WEST, 131.74 FEET TO THE POINT OF BEGINNING.
 ALSO EXCEPTS THEREFROM THE EASTERN 50 FEET OF SAID LAND CONTAINED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED FEBRUARY 1, 1907 AS INSTRUMENT NO. 1,160.

EASEMENTS

1. AN EASEMENT FOR RIGHT-OF-WAY AND EASEMENTS FOR PURPOSES, RECORDED JULY 3, 1970 AS INSTRUMENT NO. 640-3 THROUGH GRANTS OF OFFICIAL RECORDS IN FAVOR OF RIVERSIDE, STANFORD, ET AL. TO BE ABANDONED.
2. AN EASEMENT FOR RIGHT-OF-WAY AND EASEMENTS FOR PURPOSES, RECORDED FEBRUARY 1, 1971 AS INSTRUMENT NO. 15790 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA GAS CO. AND SOUTHERN CALIFORNIA GAS CO.
3. AN EASEMENT FOR PUBLIC UTILITIES AND EASEMENTS FOR PURPOSES, RECORDED FEBRUARY 1, 1971 AS INSTRUMENT NO. 15790 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA GAS CO.

UTILITY PURVEYORS:

- WATER:**
 BEAUMONT CREEK VALLEY WATER DISTRICT
 560 MANHATTAN AVENUE
 BEAUMONT, CA 92223
 (909) 840-8000
- SEWER:**
 CITY OF BEAUMONT
 550 E. 5TH STREET
 BEAUMONT, CA 92223
 (909) 763-8300
- GAS:**
 SOUTHERN CALIFORNIA GAS COMPANY
 P.O. BOX 3003
 BEAUMONT, CA 92273-0306
 (909) 331-7041
- ELECTRIC:**
 SOUTHERN CALIFORNIA Edison
 247 TEMPERANCE STREET
 RIVERSIDE, CA 92575
 (951) 507-4770
- CABLE:**
 AT&T CABLE
 1732 ORANGE TREE LAKE
 RIVERSIDE, CA 92573
 (909) 750-2220



LEGEND

- 48" --- SOWER FORCE MAIN
- 36" --- SOWER CRARRY MAIN
- 18" --- WATER MAIN
- Fish + Game

BENCHMARK:

BEING A BRAND NEW TOP CONCRETE FOOTING, ON PENNSYLVANIA AVENUE 600 FEET SOUTH OF FIRST STREET, 18 FEET NORTH OF THE NORTH ENTRANCE TO THE SUNNYLOFT CENTER, AND 5 FEET EAST OF PENNSYLVANIA AVENUE. IN THE NORTHWEST CORNER OF A 6000 PAVO VERDE STONE LANE POST. A BRAND NEW IN THE TOP OF THE CONCRETE FOOTING OF THE SAID POST AND MARKED C-2-61.

SPV 2571, 376

CORRELATION:

BEAUMONT PROPERTIES
 47101 - 400 BEAUMONT
 731 WASHINGTON DRIVE
 RIVERSIDE, CA 92574
 (909) 793-4675

TENTATIVE TRACT MAP NO. 32850
 ASSESSORS PARCEL NUMBER 42-1-10-0-14
 COUNTY OF RIVERSIDE

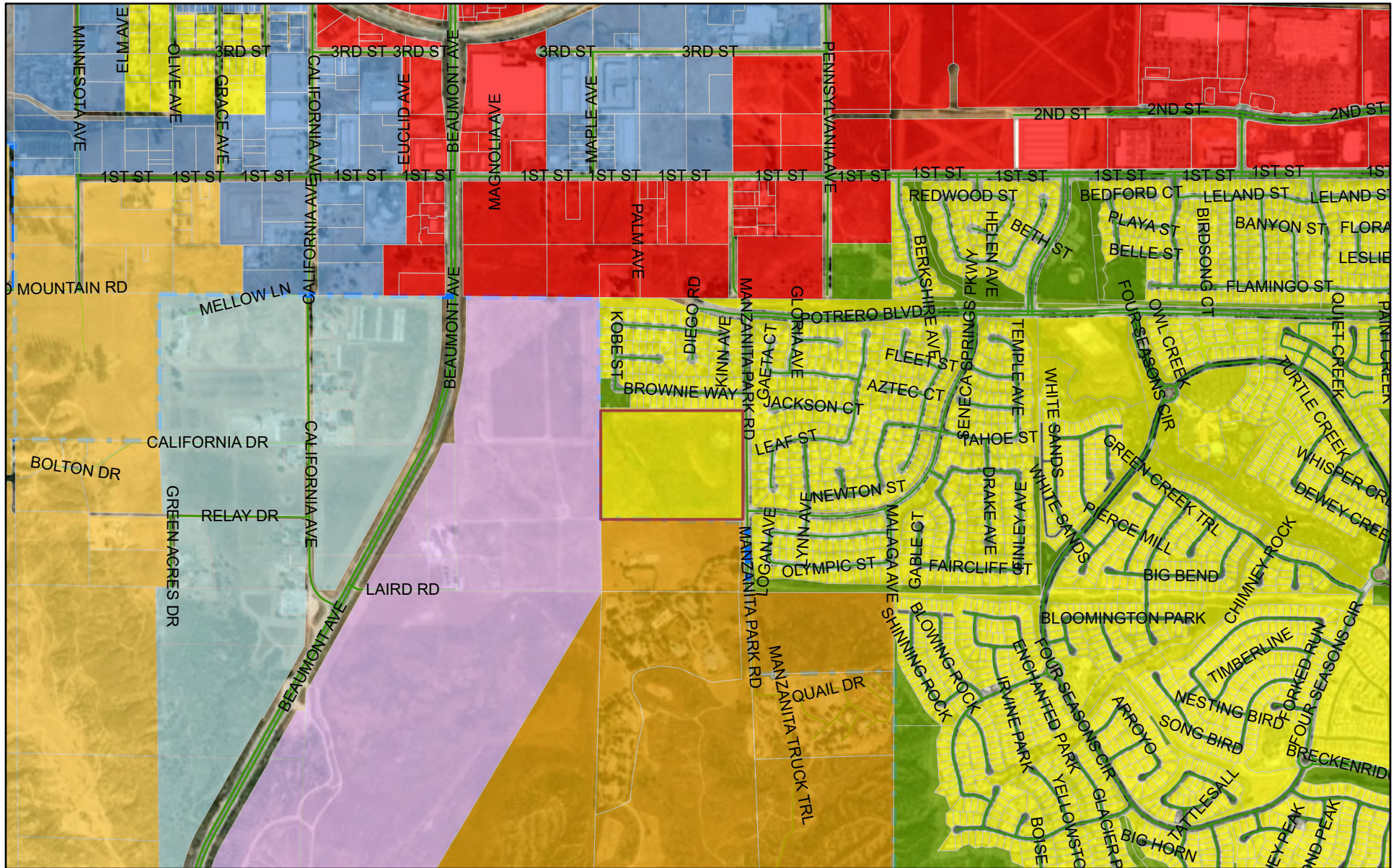
THATCHER ENGINEERING & ASSOCIATES, INC.
 248 5TH STREET, SUITE 9
 BEAUMONT, CA 92223
 (909) 748-7777 FAX (909) 748-7779

SEAL:
 CIVIL ENGINEER
 No. 10094
 Exp. 12/31/06

DATE: JUL 26 2005

TM2022-0009 TTM32850 General Plan Land Use

Item 2.



