

**PLANNING COMMISSION RESOLUTION**

**PC2025-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEAUMONT  
RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF BEAUMONT  
APPROVE AND ADOPT A PROPOSED DEVELOPMENT AGREEMENT BY AND  
BETWEEN THE CITY OF BEAUMONT AND BEAUMONT REGENCY AVG LLC**

**WHEREAS**, Article 2.5 of Chapter 4 of Division 1 of Title 7 (commencing with Section 65864) of the Government Code of the State of California (herein referred to as the “Statute”) authorizes a city to enter into a contract which is called a development agreement in order to establish with certainty what regulations will govern the construction of a development; and

**WHEREAS**, in accordance with the Statute, the City Council of the City of Beaumont (herein referred to as the “City Council”) adopted Resolution No. 1987-34 on May 11, 1987, establishing procedures and requirements for the consideration of development agreements (herein referred to as the “City Procedures”); and

**WHEREAS**, in accordance with the Statute and the City Procedures, the Planning Commission must hold a public hearing for the development agreement and forward a recommendation to the City Council upon making five specific findings as stipulated in Section 301 of the City Procedures; and

**WHEREAS**, the Planning Commission of the City of Beaumont (the "Planning Commission") received an application for a Development Agreement (“Development Agreement No. 2025-0177) from Beaumont Regency AVG (the “Owner”), for that certain real property located at the southeast corner of Oak Valley Parkway and the San Bernardino (I-10) Freeway in the City of Beaumont, County of Riverside, State of California, as generally depicted on the map attached hereto as **Exhibit A** and incorporated herein by this reference (the "Property"), for the purpose of allowing the Owner to construct a commercial development consisting of approximately 279,941 square feet of retail, restaurant, office and other commercial uses (the “Project”); and

**WHEREAS**, the Development Agreement (PLAN2025-0177) is proposed in conjunction with a request for (i) Plot Plan Approval PP2024-0059 to permit the construction of one nationally recognized major retailer, one nationally recognized grocer, and several nationally recognized restaurants and shop tenants; (ii) Sign Program Approval PLAN 2024-0157 to permit one freeway pylon sign, two project pylon signs, and two monument signs; (iii) Parking Variance V2024-0019 to reduce the required number of parking spaces required by the Municipal Code; and Open Space Variance V2025-0031 to reduce the amount of open space otherwise required by the Municipal Code (the “Planning Entitlements”); and

**WHEREAS**, Section 17.070.030.G of the Beaumont Municipal Code currently prohibits the construction, erection or use of any billboards in the City -- billboards being defined as “a permanent sign structure used for the display of offsite commercial messages, other than a directional sign, which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the premises where the sign is located, or to which it is affixed”; and

**WHEREAS**, Owner submitted a request to construct a freeway oriented digital display that brands the City of Beaumont and the shopping center, provides panel space for on-site tenant promotion, and a changeable display for on-site, off-site and City promotional advertising; and

**WHEREAS**, as part of the Development Agreement application, Owner requested relief from the prohibition and requests authorization from the City to construct a freeway oriented digital display that brands the City of Beaumont and the shopping center, provides panel space for on-site tenant promotion, and a changeable display for on-site, off-site and City promotional advertising; and

**WHEREAS**, the Development Agreement authorizes the digital display subject to conditions of approval and Owner’s obligation to obtain separate approval of a sign permit from the Planning Commission approvals from all other entities with jurisdiction including but not limited to Cal Trans, if applicable, and indemnifying and holding the City harmless from any claims related thereto; and

**WHEREAS**, the Development Agreement and the Planning Entitlements constitute the “Project Approvals”; and

**WHEREAS**, on May 28, 2025, the Planning Commission conducted a public hearing for and then approved the Project Approvals and adopted a Resolution establishing conditions of approval and making findings pursuant to the California Environmental Quality Act; and

**WHEREAS**, the Property is approximately 29 acres in size, consisting of a portion of a larger parcel assemblage totaling 64 acres -- the Owner proposes to separately process a lot line adjustment to create the Property for the purposes of the Project, also setting aside parcels for conservation purposes and a detention basin; and

**WHEREAS**, the Property is located in the “CC” Community Commercial zone, and is designated for general commercial land uses by the General Plan; and

**WHEREAS**, the Development Agreement provides for the development of the Project, vests the Land Use Entitlements for a prescribed term, and contributes public funding for off-site public improvements established as a condition of regulatory approval in an amount not exceed the actual costs of said public improvements and where the City maintains no proprietary interest in the overall project in accordance with Labor Code Section 1720; and

**WHEREAS**, pursuant to and in accordance with the provisions of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.* (herein referred to as "CEQA"), the State of California Guidelines for the Implementation of the California Environmental Quality Act (commencing with Section 15000 of Title 14 of the California Code of Regulations herein referred to as the "CEQA Guidelines"), and the City's CEQA Procedures, the City is the "lead agency" for the preparation and consideration of environmental documents for the Project; and

