



PLANNING COMMISSION REGULAR MEETING

550 E 6th Street, Beaumont, CA

Tuesday, February 11, 2020 - 6:00 PM

AGENDA

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.

Any person with a disability who requires accommodations in order to participate in this meeting should telephone the City Clerk's office at 951 769 8520, at least 48 hours prior to the meeting in order to make a request for a disability related modification or accommodation.

REGULAR SESSION

6:00 PM

CALL TO ORDER

Pledge of Allegiance:

Approval/Adjustments to Agenda:

Conflict of Interest Disclosure:

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA):

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

ACTION ITEMS / PUBLIC HEARINGS / REQUESTS

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

1. Approval of Minutes

Recommended Action:

Approve Minutes dated January 14, 2020.

2. Reorganization of Planning Commission

Recommended Action:

Appointment of Chair and Vice-Chair.

3. Consider PLAN2020-0403 for an Amendment to the Beaumont Center Sign Program Located at 1659 and 1661 E. 6th Street.

Recommended Action:

Approve PLAN2020-0403 to amend the Beaumont Center Sign Program as presented.

4. Conduct a Public Hearing and Consider a One (1) Year Extension of Time for Tentative Tract Map No. 36583 to Subdivide 192.61 Acres into 497 Residential Lots with a Minimum Lot Size of 7,000 Square Feet Located North of Brookside Avenue, South of Cherry Valley Boulevard, west of Hannon Road and East of the I-10 Freeway

Recommended Action:

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council to approve a one (1) year extension of time for Tentative Tract Map 36583.

5. VAR2020-0071 and 07-PP-12 consideration of a request for a variance from the light standard height limit of 20 feet (Section 8.50.070.3) to a maximum of 25 feet and a modification of the conditions of approval for Plot Plan 07-PP-12 for 13.6 acres located within the Sundance Specific Plan at the southwest corner of 8th Street and Highland Springs Avenue

Recommended Action:

Conduct a Public Hearing;
Forward to City Council a recommendation of approval of a modification of the conditions of approval and;
Approve Variance VAR2020-0071

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, March 10, 2020, at 6:00 p.m. or thereafter as noted on the posted Agenda at City Hall

Beaumont City Hall – Online www.BeaumontCa.gov



MINUTES
Planning Commission Meeting
Council Chambers
550 E 6th St. Beaumont, Ca
Regular Session: 6:00 PM
Tuesday, January 14, 2020

REGULAR SESSION

CALL TO ORDER at 6:00 P.M.

Present: Chairman Tinker, Vice Chairman St. Martin, Commissioner Smith, Commissioner Stephens, Commissioner Colindres Mateo

Pledge of Allegiance

Approval/Adjustments to Agenda: **None**

Conflict of Interest Disclosure: **None**

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA)

Any one person may address the Planning Commission 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 to the City Clerk. There is a three (3) minute time limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the Commission from discussing or taking actions brought up by your comments.

R. Roy - Asked various questions of the commission regarding the tentative tracts maps on the agenda.

ACTION ITEMS/PUBLIC HEARINGS/REQUESTS

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

1. Approval of Minutes

Moved by Paul St. Martin

Seconded by Patrick Stephens

Approve Minutes dated October 8, 2019 and November 12, 2019.

Ayes: Paul St. Martin, Robert Tinker, Nathan Smith, Patrick Stephens, and Anthony Colindres

Approved by a unanimous vote. 5-0 on a recorded vote

2. Conduct a Public Hearing and Consideration of Tentative Tract Map No. 37696 (TM2019-0005) for a Request to Subdivide 13.51 Acres into 62 Single Family Residential Lots With a Minimum Lot Size of 4,947 Square Feet and Nine (9) Lettered Lots Located Within Planning

Area 25 of the Oak Valley Specific Plan (Fairway Canyon) on the East Side of Tukwet Canyon Parkway, North of San Timoteo Canyon Road and South of Champions Drive

Public Hearing opened at 6:18 P.M.

R. Roy - Asked questions of the open park and school areas.

Public Hearing closed at 6:23 PM

Moved by Nathan Smith

Seconded by Anthony Colindres

To Forward a recommendation of approval to the City Council for Tentative Tract Map No. 37696 (TM2019-0005) to be consistent with the development agreement and subject to the attached conditions of approval.

Ayes: Paul St. Martin, Robert Tinker, Nathan Smith, Patrick Stephens, and Anthony Colindres

Approved by a unanimous vote.

3. Conduct a Public Hearing and Consideration of Tentative Tract Map No. 37698 (TM2019-0006) for a Request to Subdivide 22.09 Acres into 126 Single Family Residential Lots With a Minimum Lot Size of 3,800 Square Feet and 16 Lettered Lots Located Within Planning Area 25 of the Oak Valley Specific Plan (Fairway Canyon) on the East Side of Tukwet Canyon Parkway, North of San Timoteo Canyon Road and South of Champions Drive

Public Hearing opened at 6:39 PM

No speakers

Public Hearing closed at 6:40 PM

Moved by Anthony Colindres

Seconded by Paul St. Martin

To Forward a recommendation of approval to the City Council for Tentative Tract Map No. 37698 (TM2019-0006) to be consistent with the development agreement and subject to the attached conditions of approval.

Ayes: Paul St. Martin, Robert Tinker, Nathan Smith, Patrick Stephens, and Anthony Colindres

Approved by a unanimous vote.

4. Conduct a Public Hearing and Consideration of Tentative Tract Map No. 37697 (TM2019-0007) for a Request to Subdivide 13.19 Acres into 73 Single Family Residential Lots With a

Minimum Lot Size of 4,950 Square Feet and eight (8) Lettered Lots Located Within Planning Area 25 of the Oak Valley Specific Plan (Fairway Canyon) on the East Side of Tukwet Canyon Parkway, North of San Timoteo Canyon Road and South of Champions Drive

Public Hearing opened at 6:43 PM

No speakers

Public Hearing closed at 6:44 PM

Moved by Paul St. Martin

Seconded by Nathan Smith

Forward a recommendation of approval to the City Council for Tentative Tract Map No. 37697 (TM2019-0007) to be consistent with the development agreement and subject to the attached conditions of approval.

Ayes: Paul St. Martin, Robert Tinker, Nathan Smith, Patrick Stephens, and Anthony Colindres

Approved by unanimous vote.

Community Development Director Comments

Beaumont Sundance is on the list for one of the top selling communities in the nation.
Reorganization of the Commission will be on the next agenda.
Announced an upcoming Planning Commissioners Academy.
Gave a status update of the General Plan.

ADJOURNMENT

Adjournment of the Planning Commission of the January 14, 2020 Meeting at 6:50 p.m.

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, February 11, 2020, 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, Senior Planner
DATE: February 11, 2020
SUBJECT: Consider PLAN2020-0403 for an Amendment to the Beaumont Center Sign Program Located at 1659 and 1661 E. 6th Street.
APPLICANT: Architectural Design & Signs Inc.

Background:

A sign program for the Beaumont Center (13-SN-20) was previously approved by the Planning Commission on August 13, 2013. The original sign program established sign criteria for the center and is provided as Attachment B to this staff report. The project applicant is requesting an amendment to the approved sign program to accommodate signage for the rebranding of Stater Bros. that occupies Building B, as shown in Attachment A.

The site was developed as a shopping center in the late 1970's with multi-tenant business suites and an anchor tenant, which is Stater Bros. The overall shopping center includes Food 4 Less, Burger King, Subway, Little Caesar's and several inline tenants. The shopping center includes several parcels with separate ownership entities and is located on the southwest corner of 6th Street and Highland Springs Avenue.

On August 13, 2013, the Planning Commission approved a sign program for the Beaumont Center shopping center under 13-SN-20 (see Attachment B) that established standards for wall and monument signage for the western portion of the shopping center.

The current sign program limits channel letters to not exceed 18" and 23" in height for logos with a maximum square footage that does not exceed 100 square feet on the buildings located to the north and southeast of the Stater Bros location. Beaumont Municipal Code Section 17.07.110.A.1 provides for a maximum sign height of 36" and shall not exceed 100 square feet per sign.

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

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

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

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

	LAND USE	GENERAL PLAN	ZONING
PROJECT SITE	Stater Bros	General Commercial (GC)	Sixth Street Overlay/Commercial General (CG)
NORTH	Fire station	General Commercial (GC)	Sixth Street Overlay/Commercial General (CG)
SOUTH	Vacant land	General Commercial (GC)	Sixth Street Overlay/Commercial General (CG)
EAST	Food 4 Less	General Commercial (GC)	Sixth Street Overlay/Commercial General (CG)
WEST	Applebee's	General Commercial (GC)	Sixth Street Overlay/Commercial General (CG)

Analysis:

The applicant is proposing to include sign criteria for Building B, which is the space currently occupied by Stater Bros. The proposed criteria establish a maximum height of

eight (8) feet for building identification signs and 18” in height for secondary signage. The total square footage is proposed at a ratio of one (1) square foot per each lineal foot of the front elevation and one and a half (1.5) square feet for each lineal foot for the freeway facing elevation. The applicant is also requesting language that allows for minor amendments and modifications to be made by the Community Development Director provided that the total sign area is not increased by more than ten (10) percent and subject to landlord approval.

Stater Bros. is currently in the process of rebranding and is proposing revised signage at all of their locations. The existing Stater Bros. wall signage at this location is currently three (3) feet in height and the east elevation has a total sign area of 132.75 square feet and the south elevation has a total sign area of 103.50 square feet.

The applicant is proposing a wall sign height of eight (8) feet for both elevations. The east elevation is proposing a total sign area of 217.39 square feet and the south elevation is proposing a total sign area of 173.64 square feet. The proposed signage is consistent with the new signage for the Stater Bros. location on the northeast corner of Beaumont Avenue and Oak Valley Parkway, which was allowed per the center’s sign program.

Staff has reviewed the amended sign program in relation to the size of the project, buildings and circulation and has determined that the revisions are in scale with the project as discussed within this staff report.

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 PLAN2020-0403, 13-SN-20 and PLAN2020-0395

Recommended Action:

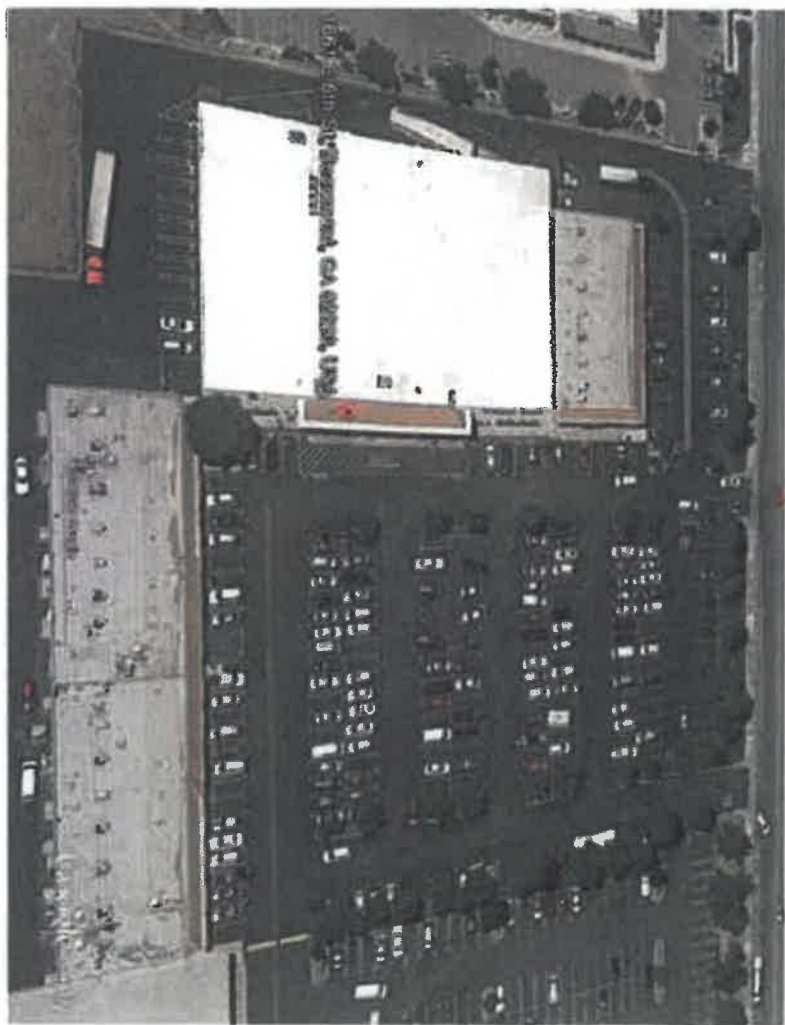
Approve PLAN2020-0403 to amend the Beaumont Center Sign Program as presented.

