



## PLANNING COMMISSION REGULAR MEETING

550 E 6th Street, Beaumont, CA

Tuesday, September 14, 2021 - 6:00 PM

---

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

---

### AGENDA

#### MEETING PARTICIPATION NOTICE

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

[beaumontca.gov/livestream](https://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](mailto:nicolew@beaumontca.gov)
2. Phone-in comments will be accepted by joining a conference line prior to the corresponding item of the meeting. Public comments shall not exceed three (3) minutes unless otherwise authorized by City Council. Please use the following phone number to join the call **(951) 922 - 4845**.
3. In person comments subject to the adherence of the applicable health orders and social distancing requirements.

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

## **REGULAR SESSION**

6:00 PM

### **CALL TO ORDER**

Chairman Patrick Stephens, Vice Chair Nathan Smith, Commissioner Paul St. Martin, Commissioner Anthony Colindres, Commissioner Jessica Black

Pledge of Allegiance

Adjustments to Agenda

Conflict of Interest Disclosure

### **PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA):**

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

### **ACTION ITEMS / PUBLIC HEARINGS / REQUESTS**

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

#### **1. Approval of Minutes**

##### **Recommended Action:**

Approve Minutes dated, August 10, 2021.

#### **2. V2021-0097 Consideration of a Request for a Variance from the Light Standard Height Limit of 20 Feet (Section 8.50.070.3) to a Maximum Height of 30 Feet Located within the Hidden Canyon Specific Plan APN'S 424-010-011, 424-010-012 and 424-010-016**

##### **Recommended Action:**

Hold a public hearing,

Approve Variance V2021-0097, and

Direct staff to prepare a Notice of Exemption for the applicant to file with the

Riverside County Clerk Recorder.

#### **3. Conduct a Public Hearing and Consideration for a Conditional Use Permit (CUP2021-0058) for a Request to Allow a Headstone Manufacturing and Retail Shop Located at 506 Wellwood Avenue (APN 417-062-001) in the Commercial Neighborhood Zone**

##### **Recommended Action:**

Hold a public hearing,

Approve Conditional Use Permit CUP2021-0058, 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.

#### **4. Conduct a Public Hearing for Conditional Use Permit CUP2021-0060 for Consideration of a Request for an ABC Type 41 (On-Sale Beer and Wine - Eating Place) Liquor License to Sell Beer and Wine and a Public Convenience and Necessity (PCN) for the Senorial**

**Mexican Restaurant Located at 704 E. Sixth Street (APN 418-051-005) in the Downtown Mixed-Use zone**

**Recommended Action:**

Hold a public hearing,  
Approve Conditional Use Permit CUP2021-0060, 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.

**COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

**ADJOURNMENT**

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, October 12, 2021, at 6:00 p.m. or thereafter as noted on the posted Agenda at City Hall  
Beaumont City Hall – Online [www.BeaumontCa.gov](http://www.BeaumontCa.gov)

# PLANNING COMMISSION REGULAR MEETING

550 E 6th Street, Beaumont, CA

Tuesday, August 10, 2021 - 6:00 PM

## MINUTES

---

### REGULAR SESSION

6:00 PM

#### **CALL TO ORDER at 6:03 p.m.**

**Present:** Chairman Patrick Stephens, Vice Chair Nathan Smith, Commissioner Paul St. Martin, Commissioner Jessica Black

**Absent:** Commissioner Anthony Colindres, Commissioner Jessica Black

Pledge of Allegiance

Adjustments to Agenda

Conflict of Interest Disclosure

#### **PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA):**

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

**No speakers.**

#### **ACTION ITEMS / PUBLIC HEARINGS / REQUESTS**

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

1. Approval of Minutes

**Motion by Vice Chair Smith**

**Second by Commissioner St. Martin**

**To approve Minutes dated May 11, 2021.**

**Approved by a 3-0 vote**

**Absent: Black, Colindres**

2. Housing Element Update Presentation and Workshop

**Public Comment**

**C. Brozowski** - *Asked questions regarding re-zoning and the target percentage of low income housing buffer that the City would like to establish.*

**Consensus of the Planning Commission to receive and file.**

3. Actions Related to the Purchase and Sale Agreement by and between the City of Beaumont and Orum Capital for Certain Real Property Located on East Fourth Street, East of Beaumont Avenue

**Consensus of the Planning Commission to receive and file.**

### **COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

*Gave a review of the Housing Element. Announced that the City was recognized statewide for a comprehensive General Plan update.*

### **ADJOURNMENT at 6:50 p.m.**

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, September 14, 2021, 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:** September 14, 2021

**SUBJECT:** **V2021-0097 Consideration of a Request for a Variance from the Light Standard Height Limit of 20 Feet (Section 8.50.070.3) to a Maximum Height of 30 Feet Located within the Hidden Canyon Specific Plan APN'S 424-010-011, 424-010-012 and 424-010-016**

**APPLICANT:** McDonald Property Group

### Background and Analysis:

The subject site, located southeasterly of the junction of State Route 60 and Jack Rabbit Trail, consists of a total area of 196.5 acres. The site is located along the south side of State Route 60 in the westerly-most area of the City of Beaumont.

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.

The site is currently graded and has building plans in review for an 816,800 square foot shell building.

The Beaumont Municipal Code Section 8.50.070.3 establishes a 20-foot height limit for light poles in the commercial and industrial zones. The applicant is requesting light standards with a maximum height of 30 feet, which are consistent with the light standards that were installed at the Wolverine and Amazon facilities in the Rolling Hills Ranch Specific located to the east, that was also developed by the same applicant.

The Rolling Hills Ranch Specific Plan Section 4.15 does allow light standards up to a maximum height of 30 feet, however the Hidden Canyon Specific Plan Section 3.4.8.2 refers back to Chapter 8.50 of the Beaumont Municipal Code. The standard height is typical for an automobile parking lot. The proposed use is industrial in nature and the increased height is needed to accommodate lighting for trailer parking areas.

The Beaumont Municipal Code Section 17.02.110 allows for variances pursuant to Section 65906 of the California Government Code to grant relief from zoning provisions when, because of special circumstances applicable to a property including size, shape, topography, location, or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other properties in the vicinity under the identical zoning classification.

### **Planning Commission Authority:**

Pursuant to Beaumont Municipal Code Section 17.02.110.G, the Planning Commission shall act to approve, conditionally approve, or deny the application. The decision of the Planning Commission shall become effective immediately upon its rendering unless an appeal is filed pursuant to the provisions of Section 17.02.060 (Appeals and Revocations).

### **Public Communications:**

Property owners located within a 300-foot radius of the project site were notified of the public hearing on September 3, 2021, with a 10-day hearing notice in addition to a public notice in the Press Enterprise. At the time of report preparation, the Planning

Department has not received any letters of comment from the public in favor or opposition to the project. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

### **Environmental Documentation:**

This project is exempt from review under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15311 in that information contained in the project file and documents incorporated herein by reference demonstrates that: Variance V2021-0097 are consistent with the Industrial General Plan designation and all applicable General Plan policies as well as the applicable zoning designation of Specific Plan; the proposed project site is located within the boundaries of the City of Beaumont; Variance V2021-0097 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Variance V2021-0097 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 11 (Accessory Structures) Categorical Exemption under the CEQA Guidelines. Additionally, none of the exceptions provided in CEQA Guidelines Section 15300.2 apply to this project.

### **Findings:**

In granting a variance, the Planning Commission must make all of the following findings:

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

*The subject property is located within the Hidden Canyon Specific Plan that is designated for warehousing and light industrial uses.*

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



3. That the granting of such variance will not constitute the granting of a special privilege inconsistent with the limitations on other properties in the vicinity classified in the same zone.
4. That the granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located.
5. That the granting of such variance will not create any inconsistency with any objective contained in the General Plan.

*The proposed variance will not create an inconsistency with the General Plan objectives and satisfies Safety Element Goal 9.2 to improve community safety and reduced opportunities for criminal activity through appropriate physical design, including the improvement of lighting and nighttime security*

**Recommended Action:**

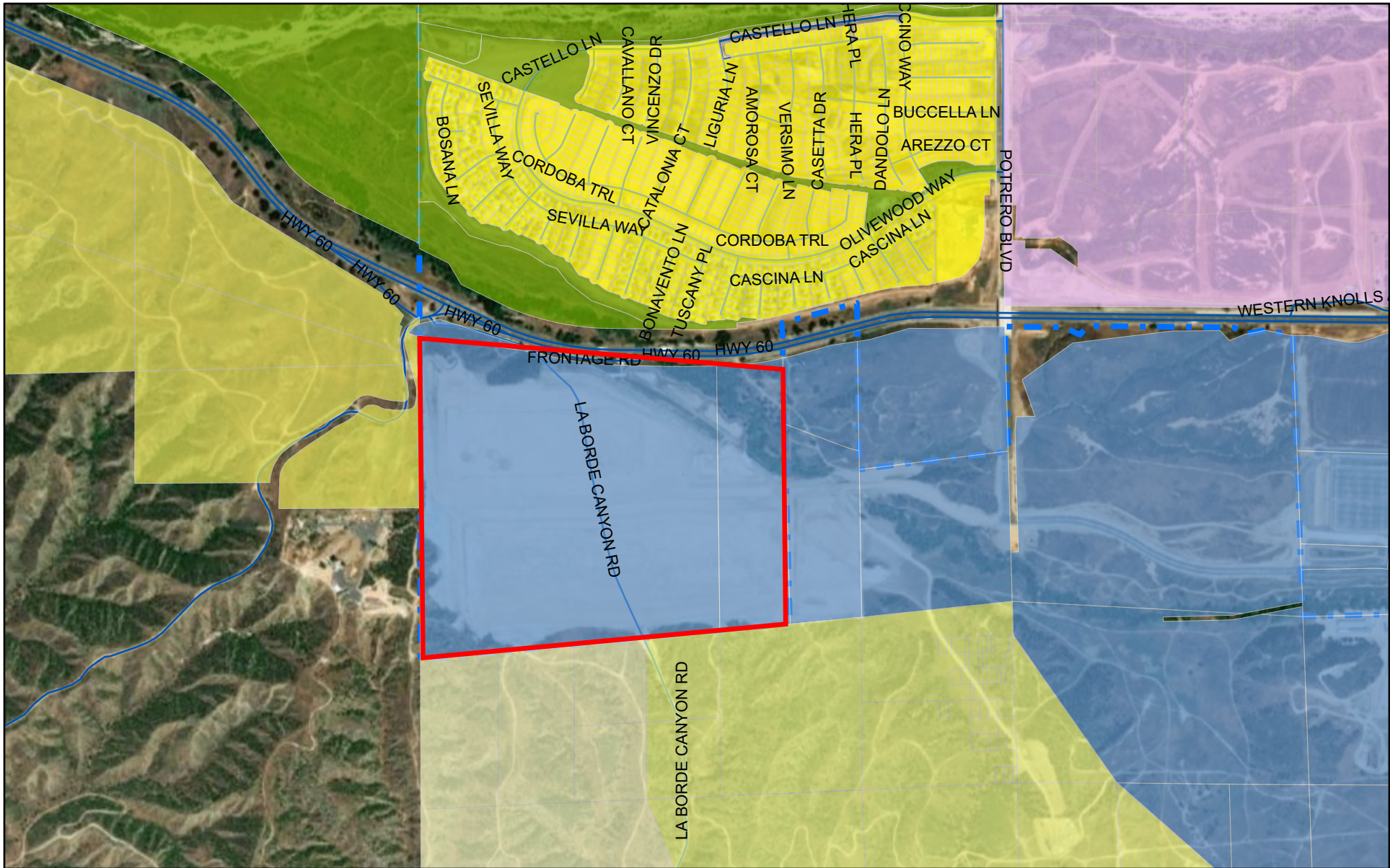
Hold a public hearing,  
Approve Variance V2021-0097, and  
Direct staff to prepare a Notice of Exemption for the applicant to file with the Riverside County Clerk Recorder.

**Attachments:**

- A. General Plan Land Use Designation Map
- B. Zoning Map
- C. Aerial Photograph
- D. Hidden Canyon Land Use Plan (for reference only)
- E. Proof of Publication

# V2021-0097 General Plan Land Use Designation

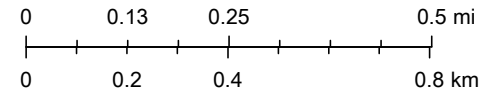
Item 2.



8/30/2021, 12:51:05 PM

- |   |   |  |   |
|---|---|--|---|
| General Plan  | <span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> Single Family Residential | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span> Rural Residential 40 | <span style="display:inline-block; width:15px; border-bottom:1px solid blue;"></span> Street Labels |
| <span style="display:inline-block; width:15px; height:15px; background-color:darkgreen;"></span> Open Space | <span style="display:inline-block; width:15px; height:15px; background-color:lightyellow;"></span> Rural Residential 1  | <span style="display:inline-block; width:15px; height:15px; background-color:purple;"></span> Urban Village            |   |
| <span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span> Industrial      | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span> Rural Residential 10  | <span style="display:inline-block; width:15px; border-bottom:1px dashed blue;"></span> City Boundary                   |   |

1:18,056



San Bernardino County, Maxar

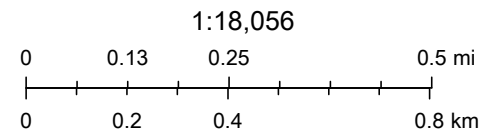
# V2021-0097 Zoning Map

Item 2.



