



PLANNING COMMISSION REGULAR MEETING

550 E. Sixth Street, Beaumont, CA
Tuesday, April 26, 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 March 8, 2022.

2. Conditional Use Permit (CUP2022-0064) for Consideration of a Request to Allow Microblading Services in Conjunction with an Existing Beauty Service Business Located at 851 E. Sixth Street, Suite B-1 in the Sixth Street Mixed-Use Zone. APN: 418-112-016

Recommended Action:

Hold a public hearing,

Approve Conditional Use Permit CUP2022-0064, subject to the attached Conditions of Approval, and

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

3. PLAN2022-0756 for Consideration of a Sign Program for the Beaumont Crossroads II Logistics Park Project, Located at 36900 and 36855 W. Fourth Street (APNS: 424-010-011, -012 and -016) in the Specific Plan (Hidden Canyon) Zone

Recommended Action:

Approve PLAN2022-0756 for the Beaumont Crossroads II Logistics Park Sign Program as presented.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, May 10, 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, March 08, 2022 - 6:00 PM

MINUTES

REGULAR SESSION

6:00 PM

CALL TO ORDER at 6:00 p.m.

Present: Chairman Nathan Smith, Commissioner Jessica Black, Commissioner Sedrick Bedolla, Commissioner Patrick Stephens

Absent: Vice Chair Anthony Colindres

Pledge of Allegiance

Adjustments to Agenda: **None**

Conflict of Interest Disclosure: **None**

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA):

K. Brokowski - *Raised concerns regarding the current housing element and the lack of discussion at the Planning Commission meetings.*

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 February 22, 2022.

Approved by a 4-0 vote.

2. Public Hearing and Consideration of an Ordinance Establishing Beaumont Municipal Code Chapter 5.72 "Food Trucks"

Public Hearing opened at 6:56 p.m.

No comment

Public Hearing closed at 6:56 p.m.

Motion by Commissioner Stephens

Second by Commissioner Bedolla

To forward a recommendation of approval of an ordinance establishing Beaumont Municipal Code Chapter 5.72 Food Trucks.

Approved by a 4-0 vote.

3. Discussion of Additional Planning Commissioner Seats

No opposition to additional members but concerns of maintaining a fully seated commission.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Housing element updates can be found on the monthly City Council agenda department updates as well as the City's website.

ADJOURNMENT at 7:14 p.m.

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, April 12, 2022, at 6:00 p.m. or thereafter as noted on the posted Agenda at City Hall



Staff Report

TO: Planning Commissioners

FROM: Carole Kendrick, Planning Manager

DATE: April 26, 2022

SUBJECT: **Conditional Use Permit (CUP2022-0064) for Consideration of a Request to Allow Microblading Services in Conjunction with an Existing Beauty Service Business Located at 851 E. Sixth Street, Suite B-1 in the Sixth Street Mixed-Use Zone. APN: 418-112-016**

APPLICANT: Andrea Bradley

Background:

The applicant is requesting approval of a Conditional Use Permit application that was submitted on April 7, 2022. The Beaumont Municipal Code requires the approval of a conditional use permit by the Planning Commission for tattoo services. 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 conditional use permit 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 deny or approve the proposal and may establish conditions of approval for the business' operations to ensure that it will not be a detriment to the community.

Project Setting:

The 1.45-acre site is fully developed with three (3) commercial buildings with multiple tenant suites. The site is currently improved with curb gutter and sidewalks on Sixth Street and Chestnut Avenue. The subject property is surrounded by commercial uses to the north and east, multiple family residential to the west, and a single-family residence to the south.

The project setting can also be seen in the following materials attached to this staff report:

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

The land uses, zoning, and General Plan land use designations of the project site and surrounding area are shown in the following table.

	LAND USE	GENERAL PLAN	ZONING
PROJECT SITE	Existing Commercial Center	DMU (Downtown Mixed Use)	SSMU (Sixth Street Mixed-Use)
NORTH	Small Shopping Center	DMU (Downtown Mixed Use)	SSMUR (Sixth Street Mixed-Use Residential)
SOUTH	Single Family Residence	DMU (Downtown Mixed Use)	DMU (Downtown Mixed Use)
EAST	Tacos & Beer, Meno's Tires	DMU (Downtown Mixed Use)	DMU (Downtown Mixed Use)
WEST	6 th & Palm Apartments	DMU (Downtown Mixed Use)	DMU (Downtown Mixed Use)

Analysis:

The applicant submitted an administrative plot plan on March 3, 2022, for a business providing beauty services including micro-dermabrasion, oxygen facials, hydrafacials, Botox fillers and microblading in a 1,400 square foot tenant suite. On March 17, 2022, Planning staff administratively approved the administrative plot plan with the exception of microblading, pending approval of a conditional use permit.

Microblading is described as a semipermanent technique for enhancing the appearance of the eyebrows, in which pigment is scratched into the skin in fine, short strokes resembling hair, using a hand tool with a blade formed of tiny needles.

The proposed use falls under the tattooing category in the Beaumont Municipal Code, however it does differ from traditional tattooing. Microblading is semi-permanent and generally lasts between 1-2 years. The ink is not placed as deep as traditional tattoos, does not turn colors, and are hand drawn instead of using a machine.

A typical session is approximately 2 hours with a large portion of the time allocated for numbing. Sessions are conducted with a sterile room that is subject to health standards and guidelines established by the Occupational Safety and Health Administration (OSHA) and the Centers for Disease Control and Prevention (CDC).

Circulation and Parking:

Per Beaumont Municipal Code Table 17.05-1, professional offices are calculated at one (1) space per 200 square feet of gross floor area. The proposed use will utilize the existing parking that is provided in the existing center.

Hours of Operation:

The proposed use is proposing to operate by appointment only, Monday through Friday, as indicated in the applicant statement of operations (see Attachment E).

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 March 17, 2022, under Administrative Plot Plan No. PP2022-0438. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

Environmental Documentation:

This project is exempt from review under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 whereas information contained in the project file and documents incorporated herein by reference demonstrates that: Conditional Use Permit CUP2022-0064 is consistent with the General Commercial General Plan designation and all applicable General Plan policies as well as the applicable zoning designation of Sixth Street Mixed-Use; the proposed project site is located within the boundaries of the City of Beaumont; Conditional Use Permit CUP2022-0064 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Conditional Use Permit CUP2022-0064 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:

On April 15, 2022, property owners located within a 300-foot radius of the project site were notified of the public hearing. In addition, a notice was published in the Press Enterprise newspaper with a 10-day advanced notice of the hearing. 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.

Planning Commission Authority:

The Sixth Street Mixed-Use zone allows tattooing as a conditionally permitted use, per Table 17.19-1 subject to approval of a Conditional Use Permit. The Beaumont Municipal Code Section 17.02.100.F authorizes the Planning Commission to approve, conditionally approve, or deny the application.

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 project is subject to and is consistent with the Development Standards for the Sixth Street Mixed-Use (SSMU) zone. The zoning allows tattooing 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 Sixth Street Mixed-Use (SSMU) allows tattooing subject to a Conditional Use Permit. The site is located in an area that is surrounded by currently zoned Sixth Street Mixed-Use and Sixth Street Mixed-Use Residential zoned properties and will not impair the integrity or character of the zone.

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

The project is in a commercial area that is completely developed. The is generally flat and is located in a fully developed project and is suitable for commercial development.

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

The project is in a commercial area that is fully developed with Tacos & Beer and Meno's Tires to the east, a small shopping center to the north and apartments to the west and a single-family residence to the south. The is generally flat, partially developed and is suitable for commercial development.

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 for the project site is Sixth Street Mixed-Use (SSMU) and the land use designation is and General Commercial (GC). The proposed project is surrounded

by property that is currently zoned Sixth Street Mixed-Use to the east, west and south, and Sixth Street Mixed-Use Residential to the north, and designated as General Commercial in the General Plan. The site is surrounded by developed land. The proposed use is compatible with the surrounding commercially zoned properties.

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 Sixth Street and Chestnut Avenue.

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 and generally meets all the development standards under the Sixth Street Mixed Use zoning, which is intended to protect the public interest, health, safety, convenience, or welfare. The microblading beauty service will provide a convenience for the public 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 site design and elevations are existing, and no modifications are proposed to the exterior of the structure and therefor remain compatible with the commercial development surrounding the property and will provide a consistent image that compliments the character of the commercial properties that are developed in the area.

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 a microblading beauty service to serve all income levels of the population.

12. This subsection G shall apply only to the uses identified in Chapter 17.03. This subsection shall not invalidate any conditional use permit for an operation facility but shall be complied with prior to issuance of a building permit for all projects which no building permit has been issued upon the effective date of this provision.

Recommended Action:

Hold a public hearing,
 Approve Conditional Use Permit CUP2022-0064, subject to the attached Conditions of Approval, and
 Direct staff to prepare a Notice of Exemption for the applicant to file with the Riverside County Clerk Recorder.

Attachments:

- A. Draft Conditions of Approval
- B. General Plan Land Use Designation Map
- C. Zoning Map
- D. Aerial Photograph
- E. Applicant's letter regarding the statement of operations
- F. 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 PP2022-0438 and
CUP2022-0064



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

PLANNING COMISSION DATE: April 26, 2022

PROJECT NAME: Loma Linda Aesthetics

PROJECT NO: CUP2022-0064

DESCRIPTION: A request to allow microblading services in conjunction with an existing beauty service business located at 851 E. 6th Street, Suite B-1 (APN 418-112-016) in the Sixth Street Mixed-Use zone.

APPLICANT: Andrea Bradley

LOCATION: 851 E. 6th Street, Suite B-1

APN: 418-112-016

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 property consists of all Conditions of Approval herein. All Conditions of Approval for CUP2022-0064 and other related approvals are still in effect.
2. The use hereby permitted is to allow microblading services at 851 E. 6th Street, Suite B-1 in the Sixth Street Mixed-Use zone.
3. 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 CUP2022-0064. 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.
4. 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

CUP2022-0064
Draft Conditions of Approval
Page 2

Use Permit Time Limits, (K) Conditional Use Permit Lapse in Time, (L) Conditional Use Permit Renewal and (M) Lapsing in Conditional Use Permit.

5. This permit shall be for the use and plan specifically approved at this location. The permit shall not be transferrable to another location and any modification to the site plan may require a new Conditional Use Permit approval.
6. A valid business license shall be maintained in force at all times.
7. The 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.
8. All subsequent submittals required by these conditions of approval, including but not limited to landscape plans, grading plans, building plans, improvement plans or mitigation monitoring plans, shall be subject to the payment of review fees by the permittee as set forth herein.
9. For Sales Tax Purposes, this location shall be the "Point-of-Sale" for all transactions conducted.
10. 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.
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, Health 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.

CUP2022-0064
Draft Conditions of Approval
Page 3

14. All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code. Any new signage on the site is subject to a sign permit application from the City of Beaumont.
15. Administrative Plot Plan and business license application review and approval are required prior to occupancy of the building or sales of any items. PP2022-0438 was approved by the Planning Department on March 17, 2022.

