



Agenda
City of Beaumont Planning Commission
Regular Session 6:00 PM

550 E 6th Street, Beaumont, Ca
Tuesday, April 23, 2019

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

Any Person with a disability who requires accommodations in order to participate in this meeting should telephone the City Clerk's office at 951 769 8520, at least 48 hours prior to the meeting in order to make a request for a disability related modification or accommodation.

Page

REGULAR SESSION

CALL TO ORDER

Chairman Tinker, Vice Chairman St. Martin, Commissioner Smith, Commissioner Barr, Commissioner Stephens

Pledge of Allegiance:

Approval/Adjustments to Agenda:

Conflict of Interest Disclosure:

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA)

Any one person may address the Planning Commission 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 to the City Clerk. There is a three (3) minute time limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the Commission from discussing or taking actions brought up by your comments.

ACTION ITEMS/PUBLIC HEARINGS/REQUESTS

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

1. **Consider Proposed Sign Permit PLAN2019-0275 for the Construction of an Internally Illuminated Monument Sign at 650 Oak Valley Parkway in the Residential Single-Family (RSF) Zone** 3 - 7
Recommended Committee Action(s):
 1. Approve Sign Permit Application PLAN2019-0275, for the proposed construction of a monument sign at Fellowship in the Pass church located at 650 Oak Valley Parkway in the Residential Sign-Family (RSF) zone as shown on the sign proposal.

[Item 1](#)
[Attachment A. Sign Proposal](#)

2. **Tentative Parcel Map No. 37660 TPM2019-0004 Consideration of a Request to Subdivide Approximately 14.61 Acres into 7 Lots Ranging in Size from .97 Acres to 4.23 Acres for Finance and Conveyance Purposes, Located on the East and West Sides of Commerce Way between 2nd and 1st Streets in the San Gorgonio Village Specific Plan** 9 - 14

Recommended Committee Action(s):

1. Hold a Public Hearing; and
2. Recommend to the City Council, approval of Tentative Parcel Map 37660 for a two-year period based upon the findings stipulated herein, subject to the attached conditions of approval.

[Item 2](#)

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Adjournment of the Planning Commission Special Meeting of the April 23, 2019 Meeting at ____ p.m.

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, May 14, 2019, at 6:00 p.m. or thereafter as noted on the posted Agenda at City Hall.

Beaumont City Hall – Online www.BeaumontCa.gov

Staff Report

TO: Planning Commissioners
FROM: Christina Taylor, Community Development Director
DATE: April 23, 2019
SUBJECT: Consider Proposed Sign Permit PLAN2019-0275 for the construction of an Internally Illuminated Monument Sign at 650 Oak Valley Parkway in the Residential Single-Family (RSF) zone.
APPLICANT: Fellowship in the Pass Church (Jeff Marshman)

Background and Analysis:

The City is in receipt of a sign permit application to construct a monument sign at Fellowship in the Pass Church located at 650 Oak Valley Parkway. The church site is approximately 21.4 acres with just under one (1) acre currently developed. The property is zoned Residential Single-Family (RSF) and is surrounded by Residential Single-Family to the north, east and south. To the west is the Stater Bros. shopping center, zoned Community Commercial (CC).



As stated, the property is in the Residential Single-Family (RSF) zone. There are no sign code standards that allow for monument signage on a non-residential property in a residential zone. *Chapter 17.070.60 (j) Interpretation of Provisions* allows the Planning Commission to make a determination any time the application of the sign code is unclear. Staff feels a Planning Commission decision is the most appropriate course of action.

There is an existing sign on the site and the proposed monument sign would be replacing it. There are multiple buildings on the site, which could constitute a "church complex". The site

does not have any additional signage on the buildings. At this time, the proposed monument sign would be the only form of signage for the site. The proposed monument sign is 20' long and 5 ½' high totaling 110 square feet. It will be constructed of concrete and iron and will have a planter in the base. Of the 110 square feet, the proposed sign area is 15' long by 5' high for a total of 75 square feet. The church name on the sign is 10' long by 2 ½' high for a total of 25 square feet.

For reference, *Chapter 17.07.110 Signs in Commercial Zones (A) Permitted Signs in the C-G and C-C within a commercial complex (2) Monument Signs* allows the following:

One monument sign not to exceed 30 square feet in sign area which may be permitted to identify separate establishments or uses in the commercial complex. The monument sign structure shall not exceed six feet in height. Additional monument signs may be permitted on parcels having more than one frontage and the signs are located at least 300 feet apart. Monument signs shall be placed in a landscaped area or planter of not less than 250 square feet. Monument signs shall be located a minimum of five feet from any right-of-way, sidewalk or driveway.