Attachments:

- A. Amended Sign Program (PLAN2020-0403)
- B. Original Sign Program (13-SN-20)
- C. General Plan Land Use Designation Map
- D. Zoning Map
- E. Aerial Photograph

TENANT SIGNAGE CRITERIA MANUAL

BEAUMONT CENTER



1661 E 6th St, Beaumont, CA 92223

LANDLORD INFORMATION:
 PEDICINI DEVELOPMENT
 MIKE PEDICINI
 2187 NEWCASTLE AVE.
 CARDIFF BY THE SEA, CA 92007
 phn: 760-845-0406

ANCHOR TENANT SIGN CONSULTANT:
 AD/S (Architectural Design & Signs)
 1160 RAILROAD STREET
 CORONA, CA 92882
 phn: 951-278-0680
 web: www.ad-s.com

BEAUMONT CENTER

TENANT SIGNAGE CRITERIA MANUAL

A. Objectives

This criteria has been established for the purpose of creating aesthetic uniform graphic standards essential in maintaining a visually coordinated, balanced and appealing signage environment.

For the mutual benefit of all tenants, conformance will be strictly enforced, and any installed non-conforming or unapproved signs must be brought into conformance at the expense of the tenant.

The owner/tenant shall approve all copy prior to the fabrication of the sign.

Proper City Permits shall be obtained prior to fabrication of the sign.

Amendments or minor modifications to this criteria can be made by the Planning Director with approval from the Landlord, provided that total sign area is not increased by more than 10%.

B. Required Submittals

1. After receiving approval of the concept design by the landlord, tenant's sign contractor shall prepare and submit to landlord the following:

- A) A set of complete and fully dimensioned drawings for tenant's sign ("shop drawings"), based on the approved concept design, including material and color references.
- B) A colored elevation drawing of the proposed signage.

The above drawings can be sent by mail or electronically.

2. Landlord or landlords designated company shall review and provide tenant with approval or disapproval.

3. If landlord disapproves or conditionally approves the shop drawings submitted, landlord shall note on a set of the shop drawings or separately the reasons for such disapproval or conditional approval, and thereafter landlord, tenant and tenant's sign contractor shall consult as necessary to achieve approved shop drawings consistent with the approved concept design and this criteria.

4. All appropriate permits shall be obtained by the sign contractor.

BEAUMONT CENTER

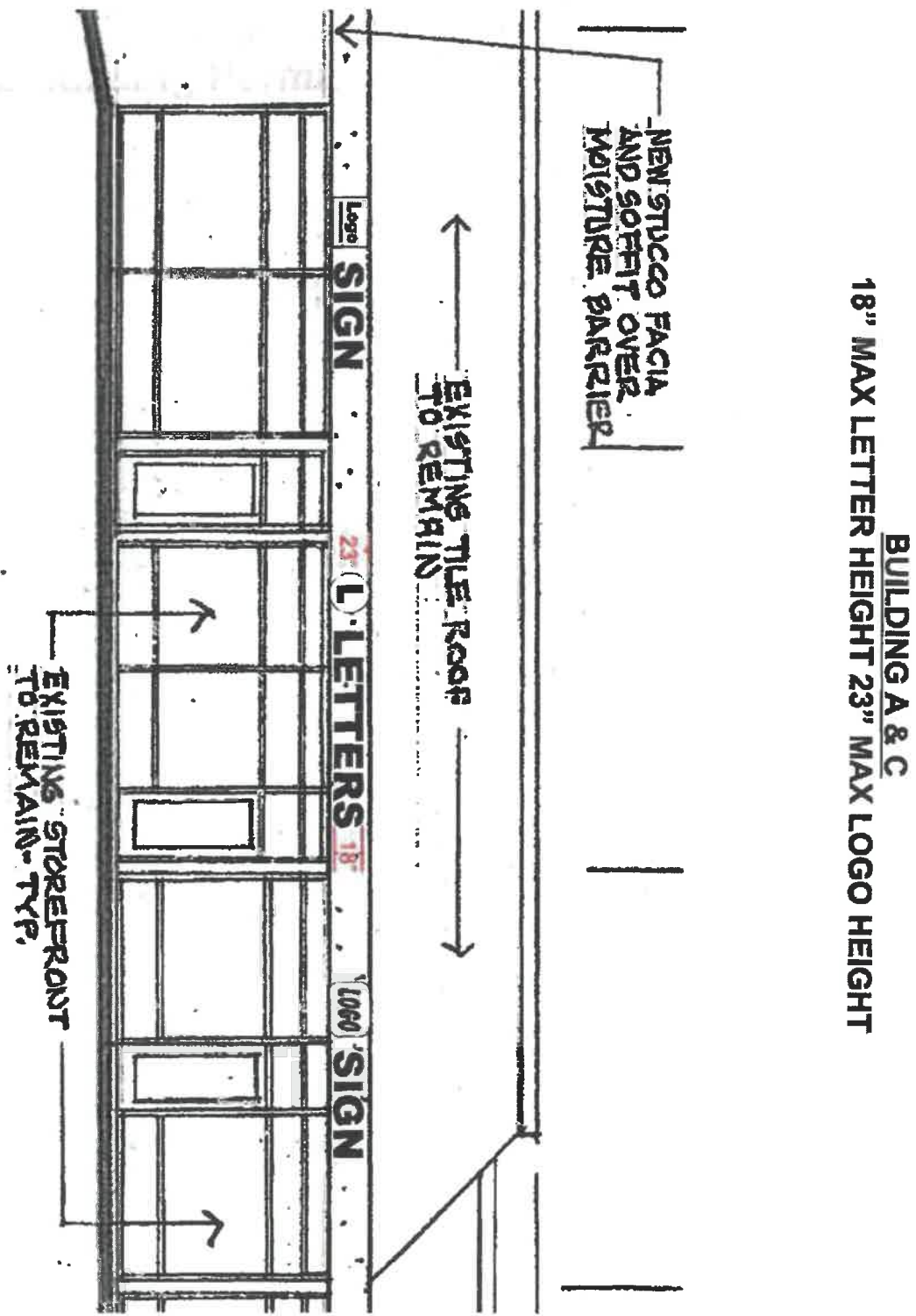
TENANT SIGNAGE CRITERIA MANUAL

C. Design Guidelines

1. Business names shall consist of face LED illuminated channel letters.
2. Logos shall consist of LED illuminated channel sections.
3. Exterior of letters (returns) shall be pre-finished black coil or coated with Matthew's System Polyurethane black or equivalent. Interior of letters to be coated white. Trimcap on letters to be black for Retail Buildings A & C. Trimcap on letters shall match faces for Anchor Tenant in Retail Building B. Corporate colors with registered trademarks are acceptable.
4. Sign copy shall consist of business name and optional secondary copy. Logos are acceptable when used in conjunction with tenant name, and may stand alone under special circumstances.
5. **Retail Buildings A & C:**
 Letters shall not exceed 18" in height and logos shall not exceed 23" in height. The maximum length shall not exceed 80% of the leasehold width. If the design includes a secondary line of copy, the overall height shall not exceed 30". Total sign area of a sign for any one tenant shall not exceed 100 square feet.
Retail Building B (Anchor Tenant):
 Letters, Logo or overall height shall not exceed 8'-0" for building ID signs. This anchor tenant is allowed up to three (3) secondary signs related to service therein, with letters not to exceed 18" in height. Sign widths per Landlord discretion. Total sign area allowed is 1 square foot per lineal foot for the front elevation and 1.5 square foot per lineal foot for elevation facing the 10 Freeway.
6. A variety of typestyles and logo images will be implemented in order to add a distinct flavor to each tenant sign. Recognized logos and typestyles are allowed.

BEAUMONT CENTER

TENANT SIGNAGE CRITERIA MANUAL



BEAUMONT CENTER

TENANT SIGNAGE CRITERIA MANUAL

BUILDING B 8'-0" MAX. SIGN HEIGHT



A FRONT (EAST) ELEVATION
SCALE: 1" = 40' - 0"
Total Sign Area Allowed for This Elevation: 216,000 Sq.Ft.

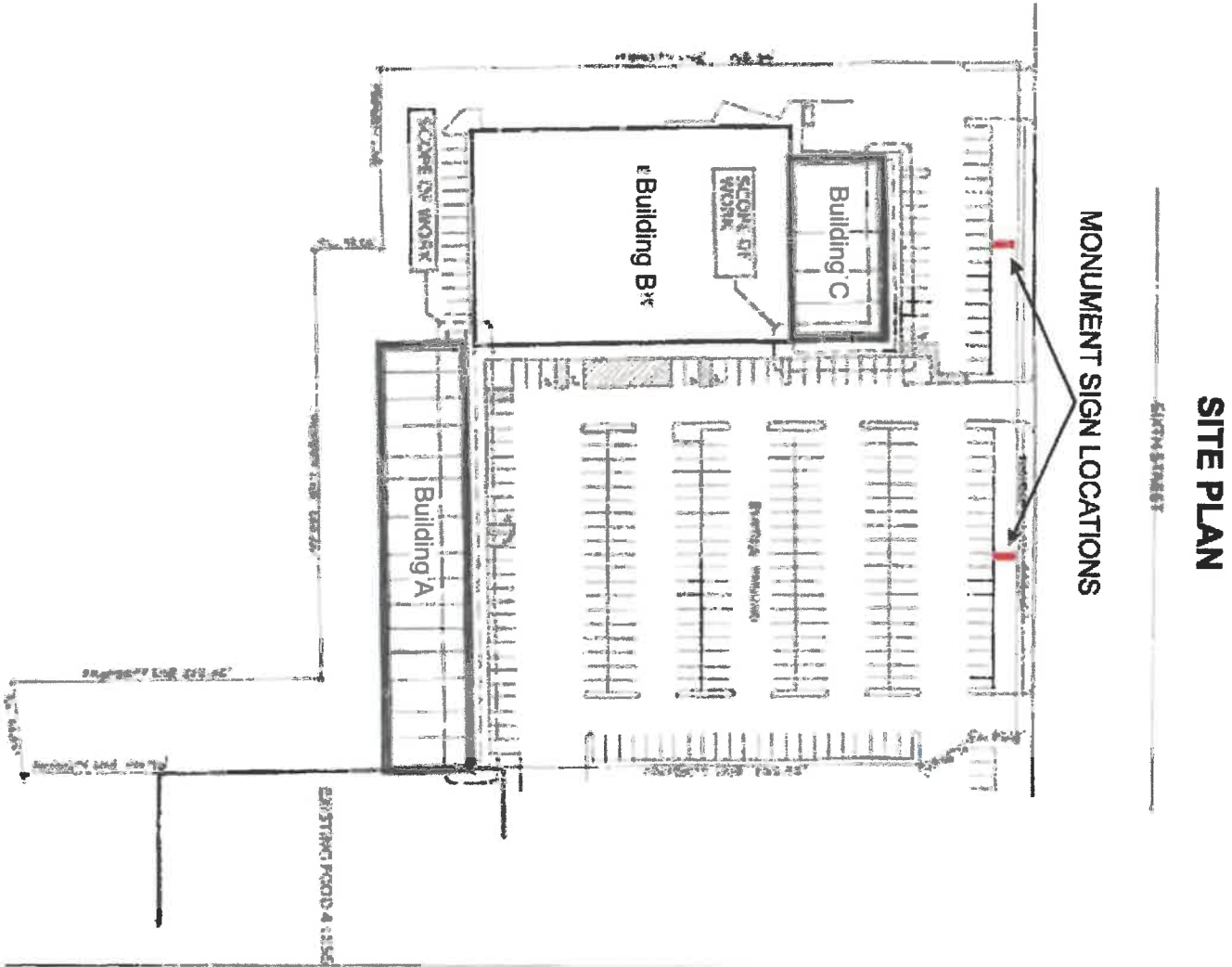


B FREEWAY (SOUTH) ELEVATION
SCALE: 1" = 40' - 0"
Total Sign Area Allowed for this Elevation: 210,000 Sq.Ft.