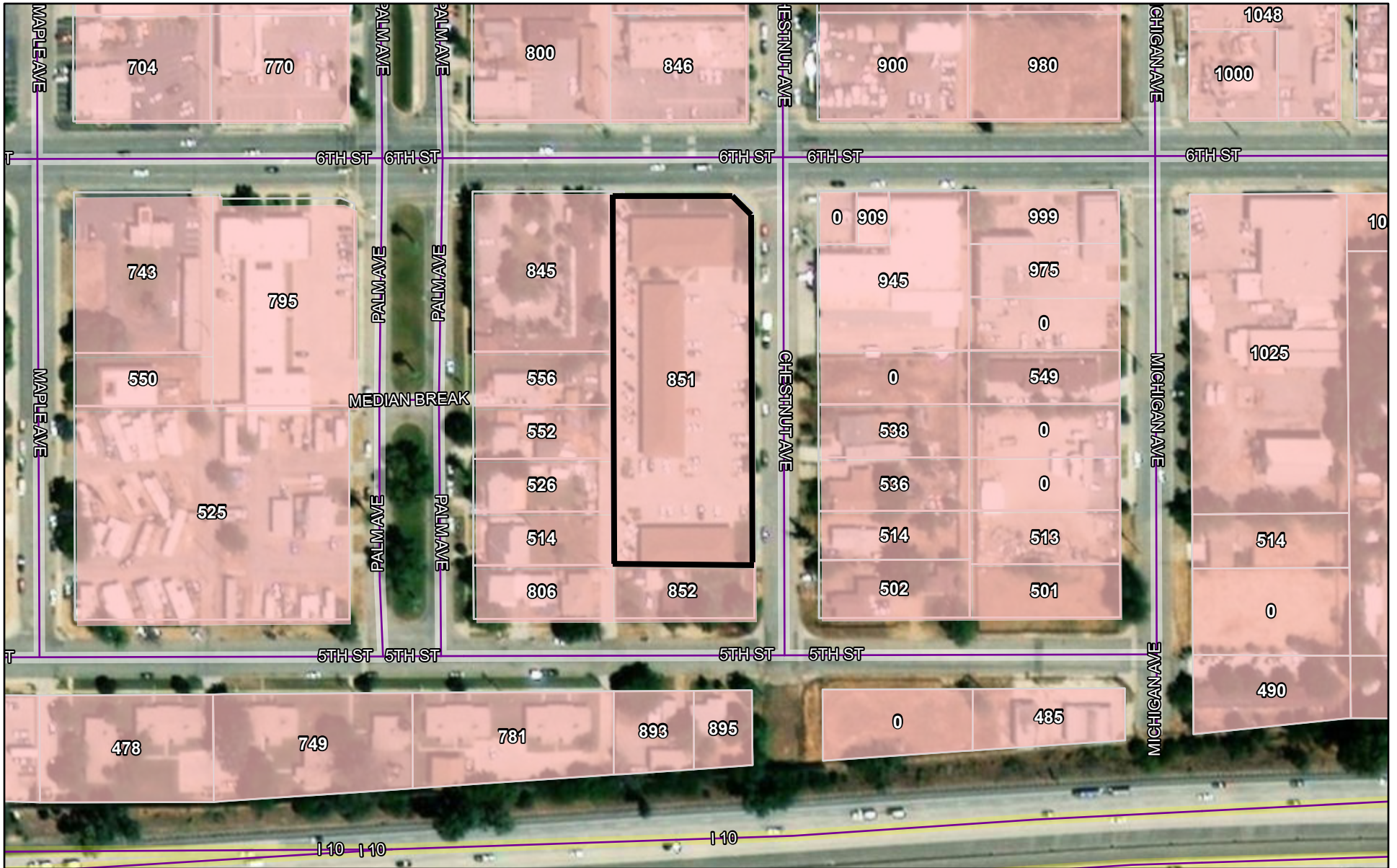
FIRE CONDITIONS

16. Prior to permit, Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, new construction or tenant improvements, 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.
17. Prior to occupancy, Inspection: A fire inspection is required. Please call or email the City of Beaumont Office of the Fire Marshal to schedule. (951) 572-3225 or ktillema@beaumontca.gov.
18. Prior to occupancy, 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
19. Prior to occupancy, 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

End of Conditions

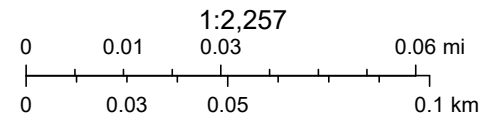
CUP2022-0064 General Plan Map

Item 2.



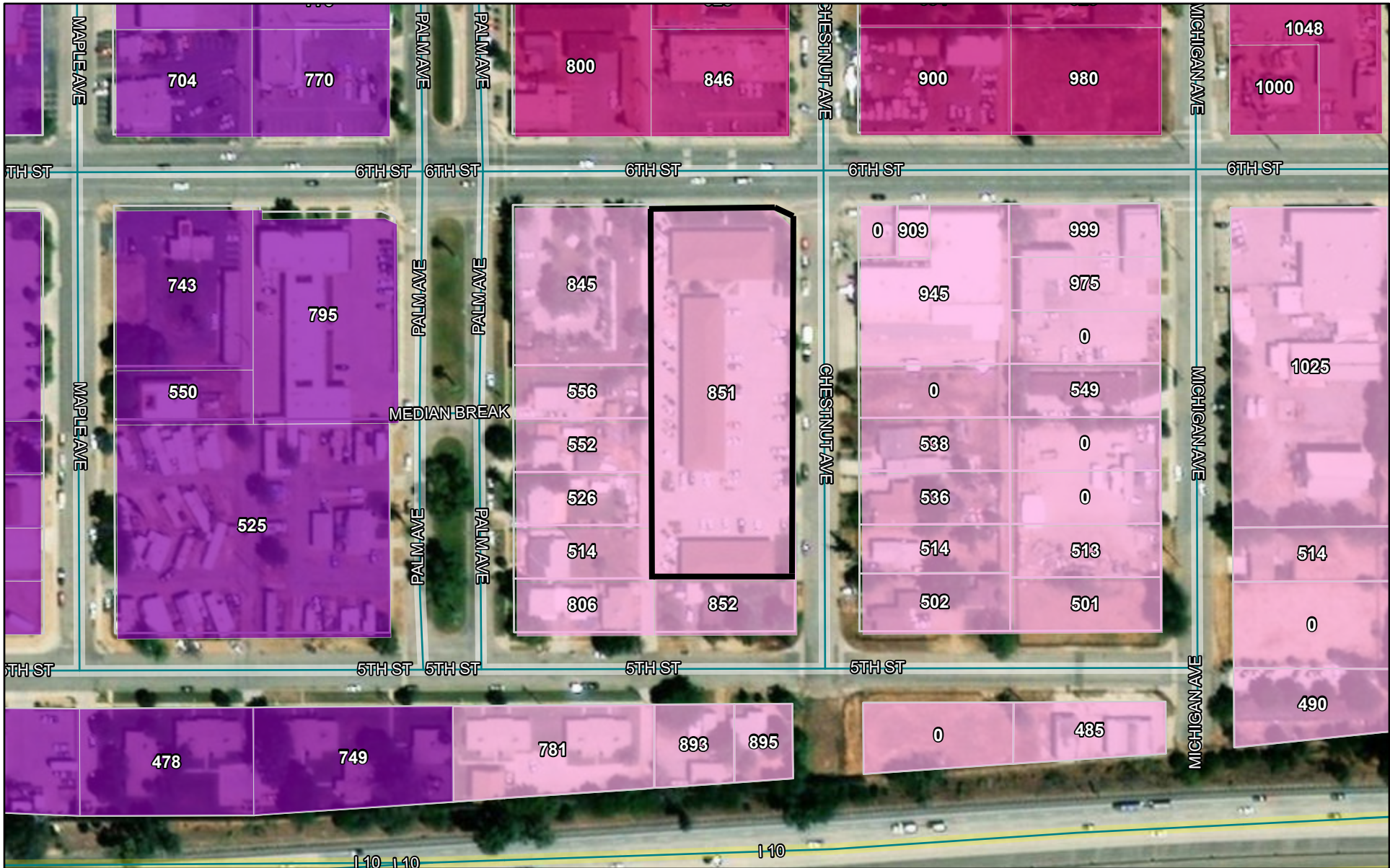
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- General Plan
- Downtown Mixed Use
- Parcel Labels
- Parcels_Public
- Highways/Major Streets
- Street Labels
- Minor Streets



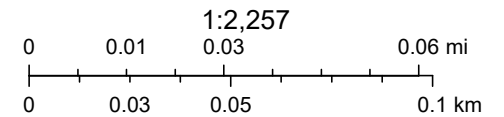
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CUP2022-0064 Zoning Map



4/13/2022, 11:44:34 AM

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|--------------------------------------|--------------------|------------------------|
| Zoning | Downtown Mixed Use | Street Labels |
| Sixth Street Mixed Use - Residential | Parcel Labels | Highways/Major Streets |
| Sixth Street Mixed Use | Parcels_Public | Minor Streets |



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CUP2022-0064 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.

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Notes

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Publication(s): The Press-Enterprise

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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:

04/15/2022

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

Date: April 15, 2022
At: Riverside, California



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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, April 26, 2022, at 550 East Sixth Street, Beaumont, California.

CONDITIONAL USE PERMIT NO. CUP2022-0064 (LOMA LINDA AESTHETICS), Conduct a public hearing and consideration of a request to allow microblading services in conjunction with an existing beauty service business located at 851 E. 6th Street, Suite B-1 (APN 418-112-016) in the Sixth Street Mixed-Use zone. The proposed application is exempt from the provisions of the California Environmental Quality Act (Class 01 - Existing Facilities).

The applicant for this project is **Andrea Bradley**

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

Pub: April 15, 2022 Press-Enterprise

Ad#11529816



Staff Report

TO: Planning Commissioners

FROM: Carole Kendrick, Planning Manager

DATE: April 26, 2022

SUBJECT: **PLAN2022-0756 for Consideration of a Sign Program for the Beaumont Crossroads II Logistics Park Project, Located at 36900 and 36855 W. Fourth Street (APNS: 424-010-011, -012 and -016) in the Specific Plan (Hidden Canyon) Zone**

APPLICANT: McDonald Property Group

Background and Analysis:

The subject property is currently entitled to construct and operate two (2) warehouse building facilities on a proposed 196.54-acre site located at 36900 and 36855 W. Fourth Street, south of State Highway 60 and east of Jack Rabbit Trail.

The site has been subject to various entitlement activities in the past, as follows:

Beaumont Gateway Specific Plan

When owned by the Lockheed Corporation, the site received specific plan and tentative tract approval in 1995 for 573 dwelling units, with a minimum lot size of 5,000 square feet. Due to economic and market considerations at that time, the project never moved forward with development.

Wyle Laboratories

Test Facility Wyle Laboratories subsequently acquired the site and received City approval in 2001 for a zone change and General Plan amendment for an industrial designation, and a conditional use permit for operation of a small industrial testing facility on the site.

Hidden Canyon Specific Plan (2005)

CRV-SC Beaumont Partners, LP received City approval in 2005 for the entitlement for a maximum of 426 residential lots, 19.5 acres of parks and open space, and a 4.8-acre commercial site.

Hidden Canyon Industrial Specific Plan (2012)

Amendment to the Specific Plan changing the land use designations from residential to industrial and providing for up to 2.89 million square feet of industrial floor space. This is the currently entitled status for this site.

Plot Plan Approval

11-PP-04 Plot Plan was approved by the Planning Commission on February 14, 2012, which is now expired.

16-PP-02 Plot Plan was re-approved by the City Council on September 6, 2016, which is now expired.

The approved Specific Plan, EIR Addendum, and 2012 staff report are available for review on the City's Transparency Portal website within Community Development/Specific Plans.

Plot Plan 2018-0134 was approved by the Planning Commission on November 13, 2018, and is the exact same plan as was previously approved in 2012 and 2016. A plot plan is necessary for the approval of the two proposed buildings consisting of a total of 2.86 million square feet of floor area.

PLAN2022-0740 was approved administratively on March 15, 2022, to reduce the approved overall square footage from 2,684,460 square feet to 2,594,207.

Building 1 is 816,800 square feet and is currently under construction and will be occupied by Amazon. Building 2 is proposed at 1,777,707 square feet and the shell building is currently in building plan check. The tenant for Building 2 has not been disclosed to date.

The sign program is intended to establish uniform sign standards for all signage within the Beaumont Crossroads II Logistics Park. The proposed sign program addresses the wall signs, building addresses, monument signs and wayfinding signage.

The Beaumont Municipal Code Section 17.07.030.L allows sign programs for specific developments, as well as special sign districts or special sign overlay zones, or in specific plans of land uses, when approved as required by applicable law, may modify the rules stated as to sign size, height, illumination, spacing, orientation or other non-communicative aspects of signs, but may not override or modify any of the basic policies.

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

	STANDARD ZONING ALLOWANCE	MASTER SIGN PROGRAM PROPOSED
WALL SIGNS	1 Sq. Ft for each linear foot of frontage 36" Max. Height 70% of frontage	Amazon Wall Sign <ul style="list-style-type: none"> • 384.25 Sq. Ft. • 7'-3" Height • 7'-3" Logo Height • 53' Length • 4' Letter Height Amazon Swoosh <ul style="list-style-type: none"> • 140 Sq. Ft. • 5'-7.5 Height • 25' Length
ADDRESSING	24" Minimum	24" Minimum
MONUMENTS	30 Sq. Ft. Max. 6' Max. Height	<ul style="list-style-type: none"> • 148.50 Sq. Ft. • 22' Length • 6'-9" Height • 43.33 Sq. Ft. Copy Area

The project setting can also be seen in the following materials attached to this staff report:

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

The land uses, zoning, and General Plan land use designations of the project site and surrounding area are shown in the following table.

	LAND USE	GENERAL PLAN	ZONING
PROJECT SITE	Warehousing (under construction)	I (Industrial)	SP (Hidden Canyon Specific Plan)

NORTH	Single Family Residential Neighborhood	OS (Open Space) & SFR (Single Family Residential)	SP (Heartland “Olivewood” Specific Plan)
SOUTH	Single Family Residence & Vacant Land	RR (Rural Residential 1 & 10)	County of Riverside
EAST	Vacant Land	I (Industrial)	County of Riverside
WEST	Single Family Residence & Vacant Land	SFR (Single Family Residential)	County of Riverside

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 Hidden Canyon Specific Plan, Hidden Canyon Industrial Park Specific Plan, 11-PP-04, 16-PP-02, PP2018-0134, PLAN2022-0740 & PLAN2022-0756

Recommended Action:

Approve PLAN2022-0756 for the Beaumont Crossroads II Logistics Park Sign Program as presented.

