



## PLANNING COMMISSION REGULAR MEETING MINUTES

April 9, 2025  
6:00 p.m.  
550 E. Sixth Street, Beaumont, CA

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### Regular Session

#### A. **CALL TO ORDER at 6:00pm**

**Present:** 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: **Item C.4 will be continued to the next meeting**

Conflict of Interest Disclosure

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

**No comments**

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

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

C.1 Approval of Minutes

**Motion by Vice Chair Smith**

**Second by Commissioner Koblin**

**To approve Minutes dated March 26, 2025 with corrections.**

**Approved by unanimous vote**

C.2 PLAN2025-0164 Beaumont Municipal Code Amendment to Chapter 17.11.110 Home Occupations

Public hearing and consideration of proposed amendments to Beaumont Municipal Code Chapter 17.11 “General Development Standards”, more specifically Chapter 17.02.110 “Home Occupations”.

**Public Hearing opened at 6:18 p.m.**

**No comments**

**Public Hearing closed at 6:18 p.m.**

**Motion by Vice Chair Smith**

**Second by Commissioner Koblin**

**Hold a public hearing; and**

**To forward a recommendation to the City Council to approve BMC Amendment PLAN2025-0164 to amend Chapter 17.11 “General Development Standards”, Section 17.11.110 “Home Occupations”, of the Beaumont Municipal Code, with clarification to signage on vehicles and hours of operation for cottage food operations.**

**Approved by a unanimous vote**

C.3 Suspension and Revision of BMC 17.11.050 – Offsite Improvements

A request by the Planning Division to provide a temporary suspension and revision of Beaumont Municipal Code Section 17.11.050 – Offsite Improvements to provide relief to single family residential owners looking to make onsite improvements to their property.

**Public Hearing opened at 6:26 p.m.**

**No comments**

**Public Hearing closed at 6:26 p.m.**

**Motion by Commissioner Cueva**

**Second by Commissioner Koblin**

**To forward a recommendation of approval to the proposed ordinance to suspend offsite improvements for single-family residential owners for a period not to exceed six (6) months, which is the estimated time of completion of the Comprehensive Zoning Code Update.**

**Approved by a unanimous vote**

C.4 PLAN2025-0204 Public Hearing to Consider a Resolution Repealing the Noble Creek Vistas Specific Plan

Resolution to repeal the Noble Creek Vistas Specific Plan.

**Public Hearing opened at 6:28 p.m.**

**Motion by Commissioner Cueva  
Second by Commissioner Koblin**

**To continue PLAN2025-0204 to May 14, 2025.**

**D. PLANNING MANAGER COMMENTS**

**No comments**

**E. ADJOURNMENT at 6:30 p.m.**

The next regular meeting of the Beaumont Planning Commission is scheduled for Wednesday, May 14, 2025, at 6:00 p.m., unless otherwise posted Online [www.BeaumontCa.gov](http://www.BeaumontCa.gov)