8/30/2021, 12:52:09 PM

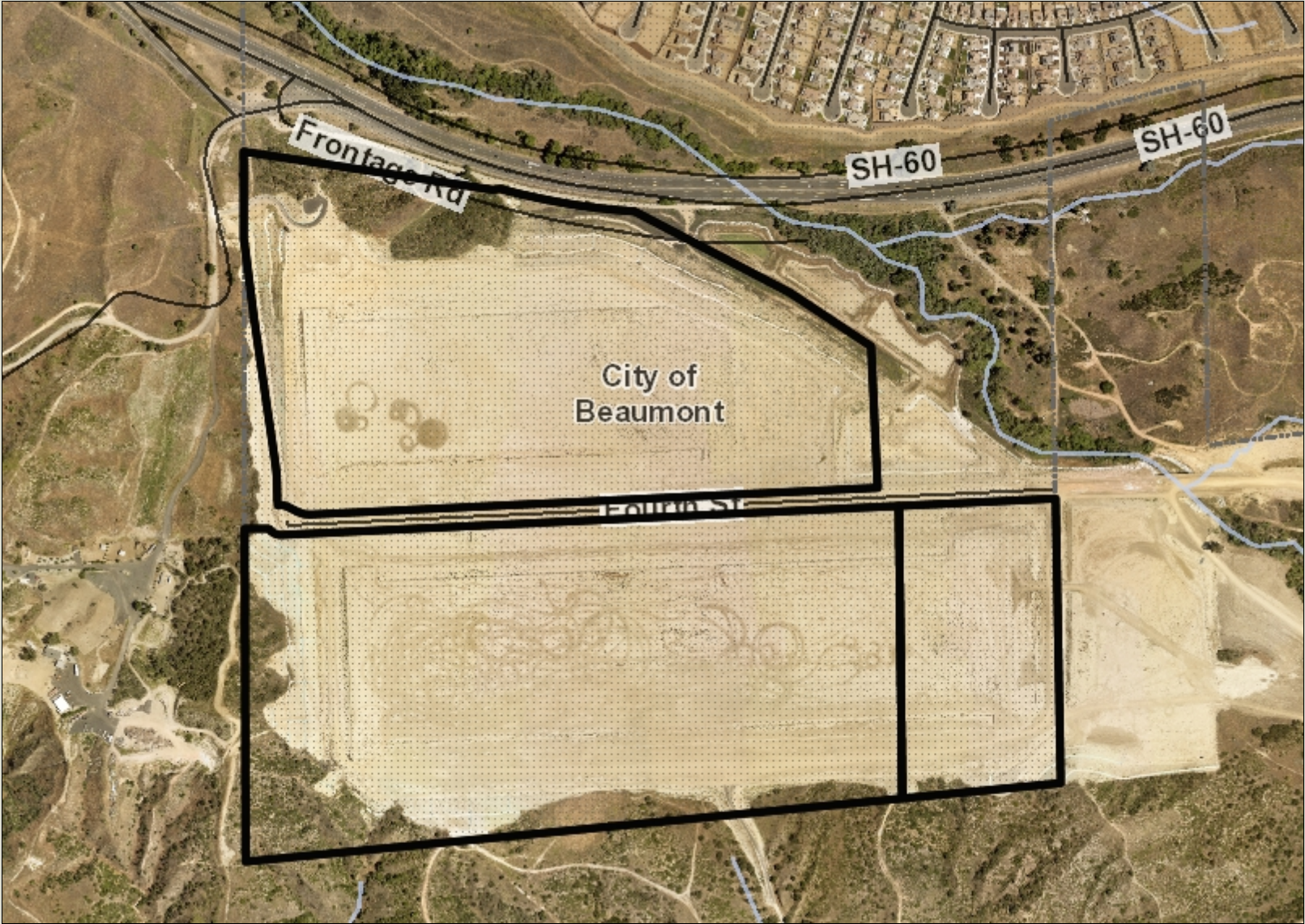
- Zoning
- Manufacturing
- Specific Plan
- Urban Village
- City Boundary
- Street Labels



San Bernardino County, Maxar

# V2021-0097 Aerial Photograph

Item 2.



### Legend

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



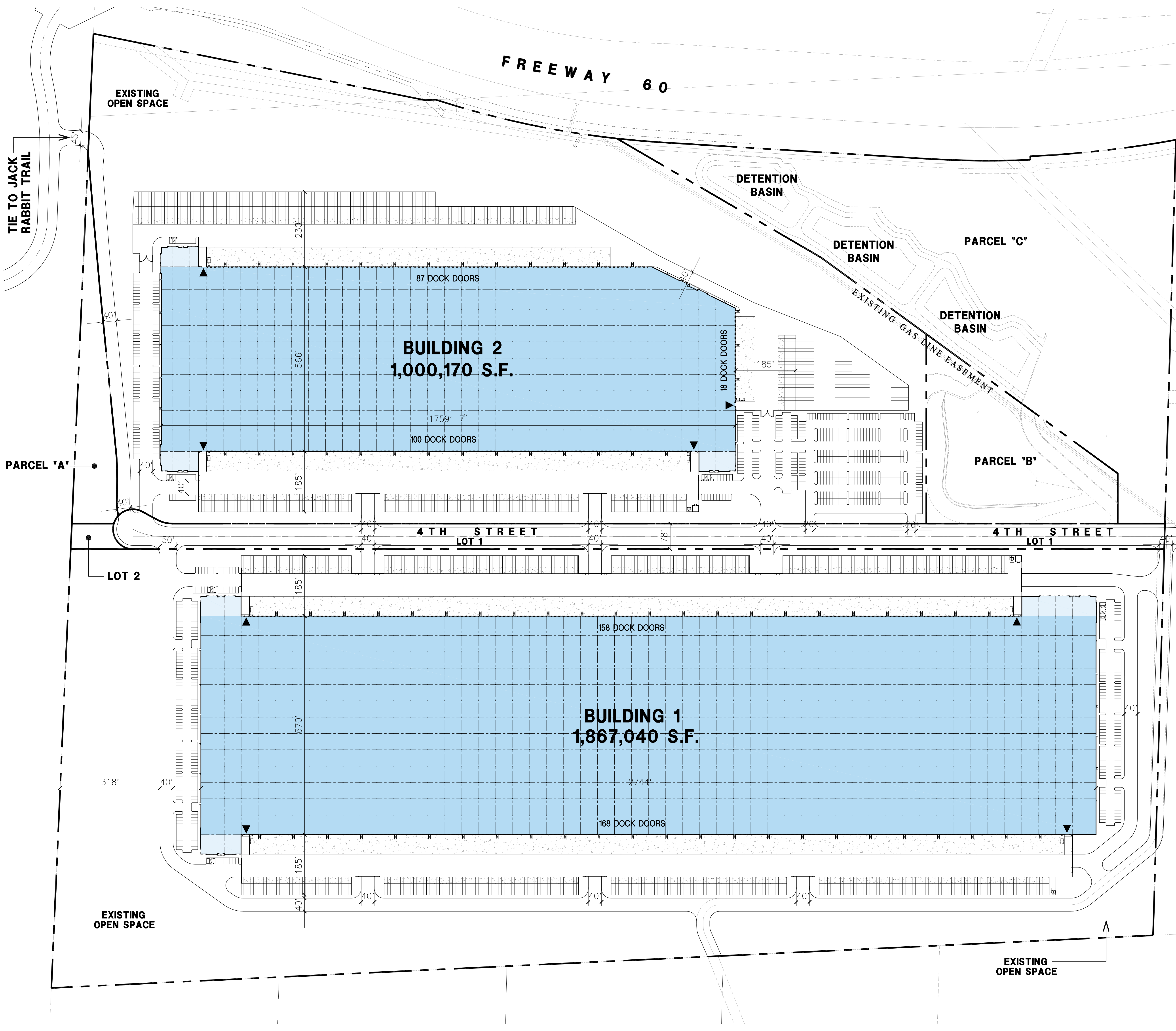
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

0 770 1,539 Feet

REPORT PRINTED ON... 8/30/2021 12:55:56 PM

© Riverside County GIS

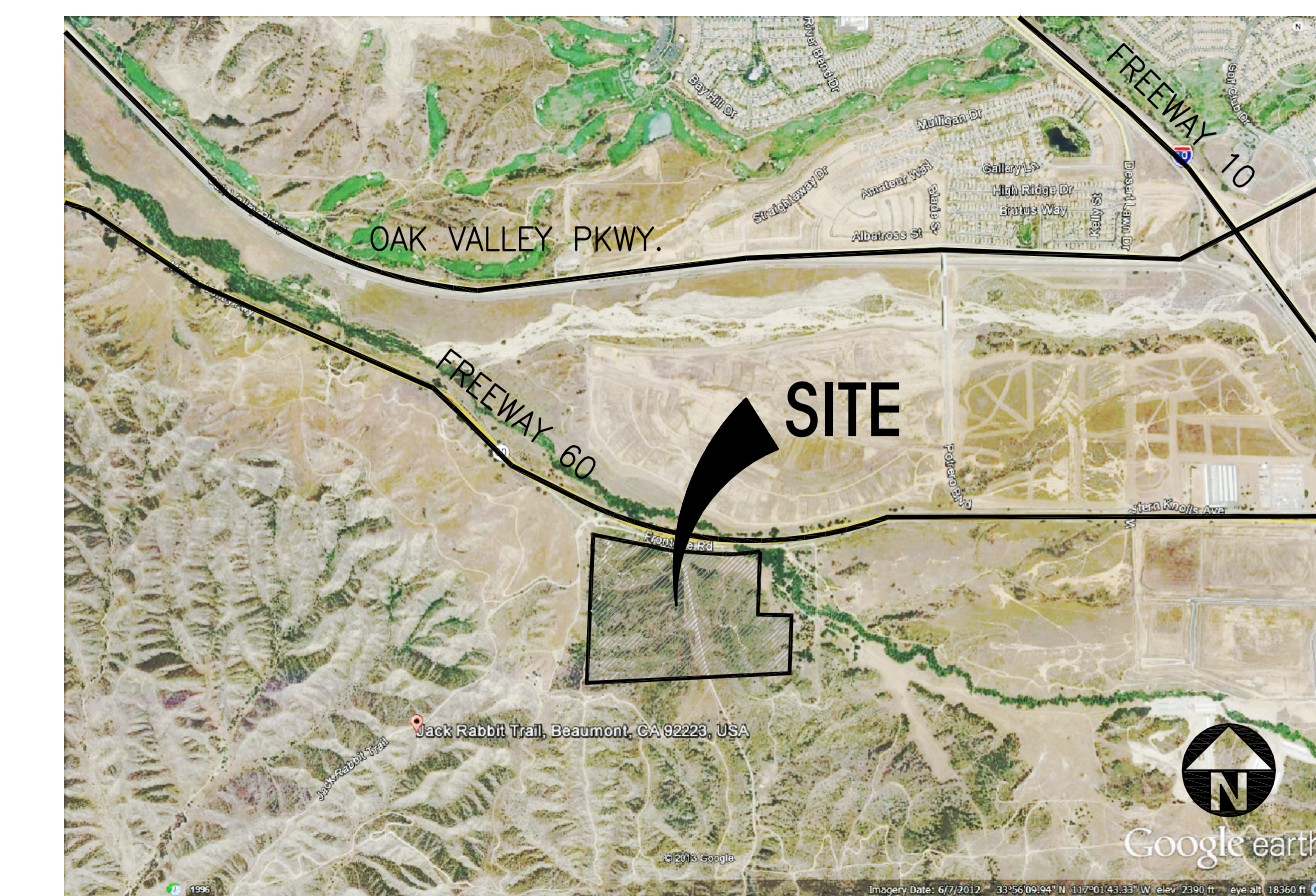
### Notes



### Tabulation

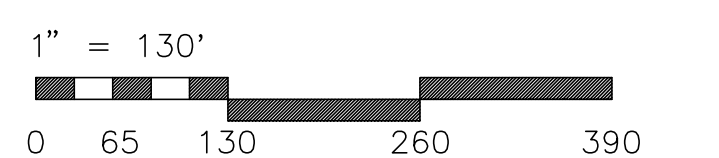
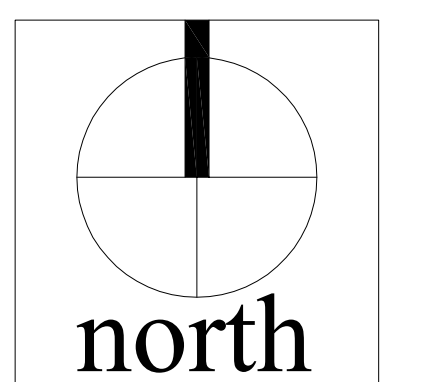
	Building 1	Building 2	Parcel "B"	Total for Bldg 1, Bldg 2 & Parcel B	Parcel "A"	Parcel "C"	4th Street (Lot 1)	Lot 2	Total
<b>Site Area (Gross)</b>									
sq.ft.	4,373,547	3,057,854	238,393	7,669,794	85,269	875,262	254,916	10,793	<b>8,896,034 sf</b>
acres	100.403	70.199	5.473	176.074	1.958	20.093	5.852	0.248	204.225 acres
<b>Site Area (Net)</b>									
sq.ft.	3,715,568	2,496,565	215,520	6,427,653	85,269	869,635	254,916	10,793	
acres	85.298	57.313	4.948	147.56	1.958	19.964	5.852	0.248	
<b>Building Area</b>	1,867,040	1,000,170		2,867,210					
<b>Coverage (Net)</b>	50.2%	40.1%		44.6%					
<b>Parking Provided</b>									
standard	314	494		808					
trailer	423	425		848					
<b>Parking Provided Provided</b>	737	919		1656					

### Aerial Map



### Legend

- OFFICE
- WAREHOUSE
- FUTURE COMMERCIAL SITE
- DRIVE THRU DOOR



# Site Plan Beaumont Distribution Center



# THE PRESS-ENTERPRISE

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

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: /

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:

**09/03/2021**

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

Date: September 03, 2021  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011485180-01

P.O. Number:

Ad Copy:



## 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, September 14, 2021, at 550 East Sixth Street, Beaumont, California.