Attachments:

- A. Beaumont Crossroads II Logistics Park Sign Program
- B. General Plan Land Use Designation Map
- C. Zoning Map
- D. Aerial Photograph

BEAUMONT CROSSROADS II LOGISTICS PARK
PLANNED SIGN PROGRAM

Bldg 1: 36855 W. Fourth Street, Beaumont, Ca.
Bldg 2: 36900 W. Fourth Street, Beaumont, Ca.

March 17, 2022

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BEAUMONT CROSSROADS II LOGISTICS PARK

PLANNED SIGN PROGRAM

PURPOSE AND INTENT

The purpose of this Planned Sign Program is to provide for adequate and aesthetically pleasing On-Building and Ground Mounted signage in accordance with the requirements set forth by the City of Beaumont Sign Ordinance.

The intent of this Planned Sign Program is to produce uniform standards for all signage required by the project known as Beaumont Crossroads II Logistics Park (BC2).

MAINTENANCE

All signs within BC2 shall be maintained in an as-new condition. The property owner and/or manager, or City Staff shall make periodic inspections of all signs on site. Any deficiencies shall be immediately corrected (30 calendar days or less) by the owner/tenant responsible for the sign and at their expense.

APPROVALS

All signing must have written approval of BC2 or its Designee, and the City of Beaumont to be implemented. Prior to review, eligible sign applicants shall first obtain in the approval of BC2 or its Designee by submitting the following:

1. For Approval, submit shop drawings with the following information:
 - A. Site plan and scaled building elevation(s) showing proposed sign location(s), size(s) and dimensions.
 - B. Details including: materials, finishes, colors, method of attachment and color samples (if required).
2. Final Color, Size and Location of all signs shall be approved by BC2 or its Designee and the City of Beaumont prior to installation of the signs. Final drawings must be submitted to BC2 or its Designee for approval.
3. For the City approval, submit (1) Colored and (2) Black & White sets of drawings showing approval by the owner BC2 or its Designee to the Planning Department. After receiving Planning Department approval, proceed to the Building Department to obtain building permits and pay applicable fees.

UNCERTAINTY OF SIGN STANDARDS

If a situation arises that is not covered by these sign standards or there is ambiguity, the sign applicant is referred to BC2 or its Designee for clarification and determination. BC2 shall then approve signing that best meets the intent of the Planned Sign Program. However, no sign shall be installed without the City of Beaumont approval and all necessary City Permits.

COMPLIANCE REQUIREMENT

No person shall erect, re-erect, construct, enlarge, move, improve, remove, convert or equip any sign or structure, or cause or permit the same to be done contrary to or in violation with any of the provisions of this Planned Sign Program. Conformance will be strictly enforced by BC2 or its Designee and the City of Beaumont. All non-conforming or unapproved sign(s) must be brought into conformance at the expense of the tenant responsible for the installation of the sign(s).

DESIGN CRITERIA

GENERAL SIGN STANDARDS

1. Sign area is defined as the entire area within a rectangle defined by a continuous line composed of right angles which enclose the extreme outer limits of lettering, logo or trademarks together with any frame of structural trim forming a part of the display used to differentiate the sign from the background against which it is placed (NOTE: allowance for logos with ascenders and descenders may be given at the discretion of BC2 and/or the City of Beaumont).
2. Registered logos or Corporate (non-registered) logos are symbols, brands and/or letter styles that are consistently used to identify a Company. The logo symbol or brand may be used alone or accompanied with copy.
3. The location of all applicable ground mounted signs shall conform with the City of Beaumont "Visibility Triangle" (that portion of both public and private property at any corner bounded by the curb line or edge of a roadway of the intersecting streets and a line joining points on the curb or edge of the roadway 15 feet from the point of intersection of the extended curb lines or edges of the roadway).
4. All Tenant Wall Signs are fabricated from aluminum. All paint on aluminum shall be Matthew's semi-gloss acrylic polyurethane over proper primer.
5. All signs attached to the building shall be formed by individual letters and/or corporate or registered logos, and shall be pin mounted. All signs shall be single-line-of-copy signs. Two-line signs may be allowed subject to review and approval of BC2. No "cabinet signs" or signs painted directly on the building will be allowed.
6. All metals and/or attachment hardware to be stainless steel, aluminum or other non-ferrous material to preclude rust staining of architectural surfaces and to permit ease of future removal and/or servicing (the use of steel or sheet metal is prohibited).
7. All on-building signs shall be pin mounted to the building surface. No "Raceways" or other visible means of attachment may be used. Letters or logos may not be located closer than half the letter height to any building edge or architectural feature unless approved by BC2.
8. Owners/Tenants are responsible for the cost(s) of returning building surface(s) to its original condition upon termination of their lease and/or removal of their sign.

GENERAL SIGN STANDARDS (cont.)

- 9. Installation of all signing and graphics shall be secure. The Owner and Designer assume no responsibility or liability for installation.
- 10. At its discretion, BC2 or its Designee retains the right to approve or disapprove the design, dimensions, color, materials and/or location of any sign.

SIGN DESCRIPTIONS

The following describes the types of signs allowed within this project:

Sign Type / Item 1,2,3: Owner/Tenant Wall Sign (Pages 5.A, 5.B, 5.C / 12, 13, 14)

This sign type is provided for on-building business identification. The copy shall be limited to company name in the project letter style (Helvetica Neue Medium Expanded 110%). Registered and/or Corporate trademarks and letter styles may be permitted upon approval from BC2 or its Designee. Graphics shall be fabricated from aluminum. The sign type may be illuminated or non-illuminated. For locations, see sign location plan (page 8).

		<u>Amazon Logo Wall Sign (BS-1 / BS-2)</u>	
Maximum Sign Area:	384.25 Square Feet	Maximum Sign Area:	119.5 Square Feet
Maximum Sign Length:	53'-0" (636")	Maximum Sign Length:	19'-11"
Maximum Sign Height:	7'-3" (87")	Maximum Sign Height:	6'-0"
Maximum Logo Height:	7'-3" (87")	Maximum Logo Height:	2'-4"
Maximum Letter Height:	4'-0" (48")	Maximum Letter Height:	3'-6"

Item 1A: Amazon Logo Swoosh Wall Sign (BS-3)

Maximum Sign Area:	140 Square Feet
Maximum Sign Length:	25'-0" (300")
Maximum Sign Height:	5'-7.5" (67.5")

Sign Type / Item 4/5: Building Address (Pages 6.A, 6.B)

This sign type is provided for on-building business identification. The copy shall be limited to the project letter style (Helvetica Neue Medium Expanded 110%). Graphics shall be fabricated from aluminum. This sign type may be illuminated or non-illuminated. For locations, see sign location plan (page 8) and elevation (pages 6.A, 6.B).

- Maximum Sign Area: Varies
- Maximum Sign Length: Varies
- Maximum Sign Height: 2'-0" (24")
- Maximum Letter Height: 2'-0" (24")

Sign Type / Item 6: Owner/Tenant Monument Sign (Pages 7)

This sign type is provided for ground mounted business identification. The copy shall be limited to company name in the project letter style (Helvetica Neue Medium Expanded 110%). Registered and/or Corporate trademarks and letter styles may be permitted upon approval from BC2 or its Designee. This sign type may be down lighting illuminated and/or internally illuminated or non-illuminated. Graphics shall be fabricated from aluminum (down lighting or non-illuminated) or acrylic (internally illuminated). For locations, see sign location plan (page 8) and elevation (page 7).

- Maximum Sign Area: 148.50 Square Feet
- Maximum Sign Length: 22'-0" (264")
- Maximum Sign Height: 6'-9" (81")
- Maximum Copy Area: 43.33 Square Feet
- Maximum Copy Length: 17'-4" (208")
- Maximum Logo Height: 2'-6" (30")
- Maximum Letter Height: 1'-6" (18")

Sign Type / Item 6.1/6.2: Monument/Wayfinding (Amazon Standard)

This sign type is provided for Amazon Identification, Main Tenant ID, and Management ID. All graphics are subject to the approval of BC2 or its Designee. For Project Name, and wayfinding copy, to be internally illuminated. Copy to use Amazon Standard (EMBER). For location, see sign location plan (page 8) and elevations (page AM-3).

PROHIBITED SIGNS

Specifically prohibited signs include (but not limited to) banners, window treatments, flashing, blinking or any other sign not approved by BC2 or its Designee and/or The City of Beaumont.

EXHIBITS

The exhibits following this text are included to aid in interpreting the intent of this Planned Sign Program. Together the text and exhibits describe the number, size, location, colors and types of materials permitted for signs in this project known as Beaumont Crossroads II Logistics Park.

Building #2

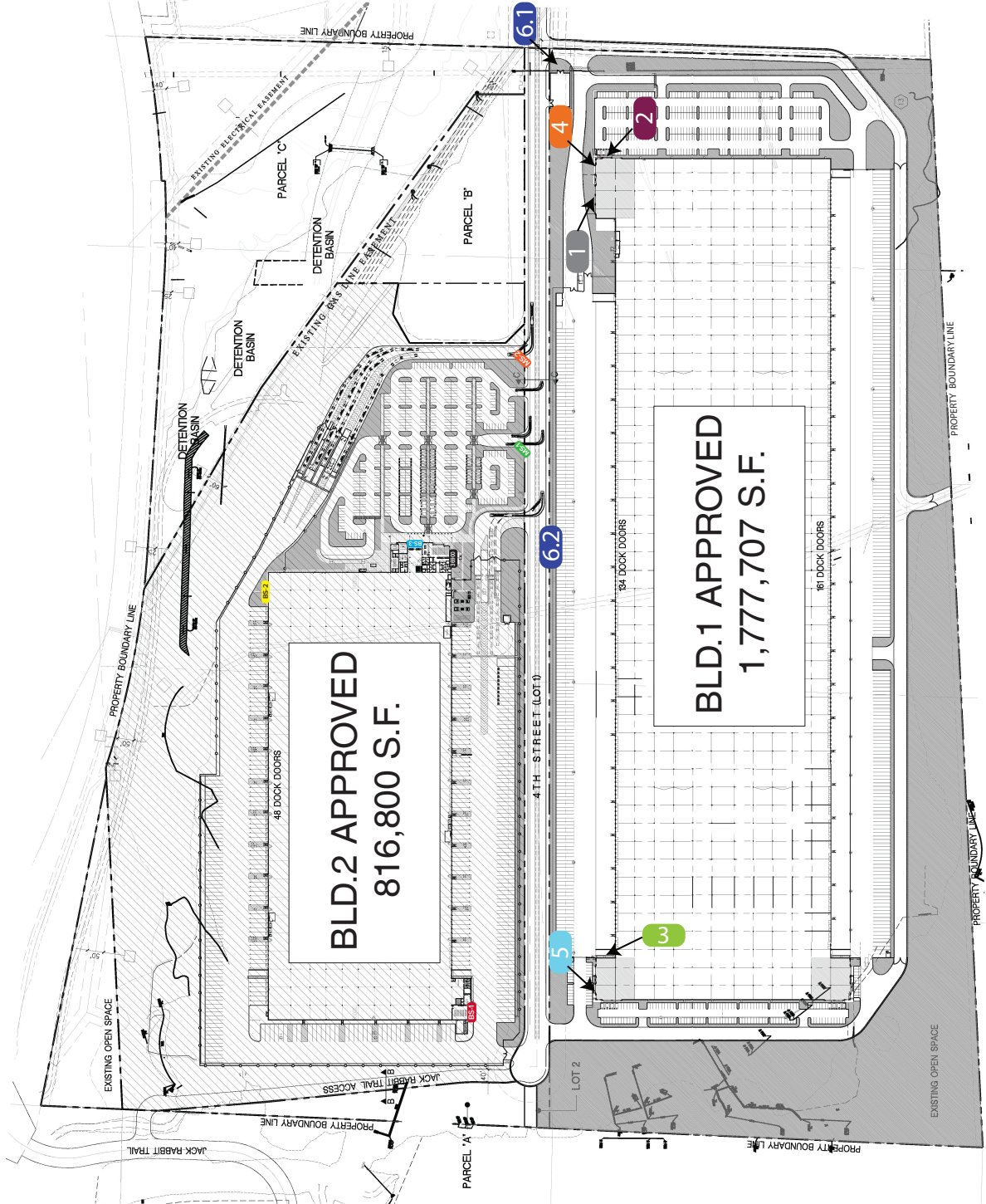
Amazon - Legend

- BS-1** Illuminated Channel Letters Logo
- BS-2** Illuminated Channel Letters Logo
- BS-3** Illuminated Smile
- MS-1** Monument Single Sided
- MS-2** Monument Single Sided
- 36900** Address Numbers