9/6/2022, 11:05:19 AM

General Plan

Open Space

Employment District

Industrial

High Density Residential

Traditional Neighborhood

Single Family Residential

Rural Residential 40

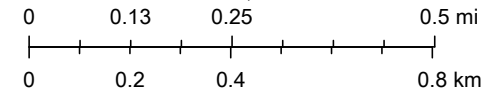
Urban Village

General Commercial

Public Facilities

City Boundary

1:18,056



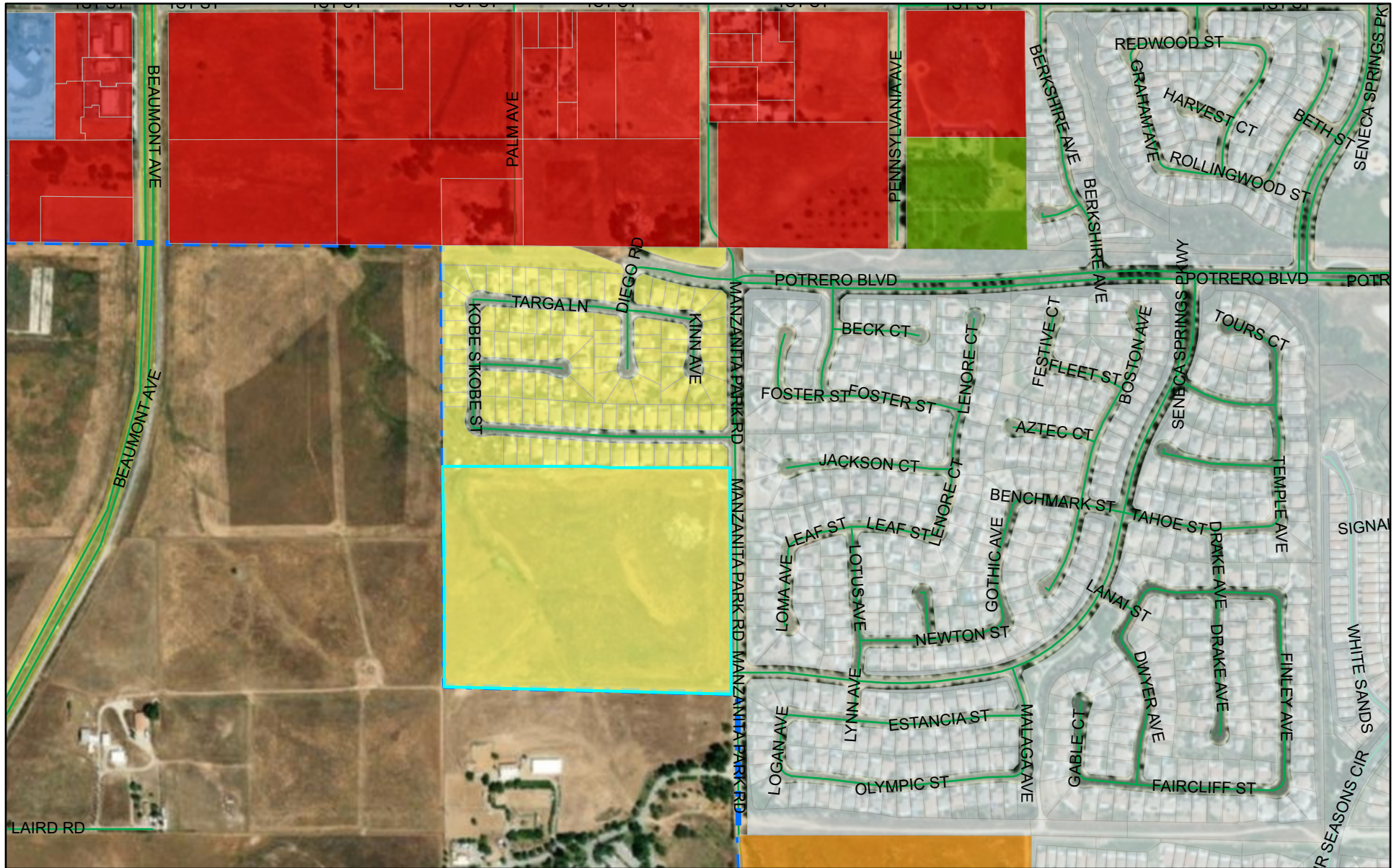
San Bernardino County, Maxar

City of Beaumont

San Bernardino County, Maxar | RCIT GIS, LAFCO | RCIT | Riverside County Assessor / RCIT |










TM2022-0009 TTM32850 Zoning Map

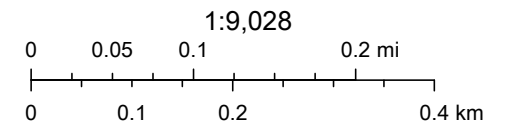
Item 2.