**CONDITIONAL USE PERMIT NO. CUP2021-0058 (HEMET VALLEY MONUMENTS)**, Conduct a public hearing and consideration of a request to allow a headstone manufacturing and retail shop located at 506 Wellwood Avenue (APN 417-062-001) in the Commercial Neighborhood Zone. The proposed application exempt from the provisions of the California Environmental Quality Act (Class 01 - Existing Facilities).

The applicant for this project is **Redlands Consultants & Associates**

**CONDITIONAL USE PERMIT NO. CUP2021-0060 (SENIORIAL)**, Conduct a public hearing and consideration of a request for an ABC Type 41 (on-sale beer and wine - eating place) liquor license to sell beer and wine and a Public Convenience and Necessity (PCN) for the Seniorial Real Mexican restaurant located at 704 E. 6th Street (APN 418-051-005) in the Downtown Mixed-Use zone. The proposed application exempt from the provisions of the California Environmental Quality Act (Class 01 - Existing Facilities).

The applicant for this project is **Raul & Gudelia Naranjo**

**VARIANCE NO. V2021-0097 (PROJECT COUGAR)**, Conduct a public hearing and 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 35 feet located at 36900 and 36855 W. 4th Street (APNS 424-010-011, -012 & -016) in the Specific Plan (Hidden Canyon) Zone. The proposed application exempt from the provisions of the California Environmental Quality Act (Class 11 - Accessory Structures).

The applicant for this project is **McDonald Property Group**

Public comments can be made in person with adherence to the current COVID-19 safety protocols, 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 Planning Commission. Written comments can be emailed to [NicoleW@BeaumontCa.gov](mailto: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 utilizing teleconference communications 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](http://BeaumontCa.gov/Livestream)

Carole Kendrick  
Planning Manager

Press-Enterprise: 9/03

Item 2.



## Staff Report

**TO:** Planning Commissioners

**FROM:** Carole Kendrick, Planning Manager

**DATE:** September 14, 2021

**SUBJECT:** **Conduct a Public Hearing and Consideration for a Conditional Use Permit (CUP2021-0058) for a Request to Allow a Headstone Manufacturing and Retail Shop Located at 506 Wellwood Avenue (APN 417-062-001) in the Commercial Neighborhood Zone**

**APPLICANT:** Redlands Consultants & Associates

### Background and Analysis:

The applicant is requesting approval of an application that was submitted on July 19, 2021, for a request to operate a headstone manufacturing and retail shop within an existing building located at 506 Wellwood Avenue in the Commercial Neighborhood (CN) zone.

The Municipal Code of the City of Beaumont requires the approval of a conditional use permit by the Planning Commission for sand and bead blasting operations. 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 use proposed, 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 0.18-acre site is currently developed with a building with frontages on Fifth Street and Wellwood Avenue. The Fifth Street frontage is improved with curb, gutter and a monolithic sidewalk, while the Wellwood Avenue frontage is improved with curb, gutter and a parkway sidewalk. An alley is located behind the subject property between Fifth

and Sixth Street. The parcel to the north contains an existing single-family residence and commercial uses are located to the east and west. To the south is the I-10 Freeway and further south is Robertson’s Ready Mix. 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.

	<b>LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
<b>PROJECT SITE</b>	Hemet Valley Monuments	Neighborhood Commercial (NC)	Commercial Neighborhood (CN)
<b>NORTH</b>	Single Family Residence	Neighborhood Commercial (NC)	Commercial Neighborhood (CN)
<b>SOUTH</b>	I-10 Freeway & Robertson’s Ready Mix	Industrial (I)	Manufacturing (M)
<b>EAST</b>	Felix Auto Repair	Neighborhood Commercial (NC)	Commercial Neighborhood (CN)
<b>WEST</b>	Pacific Alarm Services	Neighborhood Commercial (NC)	Commercial Neighborhood (CN)

**Site Plan/Site Design.**

The facility will utilize 2,015 square feet building that includes a 1,021 square foot covered area and a fenced storage area. The applicant is proposing a headstone manufacturing use and retail sales with operating hours from 8:30 a.m. to 4:30 p.m. Monday through Thursday, and 8:30 a.m. to 3:00 p.m. on Friday. The location will be closed on Saturdays and Sundays.



The operation includes an average of two (2) employees. The site has a show room for prospective clients. In the show room there are exhibits of different styles and materials of headstones as well as a brochure of different engraving lettering. Prospective clients choose the material and the specific engraving. Then the engraver will perform the engraving requested by client and final material will be shipped or client will pick up. Engraving is performed utilizing a sand blasting engraver in a metal container with specific ventilation and collection of dust.

Deliveries will occur during normal operating hours. Commercial parking requirements are broken down into 13 categories. Based on the available categories and the characteristics of the use, the proposed use is considered a manufacturing use. The parking requirement for manufacturing uses is one (1) space per 500 square foot of gross floor area, therefore the proposed use would only require four (4) parking space based upon tenant space. The site and parking area is currently accessed from an alley located east of the subject property between Fifth and Sixth Street.

#### **Development Review Committee (DRC):**

The Development Review Committee reviewed for the project for design on September 2, 2021. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

#### **Planning Commission Authority:**

The Commercial Neighborhood zone allows sand blasting and bead blasting operations as conditionally permitted uses, 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.

#### **Public Communications:**

Property owners located within a 300-foot radius of the project site were notified of the public hearing on September 3, 2021, with a 10-day hearing notice in addition to a public notice in the Press Enterprise. At the time of report preparation, the Planning Department has not received any letters of comment from the public in favor or opposition to the project. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

### **Environmental Documentation:**

This project is exempt from review under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 in that information contained in the project file and documents incorporated herein by reference demonstrates that: Conditional Use Permit CUP2021-0058 are consistent with the Neighborhood Commercial Plan designation and all applicable General Plan policies as well as the applicable zoning designation of Commercial Neighborhood; the proposed project site is located within the boundaries of the City of Beaumont; Conditional Use Permit CUP2021-0058 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Conditional Use Permit CUP2021-0058 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.

### **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.

*Sand blasting and bead blasting operations are conditionally permitted in the Commercial Neighborhood (CN) zone. Approval of this use would be consistent with conditionally allowed uses and the intent of the zone.*

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

*The Commercial Neighborhood (CN) zone allows for sand blasting and bead blasting operations. Sand blasting and bead blasting operations are subject to conditional use permit approval in this zone. Allowing this use in this zone would be consistent with existing and surrounding uses in the area and would not impair the zone's integrity.*

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

*The location of the proposed use as a sand blasting and bead blasting operations is physically suitable. The site is a single tenant building that was previously occupied by the sand blasting and bead blasting operation. The site has adequate access for emergency response from the alley that is located between 5<sup>th</sup> Street and 6<sup>th</sup> Street and has frontage on both 5<sup>th</sup> Street and Wellwood Avenue. This application has been reviewed by the City's staff and is found to be compatible.*

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

*The site is currently developed and previously contained similar uses and is zoned Commercial Neighborhood and the proposed use are allowed subject to approval of a Conditional Use Permit.*

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

*The zoning for the project site is CN (Commercial Neighborhood) and the land use designation is NC (Neighborhood Commercial). The subject property is surrounded by property that is zoned Commercial Neighborhood (CN) with a General Plan designation of Neighborhood Commercial (NC). The site is surrounded by developed land and the proposed use is compatible with the surrounding commercial 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 currently has access from an alley off of 5<sup>th</sup> and 6<sup>th</sup> Street and has frontage on 5<sup>th</sup> Street and Wellwood 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 Neighborhood Commercial (NC). The proposed development is consistent with the General Plan policies.*

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

*The proposed project is located within an existing building that generally meets the development standards under the Commercial Neighborhood zone, which is intended to protect the public interest, health, safety, convenience, or welfare. The headstone manufacturer and retail sales will provide services from 8:30 am to 4:30 pm, Monday through Thursday and from 8:30 am to 3:00 pm on Friday 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 proposed use is located within an existing building and no modifications to the building design or elevations are proposed. The existing building is compatible with the commercial development in surrounding 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 standard service typically provided in commercial zones 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 operating facility

but shall be complied with prior to issuance of a building permit for all projects for which no building permit has been issued upon the effective date of this provision.

*There are no existing Conditional Use Permits for the subject site and therefore would not invalidate any an existing entitlement. The proposed use is subject to the Beaumont Municipal Code and Conditional Use Permit findings.*

**Recommended Action:**

Hold a public hearing,  
Approve Conditional Use Permit CUP2021-0058, 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:**

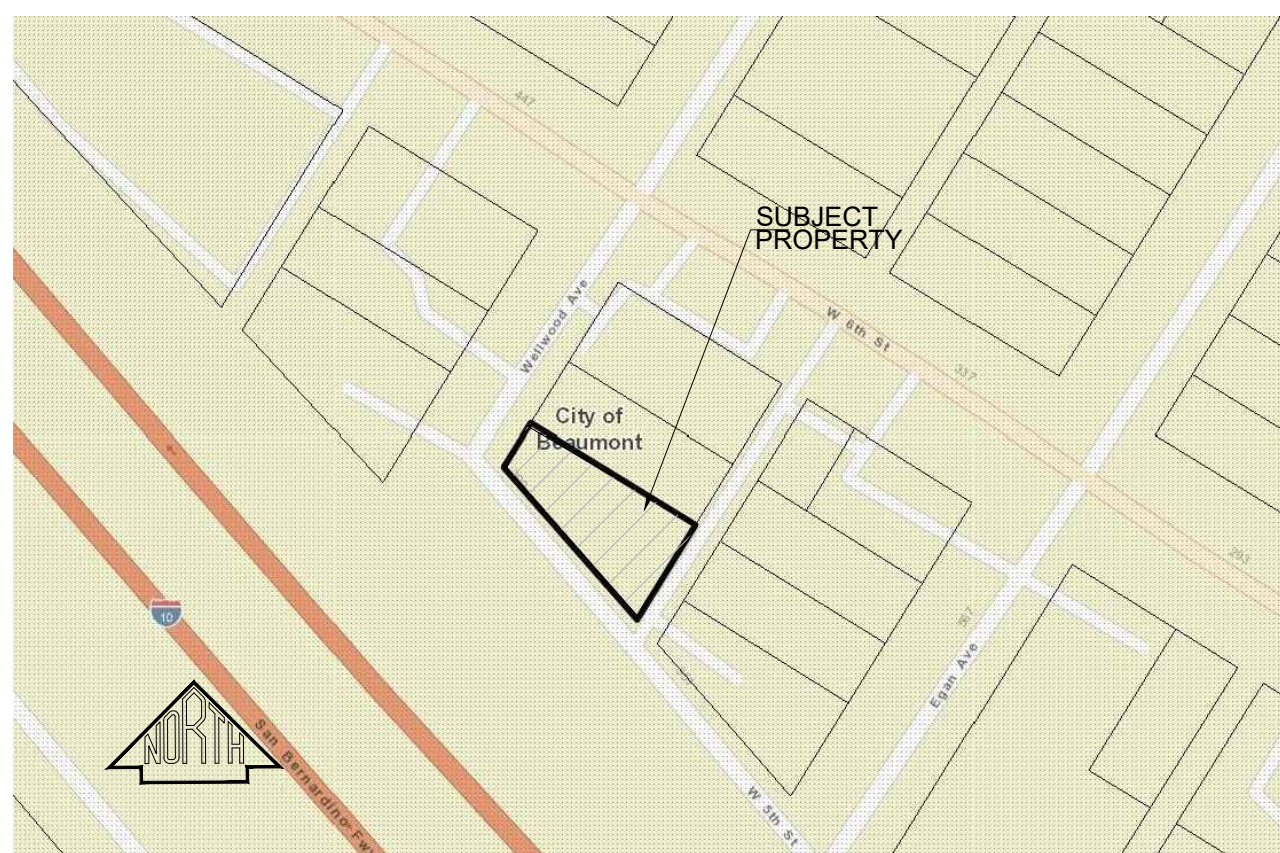
- A. Site Plan
- B. Draft Conditions of Approval
- C. General Plan Land Use Designation Map
- D. Zoning Map
- E. Aerial Photograph
- F. Statement of Operations
- G. Proof of Publication