Building #1

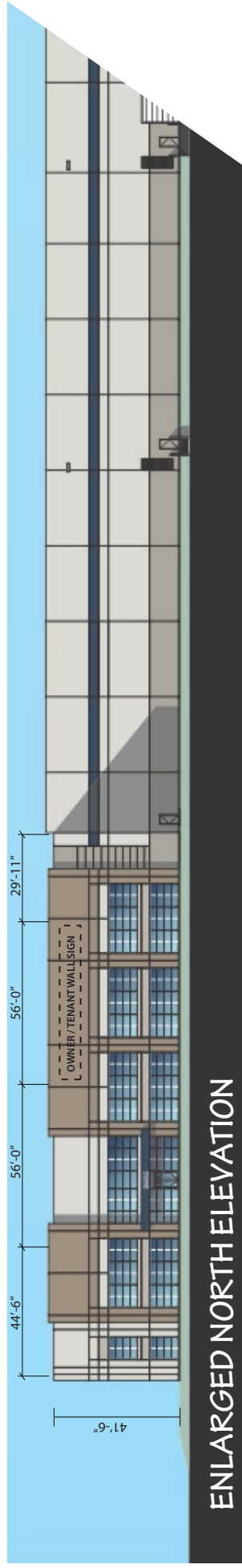
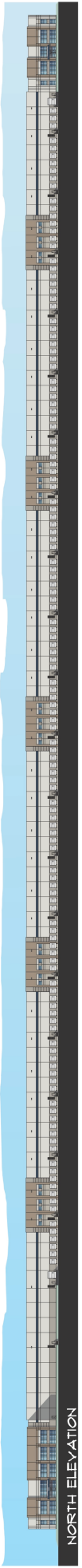
Project Legs- Legend

- 1** OWNER/TENANT WALL SIGNS
- 2** OWNER/TENANT WALL SIGNS
- 3** OWNER/TENANT WALL SIGNS
- 4** ADDRESS SIGN
- 36855** ADDRESS SIGN
- 6.1** WAYFINDING MONUMENT
- 6.2** MONUMENT SIGN



NOTE WALL SIGN AND MONUMENT SIGN LOCATIONS SHOWN ARE APPROXIMATE.

NOTE ACTUAL LOCATIONS CAN VARY AND ARE SUBJECT TO THE APPROVAL OF MPG OR ITS DESIGNEE AND/OR THE CITY OF BEAUMONT



53'-0" (384.25 Sq. Ft.)

7'-3"
Logo
(MAX)

OWNER / TENANT WALL SIGN

SIGN DETAILS:

OWNER/TENANT WALL SIGN: 4" DEEP ALUMINUM REVERSE CHANNEL LETTERS, OPTIONAL ILLUMINATION, PER CLIENT ART/LOGO BRAND LETTERS TO BE PIN MOUNTED FROM BUILDING SURFACE

COLORS:

LOGO FACE: OPTIONAL (TBD)
LOGO RETURNS/SIDES: OPTIONAL (TBD)

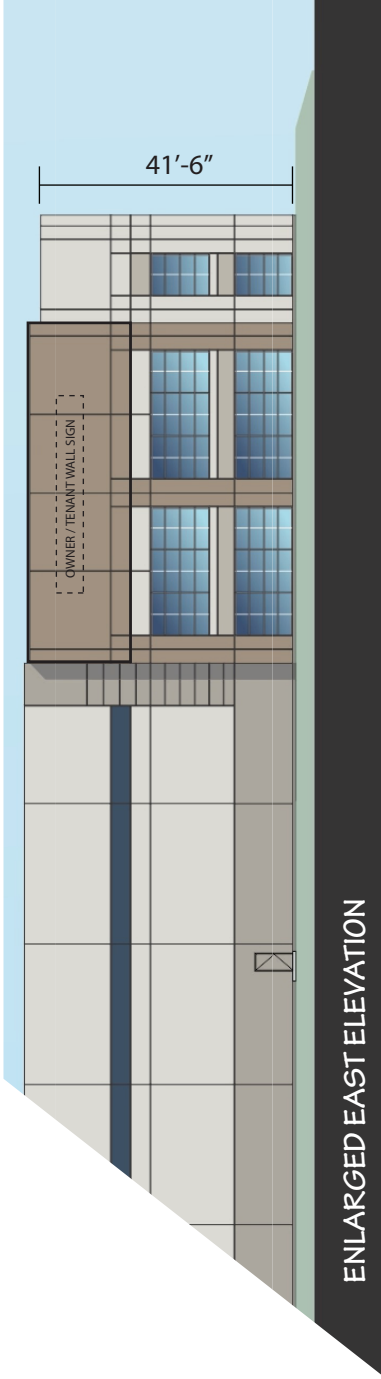
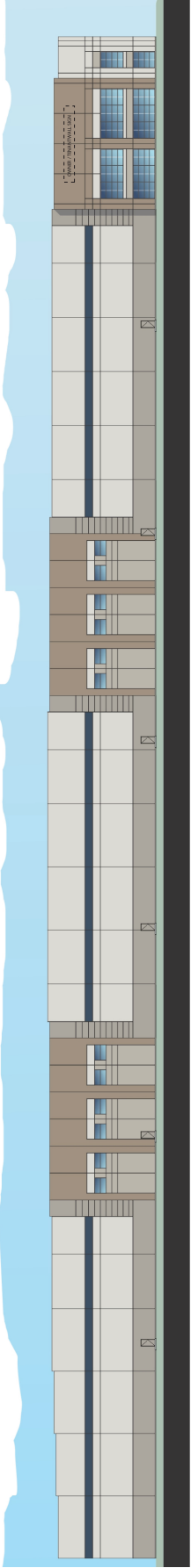
OPTIONAL ILLUMINATION:

LOW VOLTAGE LIGHT EMITTING DIODE (LED)
COOL WHITE (6500K)

NOTE FIELD VERIFY ALL CONDITIONS.

NOTE ILLUMINATED LETTERS TO BE PINNED 1" FROM BUILDING FACIA

NOTE NON-ILLUMINATED LETTERS TO BE PINNED 1/4" FROM BUILDING FACIA



53'-0" (384.25 Sq. Ft.)

OWNER / TENANT WALL SIGN

7'-3"
Logo
(MAX)

SIGN DETAILS:

OWNER/TENANT WALL SIGN: 4" DEEP ALUMINUM REVERSE CHANNEL LETTERS, OPTIONAL ILLUMINATION, PER CLIENT ART/LOGO BRAND LETTERS TO BE PIN MOUNTED FROM BUILDING SURFACE

COLORS:

LOGO FACE: OPTIONAL (TBD)
LOGO RETURNS/SIDES: OPTIONAL (TBD)

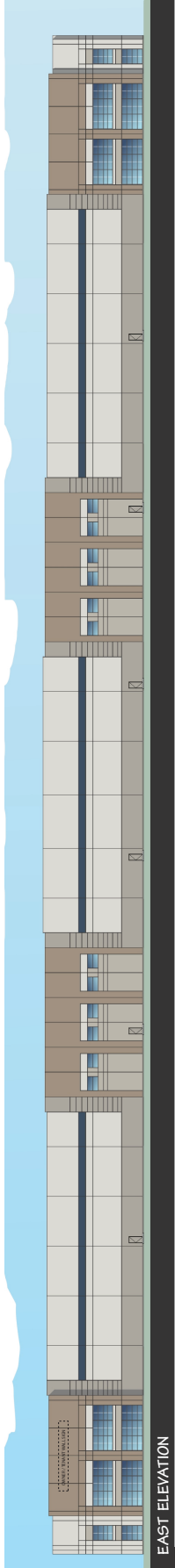
OPTIONAL ILLUMINATION:

LOW VOLTAGE LIGHT EMITTING DIODE (LED)
COOL WHITE (6500K)

NOTE FIELD VERIFY ALL CONDITIONS.

NOTE ILLUMINATED LETTERS TO BE PINNED 1" FROM BUILDING FACIA

NOTE NON-ILLUMINATED LETTERS TO BE PINNED 1/4" FROM BUILDING FACIA



EAST ELEVATION



ENLARGED EAST ELEVATION AT NW CORNER

53'-0" (384.25 Sq. Ft.)

7'-3"
Logo
(MAX)

OWNER / TENANT WALL SIGN

SIGN DETAILS:

OWNER/TENANT WALL SIGN: 4" DEEP ALUMINUM REVERSE CHANNEL LETTERS, OPTIONAL ILLUMINATION, PER CLIENT ART/LOGO BRAND LETTERS TO BE PIN MOUNTED FROM BUILDING SURFACE

COLORS:

LOGO FACE: OPTIONAL (TBD)
LOGO RETURNS/SIDES: OPTIONAL (TBD)

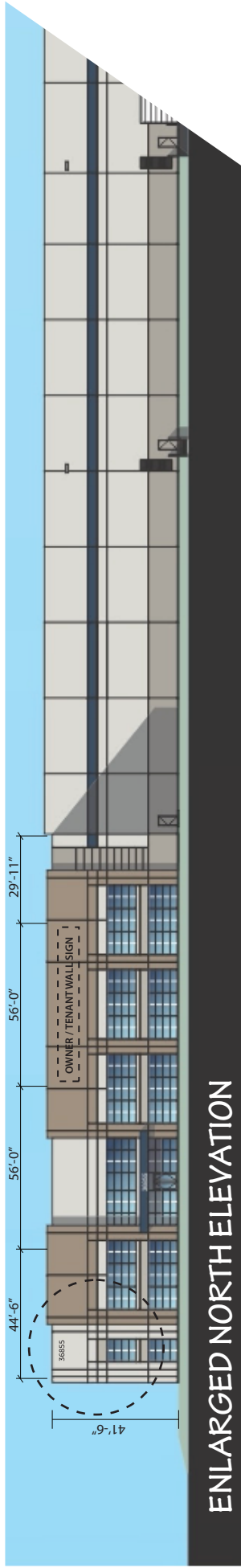
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COOL WHITE (6500K)

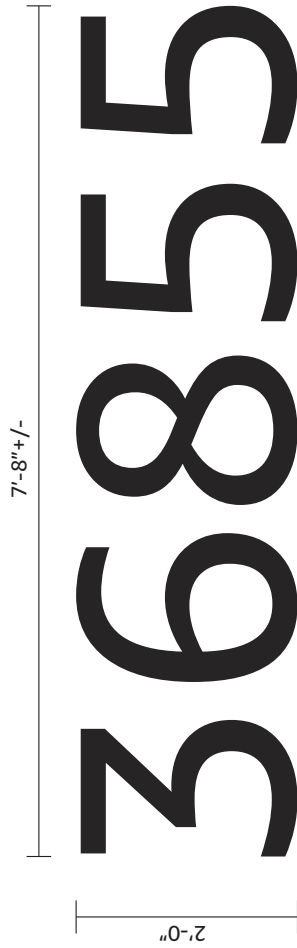
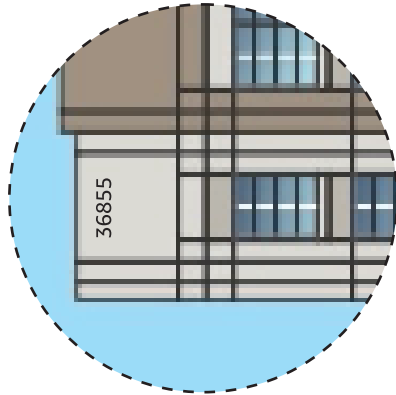
NOTE FIELD VERIFY ALL CONDITIONS.

NOTE ILLUMINATED LETTERS TO BE PINNED 1" FROM BUILDING FACIA

NOTE NON-ILLUMINATED LETTERS TO BE PINNED 1/4" FROM BUILDING FACIA



ENLARGED NORTH ELEVATION



SIGN DETAILS:

OWNER/TENANT WALL SIGN: 2" DEEP ALUMINUM REVERSE CHANNEL LETTERS, OPTIONAL ILLUMINATION, PER CLIENT ART/LOGO BRAND LETTERS TO BE PIN MOUNTED FROM BUILDING SURFACE

COLORS:

LOGO FACE: OPTIONAL (TBD)
 LOGO RETURNS/SIDES: OPTIONAL (TBD)

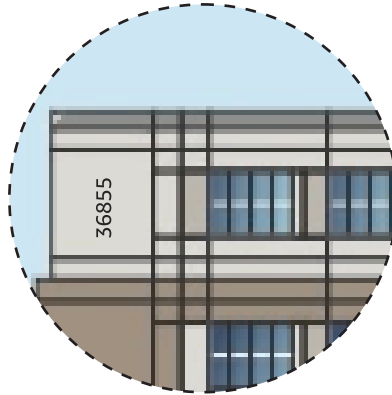
OPTIONAL ILLUMINATION:

LOW VOLTAGE LIGHT EMITTING DIODE (LED)
 COOL WHITE (6500K)

NOTE FIELD VERIFY ALL CONDITIONS.