**WHEREAS**, a project specific Environmental Impact Report was prepared in February 2007 for a 411,709 square foot general commercial project on a larger 41-acre project site, and certified by the City Council in April 2007; and

**WHEREAS**, the City adopted a General Plan and Zoning Update ("2020 GPU"); and certified a Program Environmental Impact Report in October 2020 ("2020 GPU EIR"), enabling the City to consider broad policy alternatives and program-wide mitigation measures with individual project submittals thereby streamlining the approval process; and

**WHEREAS**, State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site ... this streamlines the review of such projects and reduces the need to prepare repetitive environmental studies;" and

**WHEREAS**, pursuant to Section 15183(c) of the State CEQA Guidelines, "(i)f an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards...then an additional EIR need not be prepared for the project solely on the basis of that impact;" and

**WHEREAS**, the Planning Commission has reviewed the Project and analyzed it based upon the provisions in Section 15183 (Consistency with a General Plan, Community Plan, or

Zoning) and Section 15162 (Subsequent EIRs and Negative Declarations) of Title 14 of the California Code of Regulations (State CEQA Guidelines); and

**WHEREAS**, a Section 15183 Compliance Report (“CEQA Report”) was prepared for the Project by Ascent Environmental to evaluate the physical environmental impacts of the Project and the CEQA Report was made available for review on the City’s website at [www.Beaumont.net](http://www.Beaumont.net); and

**WHEREAS**, the CEQA Report finds that “because the proposed Project is consistent with the 2020 GPU and because the Project would not result in any new or more severe impacts to the environment beyond what was previously evaluated and disclosed as part of the 2020 GPU EIR, no additional environmental review is required for the proposed Project beyond the analysis and conclusions provided in Section 4 of the CEQA Report”; and

**WHEREAS**, in conformance with CEQA and the CEQA Guidelines, a Mitigation Monitoring Reporting Program was prepared for the previous project in 2007 and includes mitigation measures that are both program-wide and specific to the Site, which may apply to the new Project based on the proposed CEQA Section 15183 Exemption; and

**WHEREAS**, the Planning Commission did hold a public hearing in the City of Beaumont on May 28, 2025, at 6:00 p.m., notice of said public hearing having been duly given as required by law, to hear and consider evidence for the Development Agreement and to hear and consider evidence for and against the Project and related actions, and to investigate and make findings and recommendations in connection therewith; and

**WHEREAS**, the Planning Commission determines that the evidence in the record constitutes substantial evidence to support the actions taken and the findings made in this Resolution, that the facts stated in this Resolution are supported by substantial evidence in the record, including testimony received at the public hearing, the staff presentations, the staff report and all materials in the project files. There is no substantial evidence, nor are there other facts, which negate the findings made in this Resolution. The Planning Commission expressly declares that it considered all evidence presented and reached these findings after due consideration of all evidence presented to it.

**NOW, BE IT FURTHER RESOLVED** that the Planning Commission does hereby recommend that the City Council approve the Development Agreement, in the form presented at this meeting, based upon the following facts and findings:

**SECTION 1. Compliance with the California Environmental Quality Act.** The Planning Commission hereby finds and determines that the Project meets the requirements of CEQA

Guidelines Section 15183, and as such, no additional CEQA review, such as a Subsequent or Supplemental EIR or MND, is required for the project and that a Notice of Exemption shall be filed with the appropriate agencies.

**SECTION 2. Compliance with the Statute and City Procedures.** The Planning Commission hereby finds and determines that the Development Agreement complies with the Statute and City Procedures, specifically:

1. The proposed Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the general plan and any applicable specific plan.
2. The proposed Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the applicable zoning district(s) in which the Project is and will be located.
3. The proposed Development Agreement is in conformity with public convenience, general welfare and good land use practice.
4. The proposed Development Agreement is not otherwise detrimental to the health and safety of the citizens of the City of Beaumont.
5. The proposed Development Agreement will not adversely affect the orderly development of property or the preservation of property values.

**SECTION 3. Resolution.** This Resolution shall take effect immediately upon adoption.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Beaumont, California, held on the 28th day of May 2025, by the following roll call vote:

AYES: Cooley, Koblin, Cueva, Southard

NOES:

ABSTAIN: Smith

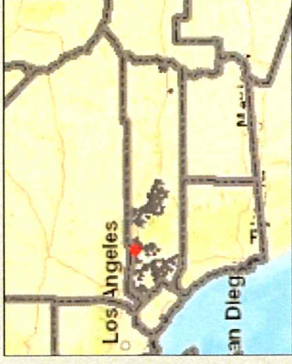
ABSENT:

By: \_\_\_\_\_

Philip Southard, Chair

City of Beaumont

# PP2024-0059 Aerial Photograph



- Legend**
- County Boundary
  - City Boundaries
  - Parcels, Public
  - Blue-line Streams
  - City Areas

## Notes

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



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REPORT PRINTED ON... 5/16/2025 9:02:58 AM

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