This sign is +600' from the East Bound 10 FRWY exit for this shopping center.

BEAUMONT CENTER

TENANT SIGNAGE CRITERIA MANUAL

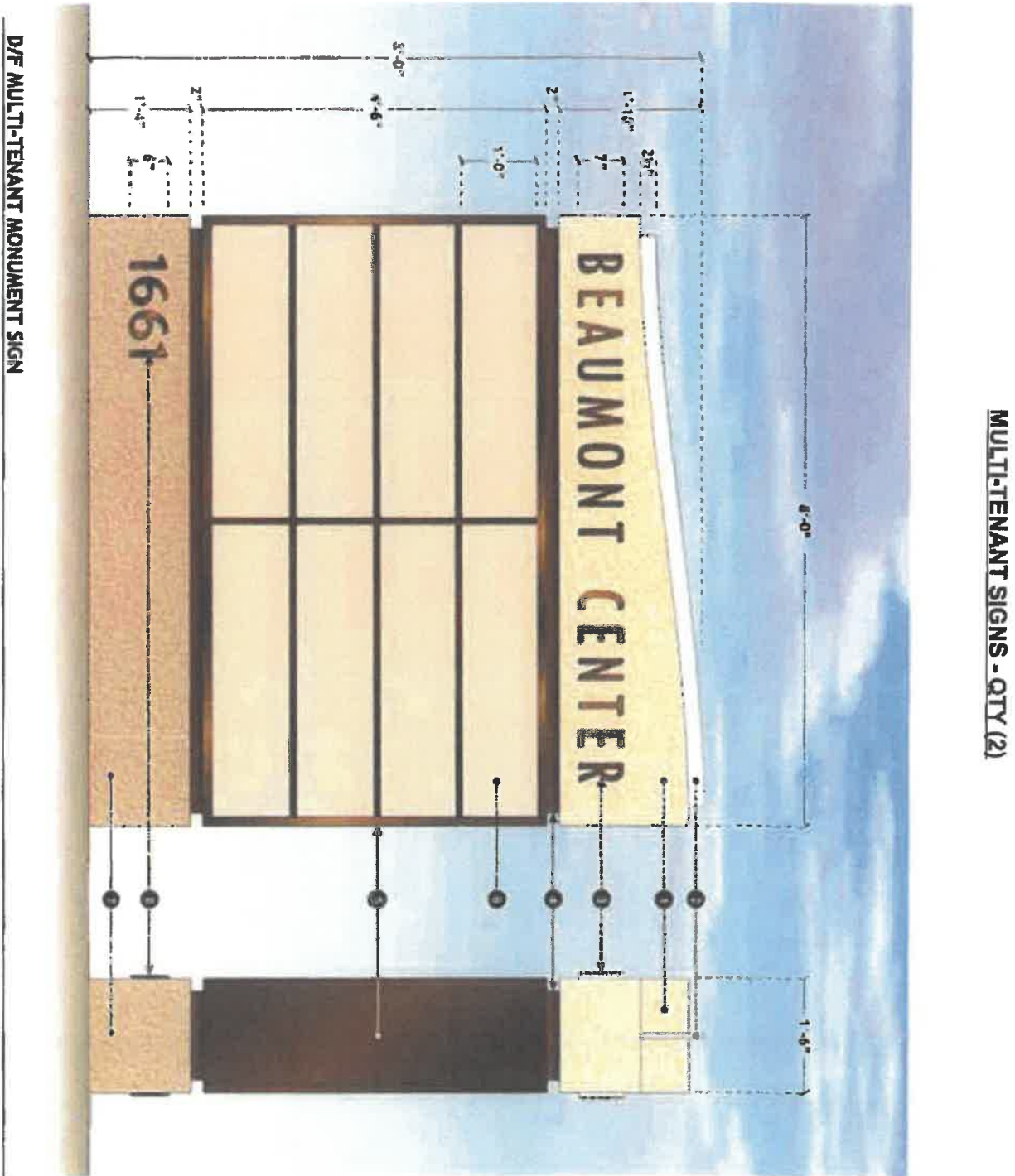


SITE PLAN

MONUMENT SIGN LOCATIONS

BEAUMONT CENTER

TENANT SIGNAGE CRITERIA MANUAL



BEAUMONT CENTER



1661 E 6th St, Beaumont, CA 92223



TENANT SIGNAGE CRITERIA MANUAL

CITY OF BEAUMONT
 APPROVED
 PLANNING DIVISION
 DATE: 8/13/13
 Per P. Comm.

LANDLORD CONTACT INFORMATION:

~~PEDICINI DEVELOPMENT
 MIKE PEDICINI
 2187 NEWCASTLE AVE
 CARDIFF BY THE SEA, CA 92007
 760.845.0406 PHN~~

PREPARER CONTACT INFORMATION:

EAGLE SIGNS
 BOB KNEEVERS
 BUSINESS DEVELOPMENT
 909.923.3034 PHN
 bob@eaglesigns.net

BEAUMONT CENTER TENANT SIGNAGE CRITERIA MANUAL

A. Objectives

This criteria has been established for the purpose of creating aesthetic uniform graphic standards essential in maintaining a visually coordinated, balanced and appealing signage environment.

For the mutual benefit of all tenants, conformance will be strictly enforced, and any installed non-conforming or unapproved signs must be brought into conformance at the expense of the tenant.

The owner/tenant shall approve all copy prior to the fabrication of the sign.

Proper City Permits shall be obtained prior to fabrication of the sign.

B. Required Submittals

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 - A) A set of complete and fully dimensioned drawings for tenant's sign ("shop drawings"), based on the approved concept design, including material and color references.
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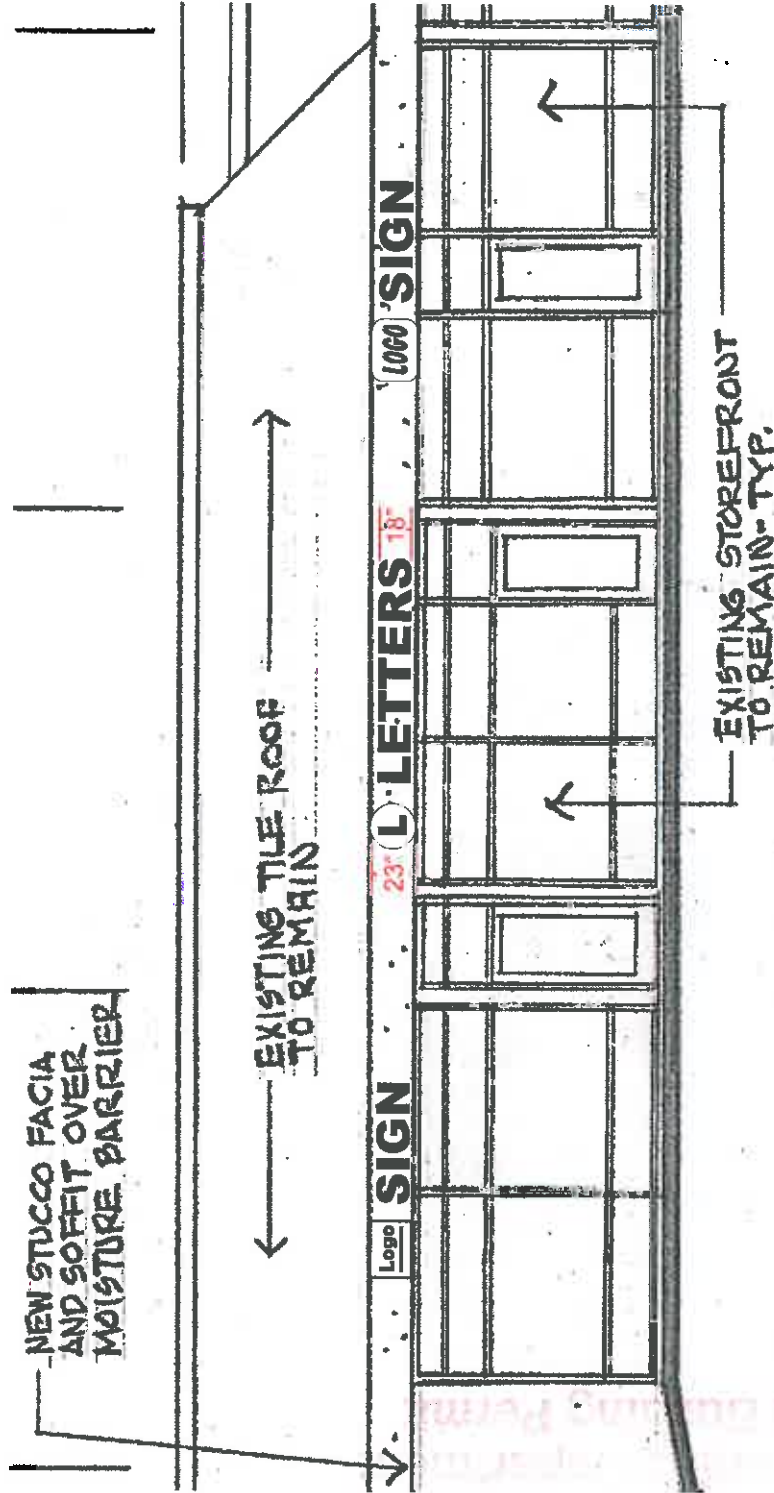
The above drawings can be sent by mail or electronically.
2. Landlord or landlords designated company shall review and provide tenant with approval or disapproval.
3. If landlord disapproves or conditionally approves the shop drawings submitted, landlord shall note on a set of the shop drawings or separately the reasons for such disapproval or conditional approval, and thereafter landlord, tenant and tenant's sign contractor shall consult as necessary to achieve approved shop drawings consistent with the approved concept design and this criteria.
4. All appropriate permits shall be obtained by the sign contractor.

BEAUMONT CENTER TENANT SIGNAGE CRITERIA MANUAL

C. Design Guidelines

1. Business names shall consist of face LED illuminated channel letters.
2. Logos shall consist of LED illuminated channel sections.
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Corporate colors with registered trademarks are acceptable.
4. Sign copy shall consist of business name and optional secondary copy. Logos are acceptable when used in conjunction with tenant name, or may stand alone under special circumstances.
5. Letters shall not exceed 18" in height and logos shall not exceed 23" in height for Retail Buildings A & C. The maximum sign length shall not exceed 80% of the leasehold width. If design includes a secondary line of copy, the overall height of the sign shall not exceed 30" for Buildings A & C.
6. Typestyles. A variety of typestyles and logo images will be implemented in order to add a distinct flavor to each tenant sign. Recognized logos and logotypes will be allowed.
7. Total square footage of a sign for any one tenant shall not exceed 100 square feet.