NOTE ILLUMINATED LETTERS TO BE PINNED 1" FROM BUILDING FACIA

NOTE NON-ILLUMINATED LETTERS TO BE PINNED 1/4" FROM BUILDING FACIA



7'-8" +/-

36855

2'-0"

SIGN DETAILS:

OWNER/TENANT WALL SIGN: 2" DEEP ALUMINUM REVERSE CHANNEL LETTERS, OPTIONAL ILLUMINATION, PER CLIENT ART/LOGO BRAND LETTERS TO BE PIN MOUNTED FROM BUILDING SURFACE

COLORS:

LOGO FACE: OPTIONAL (TBD)
 LOGO RETURNS/SIDES: OPTIONAL (TBD)

OPTIONAL ILLUMINATION:

LOW VOLTAGE LIGHT EMITTING DIODE (LED)
 COOL WHITE (6500K)

NOTE FIELD VERIFY ALL CONDITIONS.

NOTE ILLUMINATED LETTERS TO BE PINNED 1" FROM BUILDING FACIA

NOTE NON-ILLUMINATED LETTERS TO BE PINNED 1/4" FROM BUILDING FACIA

17'-4" or 208" (43.33 SQ. FT.)



DETAIL

NOTE: FIELD VERIFY ALL CONDITIONS, THIS SIGN IS DOUBLE FACED.

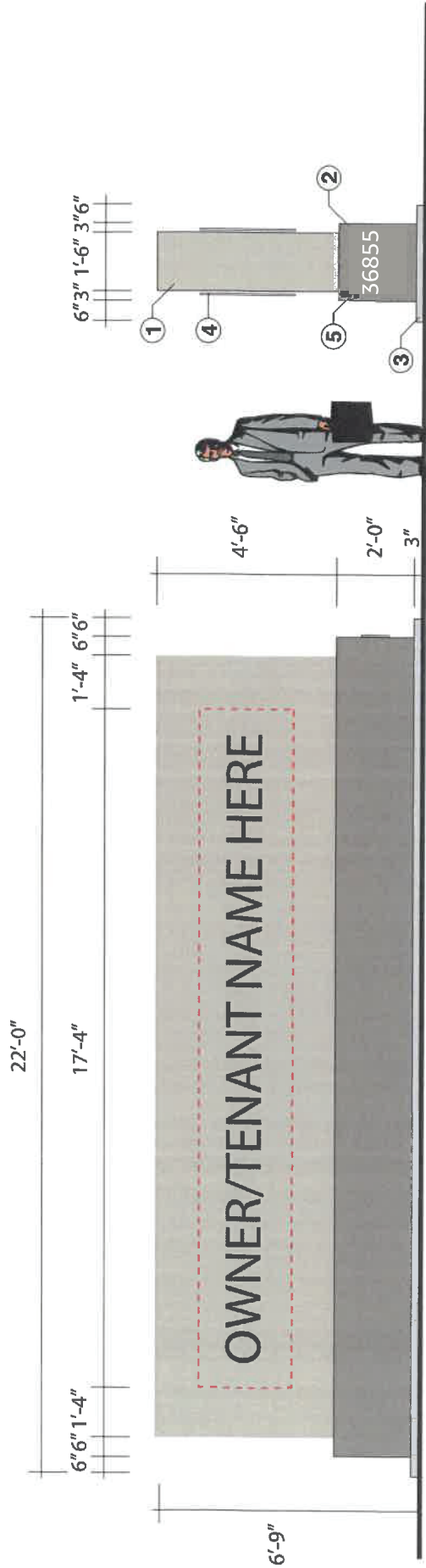
NOTE: NON-ILLUMINATED LETTERS TO BE PINNED 1/4" FROM BUILDING OR SIGN SURFACE.

NOTE: SIGN MAY BE DOWN LIGHTING ILLUMINATED AND/OR INTERNALLY ILLUMINATED OR NON-ILLUMINATED.

DESIGN NOTES:

- OWNER/TENANT MONUMENT SIGN:** CONCRETE OR ALUMINUM TO BE PAINTED BUILDING FIELD COLOR (TBD).
- SIGN BASE:** CONCRETE OR ALUMINUM PAINTED BUILDING ACCENT COLOR (TBD).
- SIGN FOOTING & MOW-STRIP:** SMOOTH FINISH CONCRETE, NATURAL COLOR.
- SIGN FACE COPY:** 1/2" THICK, FLAT CUT OUT OR FABRICATED ALUMINUM LETTERS, COLOR OPTIONAL (TBD) OR 1/2" THICK, PUSH THRU ACRYLIC COLOR OPTIONAL (TBD).
- SIGN BASE ADDRESS COPY:** 1/2" THICK, 6" TALL, FLAT CUT OUT OR FABRICATED ALUMINUM LETTERS PAINTED WHITE, LETTERS TO BE PIN MOUNTED FROM SIGN BASE SURFACE (CONCRETE OR ALUMINUM).

PROJECT TYPE FACE: HELVETICA NEUE MEDIUM EXPANDED 110%

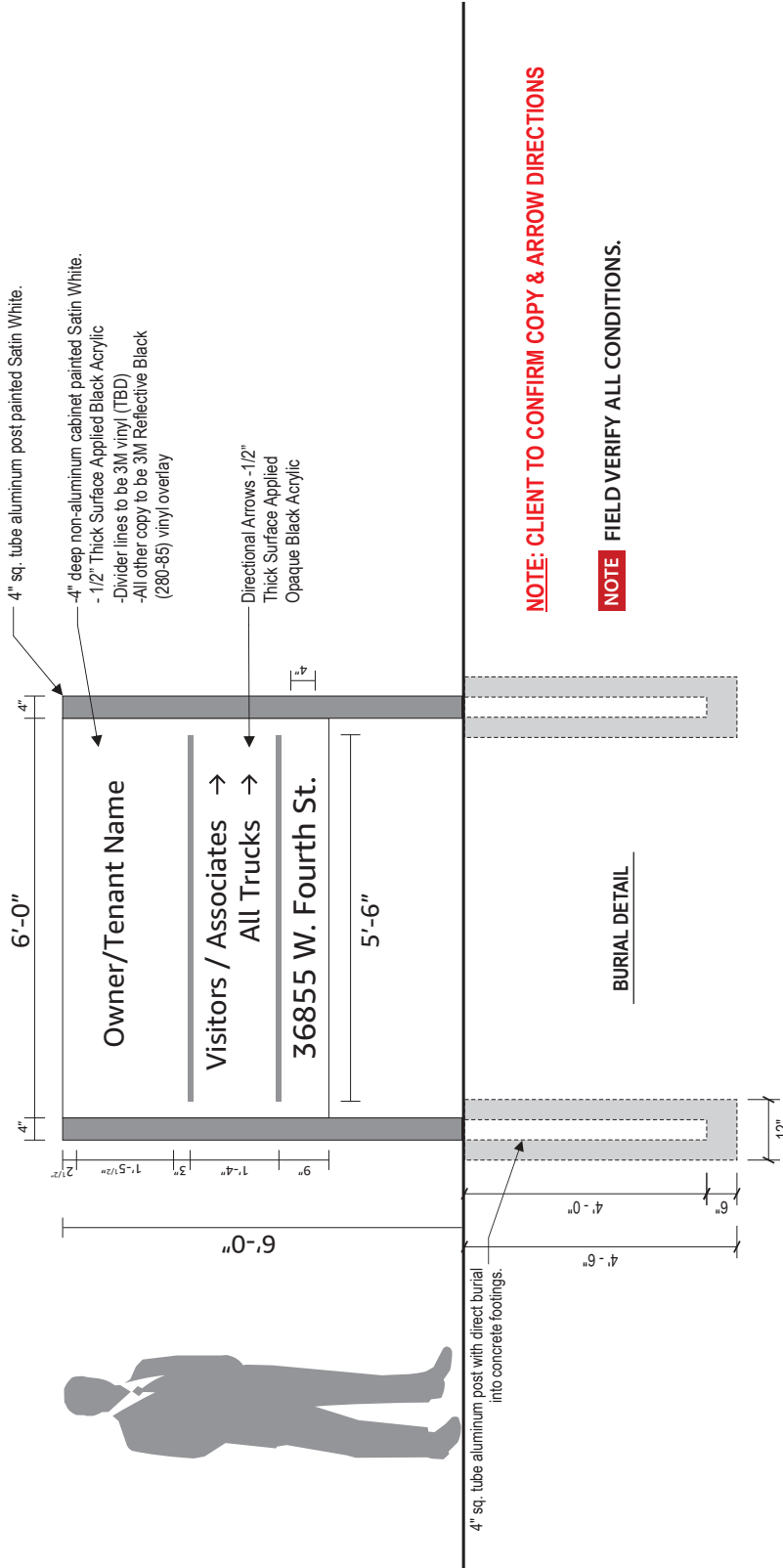


MONUMENT SIGN ELEVATION

SIDE VIEW

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

■ Post Painted Gray Color TBD



NOTE: CLIENT TO CONFIRM COPY & ARROW DIRECTIONS

NOTE: FIELD VERIFY ALL CONDITIONS.

N/A

ABCDEFGHIJKL
MNOPQRSTUVWXYZ
XYZ
abcdefghijklmno
pqrstuvwxyz
1 2 3 4 5 6 7 8 9 0

HELvetica NEUE MEDIUM (EXPANDED 110%)

ABCDEFGHIJKL
MNOPQRSTUVWXYZ
XYZ
abcdefghijklmno
pqrstuvwxyz
1 2 3 4 5 6 7 8 9 0

HELvetica NEUE BOLD (EXPANDED 110%)

PROJECT FONTS

SCALE: NONE



Location: 36900 W. FOURTH ST
BEAUMONT, CA 92223
Project Manager: John Pierce
Client: Clayco

Client Approval:

Date of Approval:

Sales Rep: Patrick K. / patrick.k@fastsigns.com

Drawn by: RC

Proof:

Date:

1	1/18/2022
2	
3	
4	
5	
6	



1541 Railroad Ave, Clovis, CA 93612
(559)765-4833 FAX: (559)765-4215
Email: 2011@fastsigns.com

Computer generated colors in this sketch may not match the finished sign colors. This sketch is the property of FASTSIGNS of Clovis. Any reproduction is prohibited.



