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550 E. 6th Street
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<i>Notice ID:</i>	HY4SgzSLNJOUuy5o8q4r
<i>Invoice Text:</i>	<p>LEGAL ADVERTISEMENT NOTICE IS HEREBY GIVEN, that the City Council of the City of Beaumont will conduct a public hearing to consider the matter described below. The City Council's public hearing will be held at 6:00 p.m. on Tuesday, June 17, 2025, at 550 East Sixth Street, Beaumont, California. DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BEAUMONT AND BEAUMONT REGENCY AVG LLC (PLAN2025-0177) On May 28, 2025, the Planning Commission approved various land use entitlements and recommended approval and adoption of an ordinance by the City Council for a development agreement to authorize a project consisting of a 279,941 square-foot commercial shopping center on approximately 28.95 acres on the south side of Oak Valley Parkway, easterly of the I-10 Freeway. The proposed development agreement would vest the land use entitlements for a term of up to 15 years, would authorize the City to reimburse the actual costs up to \$6,000,000 for improvements to Oak Valley Parkway and would allow consideration of an application for a digital display otherwise prohibited by Beaumont Municipal Code Section 17.070.030.G. The City Council will also consider a Resolution for Amendment No. 6 to the City Five-Year Capital Improvement Plan for Fiscal Years 2025-2029 and the Fiscal Year 2024-2025 City Budget to identify the proposed Oak Valley Parkway improvements as a capital project and reserve funding. The development agreement authorizing the project has been determined exempt under Article 12, Section 15183 (Projects Consistent with a Community Plan or Zoning). The Applicant for this Project is Beaumont Regency AVG LLC ("Developer"). Melody Arechiga Senior Planner marechiga@beaumontca.gov</p>

LEGAL ADVERTISEMENT

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The Applicant for this Project is **Beaumont Regency AVG LLC ("Developer")**.

Melody Arechiga
Senior Planner
marechiga@beaumontca.gov

TENTATIVE TRACT MAP NO.38879 (TM2023-0012) AND VARIANCE (V2025-0024), Conduct a Public Hearing request for consideration of City Council 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 and 9,365 square feet and a Variance request from BMC Code Section 16.12.080.C to allow lot depths to be larger than 2.5 times the width. The proposed application is categorically exempt from the provisions of the California Environmental Quality Act under Section 15332, Class 32 – In-Fill. (APN: 415-200-031)

Applicant: **Penn St Development LLC, Dean Cook**

Jillian Fountain
Associate Planner
jfountain@beaumontca.gov

Public comments can be made in person, 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 the City Council. Written comments can be emailed to 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 in person 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
The Press-Enterprise
Published: 6/6/25

City of Beaumont
550 E. 6th Street
Beaumont, California 92223

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011739485

FILE NO. 0011739485

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of 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:

06/06/2025

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

Date: June 6, 2025.
At: Riverside, California

Signature