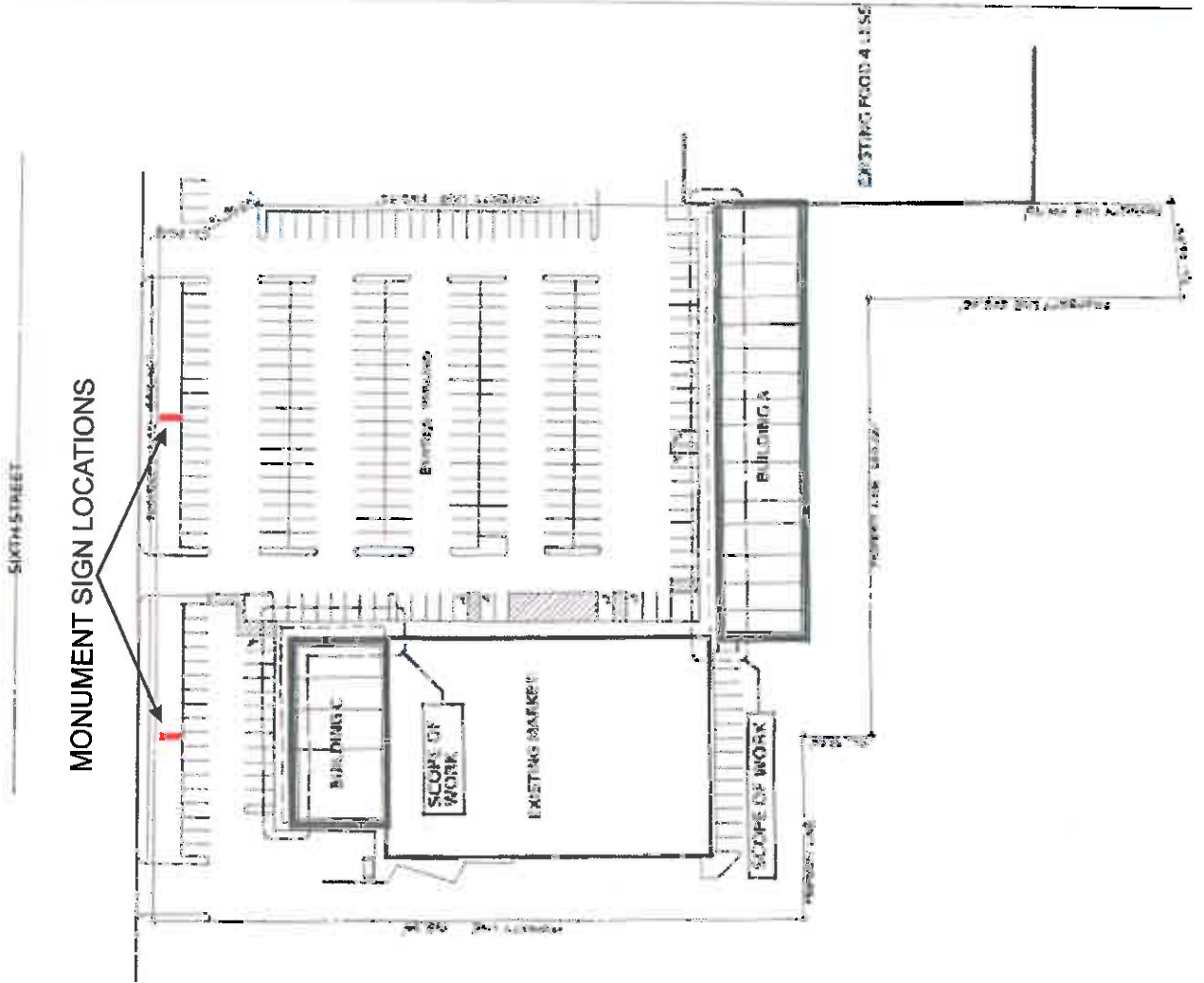
BUILDING A & C
18" MAX LETTER HEIGHT 23" MAX LOGO HEIGHT



BEAUMONT CENTER

TENANT SIGNAGE CRITERIA MANUAL

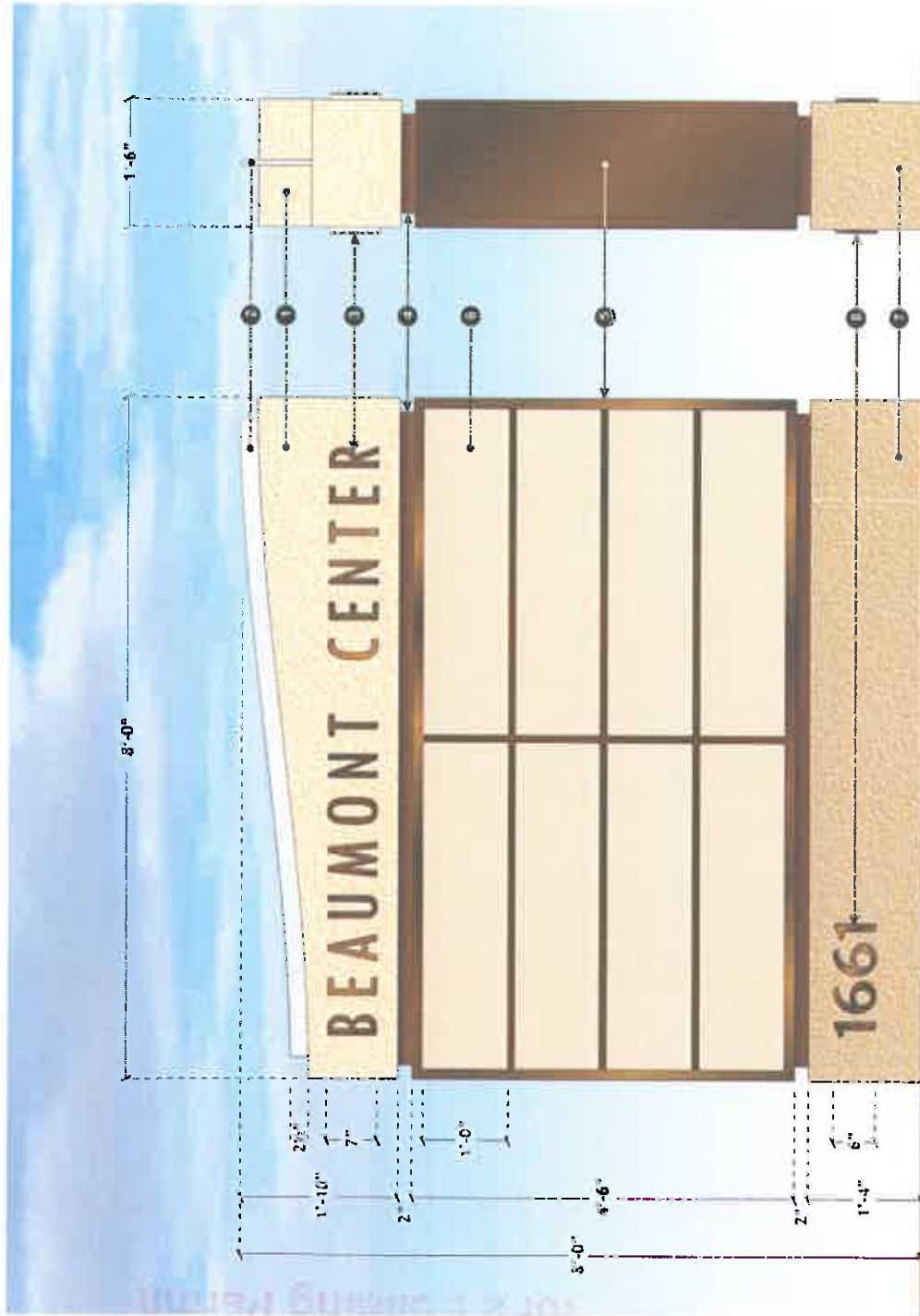
SITE PLAN



BEAUMONT CENTER

TENANT SIGNAGE CRITERIA MANUAL

MULTI-TENANT SIGNS - QTY (2)



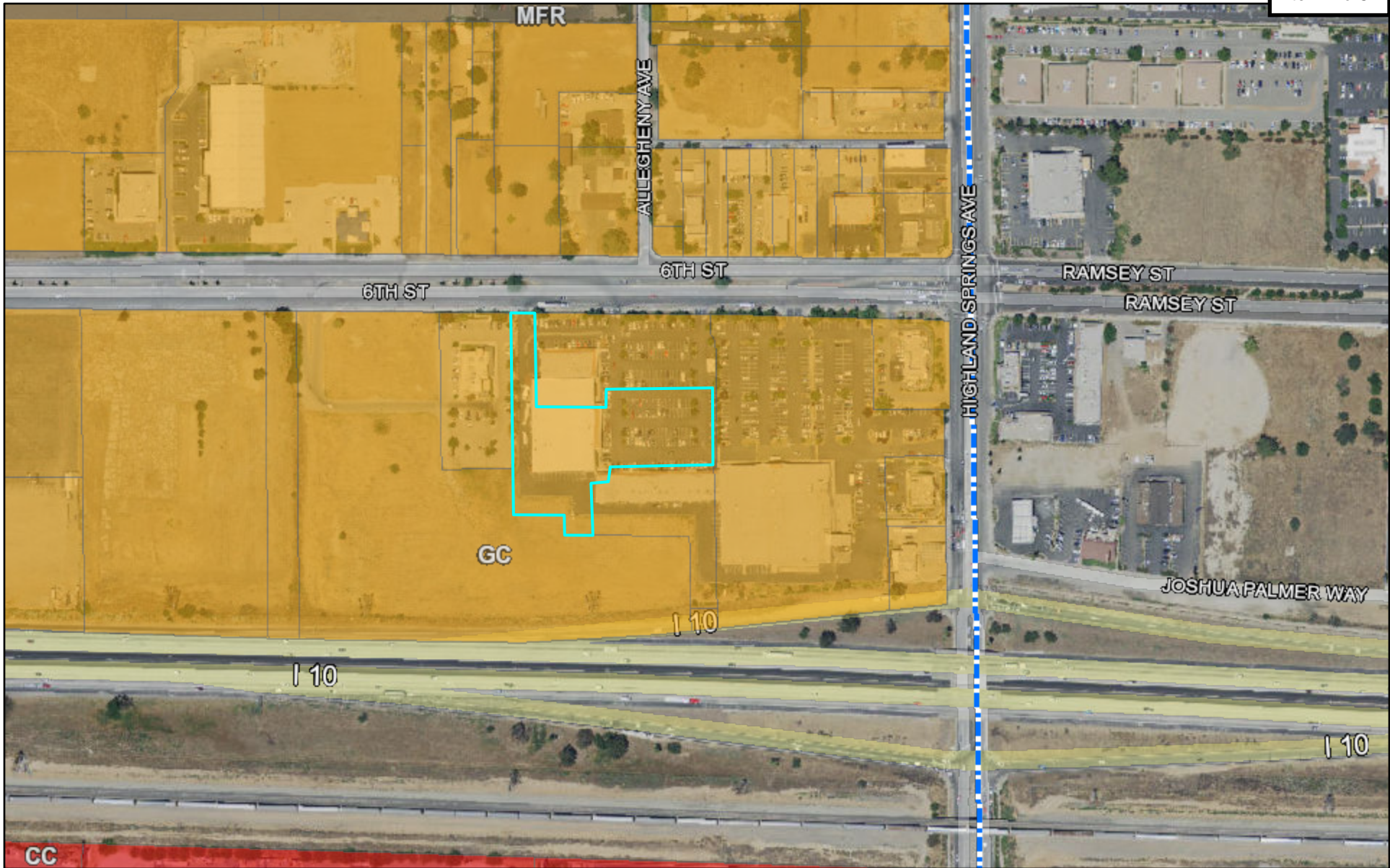
D/F MULTI-TENANT MONUMENT SIGN

BEAUMONT CENTER

TENANT SIGNAGE CRITERIA MANUAL

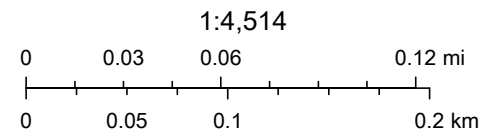
PLAN2020-0403 General Plan Land Use Designation

Item No.3.