**Incorporated herein by Reference:**

City of Beaumont General Plan  
City of Beaumont Zoning Ordinance  
Project Site's Riverside Conservation Authority Multi-Species Habitat Conservation Plan Informational Map  
Contents of City of Beaumont Planning Department Project File CUP2021-0058

# SITE PLAN CITY OF BEAUMONT

- LEGEND:**
- W = WATER
  - R/W = RIGHT OF WAY
  - HP = HIGH POINT
  - DWY = DRIVE WAY
  - SW = SIDE WALK
  - PP = POWER POLE
  - FL = FLOW LINE
  - FH = FIRE HYDRANT
  - GB = GRADE BREAK
  - INV = INVERT
  - EG = EXISTING GRADE
  - CL = CENTERLINE
  - PL = PROPERTY LINE
  - FS = FINISH SURFACE
  - FG = FINISH GRADE
  - NG = NATURAL GROUND
  - BF = BOTTOM OF FOOTING
  - EOP = EDGE OF PAVEMENT
  - TD = TOP OF AC DYKE
  - EX = EXISTING
  - WV = WATER VALVE
  - HAG = HIGHEST ADJACENT GRADE
  - FL = FENCE LINE
  - DL = DAYLIGHT LINE
  - EDR = EDGE OF DIRT ROAD
  - CF = CUT/FILL LINE
  - FL = FLOW LINE
  - TOP = TOP
  - BOTTOM = BOTTOM
  - TOP = TOP
  - BOTTOM = BOTTOM



VICINITY MAP  
T3S, R1W, SEC 9  
TBM: PAGE-720; GRID-H3

**OWNER:**  
HEMET VALLEY MONUMENTS  
JOSEPH ZERR, JOSEPH ZERR LIVING TRUST  
506 WELLWOOD AVE  
BEAUMONT, CA 92223  
C/O CORY JOHNSON  
951.315.5565; oaktreednb@gmail.com

**CIVIL ENGINEER:**  
REDLANDS CONSULTANTS & ASSOCIATES  
229 CAJON ST., #2  
REDLANDS, CA 92373  
909.271.3135  
kal@rca-pe.com

**PROPERTY DESCRIPTION:**  
PARCEL 1, LOT 9, IN BLOCK 8, AS SHOWN BY AMENDED MAP OF THE TOWN OF BEAUMONT, ON FILE IN BOOK 6, PAGES 16 AND 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.  
EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:  
BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 9; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 9, SAID NORTHWESTERLY LINE BEING ALSO THE SOUTHEASTERLY LINE OF WELLWOOD AVENUE, 66 FEET WIDE, AS SHOWN ON SAID MAP, NORTH 32° 15' 02" EAST, 13.91 FEET; THENCE SOUTH 33° 47' 29" EAST, 34.22 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 9, A DISTANT ALONG SAID SOUTHWESTERLY LINE SOUTH 57° 46' 50" EAST, 31.28 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 57° 46' 50" WEST, 31.28 FEET TO THE POINT OF BEGINNING.  
PARCEL 2, THAT PORTION OF LOT 8, IN BLOCK 8 AS SHOWN BY AMENDED MAP OF THE TOWN OF BEAUMONT ON FILE IN BOOK 6, PAGES 16 AND 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID LOT, DISTANT THEREON 31.28 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO THE MOST EASTERLY CORNER OF SAID LOT 8; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE THEREOF, 30.79 FEET; THENCE NORTHWESTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING;  
CONTAINING 1,673 SQUARE FEET, MORE OR LESS.  
EXCEPTING THEREFROM ALL MINERALS, OILS, GASES, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREIN ABOVE DESCRIBED, WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF.

**SITE INFORMATION:**

- PROPERTY AREA (NET): 8,456 SF, 0.19 AC
- APN: 417-062-001
- EX. USE: RETAIL OTHER SPECIALTY
- PROPOSED USE: RETAIL OTHER SPECIALTY
- ZONING: CN
- EX. BUILDING: 2,015± SF
- EX. COVERED AREA: 1,021 SF
- EX. PAVED AREA: 3,026 SF
- EX. WORK SHED: 78 SF

**PROJECT DESCRIPTION:**

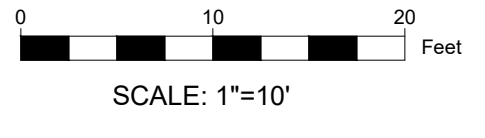
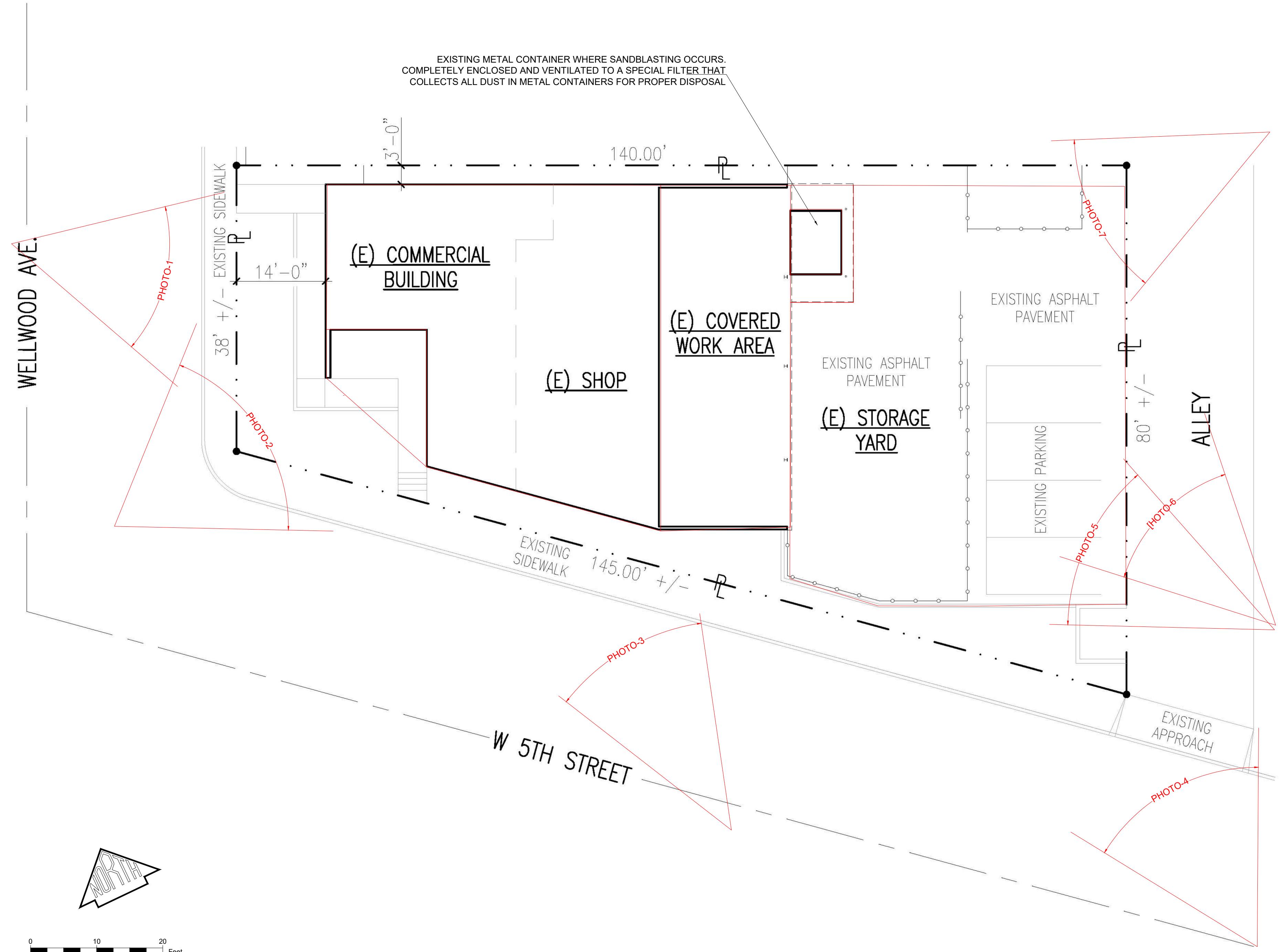
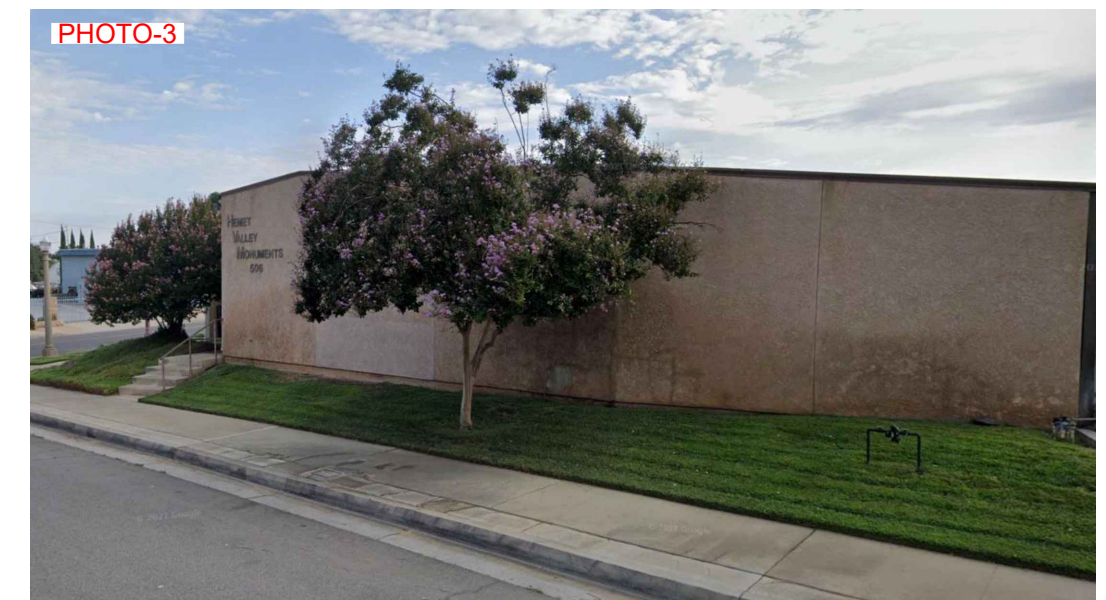
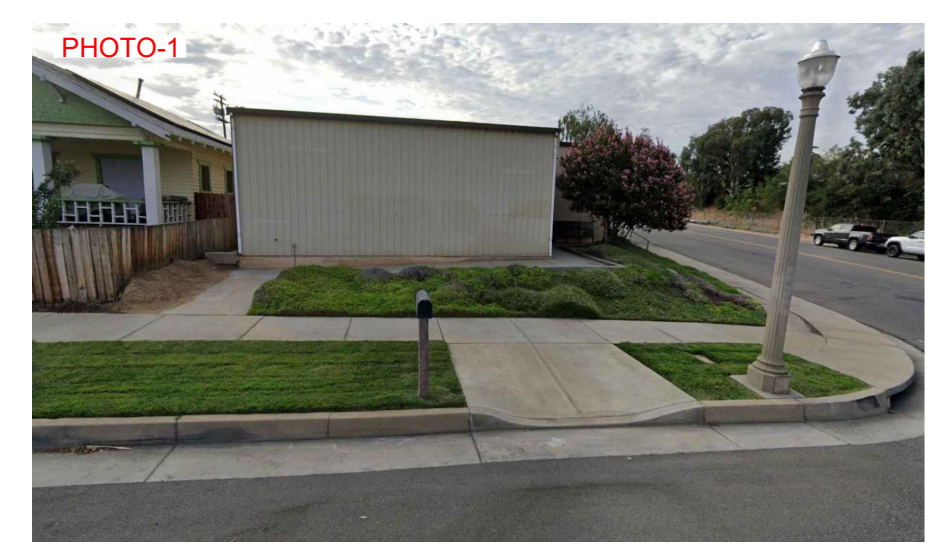
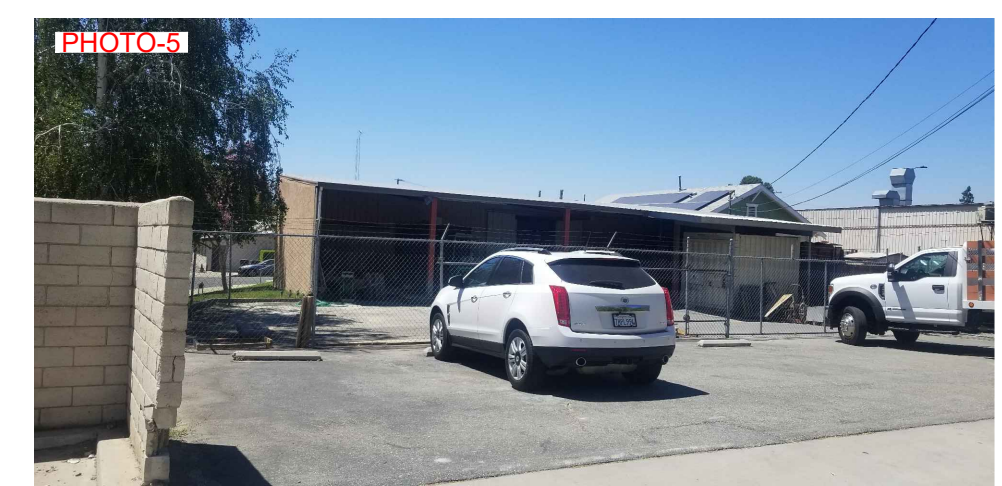
- NO NEW CONSTRUCTION TO OCCUR ON-SITE.
- NO GRADING TO OCCUR ON SITE.