9/6/2022, 10:59:40 AM

Zoning

- | | | |
|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|  Residential Multiple Family |  Manufacturing |  Highways/Major Streets |
|  Specific Plan |  Community Commercial |  City Boundary |
|  Residential Single Family |  Recreation/Conservation |  Street Labels |



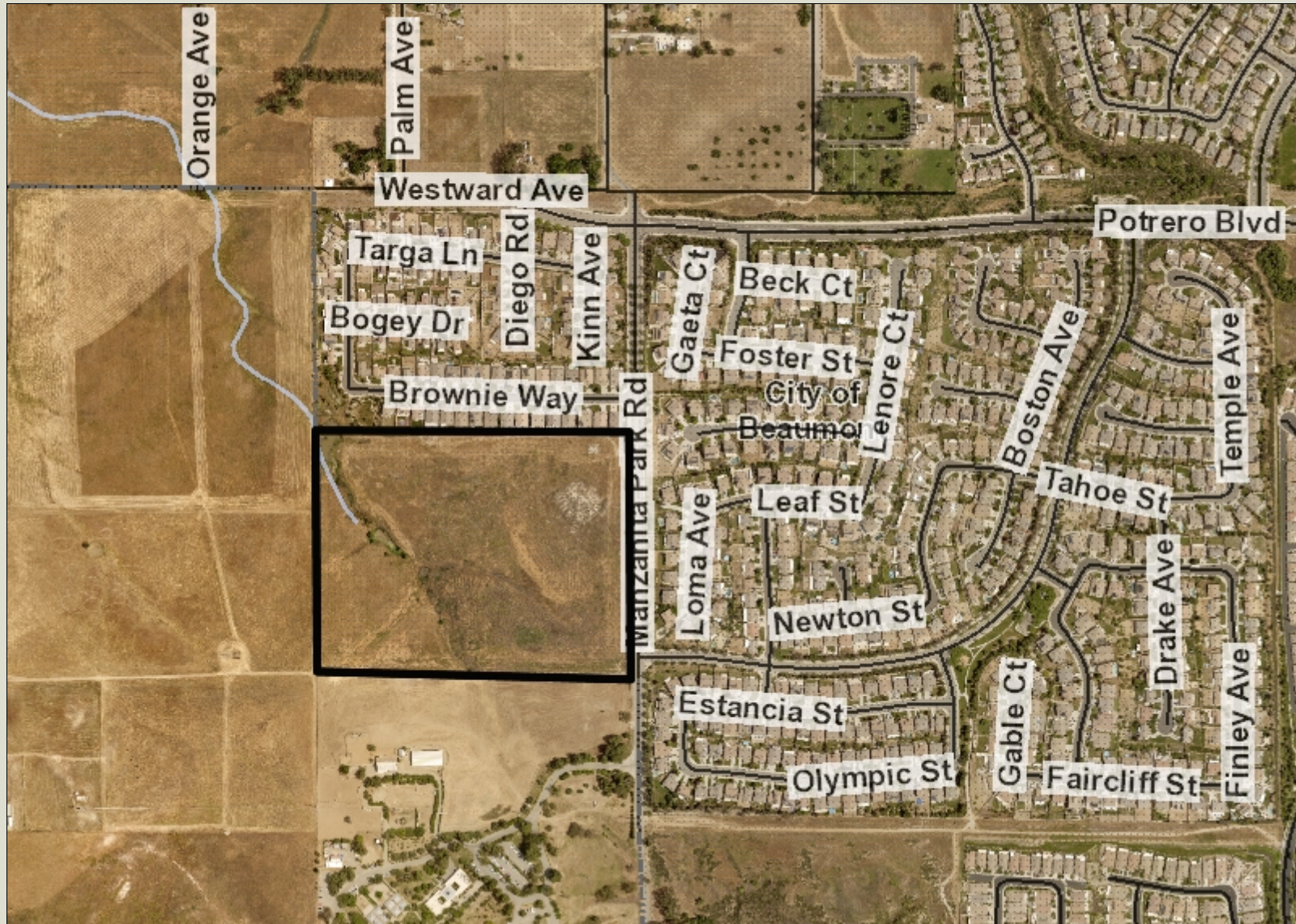
San Bernardino County, Maxar

City of Beaun

San Bernardino County, Maxar | RCIT GIS, LAFCO | RCIT | Riverside County Assessor / RCIT |

TM2022-0009 TTM32850 Aerial Photograph

Item 2.