Staff feels that the proposed sign is compatible with the site and the surrounding properties. It is sized appropriately for the scale of the site and it is internally illuminated in a manner that will not impact the surrounding residential properties.

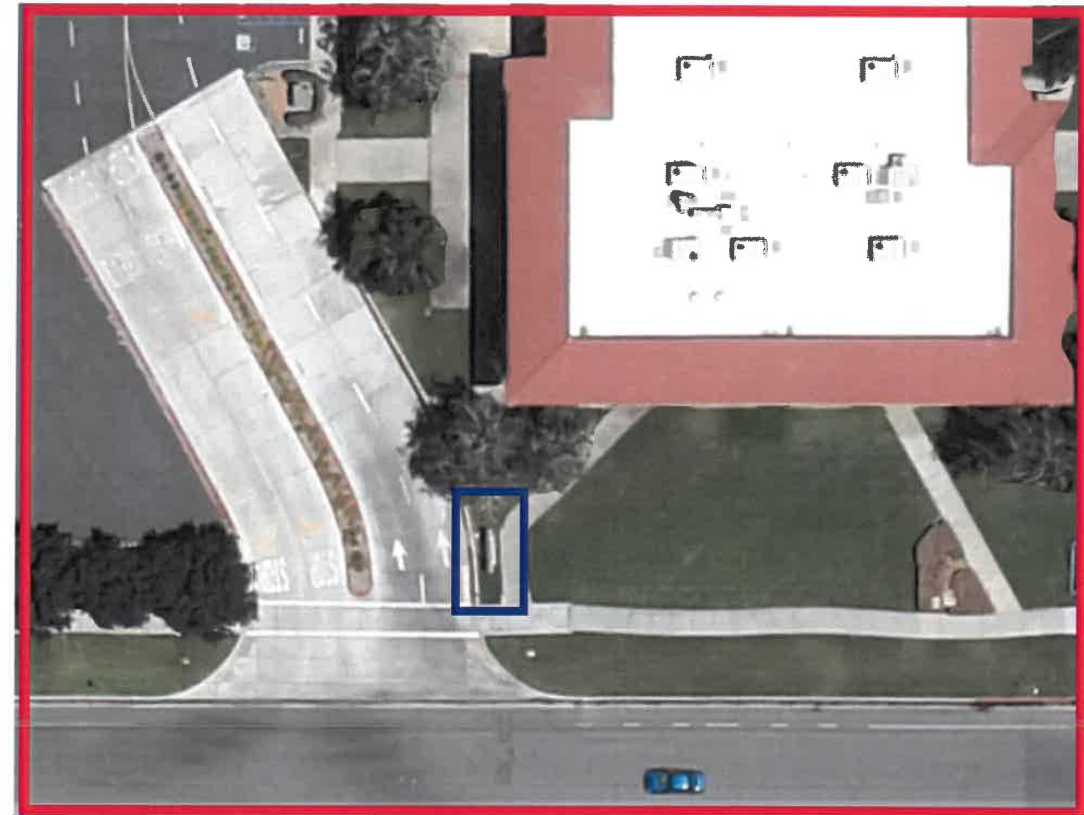
Recommendation:

- (1) Approve Sign Permit Application PLAN2019-0275, for the proposed construction of a monument sign at Fellowship in the Pass church located at 650 Oak Valley Parkway in the Residential Single-Family (RSF) zone as shown on the sign proposal.

Attachments:

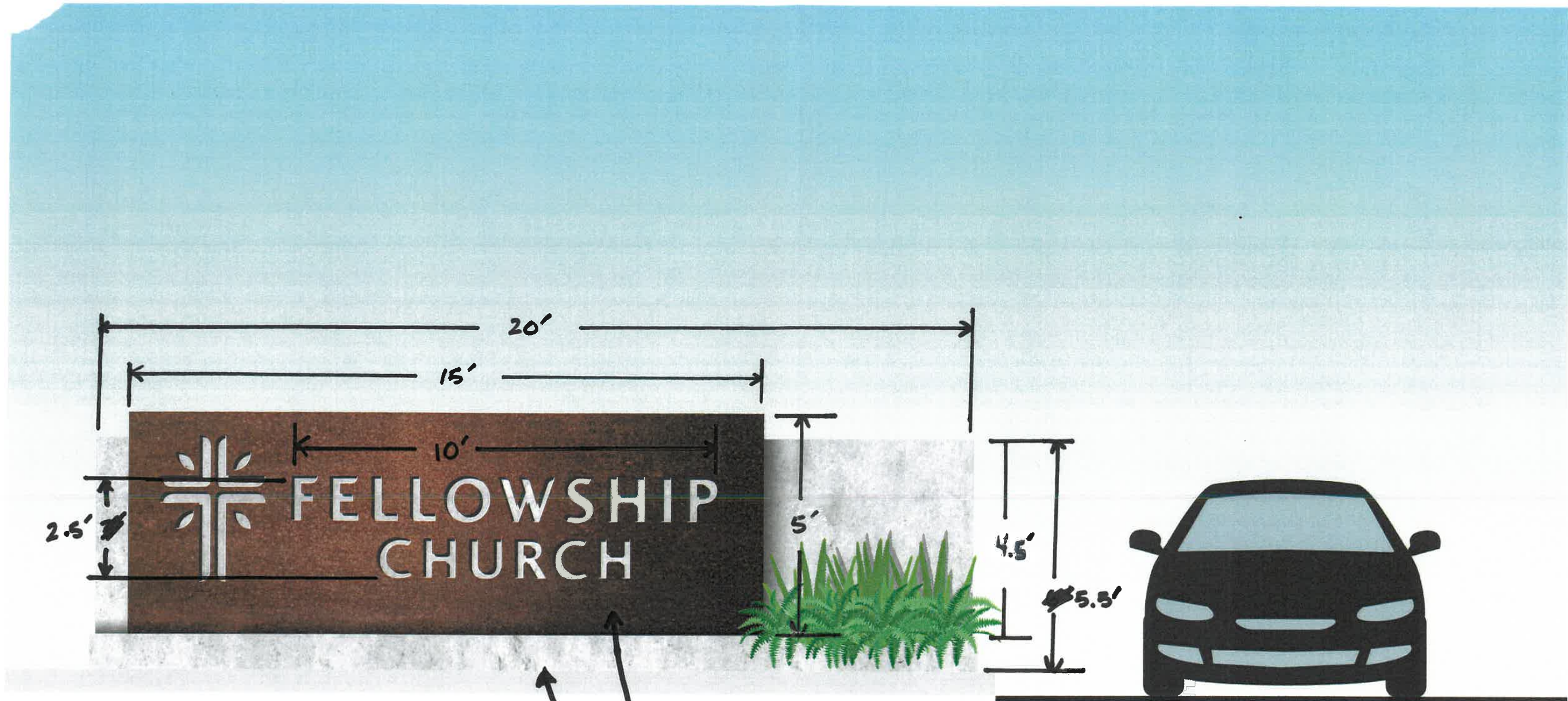
- A. Sign proposal

Site Plan - Fellowship in the Pass Church



Key

- Fellowship in the Pass land = 21.4 acres
Total developed land = approx. 9 acres
- Magnified portion of site to show location of monument sign.
- Location of current monument sign and location of proposed monument sign
- Street Frontage = 846 feet



MONUMENT SIGN - DAY

Materials
Iron
Concrete





MONUMENT SIGN - NIGHT



Staff Report

TO: Planning Commission

FROM: Christina Taylor, Community Development Department

DATE: April 23, 2019

SUBJECT: Tentative Parcel Map No. 37660 TPM2019-0004 Consideration of a Request to Subdivide Approximately 14.61 Acres into 7 Lots Ranging in Size from .97 Acres to 4.23 Acres For Finance and Conveyance Purposes, Located on the East and West Sides of Commerce Way Between 2nd and 1st Streets in the San Geronio Village Specific Plan

Applicant: SGV Beaumont, LLC.

Background and Analysis:

Tentative Parcel Map 37660 is a proposal calling for the division of a 14.61 acre parcel into 7 lots, ranging in size from .97 acres to 4.23 acres. It is intended to create parcels which overlie the previously approved plot plan for a commercial project which can be readily transferred to individual builders, or for financing purposes. The proposed map is located on the east and west sides of Commerce Way south of Second Street; and north of First Street in the San Geronio Village Specific Plan.

Location of Tract Map 37660



The proposed subdivision map is a “financing and conveyance map,” meaning that it cannot lead directly to development nor does it require any physical improvements, as the underlying approvals dictate the manner of site development. The function of the map is to permit the simplified conveyance of portions of the parcel to individual users, or to separate project elements for financing. This limitation is stipulated by the proposed conditions of approval.

The proposed map is consistent with the underlying approvals and establishes parcel boundaries that provide for logical development increments.

Environmental Documentation:

This action is exempt from the California Environmental Quality Act (CEQA) under provision 15315 Minor Land Divisions. The existing entitlements, SP06-2, 06-PP-015, and 06-MND-21 remain current and will be relied on in the proposed actions associated with this proposal and no additional environmental analysis is required.