**UTILITY COMPANIES:**

- WATER: BCVWD
- SEWAGE DISPOSAL: CITY OF BEAUMONT
- GAS: SOUTHERN CALIFORNIA GAS.
- ELECTRIC: SOUTHERN CALIFORNIA ELECTRIC.
- TELEPHONE: ATT
- CABLE: SPECTRUM

**HAZARD DESIGNATION:**

- LIQUEFACTION CLASSIFICATION: LOW
- NOT IN FAULT ZONE NOR FAULT LINE.
- NO FLOOD ZONE POTENTIAL
- FIRE: NOT IN A FIRE HAZARD ZONE



Underground Service Alert  
Call: TOLL FREE  
1-800-227-2600  
TWO WORKING DAYS BEFORE YOU DIG

**REDLANDS CONSULTANTS & ASSOCIATES**  
229 Cajon St., #2  
Redlands, CA 92373  
kal@rca-pe.com



Scale PER PLAN

MARK	REVISIONS	Appr.	Date

**CITY OF BEAUMONT**

**SITE PLAN**  
HEMET VALLEY MONUMENTS  
506 WELLWOOD AVE.  
BEAUMONT, CA 92223  
APN: 417-062-001

Drawing No. \_\_\_\_\_  
SH. 1 OF 1



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

**PLANNING COMISSION DATE:** September 14, 2021

**PROJECT NAME:** HEMET VALLEY MONUMENTS

**PROJECT NO.:** CUP2021-0058

**DESCRIPTION:** Operation of a headstone manufacturing and retail shop

**APPLICANT:** Redlands Consultants & Associates

**LOCATION:** 605 Wellwood Avenue

**APN:** 417-062-001

**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.
2. The use hereby permitted is for the operation of a headstone manufacturer and a retail shop located on the at 605 Wellwood Avenue.
3. The Community Development Director may approve minor modifications to the site plan that are in substantial conformance to the approved project and that do not increase impacts. All copies of the revised plans shall be dated and signed by the Director and made a part of the record.
4. The permittee shall defend, indemnify, and hold harmless the City of Beaumont, the Beaumont Redevelopment Agency, its agents, officers, consultants, and employees from any claims, action, or proceeding against the City of Beaumont or its agents, officers, consultants, or employees to attack, set aside, void, or annul, an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit CUP2021-00586. The City of Beaumont will promptly notify the permittee of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the permittee of any such claim, action or proceeding or fails to cooperate fully in the defense, the permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.

5. This approval is subject to the City of Beaumont Municipal Code Section 17.02.100 Conditional Use Permits and is subject to timing specified in Sections (J) Conditional Use Permit Time Limits, (K) Conditional Use Permit Lapse in Time, (L) Conditional Use Permit Renewal and (M) Lapsing in Conditional Use Permit.
6. The development and uses entitled pursuant to the permit shall comply with the Beaumont Municipal Code and all other applicable City of Beaumont ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on the approved site plan, unless otherwise amended by these conditions of approval.
7. Administrative Plot Plan and business license application review and approval are required prior to occupancy of the building or sales of any items.
8. Occupancy inspections will be required prior to the start of operations by the Building & Safety, Planning, Police, and Fire Departments. All inspections shall be performed and approved before a Certificate of Occupancy will be issued by the Building and Safety Department.
9. If any of the conditions of approval are violated, or if the use otherwise become a public nuisance as set forth in the Beaumont Municipal Code, the conditional use permit may be revoked as prescribed in the Municipal Code.
10. A valid business license shall be maintained in force at all times.
11. For Sales Tax Purposes, this location shall be the "Point-of-Sale" for all transactions conducted.
12. The Community Development Director shall monitor the subject use to ensure that the scale of the use does not exceed the limitations of the existing site improvements. In the event the Community Development Director determines that the scale of the use has exceeded site limitations, a hearing shall be scheduled before the Planning Commission to review the permit and consider modification or revocation thereof.
13. 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.



CUP2021-0058  
Conditions of Approval  
Page 3

14. The applicant shall be responsible for securing clearance, permits and approvals from all relevant agencies, including the Building Department, Fire Department, Public Works Department, and any other necessary departments or agencies.
15. 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.
16. Any modifications not considered in substantial conformance with CUP2021-0058 are subject to separate review and approval by the Planning and Building Departments and may require additional permits and fees.
17. Any new signage on the site is subject to a sign permit application from the City of Beaumont.
18. All stored goods and materials, not including trucks and trailers within truck parking areas and courts, shall be completely screened from public view by providing decorative slats in the existing chain link fencing prior to the issuance of a business license or certificate of occupancy.
19. All stored goods and materials, not including trucks and trailers within truck parking areas, shall not exceed six feet in height. Screen walls shall be of adequate height to screen on-site uses but not exceed six feet in height. Mature landscaping shall be required to effectively screen along street frontages any area where the six-foot screen wall is unable to provide complete screening and subject to the requirements of Chapter 17.11.080 Walls and Fences.
20. All Storage Uses shall be secured and incorporate security cameras which maintain recordings to the satisfaction of the Police Chief or their designee.
21. All outdoor Storage Uses shall be illuminated entirely every night, from dusk until dawn, in compliance with the Chapter 8.50 Outdoor Lighting of the Beaumont Municipal Code.

### **BUILDING DEPARTMENT CONDITIONS**

22. It shall be unlawful for any person to engage in or permit the generation of noise related to landscape maintenance, construction including erection, excavation, demolition, alteration or repair of any structure or improvement, at such sound levels, as measured at the property line of the nearest adjacent occupied property,

CUP2021-0058  
Conditions of Approval  
Page 4

as to be in excess of the sound levels permitted under Chapter 9 of the Municipal Code, at other times than between the hours of 7:00 a.m. and 6:00 p.m. The person engaged in such activity is hereby permitted to exceed sound levels otherwise set forth in this Chapter for the duration of the activity during the above described hours for purposes of construction. However, nothing contained herein shall permit any person to cause sound levels to at any time exceed 55 dB(A) for intervals of more than 15 minutes per hour as measured in the interior of the nearest occupied residence or school.

23. Please contact the Building and Safety Department with any questions concerning any building improvements. Any modifications/changes to the existing permitted use, structure and site require construction drawings to be submitted to the BDBS for plan review, building permits and building inspections.

### **FIRE DEPARTMENT CONDITIONS**

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

24. 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
25. Addressing: All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

### **POLICE DEPARTMENT**

26. The address of the business shall be clearly visible from the front of the building and shall be illuminated during hours of darkness.
27. The applicant shall comply with all applicable local, county, state and federal regulations, including the City's Municipal Code and the California Business and Professions Code (B&P).

CUP2021-0058  
Conditions of Approval  
Page 5

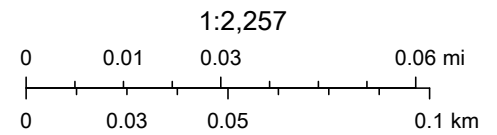
End of Conditions

# CUP2021-0058 General Plan Land Use Designation Map



9/8/2021, 8:33:47 AM

- |  |   |  |  |
|--|---|--|--|
| General Plan   | <span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> Single Family Residential | Parcel Labels  | <span style="display:inline-block; width:15px; height:15px; border:1px solid yellow;"></span> Highways/Major Streets |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span> Open Space | <span style="display:inline-block; width:15px; height:15px; background-color:pink;"></span> Downtown Mixed Use          | <span style="display:inline-block; width:15px; height:15px; border:1px solid black;"></span> Parcels     | <span style="display:inline-block; width:15px; height:15px; border:1px solid red;"></span> Minor Streets             |
| <span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span> Industrial       | <span style="display:inline-block; width:15px; height:15px; background-color:darkred;"></span> Neighborhood Commercial  | <span style="display:inline-block; width:15px; height:15px; border:1px solid red;"></span> Street Labels |  |



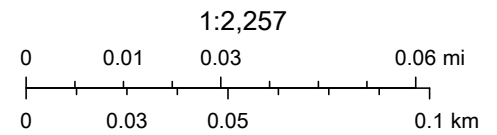
San Bernardino County, Maxar

# CUP2021-0058 Zoning Map



9/8/2021, 8:31:22 AM

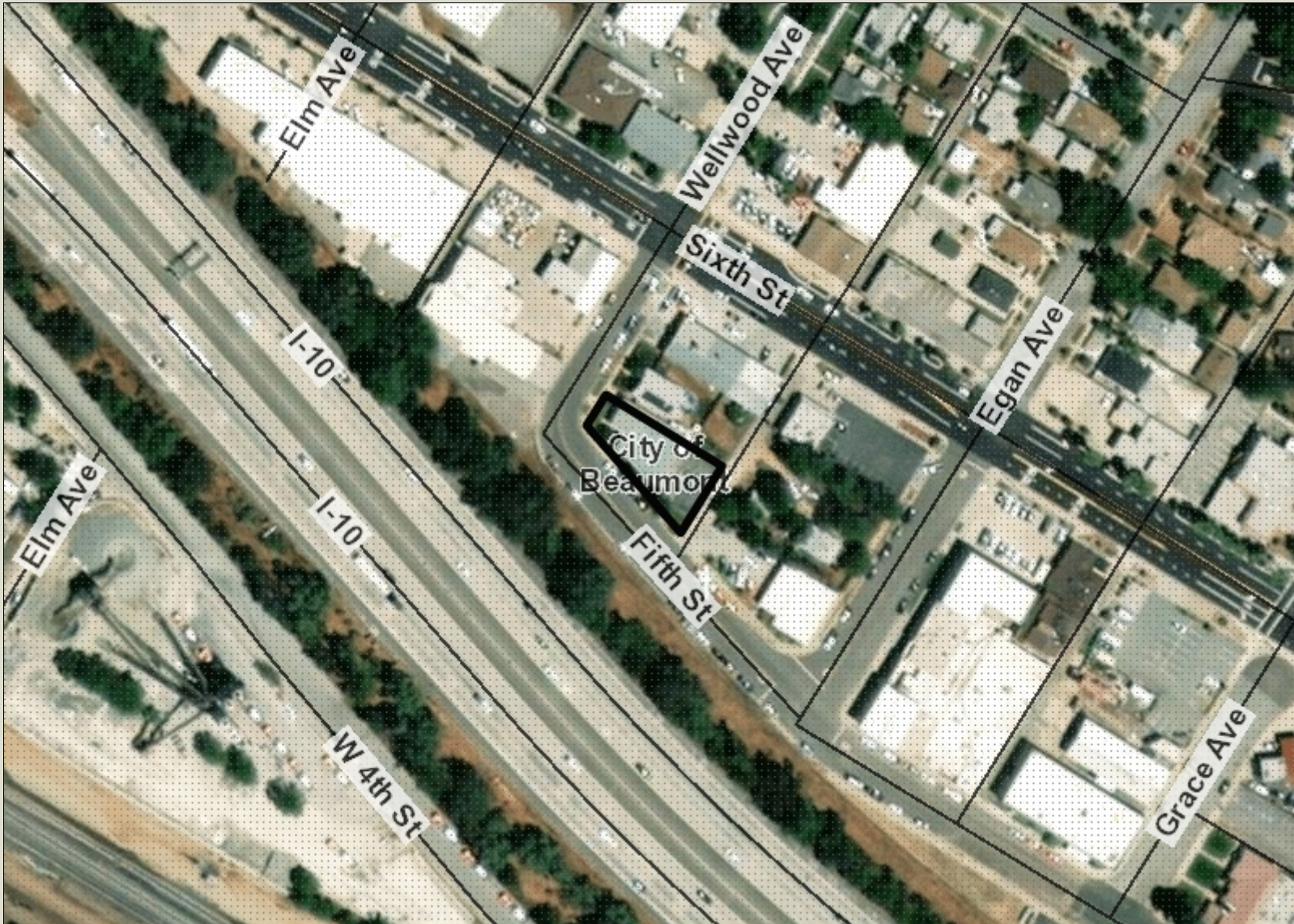
- |                            |                         |               |                        |
|----------------------------|-------------------------|---------------|------------------------|
| Zoning                     | Downtown Mixed Use      | Manufacturing | Street Labels          |
| Union Pacific Rail Roadway | Commercial Neighborhood | Parcel Labels | Highways/Major Streets |
| Residential Single Family  | Recreation/Conservation | Parcels       | Minor Streets          |



San Bernardino County, Maxar

# CUP2021-0058 Aerial Photograph

Item 3.