Legend

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



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

Notes

0 770 1,539 Feet

REPORT PRINTED ON... 9/6/2022 11:18:20 AM

© Riverside County GIS

Jarnne' J. Gardner
Project Management Services

22927 Timber Ridge Court
Wildomar, CA 92595 951-553-0841

August 16, 2022

Christina Taylor, Deputy City Manager
Carole Kendrick, City Planner
City of Beaumont
550 E. 6th St.
Beaumont, CA 92223

Re: Request for Change of Conditions of Approval TTM 32850, #3.7, #3.16, 4d, and 5.13

Dear Ms. Kendrick and Ms. Taylor:

This letter is to request changes to the original Conditions of Approval issued July 2005. I am attaching a copy of the proposed redlined conditions for your review as well as a completed application.

3.7: Plans for park to be approved prior to final map recordation: We are requesting a change to the time the park plans are to be approved due to delays by the City in responding to whether the park was to be public or private. Due to this delay and the urgency for this map to record prior to expiring, we are requesting that plans be approved prior to first home building permit so that the map can record.

3.16: and 4d: Minimum pad width of 70' and pad depth of 90' exclusive of slopes. We are requesting that this condition be eliminated as the lot sizes meet 7200 sq.ft. requirements as per City Zoning Ordinance. Grading pad elevations were improved since the Tentative Map conditions were issued. This requirement would force a hardship on the developer to put in retaining walls that are not required to meet standard setbacks. There are approximately 45 lots that would be required to have retaining walls solely for the purpose of meeting this condition and negatively affect home owners.


5.13 Single Story Requirement: This condition only allowed single story homes and was later modified by City Council to allow two story homes on specific lots. This was stipulated because the initial grading design of 2005 was not the most optimum design,

which required tremendous import of the soil that caused the pad to be elevated, that's why it imposed the restriction on the location of the two stories and single stories.

In 2015, the grading design was optimized and approved by the City, where the site was balanced without requiring import of any soil, and as such none of the pads were elevated. This correction eliminated the need for any restrictions on the location of the two stories and single story homes as well as requirements for the walls.

We greatly appreciate staffs approval of our requests and proceed to place us on the Planning Commission Agenda most urgently. Thank you.

Sincerely,



Jarne' J. Gardner

Project Manager

Cc: Hamid Roknian

Mozafar Behzad

From: [Mary Daniel](#)
To: [Carole Kendrick](#)
Subject: Tentative tract map 32850
Date: Sunday, September 04, 2022 3:21:10 PM

Thank you for sending this information -- you are absolutely right it does affect our property when 95 houses are planned for our property line, so we appreciate the heads up. I have several questions.

I don't know if you are aware but this project was first planned back in 2005 when the criminals were in charge of Beaumont. They were okaying anything and everything and these 95 houses were approved at that time although never completed. (One problem was that the developers never realized that there is a major gas line going thru that property. We brought this to the attention of the Planning Department after they had a tract map that had houses built on top of that line! We knew about the pipe line because it goes thru our property also. Hopefully these new developers know that.) The original tract map was extended 3 times until 2010 and then because of assembly bills the expiration of that TTM was July 19, 2017.. Has it been renewed or re-approved since then? If so, we received no notification of that fact. Isn't there a limitation on extensions and shouldn't this be considered a new project? Entitlements shouldn't be allowed to last forever should they?

The second question is the Will Serve letter from the Beaumont CV water district. Are those also good forever? Especially in this time of great drought -- and with 2000 or so houses already approved but not yet built in Beaumont -- is this the time to add more houses?

A final question is concerning the Condition of Approval that this developer wants to amend. Is it the one that says that only one story houses can be built on this property? This item was a Condition of Approval because of the viewshed of Mt San Jacinto that these houses would obscure if they were those huge boxy 2 story houses that were going up all over Beaumont at the time. Another Condition of Approval was that the minimum lot size was to be 7,200 square feet. This condition was also because of the viewshed and to take into consideration that urban sprawl should not be allowed to infest the more rural aspects of south Beaumont, Both of these conditions were discussed and debated by the City Council at the time and it was agreed that this particular area of Beaumont should be different -- because it is different -- and thus single story houses were made a Condition of Approval.

Now if this developer says that the houses in the development right next door are two story -- they didn't start out that way. When building first started, they were supposed to be 1 1/2 story, but somewhere along the line when that developer went kaput and another came in -- that requirement was lost in the shuffle and the remaining houses became 2-story. Remember this was around 2011 and the economy was such that these houses were originally built to be rentals.

