



PLANNING COMMISSION MEETING AGENDA

Wednesday, May 14, 2025

6:00 p.m.

550 E. Sixth Street, Beaumont, CA

Materials related to an item on this agenda submitted to the 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.

MEETING PARTICIPATION NOTICE

This meeting will be recorded for live streaming as well as open to public attendance. Please use the following link during the meeting for live stream access: beaumontca.gov/livestream

Public comments will be accepted using the following options.

1. Written comments will be accepted via email and will be read aloud during the corresponding item of the meeting. Public comments shall not exceed three (3) minutes unless otherwise authorized by the Commission. 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 with "Public Comment" in the subject line.

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 the Commission. Please use the following phone number to join the call **(951) 922 - 4845**.

3. In-person comments are accepted by notifying the City Clerk using a provided Request to Speak Form prior to the start of the Public Comment Period. Public comments shall not exceed three (3) minutes unless otherwise authorized by the Commission.

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

A. CALL TO ORDER

Chairman Philip Southard, Vice Chair Nathan Smith, Commissioner Carlos Cueva, Commissioner Allen Koblin, Commissioner Steven Cooley

Request of Any Excused Absence

Pledge of Allegiance

Adjustments to Agenda

Conflict of Interest Disclosure

B. 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.

C. ACTION ITEMS / PUBLIC HEARINGS / REQUESTS

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

C.1 Approval of Minutes

Recommended Action:

Approve Minutes dated April 9, 2025.

C.2 PLAN2025-0204 Public Hearing to Consider a Resolution Repealing the Noble Creek Vistas Specific Plan

Resolution to repeal the Noble Creek Vistas Specific Plan.

Recommended Action:

Hold a Public Hearing; and

Waive the full reading and adopt by title only, "A Resolution of the Planning Commission of the City of Beaumont Recommending repeal of the Noble Creek Vistas Specific Plan (PLAN2025-0204)".

C.3 Tentative Tract Map 38879 (TM2023-0012) and Variance (V2025-0024) for Consideration of A Proposed Subdivision Located West of Pennsylvania Avenue and North of Eleventh Street in the Residential Single-Family Zone (APN: 415-200-031)

A Public Hearing request for approval of Tentative Tract Map 38879 for a proposed subdivision of 2.70 gross acres into 10 single-family residential lots ranging between 8,500 square feet and 9,365 square feet and a Variance request from BMC Code Section 16.12.080.C to allow Tentative Tract Map 38879 to exceed lot depths of 2.5 times the width.

Recommended Action:

Hold a public hearing; and

Forward a recommendation of approval to the City Council for Tentative Tract Map No. 38879 (TM2023-0012) subject to the conditions of approval and approve V2025-0024 request to allow for lot depths to exceed 2.5 times the width; and, Direct staff to

prepare a Notice of Exemption for the Applicant to file with the Riverside County Clerk Recorder.

C.4 2024 Housing Element Annual Progress Report

A request for a recommendation to the City Council to receive and file the 2024 Housing Element Annual Progress Report.

Recommended Action:

Forward a recommendation of approval for City Council to receive and file the 2024, Housing Element Annual Progress Report and direct staff to submit the reports to the Land Use and Climate Innovation Office and Certify with the California Department of Housing and Community Development.

D. STAFF COMMENTS

E. COMMISSIONER COMMENTS

F. ADJOURNMENT

The next regular meeting of the Beaumont Planning Commission is scheduled for Wednesday, May 28, 2025, at 6:00 p.m., unless otherwise posted Online www.BeaumontCa.gov