## Legend

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



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

## Notes

0 188 376 Feet

REPORT PRINTED ON... 9/8/2021 1:46:40 PM

© Riverside County GIS



07.19.2021

Beaumont Planning Department  
City of Beaumont  
550 E. 6<sup>th</sup> Street  
Beaumont, CA 92223

Re: CUP for 506 Wellwood Ave., Beaumont.

To whom it may concern,

Below is the description and responses per the requested information on the submittal requirements for a Conditional Use Permit:

- a. The site has a show room for prospective clients. In the show room there are exhibits of different styles and materials of headstones as well as a brochure of different engraving lettering and notes. Prospective clients choose the material and the specific engraving. Then our engraver will perform the engraving requested by client and final material will be shipped or client will pick up. Engraving is performed in a metal container with specific ventilation and collection of dust.
  - i. The business is open from 8:30 am to 4:30 pm Monday through Thursday and 8:30 am to 3:00 pm on Fridays.
  - ii. Business has an average of 2 employees.
  - iii. Material used is Granite.
  - iv. Equipment Used: sand blasting engraver.
  - v. Deliveries are within business hours.
- b. The operation of this business is very quiet and compatible with surrounding businesses. To the East there is an Auto Repair facility. To the Northeast there is a liquor store. To the north, there is a 'Glass and Auto Body Shop'. To the immediate North there is a residence and southerly there is Interstate 10 freeway.
- c. Site plan and existing photos are included in the submittal. This application is to re-assess an existing business into compliance with City requirements.
- d. Existing and proposed business comply within the General Plan and existing zoning as a Retail, other Specialty.

Thank you,  
**Khaled  
Farah**

Digitally signed by Khaled Farah  
DN: cn=Khaled Farah, o=Redlands  
Consultants & Associates,  
email=kal@rca-pe.com, c=US  
Date: 2021.07.19 10:56:18 -07'00'

Khaled Farah, PE  
RCE-83128



# THE PRESS-ENTERPRISE

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

## PROOF OF PUBLICATION (2010, 2015 C.C.P)

Publication(s): The Press-Enterprise

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:

**09/03/2021**

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

Date: September 03, 2021  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011485180-01

P.O. Number:

Ad Copy:



## 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, September 14, 2021, at 550 East Sixth Street, Beaumont, California.

**CONDITIONAL USE PERMIT NO. CUP2021-0058 (HEMET VALLEY MONUMENTS)**, Conduct a public hearing and consideration of a request to allow a headstone manufacturing and retail shop located at 506 Wellwood Avenue (APN 417-062-001) in the Commercial Neighborhood Zone. The proposed application exempt from the provisions of the California Environmental Quality Act (Class 01 - Existing Facilities).

The applicant for this project is **Redlands Consultants & Associates**

**CONDITIONAL USE PERMIT NO. CUP2021-0060 (SENIORIAL)**, Conduct a public hearing and consideration of a request for an ABC Type 41 (on-sale beer and wine - eating place) liquor license to sell beer and wine and a Public Convenience and Necessity (PCN) for the Seniorial Real Mexican restaurant located at 704 E. 6th Street (APN 418-051-005) in the Downtown Mixed-Use zone. The proposed application exempt from the provisions of the California Environmental Quality Act (Class 01 - Existing Facilities).

The applicant for this project is **Raul & Gudelia Naranjo**

**VARIANCE NO. V2021-0097 (PROJECT COUGAR)**, Conduct a public hearing and 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 35 feet located at 36900 and 36855 W. 4th Street (APNS 424-010-011, -012 & -016) in the Specific Plan (Hidden Canyon) Zone. The proposed application exempt from the provisions of the California Environmental Quality Act (Class 11 - Accessory Structures).

The applicant for this project is **McDonald Property Group**

Public comments can be made in person with adherence to the current COVID-19 safety protocols, 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 Planning Commission. Written comments can be emailed to [NicoleW@BeaumontCa.gov](mailto: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 utilizing teleconference communications 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](http://BeaumontCa.gov/Livestream)

Carole Kendrick  
Planning Manager

Press-Enterprise: 9/03

Item 3.



## Staff Report

**TO:** Planning Commissioners

**FROM:** Carole Kendrick, Planning Manager

**DATE:** September 14, 2021

**SUBJECT:** **Conduct a Public Hearing for Conditional Use Permit CUP2021-0060 for Consideration of a Request for an ABC Type 41 (On-Sale Beer and Wine - Eating Place) Liquor License to Sell Beer and Wine and a Public Convenience and Necessity (PCN) for the Senorial Mexican Restaurant Located at 704 E. Sixth Street (APN 418-051-005) in the Downtown Mixed-Use zone**

**APPLICANT:** Raul and Gudelia Naranjo

---

### Background and Analysis:

The applicant is requesting approval of an application that was submitted on August 11, 2021, for a request to sell beer and wine at the Senorial restaurant and a Public Convenience and Necessity located at 704 E. Sixth Street in the Downtown Mixed-Use (DMU) zone.

The Municipal Code of the City of Beaumont requires the approval of a conditional use permit by the Planning Commission for restaurants with alcohol sales. 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 use proposed, 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 0.43-acre site is currently developed with a building and parking areas with frontages on Sixth Street and Maple Avenue. The Sixth Street and Maple Avenue

frontages are improved with curb and gutter. The surrounding properties are developed with commercial or public uses. 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.

	<b>LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
<b>PROJECT SITE</b>	Senorial Mexican Restaurant	Downtown Mixed Use (DMU)	Downtown Mixed Use (DMU)
<b>NORTH</b>	City of Beaumont Fire Station	Downtown Mixed Use (DMU)	Downtown Mixed Use (DMU)
<b>SOUTH</b>	Florist	Downtown Mixed Use (DMU)	Downtown Mixed Use (DMU)
<b>EAST</b>	Palm Plaza Retail Center	Downtown Mixed Use (DMU)	Downtown Mixed Use (DMU)
<b>WEST</b>	Retail Center including Frijoles & Beyond Fitness	Downtown Mixed Use (DMU)	Downtown Mixed Use (DMU)

**Site Plan/Site Design.**

The existing structure was constructed in 1960 and was mostly recently utilized by the Country Junction Restaurant. The applicant is proposing a restaurant with on-site sale of beer and wine with operating hours from 8:00 am to 9:00 pm Monday through Sundays.

**Alcohol Sales:**

The applicant is also proposing the sale of alcohol in the proposed restaurant with an On-Sale Type 41 (beer and wine – eating place) State of California Alcohol license. ABC's threshold for issuing On-Sale licenses is one retail license for each 1,060 people within a census tract. When this threshold is exceeded, the census tract is deemed to have "undue concentration," or more licenses issued than recommended. Therefore, a Public Convenience or Necessity (PCN) determination will be required.

According to Alcohol Beverage Control, one (1) On-sale licenses are allowed in Census Tract 440, based on current population ratios, and currently there are 10 On-sale licenses issued to following businesses (see Attachment F):

- New York Pizzeria
- Casa Palacios
- Mr. Taco
- Grumpy Toms Pizzeria
- Frijoles
- Tacos and Beer
- Craft Lounge Tap Room and Bottleshop
- La Casita Nueva Mexican Grill
- Ramona's Mexican Café
- Players Lounge

ABC also has recommended separation requirements from sensitive uses. The proposed use is located within 600 feet, as measured from property line to property line, from existing public or private schools and public parks. The subject property is located 400 feet from Palm Innovation Academy and 450 feet from Stewart Park. The subject site is located approximately 300 feet from the Center for Spiritual Living Beaumont.

ABC will not license a new retail location within 100 feet of a residence unless the applicant can establish that the operation of the proposed premises will not interfere with the quiet enjoyment of the property by residents. The subject site, as measured from building to building is located approximately 159 feet from the nearest residential home located to the north on Maple Avenue.

**Development Review Committee (DRC):**

The Development Review Committee reviewed for the project for design on August 19, 2021. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

**Planning Commission Authority:**

The Downtown Mixed-Use zone allows restaurants with alcohol sales as conditionally permitted uses, 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.

**Public Communications:**

Property owners located within a 300-foot radius of the project site were notified of the public hearing on September 3, 2021, with a 10-day hearing notice in addition to a public notice in the Press Enterprise. At the time of report preparation, the Planning Department has not received any letters of comment from the public in favor or opposition to the project. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

**Environmental Documentation:**

This project is exempt from review under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 in that information contained in the project file and documents incorporated herein by reference demonstrates that: Conditional Use Permit CUP2021-0060 are consistent with the Downtown Mixed Use designation and all applicable General Plan policies as well as the applicable zoning designation of Downtown Mixed Use; the proposed project site is located within the boundaries of the City of Beaumont; Conditional Use Permit CUP2021-0060 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Conditional Use Permit CUP2021-0060 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.

### **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 not proposing new construction and is consistent with the Zoning Code, subject to the approval of a Conditional Use Permit. The Downtown Mixed-Use zone allows alcohol sales in conjunction with a restaurant, 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 DMU (Downtown Mixed Use) which allows alcohol sales in conjunction with a restaurant subject to a Conditional Use Permit. The site is located in an area that is surrounded by Downtown Mixed-Use zoning 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 site is fully developed and was previously utilized as a restaurant, consistent with what is proposed. The proposed project is in a commercial area that is developed and is suitable for a restaurant serving alcohol.*

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

*The site is fully developed and was previously used as a restaurant and the proposed use is compatible with the land uses on the site and the surrounding area. The Downtown Mixed-Use zone allows alcohol sales in conjunction with a restaurant, subject to a Conditional Use Permit.*

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

*The zoning for the project site is DMU (Downtown Mixed-Use) and the land use designation is and DMU (Downtown Mixed-Use). The proposed project is surrounded by property that is currently zoned DMU (Downtown Mixed-Use) and designated as Downtown Mixed-Use by the current General Plan. The site is surrounded by developed land. The proposed uses are compatible with the surrounding commercial 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 6<sup>th</sup> Street, 2<sup>nd</sup> Street and Maple 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 Downtown Mixed-Use (DMU). 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 requesting on-site alcohol sales in conjunction with a restaurant, which is required to comply ABC (Alcohol Beverage Control) that is intended to protect the public interest, health, safety, convenience, or welfare. The*

*alcohol sales in conjunction with a restaurant 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 proposed project is requesting alcohol sales at an existing restaurant and is not proposing any modifications to the building design and elevations and therefore would continue to preserve the image, character, and visual quality of the neighborhood.*

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 standard service typically provided in restaurants uses 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 operating facility but shall be complied with prior to issuance of a building permit for all projects for which no building permit has been issued upon the effective date of this provision.

*There are no existing Conditional Use Permits for the subject site and therefore would not invalidate any an existing entitlement. The proposed use is subject to the Conditional Use Permit findings.*

**Recommended Action:**

Hold a public hearing,  
 Approve Conditional Use Permit CUP2021-0060, 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. Site Plan