COUGAR

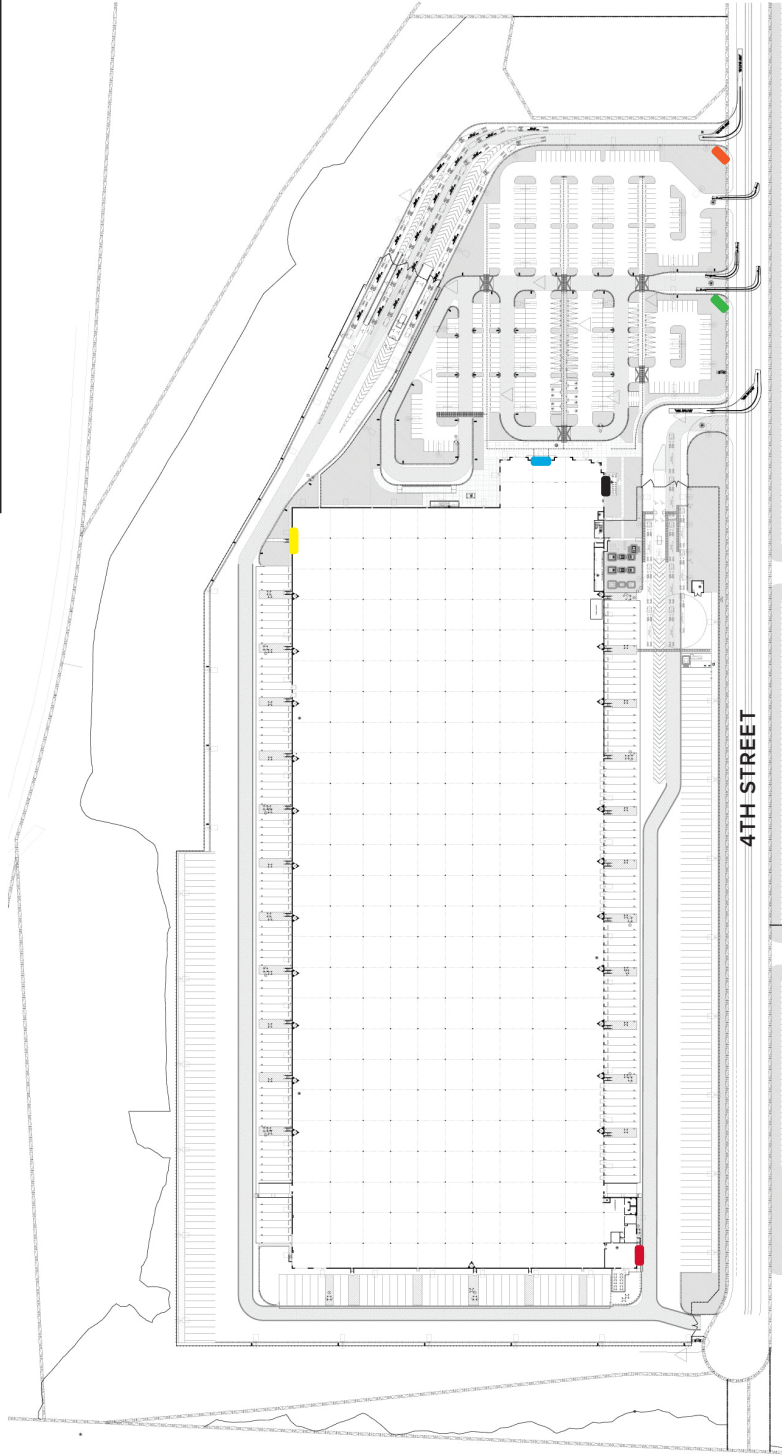
36900 W. FOURTH ST
BEAUMONT, CA 92223

EXTERIOR SIGNS

OVERALL SITE PLAN

Legend

- BS-1 Illuminated Channel Letters Logo
- BS-2 Illuminated Channel Letters Logo
- BS-3 Illuminated Smile
- MS-1 Monument Single Sided
- MS-2 Monument Single Sided
- 36900 Address Numbers



Project:



Location:
36900 W. FOURTH ST
BEAUMONT, CA 92223

Project Manager:
John Pierce
Client:
Clayco

Client Approval:

Date of Approval:

Patrick K. / patrick.k@fastsigns.com

Sales Rep:

RC

Drawn by:

Proof:

1	2	3	4	5	6

Date:

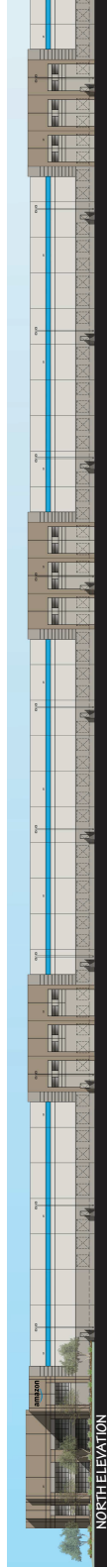
1/18/2022

FASTSIGNS
More than fast. More than signs.®

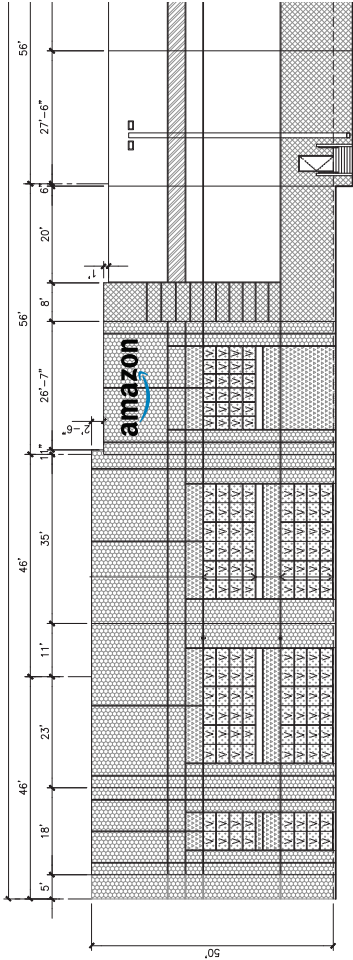
1541 Railroad Ave, Clovis, CA 93612
(559) 765-4513 FAX: (559) 765-4215
Email: 201@fastsigns.com

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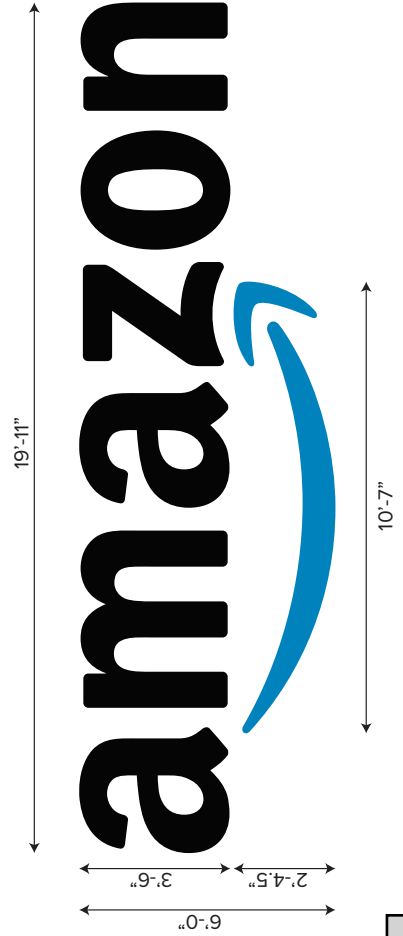




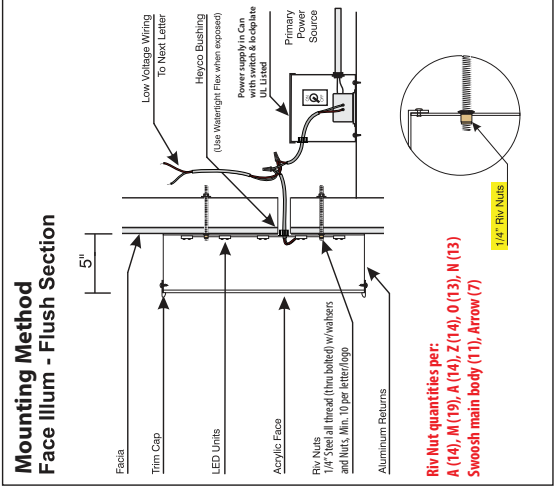
NORTH ELEVATION



Simulated Night View



- UL listed LED Internally illuminated channel letters. White acrylic faces and vinyl overlays. Mounted flush to building fascia
 - "amazon"- Day/night perforated vinyl overlays for night-time white illumination. Black painted trim caps and returns.
 - "smile" swoosh - 3m Translucent Prime Blue 2995c vinyl overlays; trim caps and returns painted to match.
- Sign Area: 119.5sq ft



Project:



Location:
 36900 W. FOURTH ST
 BEAUMONT, CA 92223

Project Manager:
 John Pierce

Client:
 Clayco

Client Approval:

Date of Approval:

Patrick K. / patrick.k@fastsigns.com

Sales Rep:

RC

Drawn by:

Proof:

Date:

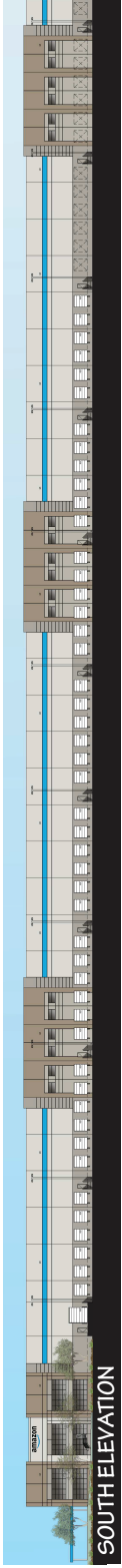
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FASTSIGNS
 More than fast. More than signs.™

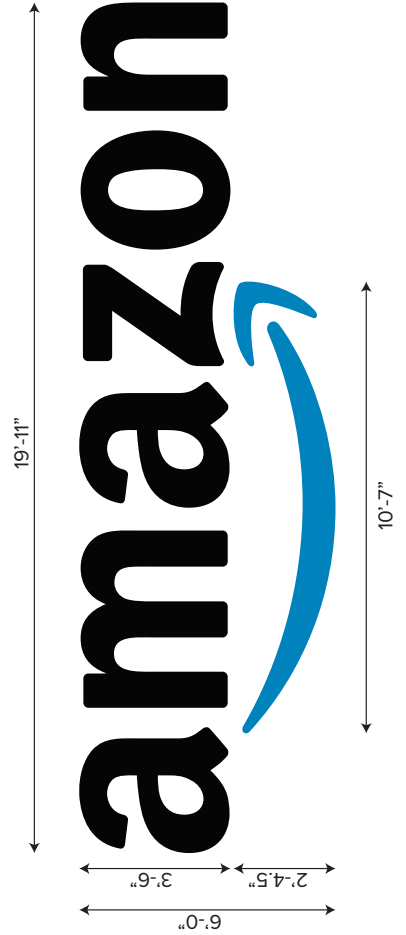
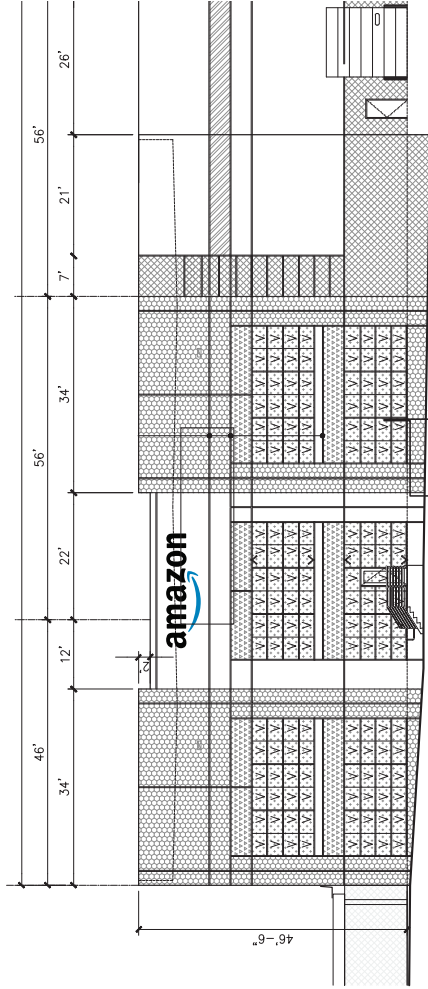
1541 Railroad Ave. Clovis, CA 93612
 (559) 765-4513 FAX: (559) 765-4215
 Email: 2011@fastsigns.com

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Item 3.

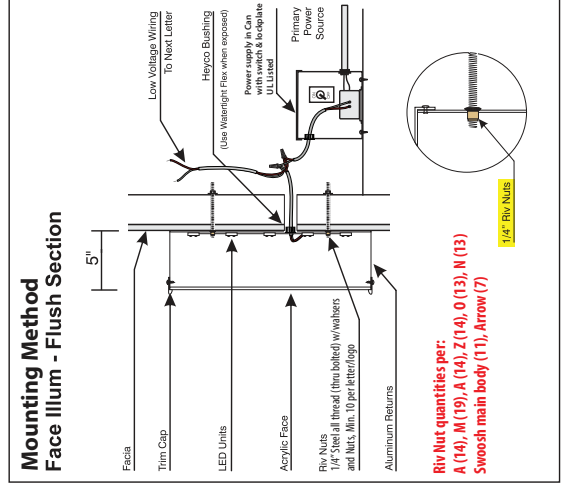


SOUTH ELEVATION



- UL listed LED internally illuminated channel letters. White acrylic faces and vinyl overlays.
- Mounted flush to building fascia
- "amazon" - Day/night perforated vinyl overlays for night-time white illumination. Black painted trim caps and returns.
- "smile" swoosh - 3m Translucent Prime Blue 2995c vinyl overlays; trim caps and returns painted to match.