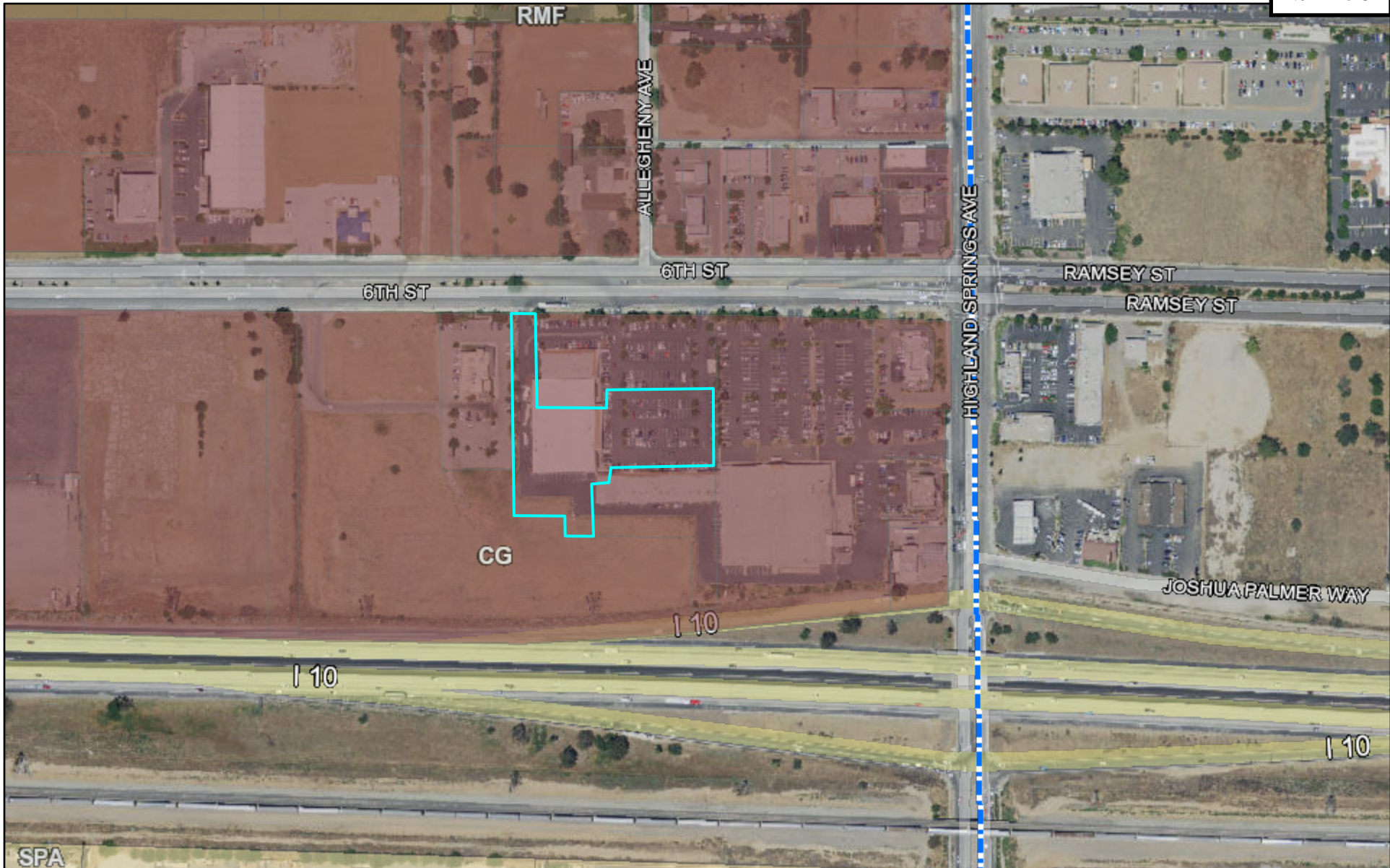
2/4/2020 3:14:26 PM

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|---------------------------|--------------------------|-----------------------|-----------------------------|
| General Plan | Multi-Family Residential | Industrial | Beaumont Avenue Overlay |
| Rural Residential | General Commercial | Commercial Industrial | Public Facilities |
| Single-Family Residential | Community Commercial | Urban Village Overlay | Recreation and Conservation |



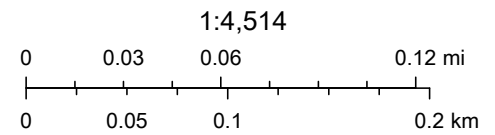
PLAN2020-0403 Zoning Map

Item No.3.



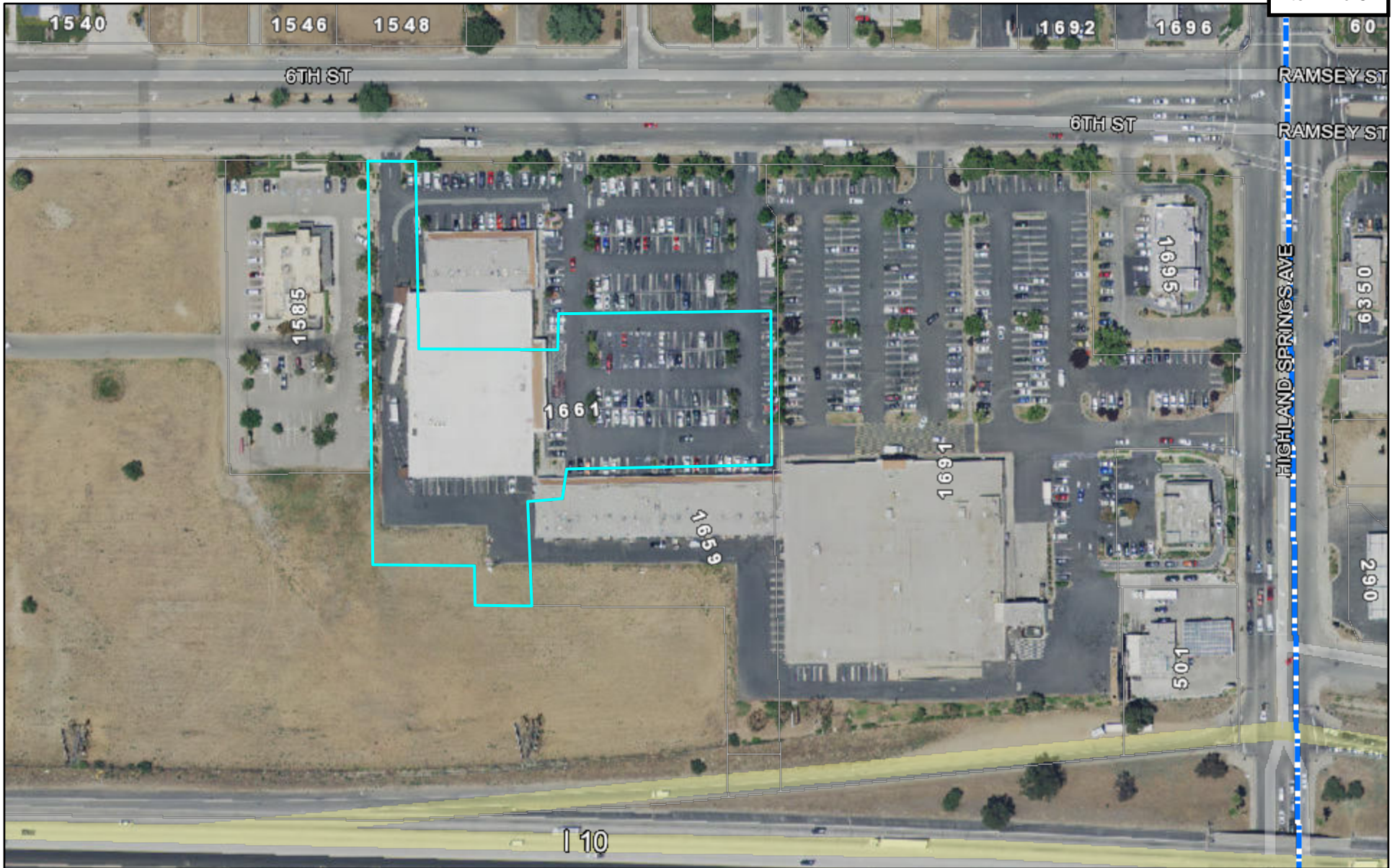
2/4/2020 3:13:17 PM

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



PLAN2020-0403 Aerial Photograph

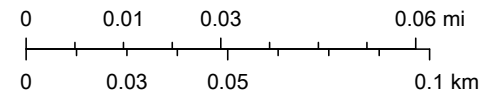
Item No.3.



2/4/2020 3:16:19 PM

1:2,257

- Parcels
- Minor Streets
- Parcel Labels
- Highways/Major Streets
- Labels
- City





Staff Report

TO: Planning Commissioners

FROM: Carole Kendrick, Senior Planner

DATE: February 11, 2020

SUBJECT: **Conduct a Public Hearing and Consider a One (1) Year Extension of Time for Tentative Tract Map No. 36583 to Subdivide 192.61 Acres into 497 Residential Lots with a Minimum Lot Size of 7,000 Square Feet Located North of Brookside Avenue, South of Cherry Valley Boulevard, west of Hannon Road and East of the I-10 Freeway**

APPLICANT: City Ventures

Background and Analysis:

The Sunny-Cal Specific Plan, Annexation, Sphere of Influence Amendment and Environmental Impact Report were approved by the Beaumont City Council on August 21, 2007, which provided the backbone zoning and environmental framework for 560 dwelling units on approximately 200 acres including 31.6 acres of parkland, trails, and open space.

Tentative Tract Map No. 36583 was approved by the Beaumont City Council on November 18, 2014 to allow for the subdivision of 192.61 acres into 497 single family residential lots and 19 lots that accommodate three (3) park sites, four (4) water quality detention basins, ten (10) open space, a well site, and a sewer lift station. Tentative Tract Map No. 36583 reduced the number of dwelling units from 551 to 497 that were originally proposed.

Tentative Tract Map No. 36583 included an addendum to the Environmental Impact Report that was originally approved in 2007 and updated several studies such as traffic, greenhouse gas analysis, Phase II environmental and methane, noise, geotechnical, paleontological, cultural, and the Beaumont Bains water master report. The addendum indicated that the proposed subdivision would have less than or equivalent environmental impacts than the project that was analyzed in the previous Environmental Impact Report.

The proposed subdivision extension is not proposing any modification to the approved tentative tract map and provides a minimum lot size of 7,000 square feet with average lot sizes ranging from 8,605 to 11,665 square feet over the four (4) residential planning areas (see Attachment A).

Although the Tentative Tract Map was approved on November 18, 2014 with a two (2) life (Condition No. 1.4), the Subdivision Map Act, Government Code Section 66454 states that if a tentative map of a proposed subdivision of unincorporated territory is approved by a City, that the approval shall be conditioned upon annexation of the property to such city and the approval shall not be effective until annexation of such property to the city has been completed.

The subject property was annexed into the City of Beaumont under the Local Agency Formation Commission (LAFCO) number 2014-10-5 and Resolution No. C-02-18 with an effective date of February 15, 2018. Based on the annexation date of the property, Tentative Tract Map No. 36583 has a current expiration date of February 15, 2020. The applicant is requesting a one (1) year extension of time to extend the expiration date to February 15, 2021.

If the proposed subdivision is extended, the tentative map will have three (3) additional years in which they can request extensions, per the Subdivision Map Act, Government Code Section 66463.5.C.

Project Setting:

The site consists of 192.61 acres of vacant land located south of Cherry Valley Boulevard, north of Brookside Avenue, west of Hannon Road and east of the I-10 Freeway. The property is surrounded by vacant land to the north, south and west. To the east are larger lot single family residences, as noted in the table below and shown in Attachment C.

The table outlines the land uses, zoning and General Plan designations for the site and surrounding properties.