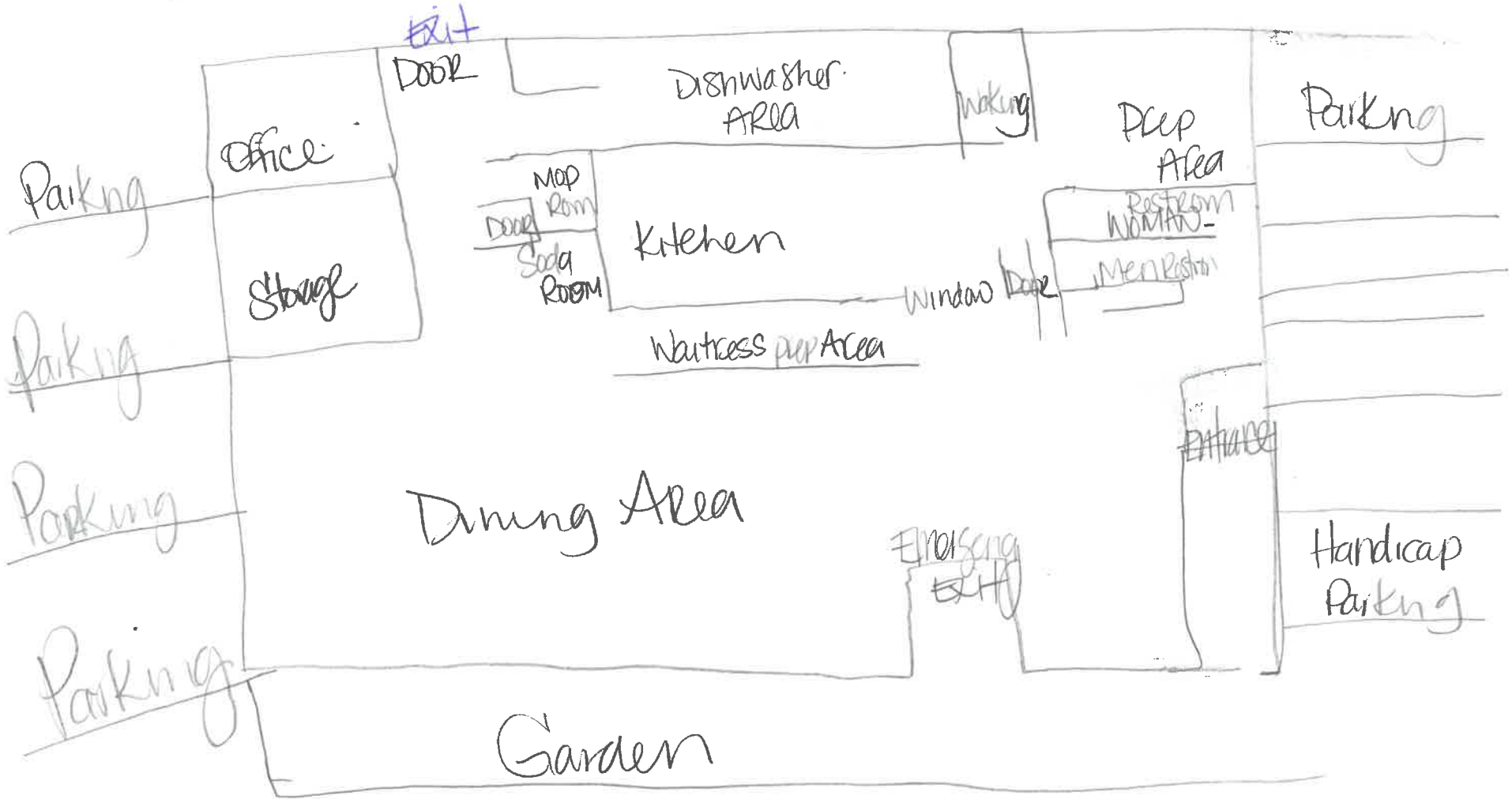


- B. Draft Conditions of Approval
- C. General Plan Land Use Designation Map
- D. Zoning Map
- E. Aerial Photograph
- F. ABC License Report for Census Tract 440
- G. Census Tract 440 Boundary Map
- H. Proof of Publication

**Incorporated herein by Reference:**

City of Beaumont General Plan  
City of Beaumont Zoning Ordinance  
Project Site's Riverside Conservation Authority Multi-Species Habitat Conservation Plan  
Informational Map  
Contents of City of Beaumont Planning Department Project File CUP2021-0060 &  
PP2021-0387

Garden





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

**PLANNING COMISSION DATE:** September 14, 2021

**PROJECT NAME:** Seniorial – ABC & PCN

**PROJECT NO:** CUP2021-0060

**DESCRIPTION:** Request for an ABC Type 41 (On-Sale Beer and Wine - Eating Place) Liquor License to Sell Beer and Wine and a Public Convenience and Necessity (PCN) for the Seniorial located at 704 E. 6th Street (APN 418-051-005) in the Downtown Mixed-Use zone.

**APPLICANT:** Raul & Gudelia Naranjo

**LOCATION:** 1491 E. 6<sup>th</sup> Street

**APN:** 418-051-005

**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 CUP2021-0060 and other related approvals are still in effect.
2. The use hereby permitted is for the establishment of a Type 41 On-site sale of beer and wine at 704 E, 6th Street, in the Downtown 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 CUP2021-0060. 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.

CUP2021-0060  
Final Conditions of Approval  
Page 2

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 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. The floor plans of the project shall substantially conform to the plans submitted and approved.
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. The Planning Commission herewith grants a “certificate of convenience and necessity” for Type 41 – On-Sale of Beer and Wine – Eating Place License for sales at 704 E. 6th Street in the Downtown Mixed-Use zone.
12. The sale of alcoholic beverages shall be limited to the hours of operation from 8:00 am to 9:00 pm, seven (7) days a week and Alcohol Beverage Control regulations.
13. The conditions as established by the State of California, Alcohol Beverage Control, shall be fully complied with in the operation of the business.

CUP2021-0060  
Final Conditions of Approval  
Page 3

14. 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.
15. The applicant shall be responsible for securing clearance, permits and approvals from all relevant agencies, including the Building Department, Fire Department, Health Department, ABC and any other necessary departments or agencies.
16. 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.
17. All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code, the San Gorgonio Village Specific Plan Sign Program and Alcohol Beverage Control requirements.
18. Administrative Plot Plan and business license application review and approval are required prior to occupancy of the building or sales of any items.
19. Occupancy inspections will be required prior to the start of operations by the Building & Safety, Planning, Police, and Fire Departments. All inspections shall be performed and approved before a Certificate of Occupancy will be issued by the Building and Safety Department.
20. Exterior signage/advertisements promoting or indicating the availability of alcoholic beverages shall be prohibited. Exterior signage indicating the availability of alcoholic beverages shall be limited to the name of the business.
21. Exposed neon signage is strictly prohibited along the exterior windows. This includes "open/closed" sign for business.

#### **POLICE DEPARTMENT**

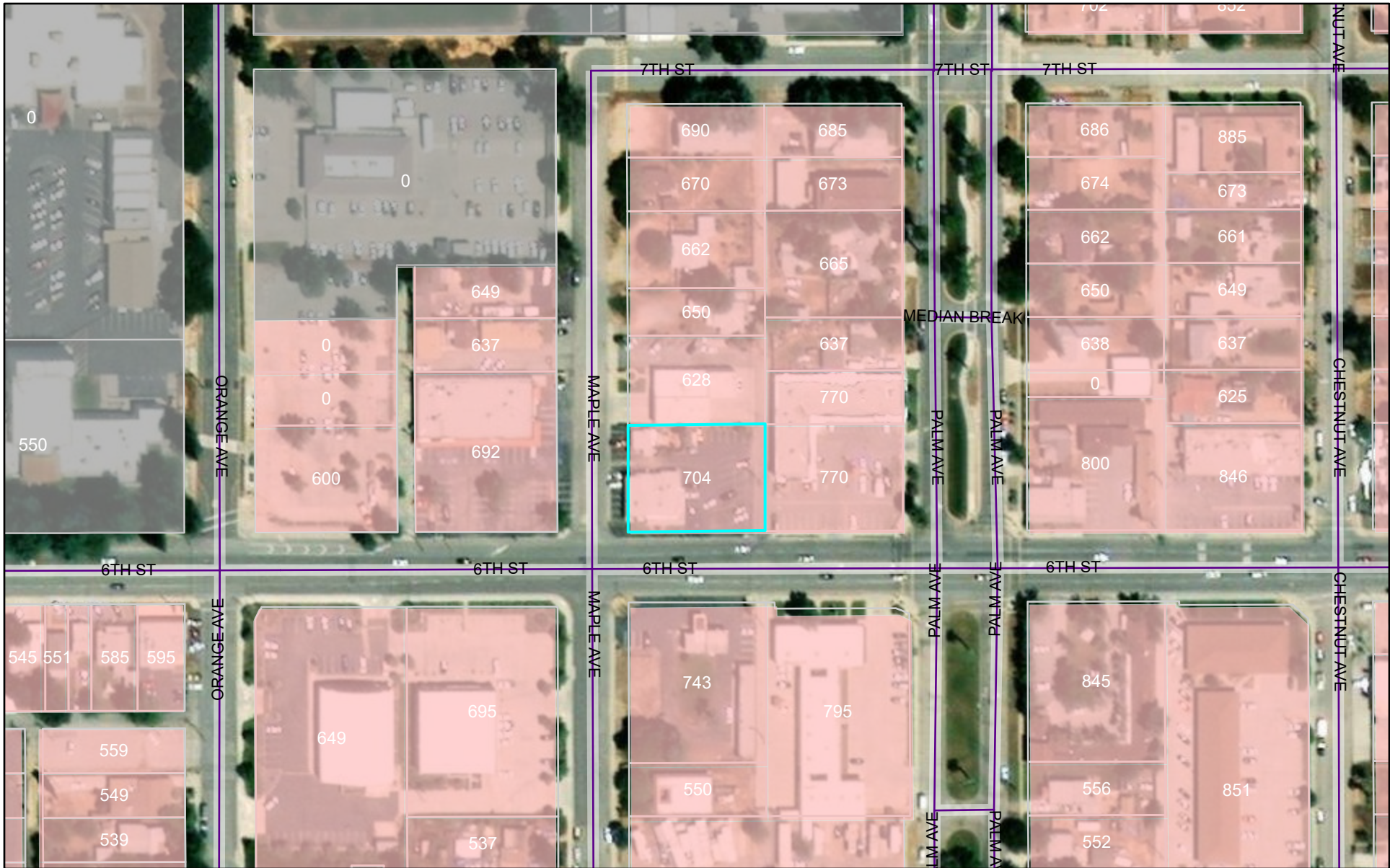
22. All exterior lighting on the site shall remain functional and be kept on during all hours of darkness. Exterior lighting shall be sufficient to illuminate the storefront during all hours of darkness. Any proposed outside lighting shall be in compliance with the City's Lighting Ordinance, Chapter 8.50, of the City of Beaumont Municipal Code.

CUP2021-0060  
Final Conditions of Approval  
Page 4

23. The address of the business shall be clearly visible from the front of the building and shall be illuminated during hours of darkness.
24. There shall be no loitering permitted on the premises. It is the responsibility of the applicant to enforce no loitering.
  - a. Police officers, sheriff's deputies, and ABC investigators are sworn law enforcement officers (peace officers) with powers of arrest. Whether in plainclothes or uniform, peace officers have the legal right to visit and inspect any licensed premises at any time during business hours without a search warrant or probable cause. It is legal and reasonable for licenses to exclude the public from some areas of the premises. However, licensees cannot and must not deny entry to, resist, delay, obstruct or assault a peace officer (Sections 25616, 25753, and 25755 B&P 148 and 241(b) PC).
  - b. Operating Standards, Retail – The following requirements apply:
25. Post "No Loitering" signs upon written notice from the ABC.
26. Remove litter daily from the premises, adjacent sidewalks and parking lots under licensees' control and sweep/clean these areas weekly.
27. Remove graffiti from premises and parking lot.
28. Have no more than 33% of the windows covered with advertising or signs.
29. The applicant shall comply with all applicable local, county, state and federal regulations, including the City's Municipal Code and the California Business and Professions Code (B&P).
30. No alcoholic beverage shall be displayed or offered for sale outside the building or any public entrance.