Sign Area: 119.5sq ft



Project:



Location:
36900 W. FOURTH ST
BEAUMONT, CA 92223

Project Manager:

John Pierce

Client:

Clayco

Client Approval:

Date of Approval:

Patrick K. / patrick.k@fastsigns.com

Sales Rep:

RC

Drawn by:

Proof:

Date:

1/18/2022

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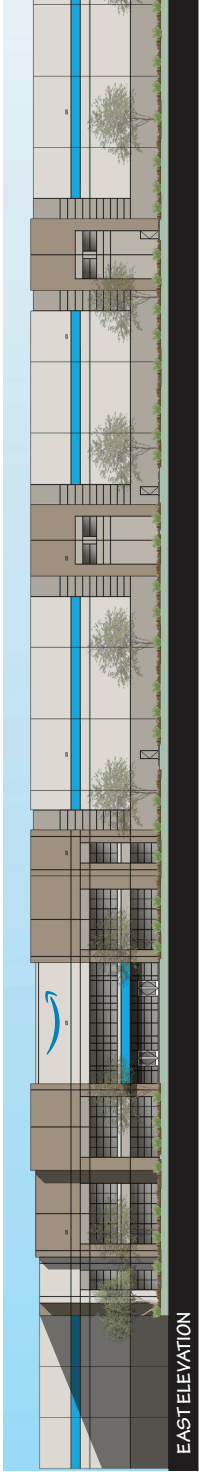
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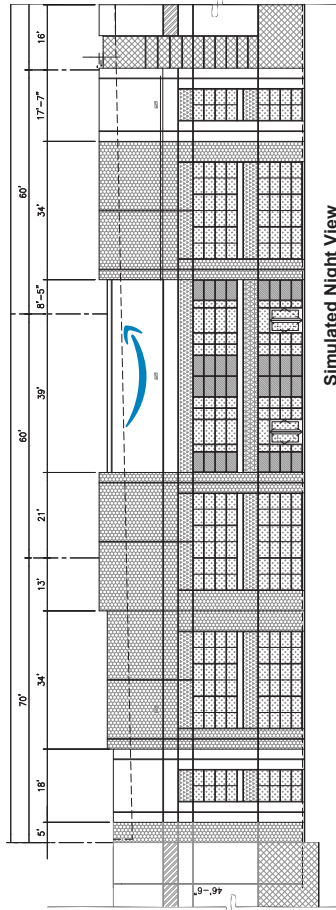
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Item 3.

BS-3 EAST ELEVATION CHANNEL LETTERS



EAST ELEVATION



Simulated Night View



25'-0"



5'-7.5"

- UL listed LED Internally illuminated channel letters. White acrylic faces and vinyl overlays. Mounted flush to building fascia

"amazon"- Day/night perforated vinyl overlays for night-time white illumination. Black painted trim caps and returns.

"smile" swoosh - 3m Translucent Prime Blue 2995c vinyl overlays; trim caps and returns painted to match.

Sign Area: 140 sq ft

Project:



Location:
36500 W. FOURTH ST
BEAUMONT, CA 92223

Project Manager:
John Pierce
Client:
Clayco

Client Approval:

Date of Approval:

Patrick K. / patrick.k@fastsigns.com

Sales Rep:

RC

Drawn by:

Proof:

1/18/2022

Date:

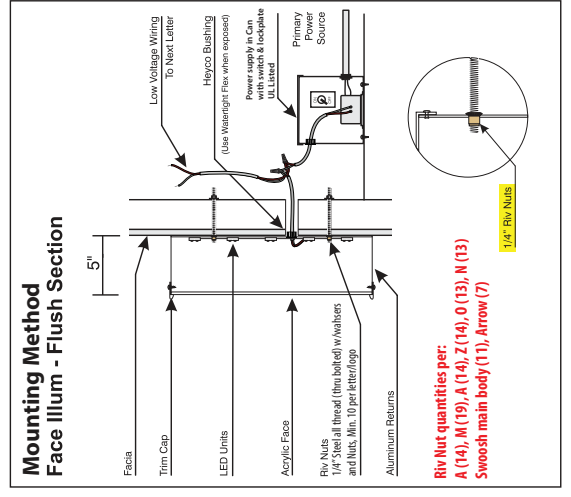
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Item 3.





COUGAR

Location:
 36900 W. FOURTH ST
 BEAUMONT, CA 92223
 Project Manager:
 John Pierce
 Client:
 Clayco

Client Approval:

Date of Approval:

Patrick K. / patrick.k@fastsigns.com

Sales Rep:

RC

Drawn by:

Proof:

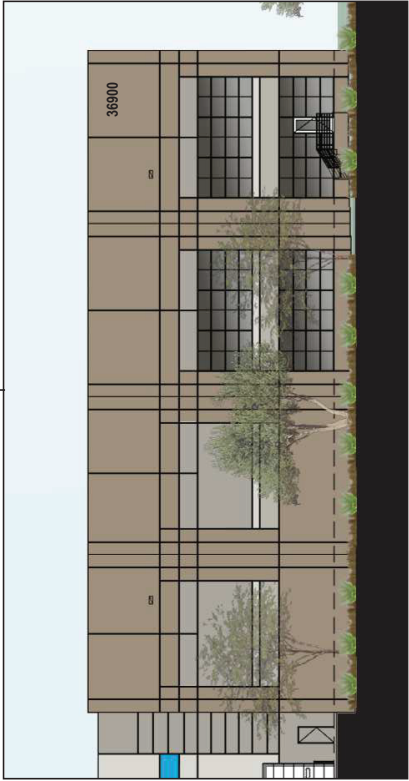
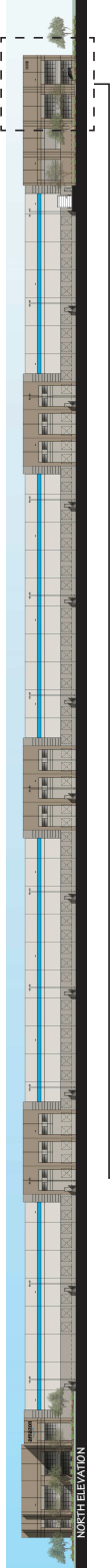
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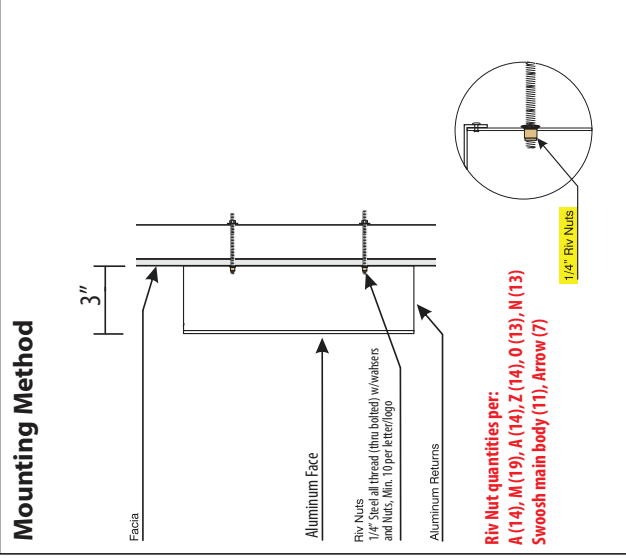
1541 Railroad Ave, Clovis, CA 93612
 (569)765-4513 FAX: (569)765-4215
 Email: 2011@fastsigns.com

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- Non-Illuminated Reverse Channel Letters
- Aluminum Construction
- 3" Deep Returns
- Painted Mathews Satin Black
- Flush Mount to Building Facia



6'-0" **36900** 2'-0"



Location:
**36900 W. FOURTH ST
 BEAUMONT, CA 92223**
 Project Manager:
John Pierce
 Client:
Clayco

Client Approval:

Date of Approval:

Patrick K. / patrick.k@fastsigns.com

Sales Rep:

RC

Drawn by:

Print:

Date:

1/18/2022

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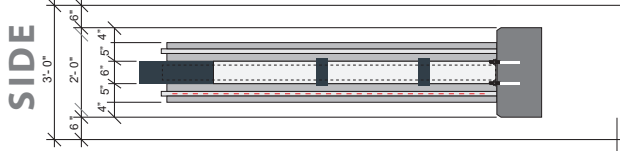
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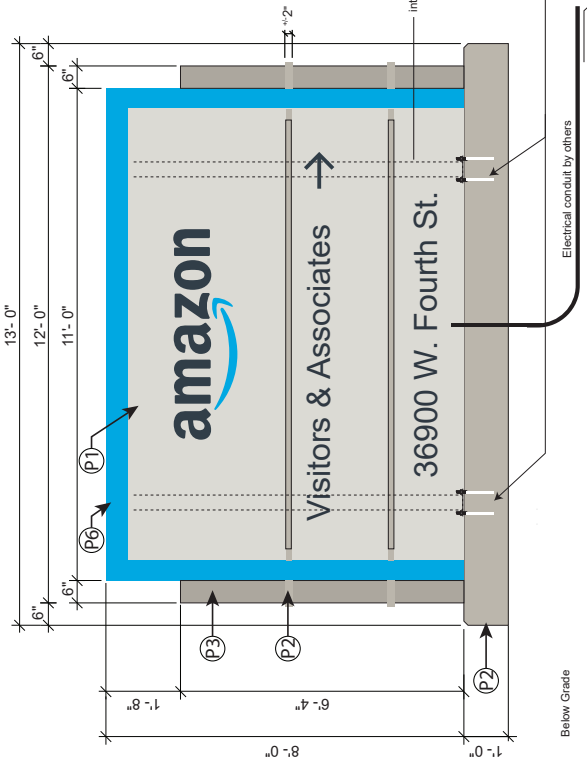
Sign Construction Notes

- Internally LED illuminated single-sided monument sign.
- Interior surfaces to be painted gloss white
- "Amazon": acrylic push-thrus with opaque black vinyl faces - lit with halo effect.
- "Swsoosh": acrylic push-thrus with olympic blue translucent vinyl face.
- Other text and arrows: opaque black- letters are lit with halo effect.
- Sign fixture UL Listed with service switch located inside as noted by exterior label: "Service Switch Located Inside"

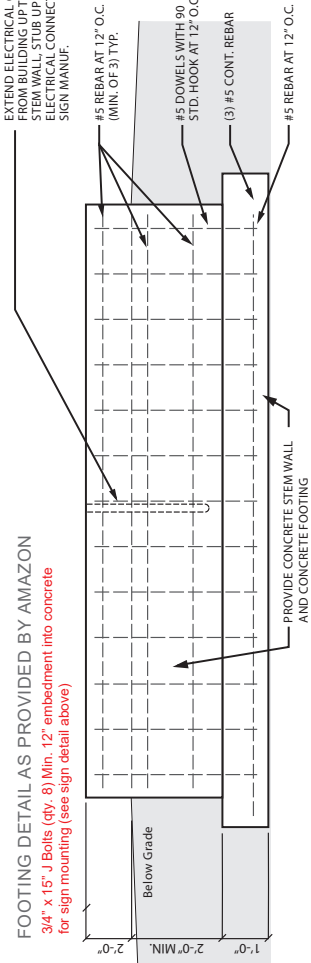
- Digitally printed translucent vinyl 2995C blue for swoosh face
- Push-thru Letter & Arrow Faces: Opaque black

P1	TEXTURED ADVANCE COATING PRIMER FOR 2000 SERIES FAST SIGN
P2	TEXTURED ADVANCE COATING PRIMER FOR 2000 SERIES FAST SIGN
P3	TEXTURED ADVANCE COATING PRIMER FOR 2000 SERIES FAST SIGN
P4	TEXTURED ADVANCE COATING PRIMER FOR 2000 SERIES FAST SIGN
P5	TEXTURED ADVANCE COATING PRIMER FOR 2000 SERIES FAST SIGN
P6	TEXTURED ADVANCE COATING PRIMER FOR 2000 SERIES FAST SIGN

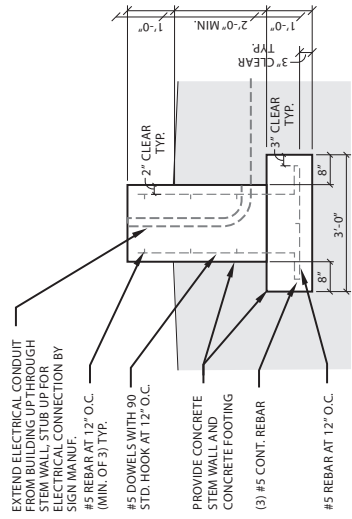
Electrical Required: 120/ 277 Multi Volt Driver
 5/8" x 24" Anchor Bolt (4 per plate)
 Min. 21" embedment into concrete - 3" Above concrete



NOTE: CLIENT TO CONFIRM COPY & ARROW DIRECTIONS



3/4" x 15" J Bolts (qty. 8) Min. 12" embedment into concrete for sign mounting (see sign detail above)



EXTEND ELECTRICAL CONDUIT FROM BUILDING UP THROUGH STEM WALL STUB UP FOR ELECTRICAL CONNECTION BY SIGN MANUF. #5 REBAR AT 12" O.C. (MIN. OF 3) TYP. #5 DOWELS WITH 90 STD. HOOK AT 12" O.C. PROVIDE CONCRETE STEM WALL AND CONCRETE FOOTING (3) #5 CONT. REBAR #5 REBAR AT 12" O.C.





