



PLANNING COMMISSION MEETING AGENDA

Wednesday, May 8, 2024

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

Swearing in of Carlos Cueva

Chairman Steven Cooley, Vice Chair Philip Southard, Commissioner Mario Garai,
Commissioner Nathan Smith, Commissioner Carlos Cueva

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 March 27, 2024.

C.2 Conditional Use Permit CUP2024-0004 for 1906 ABC Type 41 License located at 1888 Golf Club Drive (APN 400-250-001)

A request for approval of a Type 41 – On Sale Beer and Wine – Eating located in at a Golf Course Clubhouse and Golf Course at 1888 Golf Club Drive.

Recommended Action:

Continue CUP2024-0004 off-calendar without discussion.

C.3 Public Hearing for Plot Plan PP2023-0619 and Variance V2024-0002 McClure

Amendment to Modify the Building Elevations, Parking, and Circulation

Plot Plan PP2023-0619 & Variance V2024-0002 to conduct a public hearing and consideration of a request to modify the elevations, parking, and circulation a previously approved Plot Plan (PP2020-03017)

Recommended Action:

Hold a public hearing; and,

Approve the Plot Plan Amendment PP2023-0619 and approve the Parking Variance V2024-0002.

C.4 Public Hearing for Conditional Use Permit CUP2024-0003 Request to Operate A Recreational Vehicle And Motorhome Painting Establishment With A 54' X 18' Spray Booth For Excellence RV Located At 609 West Luis Estrada Drive (APN: 417-030-004)

A request to operate a recreational vehicle and motorhome painting establishment in an existing 7,300 square foot building on the south side of Luis Estrada drive in the Manufacturing Zone. This use will include a 54-foot by 18-foot spray booth. Body and Paint shops in this area are subject to a conditional use permit in this zone.

Recommended Action:

Hold a public hearing; and,

Approve Conditional Use Permit 2024-0003, subject to the attached Conditions of Approval.

Direct staff to prepare a Notice of Exemption for the applicant to file with the Riverside County Clerk Recorder.

C.5 Public Hearing for Specific Plan Amendment (SP2023-0011) a City initiated request to amend the Oak Valley SCPGA Specific Plan to be in conformance with the General Plan land use designation

A City initiated request to amend the Oak Valley SCPGA Specific Plan to be in conformance with the General Plan land use designation

Recommended Action:

Hold a public hearing; and

Forward a recommendation of approval to the City Council to Amend the Oak Valley SCPGA Specific Plan.

C.6 Public Hearing for Specific Plan Amendment (SP2023-0010) a City Initiated Request to Amend the Heartland Specific Plan to be in Conformance with the General Plan Land Use Designation

A City initiated request to amend the Heartland (Olivewood) Specific Plan to bring it into conformance with the underlying General Plan land use designation.

Recommended Action:

Hold a public hearing; and

Forward a recommendation of approval to the City Council to amend the Heartland Specific Plan.

C.7 Public Hearing for Conditional Use Permit CUP2024-0002 for a Request for an ABC Type 47 - On Sale General – Eating Place for Beer, Wine and Distilled Spirits at 762 and 766 Beaumont Avenue (APN: 418-072-002)

An application for a CUP for on sale beer, wine and distilled spirits at an existing restaurant, Tuscano's Pizza and Pasta located at 762 and 766 Beaumont Avenue.

Recommended Action:

Hold a public hearing; and,

Continue Conditional Use Permit 2024-0002 to a date specified to provide time for business owner to correct outstanding code violations.

C.8 Public Hearing Beaumont Village - Tentative Parcel Map 37440 PM2019-0006, Plot Plan PP2019-0222, Conditional Use Permits CUP2017-0010, CUP2019-0037, CUP2019-0038, and Mitigated Negative Declaration & Mitigation Monitoring & Reporting Program ENV2019-0010

A request for a plot plan to construct and operate A plot plan for a commercial shopping center with seven (7) buildings totaling 42,897 square feet including the fuel canopy and comprising of an 18,000 sq. ft. retail anchor building, four (4) quick service (QSR) drive-throughs restaurants, including 3,562 sq ft. of attached retail to one QSR, a carwash, and a gas station and 3,130 sq. ft. convenience store with a Type 20 ABC license. The applicant is also requesting a sign program and to subdivide 12.39 acres into seven (7) parcels and one (1) remainder parcel located on the northwest corner of Oak Valley Parkway and Beaumont Avenue in the Commercial Neighborhood zone (APN: 404-190-001 and 404-190-003).

Recommended Action:

Hold a public hearing; and,

Forward a recommendation of approval to the City Council to adopt a Mitigated Negative Declaration for ENV2019-0010, Approve Plot Plan PP2019-0222, Approve Conditional Use Permit CUP2019-0037, Approve Conditional Use Permit CUP2019-0038, Approve Sign Program PLAN2022-0791 and approve Tentative Parcel Map No. 37440 (PM2019-0006) for a two-year period, subject to the attached conditions of approval.

D. PLANNING MANAGER COMMENTS

E. ADJOURNMENT

The next regular meeting of the Beaumont Planning Commission is scheduled for Wednesday, June 12, 2024, at 6:00 p.m., unless otherwise posted Online www.BeaumontCa.gov