End of Conditions

# CUP2021-0060 Zoning Map



9/8/2021, 2:40:05 PM

General Plan

Downtown Mixed Use

Public Facilities

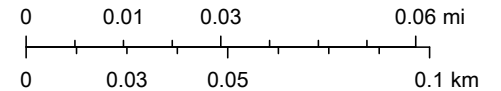
Parcel Labels

Parcels

Street Labels

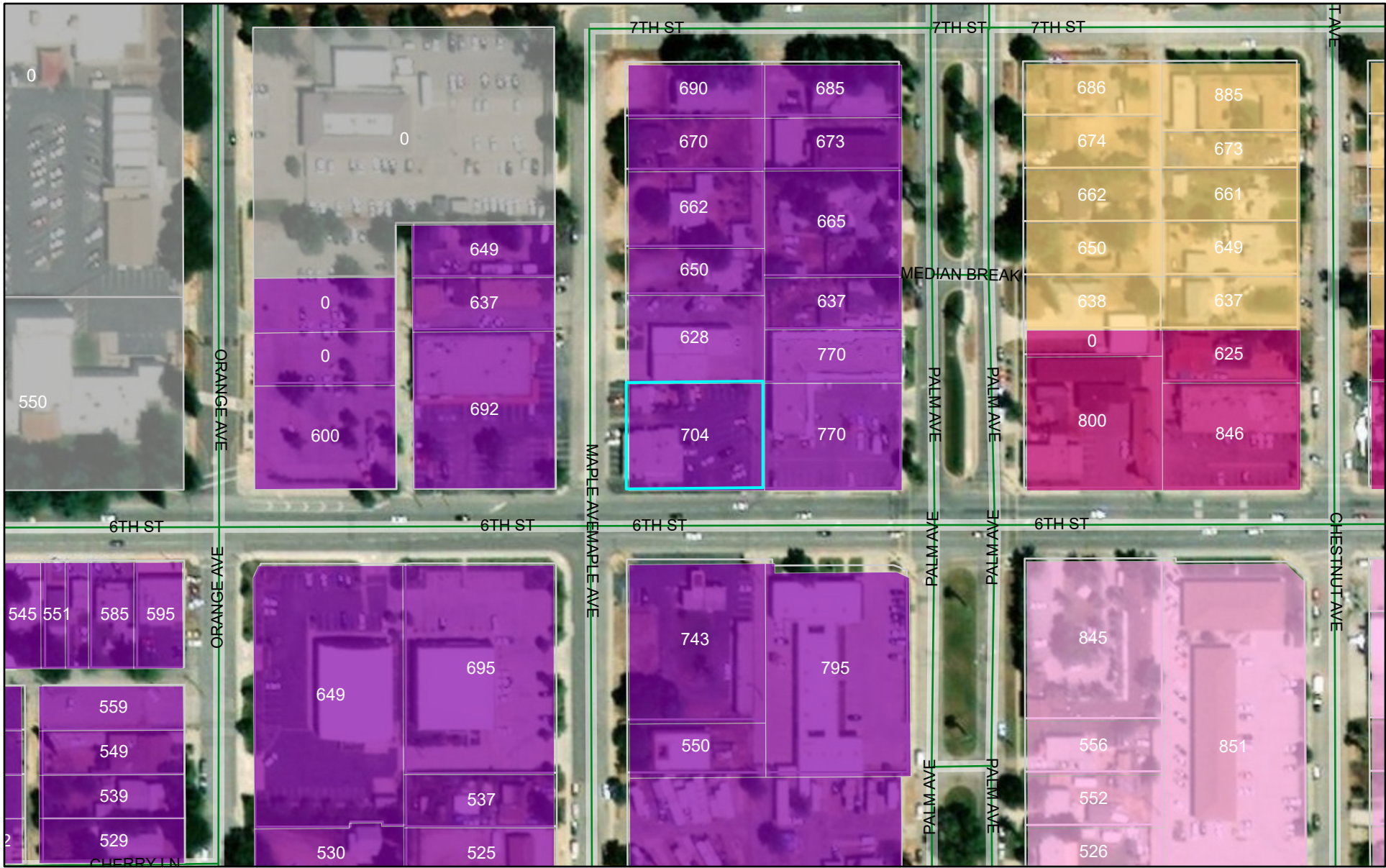
Minor Streets

1:2,257



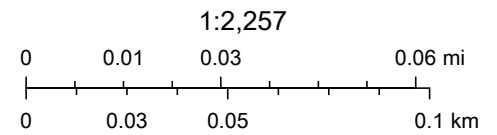
San Bernardino County, Maxar

# CUP2021-0060 Zoning Map



9/8/2021, 2:37:42 PM

- |                                      |                        |               |
|--------------------------------------|------------------------|---------------|
| Zoning                               | Sixth Street Mixed Use | Parcel Labels |
| Residential Traditional Neighborhood | Downtown Mixed Use     | Parcels       |
| Sixth Street Mixed Use - Residential | Public Facilities      | Street Labels |



San Bernardino County, Maxar



# CUP2021-0060 Aerial Photograph

Item 4.



## Legend

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



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

0 188 376 Feet

REPORT PRINTED ON... 9/8/2021 3:05:18 PM

© Riverside County GIS

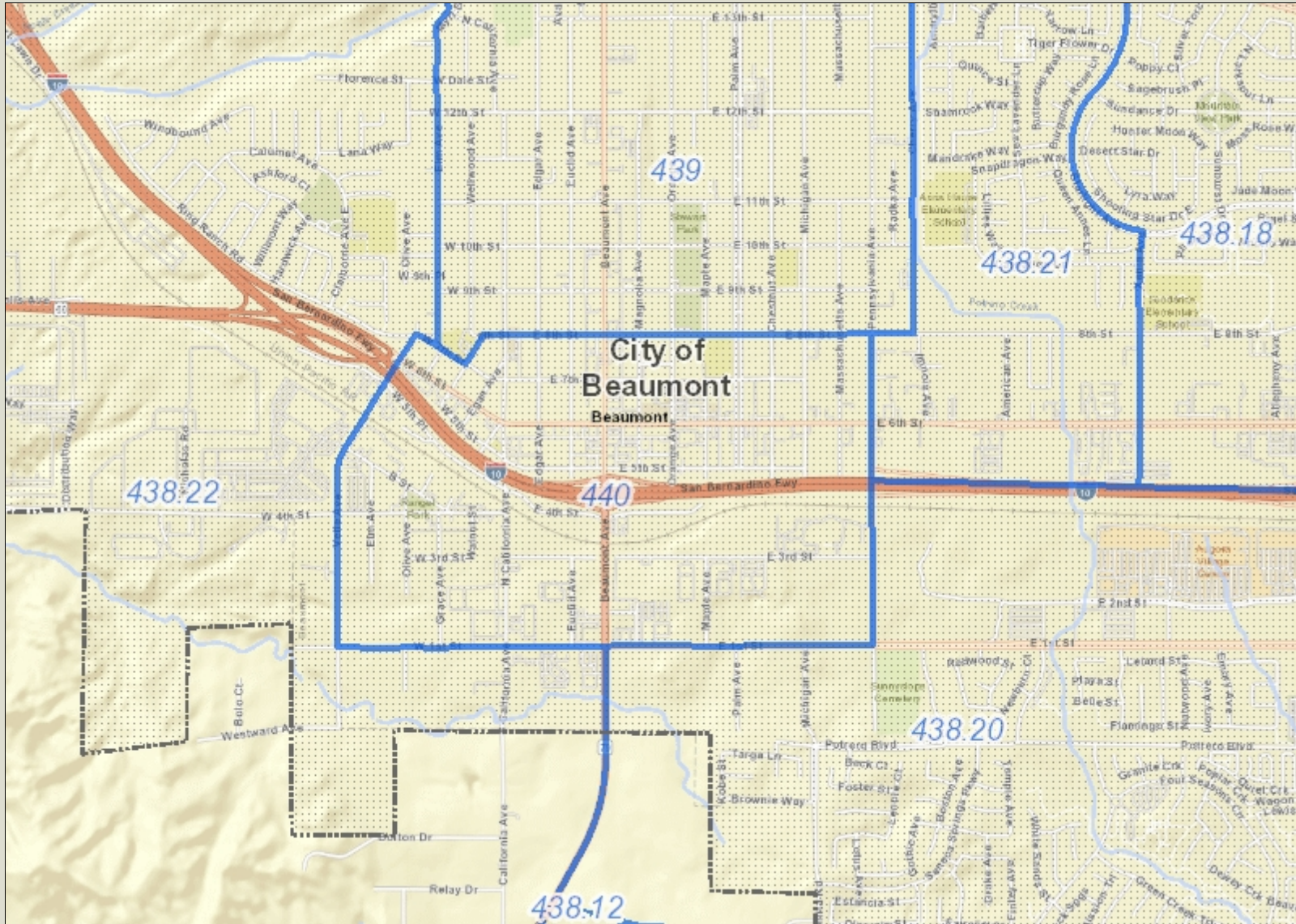
## Notes



License Nu	Status	License Ty	Orig. Iss. Date	Expir. Date	Premises Addr.	Business Name
486809	ACTIVE	20	3/16/2010	5/31/2022	502 BEAUMONT AVE, BEAUMONT, CA 92223-2233	BEAUMONT 76
510197	ACTIVE	20	8/9/2011	7/31/2021	450 E 1ST ST, BEAUMONT, CA 92223-2905	ARCO AM PM 82465
523405	ACTIVE	20	8/28/2012	7/31/2021	401 E 6TH ST, BEAUMONT, CA 92223-2215	TESORO USA GAS 63349
581556	SUREND	20	8/28/2017	7/31/2021	296 E 6TH ST, BEAUMONT, CA 92223-2148	MIKE'S MARKET
591371	SUREND	20	9/20/2018	8/31/2022	325 LUIS ESTRADA RD, BEAUMONT, CA 92223-2683	MAYAS CHEVRON
304811	ACTIVE	21	2/17/1995	1/31/2022	345 W 6TH ST, BEAUMONT, CA 92223	ZIGGYS SPIRIT SHOPPE
344877	ACTIVE	21	9/2/1998	8/31/2021	560 BEAUMONT AVE, BEAUMONT, CA 92223-2265	EL RANCHO LIQUOR
377950	ACTIVE	21	8/6/2001	7/31/2022	846 E 6TH ST, STE E, BEAUMONT, CA 92223	STOP & SHOP LIQUOR
598839	ACTIVE	21	3/21/2019	2/28/2022	325 LUIS ESTRADA RD, STE 200, BEAUMONT, CA 92223-2683	MAYAS CHEVRON
613078	ACTIVE	21	4/30/2020	3/31/2022	727 BEAUMONT AVE, BEAUMONT, CA 92223-5951	PLAZA LIQUOR MARKET
624786	ACTIVE	21	5/11/2021	4/30/2022	296 E 6TH ST, BEAUMONT, CA 92223-2148	MIKE'S LIQUOR AND MARKET
625342	ACTIVE	21	5/18/2021	4/30/2022	999 E 6TH ST, BEAUMONT, CA 92223-2305	SHOPPING BAG MARKET & LIQUOR
481641	ACTIVE	41	11/2/2009	4/30/2022	846 E 6TH ST, STE A, BEAUMONT, CA 92223-2339	NEW YORK PIZZERIA
563421	ACTIVE	41	1/14/2016	5/31/2022	410 E 6TH ST, BEAUMONT, CA 92223-2216	CASA PALACIOS MEXICAN RESTAURANT
599612	ACTIVE	41	2/28/2019	1/31/2022	174 BEAUMONT AVE, BEAUMONT, CA 92223-2916	MR TACO
612672	ACTIVE	41	2/3/2020	1/31/2022	762 BEAUMONT AVE, BEAUMONT, CA 92223-5952	GRUMPY TOMS PIZZERIA
614424	ACTIVE	41	4/8/2020	3/31/2022	652 E 6TH ST, STE A, BEAUMONT, CA 92223-2264	FRIJOLES
614536	ACTIVE	41	7/20/2020	6/30/2022	909 E 6TH ST, BEAUMONT, CA 92223-2305	TACOS AND BEER
591190	ACTIVE	42	2/6/2019	1/31/2022	690 BEAUMONT AVE, BEAUMONT, CA 92223-2235	CRAFT LOUNGE TAPROOM AND BOTTLESHOP THE
476000	ACTIVE	47	3/24/2009	6/30/2022	1668 E 2ND ST, STE E & F, BEAUMONT, CA 92223-3166	LA CASITA NUEVA MEXICAN GRILL
598142	ACTIVE	47	4/28/2019	3/31/2022	249 W 6TH ST, BEAUMONT, CA 92223-2101	RAMONAS MEXICAN CAFE
602898	ACTIVE	48	3/16/2019	6/30/2022	758 BEAUMONT AVE, BEAUMONT, CA 92223-5952	PLAYERS LOUNGE
591190	ACTIVE	77	2/6/2019	1/31/2022	690 BEAUMONT AVE, BEAUMONT, CA 92223-2235	CRAFT LOUNGE TAPROOM AND BOTTLESHOP THE

# CUP2021-0060 Census Tract Boundary Map

Item 4.



## Legend

- Census Tracts
- Blueline Streams
- City Areas
- A-Z World Street Map



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

## Notes



REPORT PRINTED ON... 9/9/2021 8:45:29 AM

© Riverside County GIS



# THE PRESS-ENTERPRISE

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

## PROOF OF PUBLICATION (2010, 2015 C.C.P)

Publication(s): The Press-Enterprise

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:

**09/03/2021**

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

Date: September 03, 2021  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011485180-01

P.O. Number:

Ad Copy:



## 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, September 14, 2021, at 550 East Sixth Street, Beaumont, California.

**CONDITIONAL USE PERMIT NO. CUP2021-0058 (HEMET VALLEY MONUMENTS)**, Conduct a public hearing and consideration of a request to allow a headstone manufacturing and retail shop located at 506 Wellwood Avenue (APN 417-062-001) in the Commercial Neighborhood Zone. The proposed application exempt from the provisions of the California Environmental Quality Act (Class 01 - Existing Facilities).

The applicant for this project is **Redlands Consultants & Associates**

**CONDITIONAL USE PERMIT NO. CUP2021-0060 (SENIORIAL)**, Conduct a public hearing and consideration of a request for an ABC Type 41 (on-sale beer and wine - eating place) liquor license to sell beer and wine and a Public Convenience and Necessity (PCN) for the Seniorial Real Mexican restaurant located at 704 E. 6th Street (APN 418-051-005) in the Downtown Mixed-Use zone. The proposed application exempt from the provisions of the California Environmental Quality Act (Class 01 - Existing Facilities).

The applicant for this project is **Raul & Gudelia Naranjo**

**VARIANCE NO. V2021-0097 (PROJECT COUGAR)**, Conduct a public hearing and 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 35 feet located at 36900 and 36855 W. 4th Street (APNS 424-010-011, -012 & -016) in the Specific Plan (Hidden Canyon) Zone. The proposed application exempt from the provisions of the California Environmental Quality Act (Class 11 - Accessory Structures).

The applicant for this project is **McDonald Property Group**

Public comments can be made in person with adherence to the current COVID-19 safety protocols, 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 Planning Commission. Written comments can be emailed to [NicoleW@BeaumontCa.gov](mailto: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 utilizing teleconference communications 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](http://BeaumontCa.gov/Livestream)

Carole Kendrick  
Planning Manager

Press-Enterprise: 9/03

Item 4.