COUGAR

Location:
36900 W. FOURTH ST
BEAUMONT, CA 92223

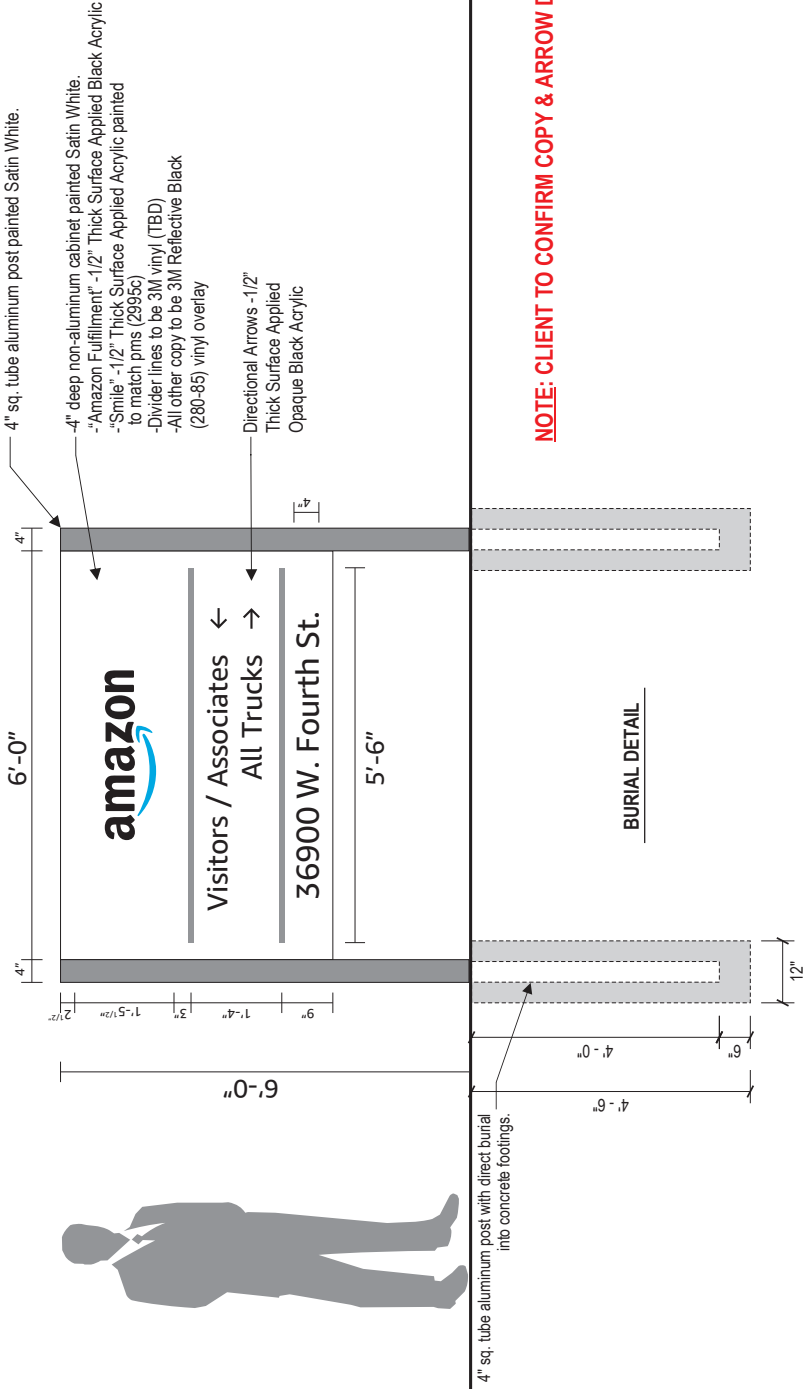
Project Manager:

John Pierce

Client:

Clayco

Post Painted Gray Color TBD



NOTE: CLIENT TO CONFIRM COPY & ARROW DIRECTIONS

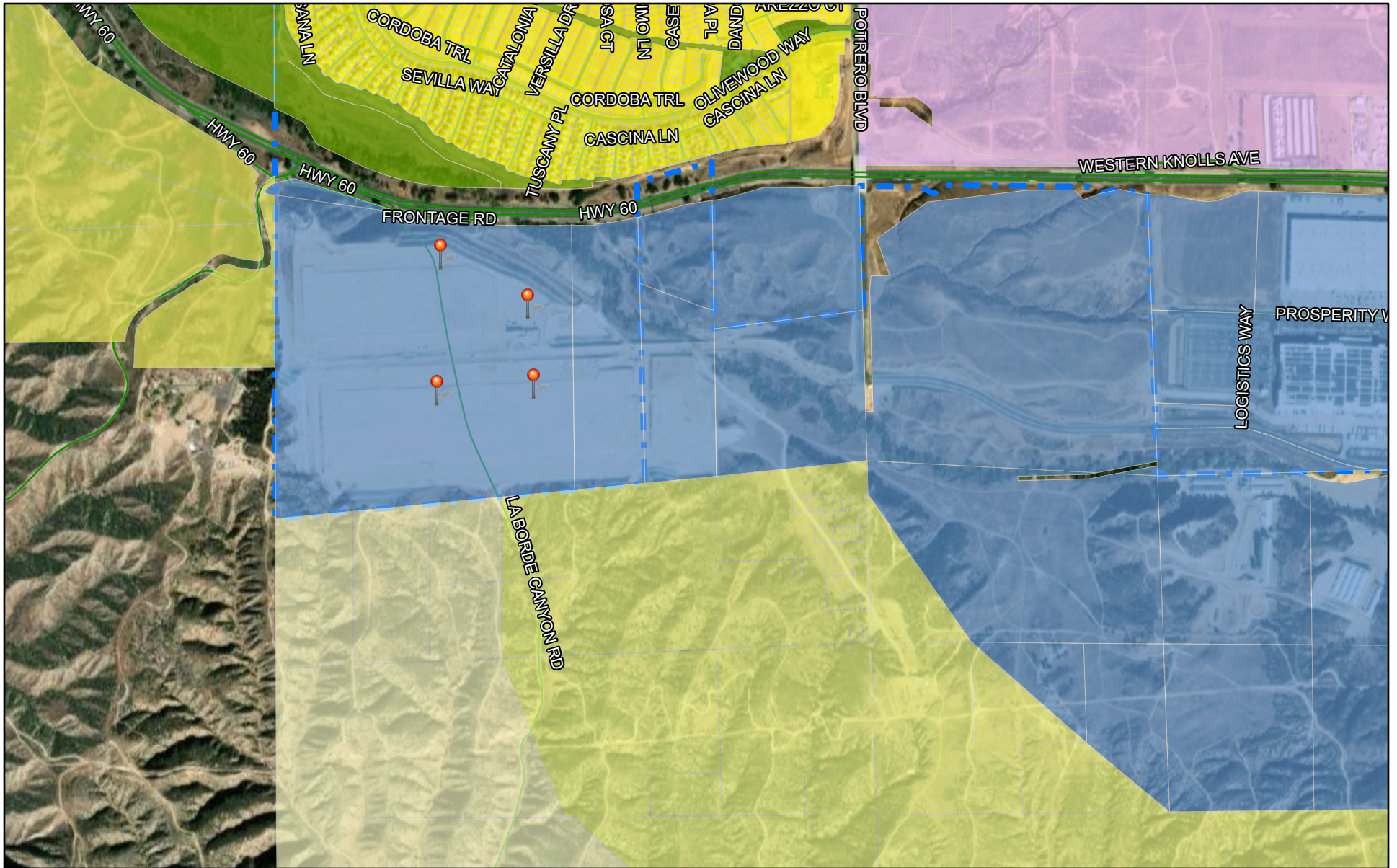
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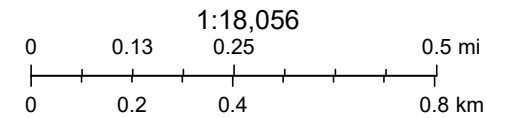
Item 3.

PLAN2022-0756 General Plan Map



4/14/2022, 3:55:34 PM

- | | | | |
|---|---|--|--|
| General Plan | Single Family Residential | Rural Residential 40 | Street Labels |
| Open Space | Rural Residential 1 | Urban Village | |
| Industrial | Rural Residential 10 | City Boundary | |



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

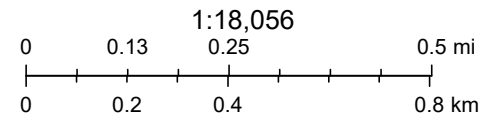
PLAN2022-0756 Zoning Map

Item 3.



4/13/2022, 12:30:18 PM

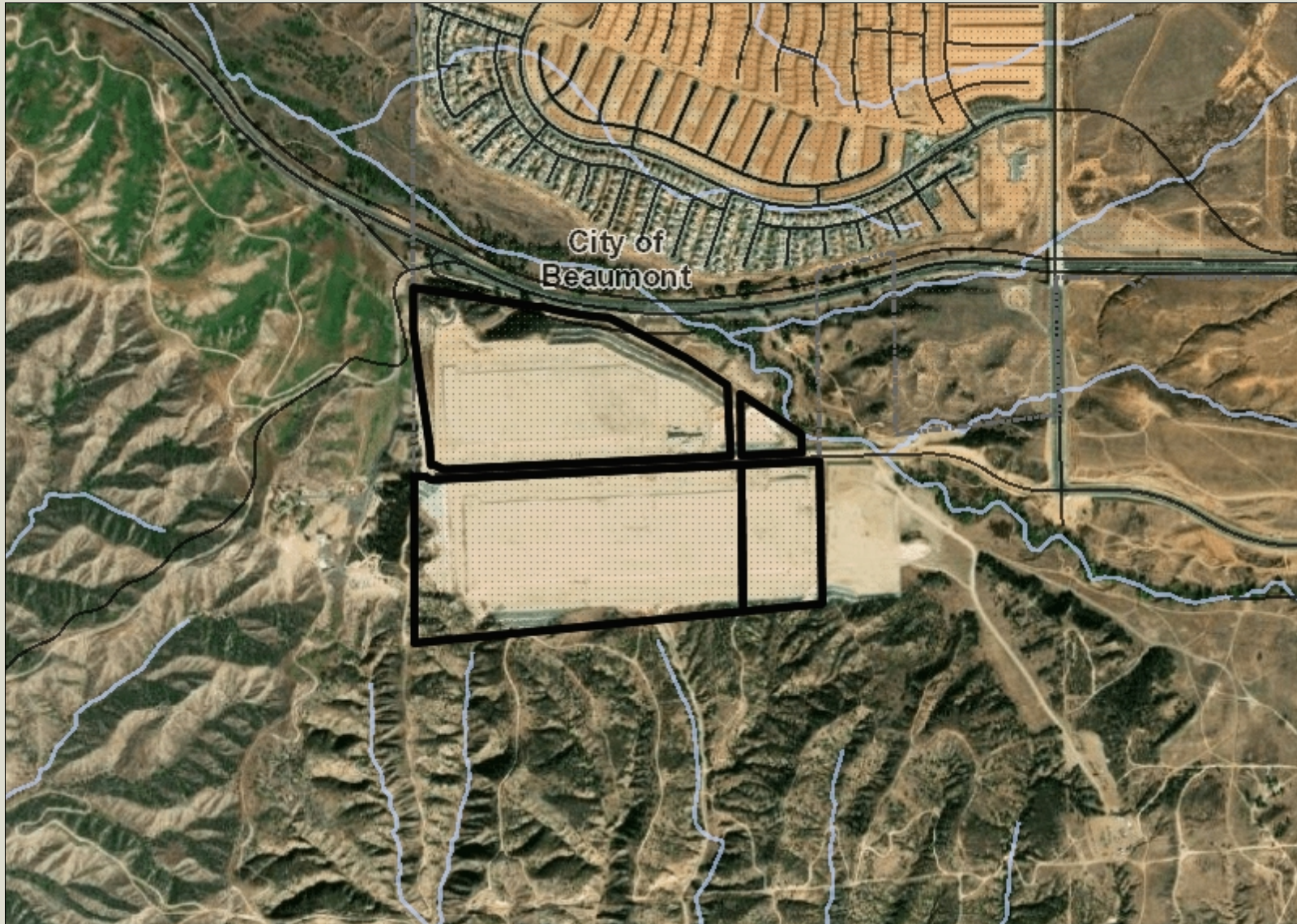
Zoning
 Manufacturing
 Specific Plan
 Urban Village
 City Boundary
 Street Labels



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus PS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PLAN2022-0756 Aerial Photograph

Item 3.



Legend

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



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Notes

0 1, 3,079 Feet
539

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