Findings:

In order for Planning Commission to approve the subject proposal, the following findings are required.

1. The proposed use is substantially consistent with the Beaumont General Plan, and all relevant elements and policies thereof.

The proposed division of land is for finance and conveyance purposes only. The development, as proposed and as previously approved, is consistent with the General Plan and zoning for the site. This action upholds General Plan policies encouraging economic growth and development in the City.

2. The proposed map is in conformance with the provisions of Title 17 of the Beaumont Municipal Code and the provisions of SP06-2, 06-PP-015, and 06-MND-21.

The proposed map conforms to all the site and subdivision standards required by the municipal code. The site meets the minimum lot requirements of 10,000 square feet as identified in the specific plan. No changes to the existing entitlements are proposed

3. The proposed map will not result in any significant environmental impacts and falls under the existing Mitigated Negative Declaration 06-MND-21 pursuant to the California Environmental Quality Act.

This action is exempt from the California Environmental Quality Act (CEQA) under provision 15315 Minor Land Divisions. There are no changes to previous approvals

and no new uses proposed. All provisions and requirement of Mitigated Negative Declaration 06-MND-21 are still in effect.

4. The proposed map is consistent and compatible with adjoining and surrounding land uses and, with the implementation of the conditions of approval, will be accommodated by the vehicular circulation system in the vicinity.

The proposed map is consistent and compatible with surrounding land uses. The proposed lot sizes are similar to those in adjacent and surrounding developments. The traffic impacts for the approved development were analyzed in 06-MND-21. All existing mitigation measures and conditions of approval are applicable.

Recommendation:

1. Hold a Public Hearing; and
2. Recommend to the City Council, Approval of Tentative Parcel Map 37660 for a two-year period based upon the findings stipulated herein, subject to the attached conditions of approval.

Attachments:

- A. Conditions of Approval

CITY OF BEAUMONT
CONDITIONS OF APPROVAL

TENTATIVE PARCEL MAP NO. 37660
SAN GORGONIO VILLAGE

PLANNING COMMISSION
APPROVAL:

DRAFT

STANDARD CONDITIONS

1. The following conditions of approval are for **TENTATIVE PARCEL MAP NO. 37660**, and consist of all subsequent conditions and all conditions of approval for SP06-2, 06-PP-015 and 06-MND-21.
2. The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning **TENTATIVE TRACT MAP NO. 37660** and related documents, which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
3. The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
4. This conditionally approved tentative map will expire two (2) years after the original approval date, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a development agreement. Action on a minor change and/or revised map request will not extend the time limits of the tentative map. Approval of the final map by the City Council is required.
5. The final map shall be prepared by a licensed land surveyor or registered civil engineer subject to all the requirements of the State of California Subdivision Map Act and The Beaumont Municipal Code.
6. If deemed necessary by the Community Development Director, within ten (10) days of approval by the City Council ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Community Development Director prior to release of the final conditions of approval.

7. Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal, listed in Ordinance No. 506.
8. The proposed subdivision map is a "financing and conveyance map". It cannot lead directly to development nor does it require any physical improvements, as the underlying approvals dictate the manner of site development. The function of the map is to simply permit the simplified conveyance of portions of the parcel to individual users, or to separate project elements for financing.

AGENCY CONDITIONS

9. The subdivider shall comply with the requirements of the Beaumont Unified School District.
10. The subdivider shall comply with the requirements set forth by the Beaumont Fire Department.
11. The subdivider shall comply with the requirements as set forth by the Beaumont-Cherry Valley Water District.

RECORDATION CONDITIONS

Prior to the RECORDATION of any final map, all the following conditions shall be satisfied:

12. The subdivider shall submit written clearances to the Public Works Director that all pertinent requirements from the following agencies have been met:

City Fire Department
City Police Department
City Community and Economic Development Department
Beaumont Cherry Valley Water District

13. All road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works Director. Street names shall be subject to the approval of the Public Works Director. Secondary access shall be offered for dedication and improved from the tract map boundary to a City maintained road as approved by the Public Works Director prior to recordation.
14. All delinquent property taxes, special taxes and/or any other assessments shall be paid to the Riverside County Tax Collectors Office.

15. Easements, when required for roadway slopes, drainage facilities, utilities, etc., shall be shown on the final map if they are located within the land division boundary. All offers of dedication and conveyances shall be submitted and recorded as directed by the Public Works Director.
16. A set of covenants, conditions and restrictions (CC&Rs) shall be established and recorded on the properties contained within this map to provide for reciprocal parking amongst the different owners and uses. The CCRs shall be reviewed and approved by the Community Development Director, Public Works Director and City Attorney prior to recordation.