	LAND USE	ZONING	GENERAL PLAN
PROJECT SITE	Previous Egg Ranch	Sunny Cal Specific Plan	Specific Plan Area

NORTH	Vacant Land	County of Riverside (I-P & R-A-1)	County of Riverside (Light Industrial)
SOUTH	Vacant Land	Community Commercial (CC) & Residential Single Family (RSF)	Community Commercial (CC) & Single Family Residential (SFR)
EAST	Single Family Residential	County of Riverside (R-A-1, A-1-20 & W-2)	County of Riverside (Very Low Density Residential)
WEST	Vacant Land	County of Riverside (R-A-1)	County of Riverside (Very Low Density Residential)

Planning Commission Authority:

Pursuant to Beaumont Municipal Code Section 16.32.040.A an approved or conditionally approved tentative subdivision map shall expire 24 after such approval unless within that period of time a final map has been approved and filed with the County Recorder. Prior to the expiration date, the land divider may apply in writing for an extension of time. The Planning Commission, the advisory agency, shall forward to the City Council an approval or denial of the application. The Council may extend the date on which the map expires for a period of one (1) year.

The applicant filed a request for an extension on January 17, 2020 prior to the February 18, 2020 expiration date.

Public Notice and Communications:

Property owners located within a 300-foot radius of the project site were notified of the public hearing on January 31, 2019 with a 10-day hearing notice in addition to a public notice in the Press Enterprise (see Attachment E). The Planning Department has not received any letters of comment from the public as of the writing of this report. Any comments received prior to the time of the scheduled Planning Commission hearing will be provided to the Commission at the time of the meeting.

Environmental Documentation:

From the standpoint of the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared and certified in 2007 for the Sunny-Cal Specific Plan, and the later Addendum in 2014, assessing the environmental

impacts of the project. The EIR and the findings made by the City Council remain valid for this use under this current application.

The proposed extension of time will not result in an increase of density or intensity of the project and will result in project changes that were not previously analyzed under the EIR. As such, the extension of Tentative Tract Map No. 36583 and any effects it may have on the environment, fall within the scope of, and were analyzed under the previously certified EIR. Furthermore, based on the project and surrounding developments, staff concludes that there has been no change in circumstances under which the project is being undertaken that would require additional analysis under CEQA. Finally, the staff has not been presented with any information contrary to this conclusion or any information which from it could be fairly argued that the extension of time involves new significant effects on the environment or substantially increases the severity of a previously identified effect.

Incorporated Herein by Reference:

- City of Beaumont General Plan
- Project Site’s Riverside Conservation Authority Multi-Species Habitat Conservation Plan Informational Map
- Contents of the City of Beaumont Planning Department Project Files for the Sunny-Cal Specific Plan, Environmental Impact Report, 13-TTM-005, 16-GPA-001, 16-RZ/PZ-001, 05-ANX-01, and 14-EIR-01

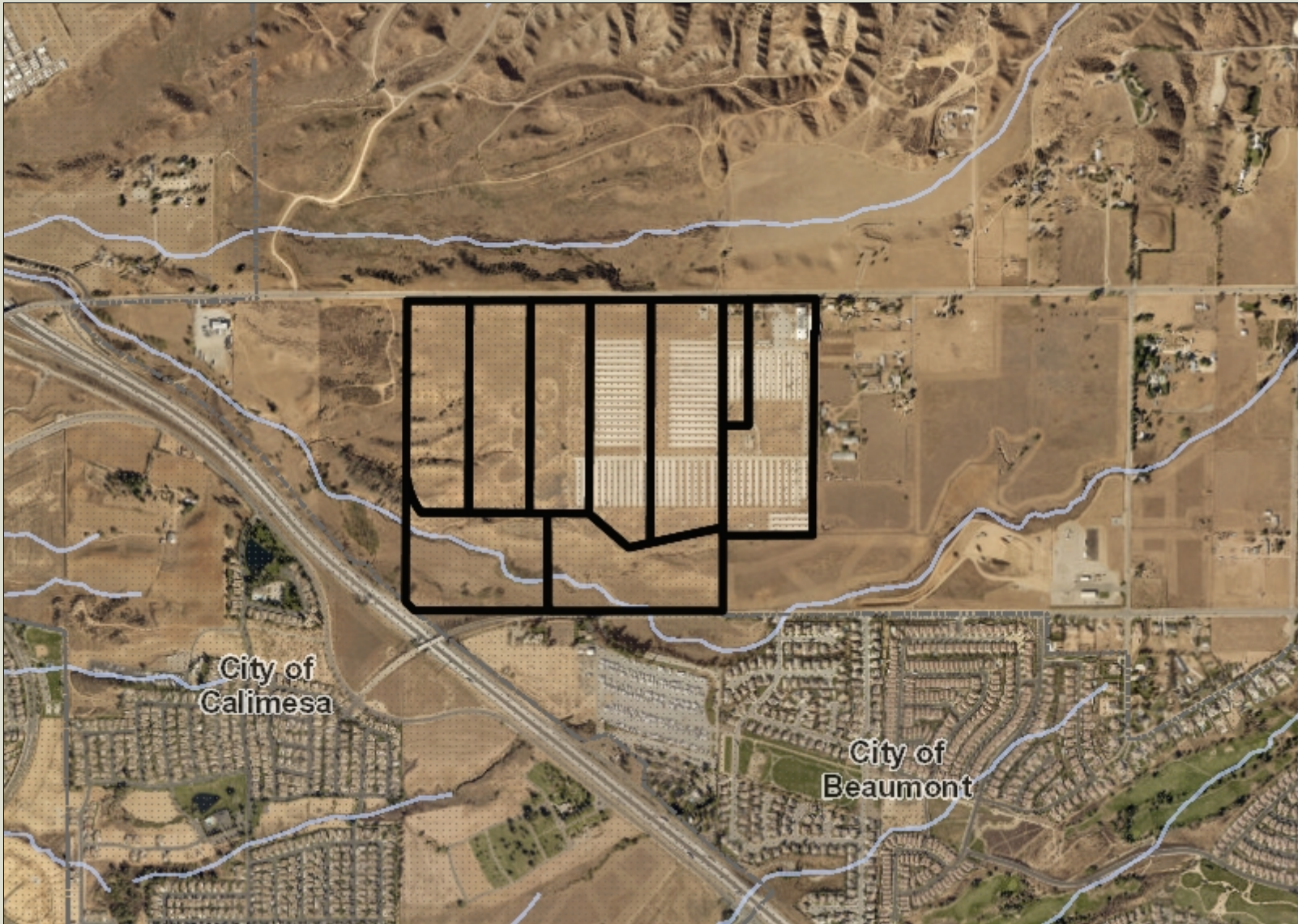
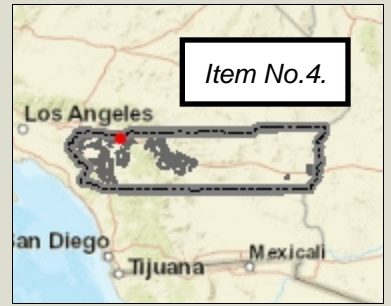
Recommended Action:

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council to approve a one (1) year extension of time for Tentative Tract Map 36583.

Attachments:

- A. Tentative Tract Map No. 36583
- B. Sunny Cal Specific Plan Land Use Plan
- C. Aerial Photograph
- D. Applicant Letter dated January 17, 2020
- E. Proof of Publication

TTM36583 EOT Aerial Photograph



Legend

- 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.

0 1, 3,079 Feet
539

Notes

Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law
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Telephone: 949.553.1313 | Facsimile: 949.553.8354
www.allenmatkins.com

John Condas
E-mail: jcondas@allenmatkins.com
Direct Dial: 949.851.5551 File Number: 371373-00016/OC1245887.01

Via Electronic Mail

January 17, 2020

Ms. Christina Taylor
Community Development Director - City of Beaumont
550 E. 6th St.
Beaumont, CA 92223

Re: City of Beaumont Tentative Tract Map No. 36583 ("TTM 36583")

Dear Ms. Taylor:

We represent City Ventures, owner of the property subject to TTM 36583 ("Property"). Pursuant to Government Code § 66452.6(e), this letter is City Ventures' application to extend the expiration date of TTM 36583¹. TTM 36583 was originally approved by the Beaumont City Council on November 18th, 2014, but at that time, the Property had not been annexed into the City of Beaumont. Under Government Code § 66454, tentative map approval is not effective until annexation of the property subject to the tentative map has been completed. The Property was annexed into the City on February 15, 2018. TTM 36583 has a 2-year lifespan. Therefore, based upon Government Code § 66454, and the date of the annexation of the Property into the City, the expiration date of TTM 36583 is February 15, 2020. Because February 15, 2020 falls on a Saturday, and Monday, February 17 is President's Day, a federal and state holiday, the TTM 36583 expiration date is February 18, 2020.

Thank you for your consideration of this matter. Please contact us with any questions regarding this.

Very truly yours,


John Condas

JCC:vh

cc: Mr. Todd Parton (via electronic mail)
Mr. Michael J. White (via electronic mail)

¹ City Ventures will be providing the required application fee to the City under separate cover.

THE PRESS-ENTERPRISE

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

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

Publication(s): Banning-Beaumont Zone

PROOF OF PUBLICATION OF

Ad Desc.: /

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:

01/31/2020

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

Date: January 31, 2020
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BEAUMONT, CITY OF / LEGAL
550 E SIXTH ST
BEAUMONT, CA 92223

Ad Number: 0011358319-01

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LEGAL ADVERTISEMENT

NOTICE IS HEREBY GIVEN, that the City of Beaumont will conduct public hearings to consider the matter described below. The Planning Commission's public hearing will be held at 6:00 p.m. on Tuesday, February 11, 2020 at 550 East Sixth Street, Beaumont, California.

Tentative Tract Map 36583 (13-TM-005), Conduct a public hearing and consideration of a request for a one (1) year extension of time for previously approved Tentative Tract Map No. 36583 for the subdivision of 192.61 acres into 497 residential lots with an a minimum lot size of 7,000 square feet located north of Brookside Avenue, south of Cherry Valley Boulevard, west of Hannon Road and east of the I-10 Freeway. APNs: 407-230-022, -023, -024, -025, -026, -027, -028 & 407-190-017

The applicant for this project is **City Ventures**.

The case files, plans, and all supporting documentation for the project can be reviewed at the Beaumont Civic Center, 550 East Sixth Street, Beaumont, California. On public hearings items the public may present testimony to the Planning Commission and City Council either in person or by mail. Written comments will be accepted until the night of the hearing.

Carole Kendrick
Senior Planner

1/31

Item No.4.



Staff Report

TO: Planning Commissioners

FROM: Christina Taylor, Community Development Director

DATE: 02/11/2020

SUBJECT: **VAR2020-0071 and 07-PP-12 consideration of a request for a variance from the light standard height limit of 20 feet (Section 8.50.070.3) to a maximum of 25 feet and a modification of the conditions of approval for Plot Plan 07-PP-12 for 13.6 acres located within the Sundance Specific Plan at the southwest corner of 8th Street and Highland Springs Avenue**

APPLICANT: Jan Harriman, Sundance Corporate Center

Background and Analysis:

The Sundance Corporate Center is a mixed-use commercial center which is part of the Sundance Specific Plan. Previously, the City Council approved Plot Plan 07-PP-12 and Final Parcel Map 35789 for the center which proposed construction of 8 buildings on a 13.6-acre site. The proposed use for the three buildings currently under construction are medical offices which is a permitted use in the specific plan.

The surrounding area includes a single-family neighborhood to north of the site, the Sundance Elementary School and residential to west of the site, a vacant lot to the south of the site, and a proposed residential and commercial development to the east of the site within the City of Banning. The overall height of each of medical office buildings under construction is 50 feet. The Specific Plan requires 20-foot side and rear setbacks for this commercial development. Due to the height and scale of the buildings, the applicant is providing a side setback of 101 feet and a rear setback of 243 feet. The building height and related setbacks are consistent with the maximum allowable height setback relationships within the Specific Plan.