I'm giving you this background because you are probably not aware of the discussions that were held to try and keep the south of Beaumont relatively rural and the reasons that the Condition of Approval for single story houses and larger lots was made. I'm sure these new developers are from out of the area and cannot understand why they shouldn't be allowed to build whatever will give them the most return on their investment. But I think they need to be made aware of these things.

Again thank you for keeping us in the loop. I will be in touch. Would you please send me the agenda with the packet information when it becomes available?

Thank you, Mary Daniel, (951)845-1475



City of Beaumont

550 E. 6th Street
Beaumont, CA 92223
(951) 769-8520

FAX (951) 769-8526

Email: cityhall@ci.beaumont.ca.us

www.ci.beaumont.ca.us

Item 2.

Beaumont City Council
Meeting of
April 17, 2006
Agenda Item # 2.c

Modifications to the Conditions of Approval for Tentative Tract No. 32850, West side of Manzanita Park Road, South of Potrero Blvd. – Applicant: Mo Behzad

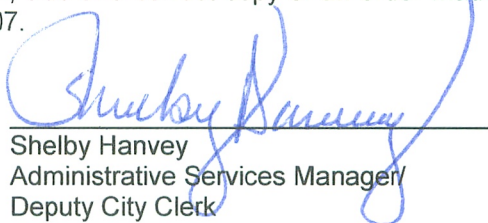
Recommendation: City Council Review and Approve the Modification to the Conditions of Approval for Tentative Tract Map No. 32850

Staff report was given by Ernest Egger, Director of Planning.

Motion by Council Member Berg, Seconded by Council Member Dressel to approve the Modification as referred to in the exhibit (attached) with the addition that the architectural plans come back to City Council for review and approval.
Vote:5/0

Certification

I hereby certify that the forgoing is a full, true and correct copy of an order made and entered in the City Council Minutes of April 17, 2007.


Shelby Hanvey
Administrative Services Manager/
Deputy City Clerk



City of Beaumont

550 E. 6th Street

Beaumont, CA 92223

(909) 769-8520

FAX (909) 769-8526

Email: cityhall@ci.beaumont.ca.us

www.ci.beaumont.ca.us

Item 2.

April 23, 2007

Vicky Valenzuela, Project Manager
Thatcher Engineering & Associates, Inc.
345 5th Street, Suite 'B'
Redlands, CA 92374

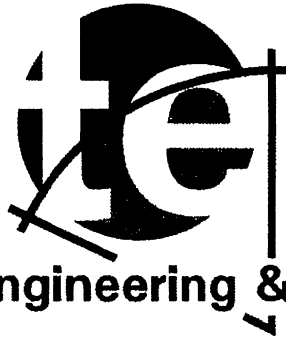
SUBJECT: Tract Map 32850 Modifications to Conditions of Approval

Dear Vicky Valenzuela:

The City of Beaumont City Council has approved the above referenced request. City Council added a condition that requires the architectural plans to return to City Council for review and approval. Attached is a copy of the City Council Minute Order and a stamped approved copy of the exhibit. If you have any questions please feel free to call the Planning Department at (951) 769-8518.

Very truly yours,
CITY OF BEAUMONT

Rebecca Posalski
Assistant Director of Planning



- land planning
- civil engineering

thatcher engineering & associates, inc.

City of Beaumont
Planning Department
550 E. Sixth Street
Beaumont, CA 92223

Date: February 8, 2007
Job No.: 102813

ATTN: Mr. Ernie Egger, Director

RE: Tract 32850, City of Beaumont

Dear Ernie:

Condition of Approval No. 5.13 of approved Tentative Tract 32850 requires that "residences within the subdivision shall be limited to single-story residences." This condition has been detrimental to the developer. Although he has made several attempts to market this subdivision, the single-story requirement continues to be a roadblock with potential builders. Therefore, we are hereby requesting that Condition 5.13 be modified to allow up to 45 of the 95 lots to have two-story units. To supplement this request and provide for your review, we attach an exhibit showing where we would propose two-story homes. Also, we have noted on the table of the enclosed plan the estimated top of roof elevation for all of the homes. Please note that in all instances, we have kept the two-story units away from the highest part of the subdivision and as shown on the attached table, the top of the roof for a two-story unit is lower than the top of a single-story unit on the same sight line. As an example, Lot 94, as a two-story unit has a top of roof elevation of 83.2, where the single-story unit on Lot 51 has a top of roof elevation of 84.4. Also, in all instances, we have provided for single-story units on all corner lots. This was done to provide more of an "open" feel at the intersection areas.

We appreciate your consideration of this matter, and ask that you please contact the undersigned at (909) 748-7777 should you have any questions or require additional information.

Yours truly,
THATCHER ENGINEERING & ASSOC., INC.

Vicky Valenzuela, Project Manager

cc: Mr. Mo Behzad, Beaumont Properties

TO: Honorable Mayor and City Council Members

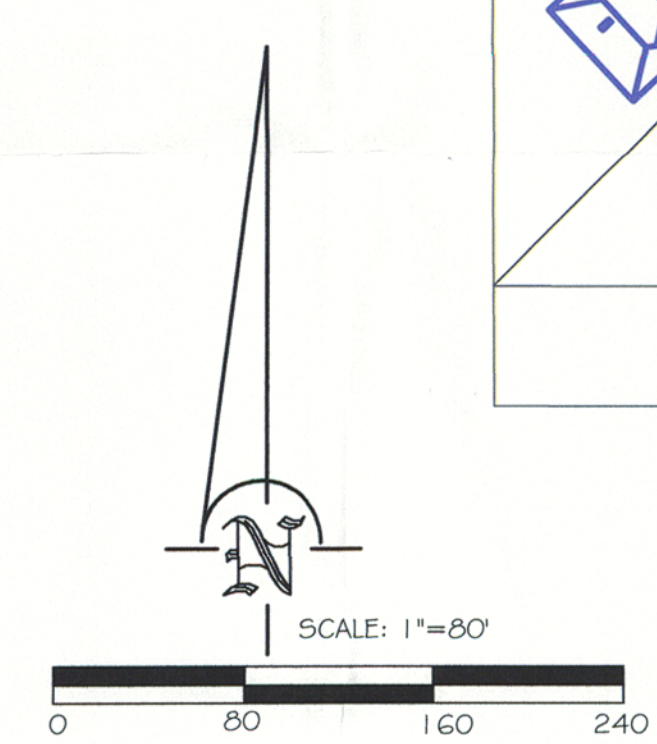
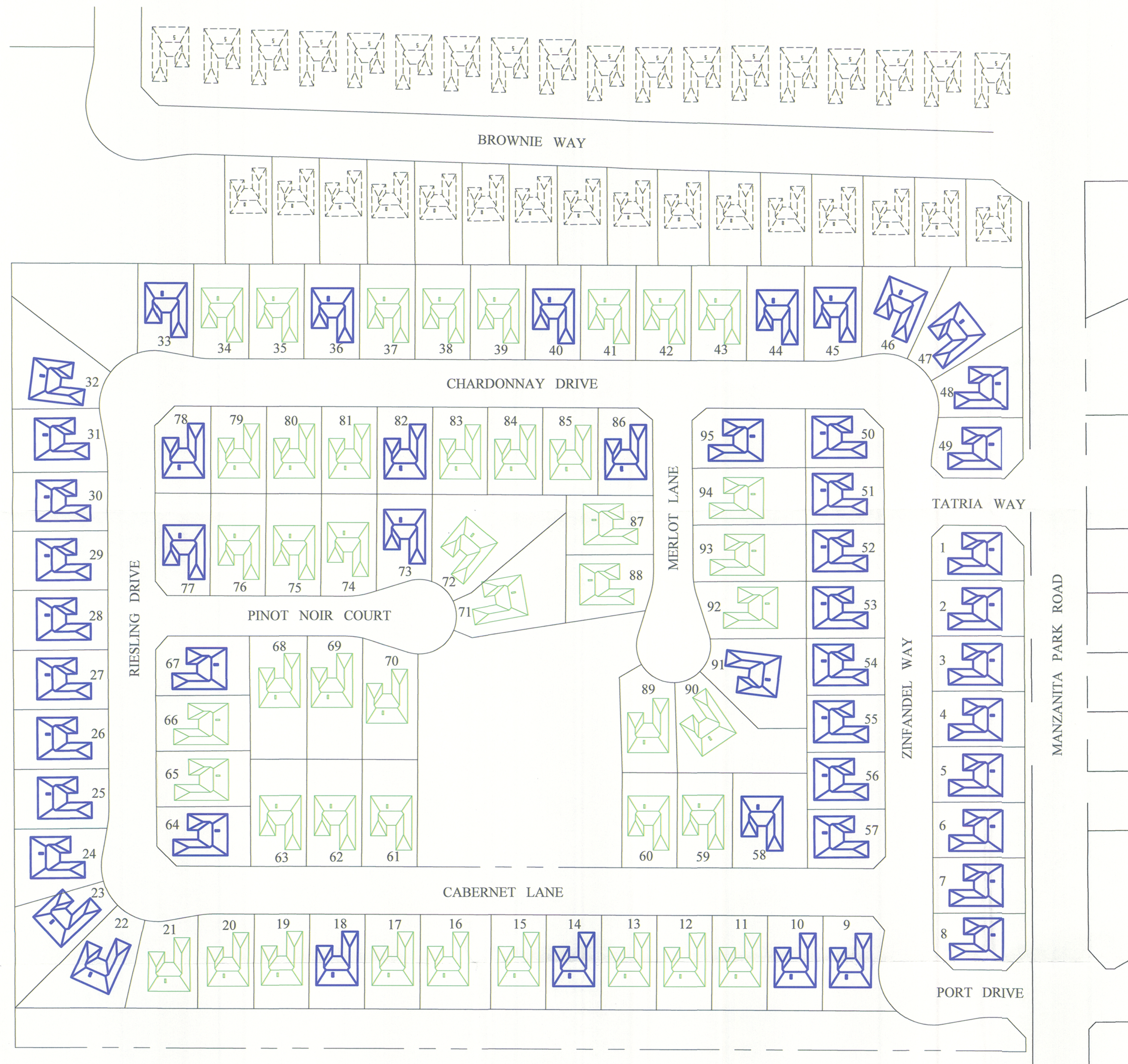
FROM: Community and Economic Development Department