At buildout, the site will be accessible via two (2) driveways on East Eighth Street and a signalized driveway at Highland Springs Avenue. A traffic analysis was prepared for this project with recommendations on how to mitigate any adverse traffic impacts that might be created by the uses. Based on this analysis, a traffic signal was recommended to be installed at the Highlands Springs Avenue entrance. This recommendation was included in the conditions of approval for the combined plot plan and final parcel map.

Condition Modification

The recommended traffic signal at the entrance to the development from Highland Springs Avenue was required as a condition of approval in the plot plan and parcel map to facilitate safer, full movement access to the site and maintain desired level of service on Highland Springs. The condition was developed as a result of a 2008 Traffic Impact Analysis (TIA) performed specifically for the proposed center. The condition reads as follows:

4.10 A traffic signal shall be installed at the intersection of Highland Springs Avenue and Driveway 1 to the satisfaction of the Director of Public Works prior to building occupancy at the site.

It was determined through the TIA, there would only be a deficiency in Level of Service on Highland Springs during peak evening travel times. The proposed remediation for the deficiency was either providing a transition lane in a median on Highland Springs to allow left turn movement or signaling the entrance. The City determined signaling the entrance was the preferred remediation.

This signal is part of an overall traffic signal plan which includes several signals north of this location on Highland Springs as well as a signal directly across Highland Springs in the City of Banning. The applicant is requesting the traffic signal at the Highland Springs entrance be deferred so a proper coordination effort with Pardee Homes and the City of Banning can be carried out.

Staff has discussed the proposed request with the Public Works Department as well as public safety which resulted in the following:

- The Highland Springs access point should be closed (concrete k-rail) until the signal is installed.
- Construction traffic and customer traffic will be separated. Construction traffic will be directed to use the western driveway on Eighth Street. This access point will be marked and will be closed when not in use. Customer traffic will utilize the eastern driveway on Eighth Street. This access point will be fully improved at the time the first occupants open for business.
- Since there are two other points of access serving the site, public safety can adequately access the site in an emergency situation. The Fire Department determined they only need access through the primary public entrance (eastern most entrance on Eighth Street) but would be able to utilize the construction entrance if necessary.

Staff has determined the signal needs to be installed before additional permits on pad sites are issued, but the site can be adequately serviced by the two, Eighth Street entrances at this time.

Variance

The Sundance Corporate Center has three medical office buildings under construction and preparing for occupancy. The buildings will host a variety of uses including medical, dental, urgent care and out-patient surgery. The site has a significant amount of parking, ADA paths of travel and pedestrian walkways. Due to the nature of services provided on this site, there can be employees and consumers at the location well into nighttime hours. For the safety of the employees and patients, light standards were installed throughout the site providing adequate lighting of parking areas and paths of travel while still meeting the Outdoor Lighting Standards in Beaumont Municipal Code Chapter 8.50, with the exception of light standard height.

The Beaumont Municipal Code Chapter 8.50.070.3 establishes a 20-foot height limit for light poles in the commercial zone. The light poles at the Sundance Corporate Center are 20 feet tall, installed on a concrete base for an overall height of approximately 25 feet. Due to previous interpretation of the code, plan check and inspection approved the light standards at this height. Current staff’s interpretation of the Code would consider this height non-conforming.

Chapter 8.50.100.4 *Variance for Non-Conforming Lighting* allows a variance to be granted for non-conforming lighting if:

- a. There are special circumstances or conditions applying to the land, building or outdoor light fixture(s) for which the variance is sought, which circumstances or conditions are peculiar to such land, building or outdoor light fixtures and do not generally apply to the land, buildings or outdoor light fixtures in the neighborhood; and

The Outdoor Lighting code was written to generally address the needs for minimizing light pollution and the impact on neighborhood. Medical uses at this location are significantly different than other commercial uses. The operational hours will be longer than typical commercial operating hours and the services provided at these facilities warrant special attention to details inside and outside of the buildings, that many other businesses do not require.

- b. The granting of a variance will generally be in harmony with the intent of this Chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The intent of the code is to minimize light pollution. Granting the variance for the additional height will meet the intent of the code while allowing the lighting needs of the center and its patrons to be met. The other provisions of the chapter can still be met ensuring there is no detriment to public welfare.

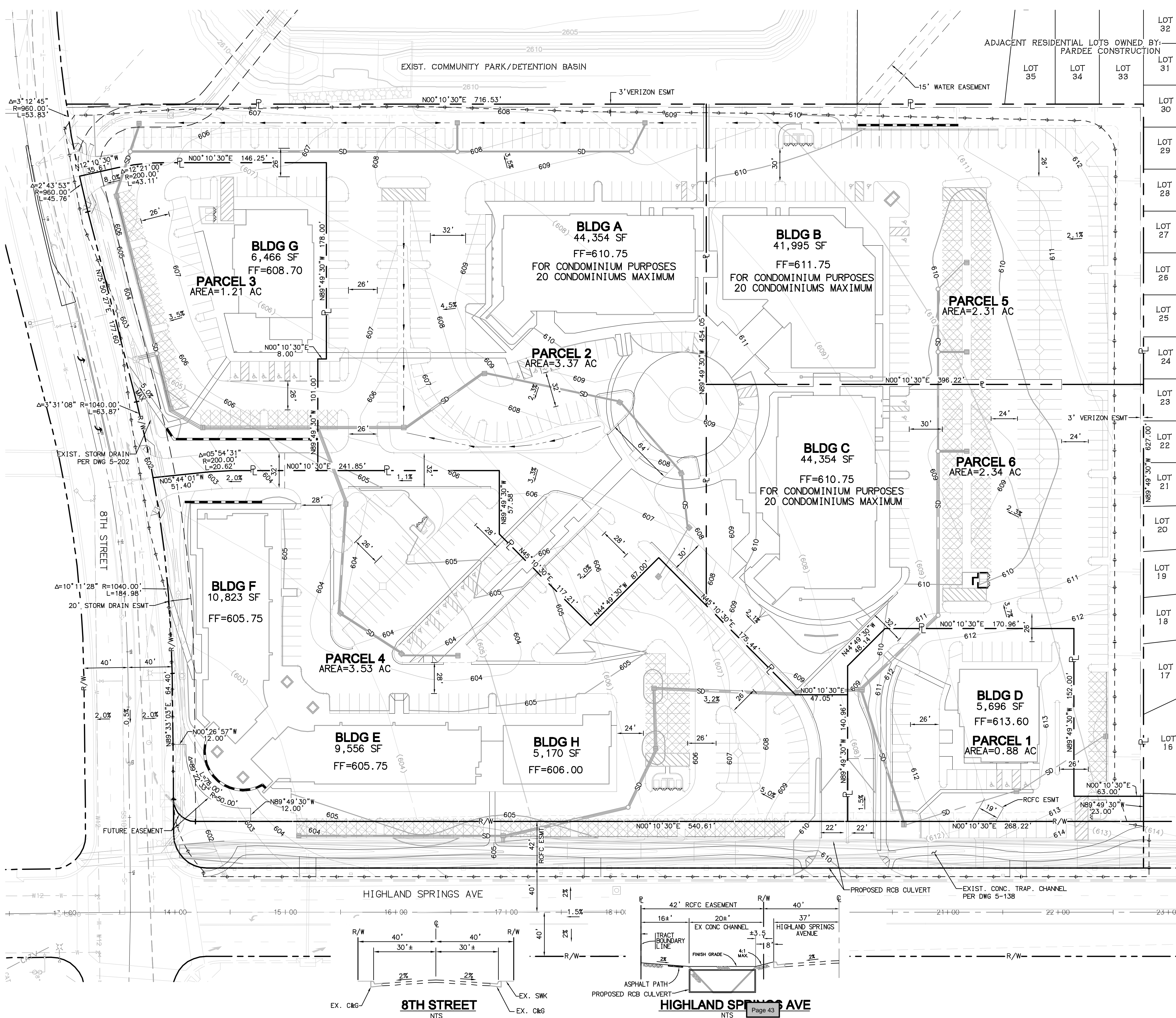
Staff has determined these findings can be made in a positive manner.

Recommended Action:

Conduct a Public Hearing;
Forward to City Council a recommendation of approval of a modification of
the conditions of approval and;
Approve Variance VAR2020-0071

Attachments:

- A. Site Plan
- B. Modified Conditions of Approval



LEGEND

EXIST. CONTOUR	(203)
PROPOSED CONTOUR	203
PROPOSED FIRE HYDRANT	
GRASS DRAINAGE SWALE	
STORM DRAIN INLET	
PROPOSED STORM DRAIN	SD
POROUS PAVEMENT	
CURB & GUTTER	
CURB	
ZERO CURB	
PROPERTY LINE	
EXIST. STORM DRAIN	
RETAINING WALL	

LEGAL DESCRIPTION
 PARCELS 1 THROUGH 4 OF LOT 124 OF TRACT 31468-2, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 388, PAGES 7 THROUGH 15, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

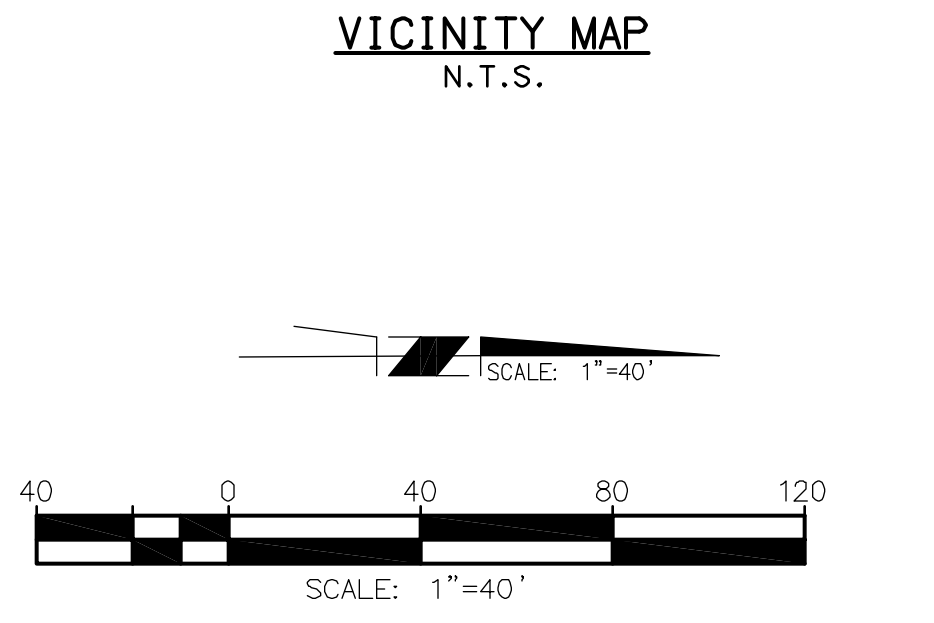
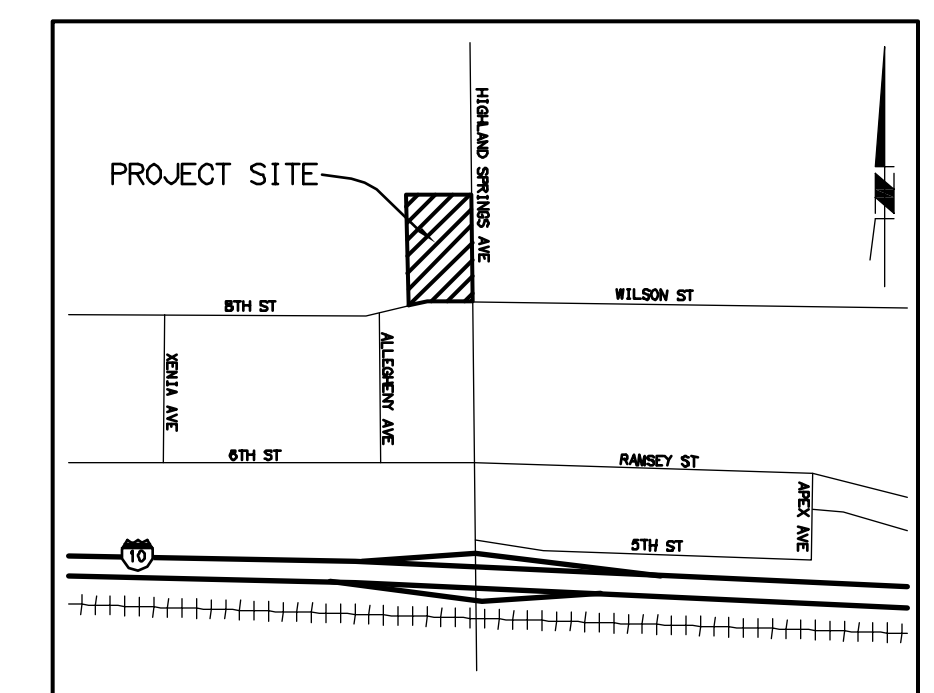
ASSESSOR'S PARCEL:
 419-020-059-6

OWNER:
 SUNDANCE L.L.C.
 CONTACT: SOLOMON LEVY
 2371 FENTON STREET
 CHULA VISTA, CA 91914
 T619-286-2278 F619-660-1966

APPLICANT:
 McARDLE ASSOCIATES ARCHITECTS
 CONTACT: KAY WILLIS
 5838 EDISON PLACE SUITE 100
 CARLSBAD, CA 92008
 T760-431-7775 F104 760-431-7585

UTILITY PURVEYORS:
 WATER/SEWER: BEAUMONT/CHERRY VALLEY WATER DISTRICT
 1-951-845-9581
 ELECTRICITY: SO. CAL. EDISON
 1-800-655-4555
 GAS: THE GAS COMPANY
 1-800-427-2200
 TELEPHONE: VERIZON
 1-800-483-4000
 CABLE: TIME WARNER
 1-760-964-2783
 SCHOOL DIST.: BEAUMONT UNIFIED
 1-951-845-1631

ZONING DATA:
 GENERAL PLAN DESIGNATION: SP (SUNDANCE)
 EXISTING SITE ZONE: SP (SUNDANCE)
 EXISTING USE: VACANT LOT
 PROPOSED USE: OFFICE/COMMERCIAL
 SITE AREA: 13.6 ACRES
 FEMA FLOOD ZONE DESIGNATION: C
 FEMA PANEL NUMBER: 060245 0815A



PLANNING ■ DESIGN ■ CONSTRUCTION

RBF CONSULTING

5050 AVENIDA ENCINAS, SUITE 280
 CARLSBAD, CALIFORNIA 92008
 TEL: 760.476.9883 • FAX: 760.476.9884 • WWW.RBF.COM

REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 No. 060283
 Exp. 08-30-08

SUNDANCE CORPORATE CENTER
 NEIGHBORHOOD DEVELOPMENT
 BEAUMONT, CALIFORNIA

TRACT MAP NO. 35789

Date: 7/27/07
 Project:
 File:
 Revisions: 11/16/07
 01/14/08

TENTATIVE TRACT MAP

1 of 1

**CITY OF BEAUMONT
SUBDIVISION
CONDITIONS OF APPROVAL**

**TENTATIVE PARCEL MAP NO. 35789
PLOT PLAN NO. 07-PP-12
APN: 419-020-059-6
SUNDANCE, LLC.**

**CITY COUNCIL
APPROVAL DATE:**

February 5, 2008

**CITY COUNCIL MODIFICATION
APPROVAL DATE:**

1.0 STANDARD CONDITIONS

- 1.1 The following conditions of approval are for **TENTATIVE PARCEL NO. 35789 and PLOT PLAN 07-PP-12**, and consist of Conditions 1.1 through 1.13, Conditions 2.1 through 2.6, Conditions 3.1 through 3.10, Conditions 4.1 through 4.10, Conditions 5.1 through 5.13, Conditions 6.1 through 6.4, Conditions 7.1 through 7.2, Conditions 8.1 through 8.9; and pages 1 through 11, 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 PARCEL NO. 35789, PLOT PLAN 07-PP-12 and ENVIRONMENTAL IMPACT REPORT NO. 90-2, and the Addenda thereto**, 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 and plot plan will expire two (2) years after the original approval date of the tentative map, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a development

TENTATIVE PARCEL MAP NO. 35789
PLOT PLAN 07-PP-12
Conditions of Approval
Page 2 of 11

agreement. Action on a minor change and/or revised map request will not extend the time limits of the tentative map. Approval of the Plot Plan will occur on January 8, 2008. Approval of the tentative map by the City Council will occur on February 5, 2008.

- 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.
- 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.
- 1.9 If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7070.5.
- 1.10 In the event that significant Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be retained to assess the find. Work on the overall project may continue during this assessment period. If a Treatment Plan or cultural resources management plan is required, the developer shall be required to have the archaeologist consult with the relevant Native American authority regarding the disposition of any found artifacts.
- 1.11 The development and uses entitled pursuant to the permit shall comply with the Beaumont Municipal Code and all other applicable City of Beaumont ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on the plot plan, unless otherwise amended by these conditions of

TENTATIVE PARCEL MAP NO. 35789
PLOT PLAN 07-PP-12
Conditions of Approval
Page 3 of 11

approval.

- 1.12 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.
- 1.13 If deemed necessary by the Director of Planning, within thirty (30) days of approval by the Planning Commission ten (10) copies of an Amended Per Final Conditions set of the following Exhibits shall be submitted to the Planning Director and Public Works Director for review approval.

- Exhibit "A" - Site Plan
- Exhibit "B" - Grading and Erosion Control Plan
- Exhibit "C" - Landscape and Irrigation Plan

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.

3.0 RECORDATION CONDITIONS

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

TENTATIVE PARCEL MAP NO. 35789
PLOT PLAN 07-PP-12
Conditions of Approval
Page 4 of 11

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
- 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 Utilities shall be installed underground as approved by the Public Works Director.

3.6 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.

3.7 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.

TENTATIVE PARCEL MAP NO. 35789
PLOT PLAN 07-PP-12
Conditions of Approval
Page 5 of 11

- 3.8 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.
- 3.9 A total of 20 final, blue-line, final maps shall be submitted to the Public Works Department for final distribution to the agencies.
- 3.10 All perimeter walls and/or walls that front streets must be block wall. No wood fencing shall be permitted in this project.

4. DEVELOPMENT STANDARD CONDITIONS

All the following conditions shall be satisfied prior to the commencement of any use allowed by this permit:

- 4.1 Site improvements shall be constructed in accordance with the following provisions:
 - 4.1.a On-site driveways and parking areas shall be surfaced with asphalt or concrete as approved by the Public Works Director. Handicapped parking shall be provided consistent with City standards.
 - 4.1.b Utilities shall be installed underground as approved by the Public Works Director.
- 4.2 All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code. Building mounted signage shall be in the form of channel letters and shall comply with relevant city sign standards. A master sign program shall be submitted subject to approval of the Director of Planning that conforms with the provisions of the Beaumont Municipal Code for a commercial complex.
- 4.3 Any proposed outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way and shall comply with the City of Beaumont’s Outdoor Lighting Ordinance.
- 4.4 Color and materials samples for the building shall be submitted for the approval of the Director of Planning prior to issuance of building permits. The front of the building shall employ at least two paint colors and/or textures to improve architectural/visual interest. Roofing materials are to be of earth toned color to match the cultured stone textures on the elevations.

TENTATIVE PARCEL MAP NO. 35789
PLOT PLAN 07-PP-12
Conditions of Approval
Page 6 of 11

- 4.5 Buildings E, F, and H shall contain enhanced street elevations with additional window elements or enhanced landscaping subject to the approval of the Director of Planning.
- 4.6 Any walls to be built along the surrounding property lines must be block walls.
- 4.7 All trash enclosures are required to have metal doors. Chain link gates are not permitted.
- 4.8 Any approved roof-mounted equipment shall be fully-screened from public view as approved by the Director of Planning.
- 4.9 Developer shall participate in the Beaumont implementation of the Transportation Uniform Mitigation Fee Program; and Developer, as a condition of approval, shall enter into an Improvement Credit Agreement with the City of Beaumont.
- 4.10 A traffic signal shall be installed at the intersection of Highland Springs Avenue and Driveway 1 to the satisfaction of the Director of Public Works prior to ~~building occupancy at the site~~ **issuance of additional permits on pad sites.**

5.0 GRADING CONDITIONS

- 5.1 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 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.
 - e. Landscaping plans shall incorporate the use of specimen accent trees (24" box

TENTATIVE TRACT MAP NO. 35789
PLOT PLAN 07-PP-12
Conditions of Approval
Page 7 of 11

minimum) at key visual focal points within the project.

- f. 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.
 - g. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate.
 - h. 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.
 - i. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
- 5.2 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.
- 5.3 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.
- 5.4 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.
- 5.5 Driveways shall be designed so Page 50 ceed a fifteen (15) percent grade.

TENTATIVE TRACT MAP NO. 35789
PLOT PLAN 07-PP-12
Conditions of Approval
Page 8 of 11

- 5.6 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.

- 5.7 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.

- 5.8 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 "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.

- 5.9 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.

- 5.10 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)..

- 5.11 Lots shall be graded to drain to the street. Lot drainage shall be indicated on all grading plans.

- 5.12 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.

**TENTATIVE TRACT MAP NO. 35789
PLOT PLAN 07-PP-12
Conditions of Approval
Page 9 of 11**

- 5.13 Prior to the issuance of a grading permit, the developer shall cause to be prepared Conditions, Covenants and Restrictions (CC&R's) for the review and approval of the Planning Director, which shall include provisions requiring formation of a property owners' association which shall be responsible for the ownership and maintenance of any water quality basin, conservation area, open space or other facility required to be constructed, set aside or improved for purposes set forth in any regulatory permit, including but not limited to those issued by the State of California or the U.S. Army Corps of Engineers. The CC&R's shall be recorded and in force prior to the issuance of any occupancy permit or final building inspection.

6. LANDSCAPING & IRRIGATION CONDITIONS

Prior to the issuance of permits the following conditions shall be satisfied as approved by the Planning Director:

- 6.1 Three (3) sets of detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with a processing fee as stated on the current Schedule of Development Fees to the Community and Economic Development Department.
- 6.2 All landscape materials and irrigation improvements shall be installed and fully operational prior to final inspection and occupancy.
- 6.3 A minimum of fifty (50) percent of on-site trees shall be of 24 inch box size or larger.
- 6.4 Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Commission 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.

7.0 BUILDING CONDITIONS

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

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

TENTATIVE TRACT MAP NO. 35789
PLOT PLAN 07-PP-12
Conditions of Approval
Page 10 of 11

City Public Works Department
Beaumont Unified School District
Beaumont-Cherry Valley Water District

A detailed wall and fencing plan shall be submitted to and approved by the Planning Director and shall show all project walls and fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. The wall plan shall be consistent with the acoustical report and recommendations prepared for the project.

7.2 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.

8.0 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:

- 8.1 Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans. All walls and fences shall be constructed subject to the approval of the Planning Director.
- 8.2 All lighting shall be in compliance with the City's Outdoor Lighting Ordinance. The Ordinance governs all outdoor lighting, pole mount, wall or building mount, landscape lighting and Parks. Front and rear porch lighting are included on Residential Standards.
- 8.3 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.
- 8.4 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.
- 8.5 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.
- 8.6 All building addresses shall be illuminated.
- 8.7 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 Attorney, Planning Director and Public Works

TENTATIVE TRACT MAP NO. 35789
PLOT PLAN 07-PP-12
Conditions of Approval
Page 11 of 11

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.

- 8.8 Access roads, street improvements, all agency requirements, parking areas and security lighting shall be constructed in accordance with approved improvement plans and specifications.
- 8.9 Clearance shall be obtained from the Riverside County Fire Department, and all fire protection improvements shall be in place as approved by the Fire Chief.