AGENDA DATE: April 17, 2007

SUBJECT: Request for Modification of Conditions of Approval for Tentative Tract No. 32850, West Side of Manzanita Park Road, South of Potrero Boulevard. Applicant: Mo Behzad

[illegible]

TRACT 32850



LEGEND	
	ONE STORY HOUSE
	TWO STORY HOUSE
	EXISTING ONE STORY

PREPARED FOR/APPLICANT:

BEAUMONT PROPERTIES
ATTN: MO BEHZAD
731 WIMBLETON DRIVE
REDLANDS, CA 92374
PHONE: (909) 793-6675

thatcher engineering & associates, inc.
345 5TH STREET, SUITE 10 REDLANDS, CA 92374

• land planning
• civil engineering

phone 909.748.7777
fax 909.748.7776

CITY OF BEAUMONT
APPROVED
BY: *[Signature]*
PLANNING COMMISSION
DATE: 4/17/07
Subject to Conditions of
Approval

MELVIN W. THATCHER, III
No. 39964
Exp. 12/31/07
CIVIL
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

Melvin W. Thatcher, III R.C.E. 39964 Exp. Dec 31, 2007

Job No. 117202	Date Prepared 03/05/07	Designed By M.W.T.	Drawn By SB	Reference No. 102813EXHIBIT	Sheet 1 Of 1
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LEGAL ADVERTISEMENT

Item 2.

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, September 13, 2022, at 550 East Sixth Street, Beaumont, California.

TENTATIVE TRACT MAP NO. 32850 MODIFICATION TO CONDITIONS (TM2022-0009), Conduct a public hearing and consideration of a request to amend the conditions of approval for Tentative Tract Map No. 32850 that proposes to subdivide 29.32 acres into 95 single family residential lots in the Residential Single-Family zone on the west side of Manzanita Park Road and south of Brownie Way. (APN: 428-010-018)

The applicant for this project is **Hamid Roknian, Ronita Roknian & Mozafar Behzad**

Public comments can be made in person, using the public comment phone line or by written email. Phone-in comments will be accepted by calling the designated public comment phone line (951) 922-4845 prior to the corresponding item. Public comments shall not exceed three minutes unless otherwise authorized by City Council. Written comments can be emailed to NicoleW@BeaumontCa.gov. Public comments accepted via email 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 until the end of the corresponding item.

This meeting will be conducted in person and also and will be recorded for live streaming. 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

Carole Kendrick
Planning Manager
ckendrick@beaumontca.gov
The Press-Enterprise
Published: 9/1/22