



# City of Beaumont

550 E. 6th Street  
Beaumont, CA 92223  
(951) 769-8520

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Beaumont City Council  
Meeting of  
April 17, 2006  
Agenda Item # 2.c

Modifications to the Conditions of Approval for Tentative Tract No. 32850, West side of Manzanita Park Road, South of Potrero Blvd. – Applicant: Mo Behzad

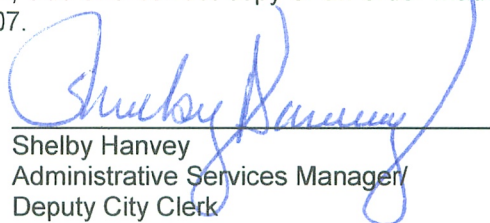
**Recommendation: City Council Review and Approve the Modification to the Conditions of Approval for Tentative Tract Map No. 32850**

**Staff report was given by Ernest Egger, Director of Planning.**

Motion by Council Member Berg, Seconded by Council Member Dressel to approve the Modification as referred to in the exhibit (attached) with the addition that the architectural plans come back to City Council for review and approval.  
Vote:5/0

Certification

I hereby certify that the forgoing is a full, true and correct copy of an order made and entered in the City Council Minutes of April 17, 2007.

  
\_\_\_\_\_  
Shelby Harvey  
Administrative Services Manager/  
Deputy City Clerk



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April 23, 2007

Vicky Valenzuela, Project Manager  
Thatcher Engineering & Associates, Inc.  
345 5th Street, Suite 'B'  
Redlands, CA 92374

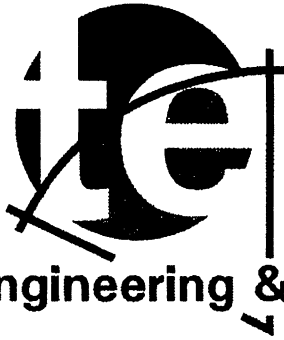
**SUBJECT: Tract Map 32850 Modifications to Conditions of Approval**

Dear Vicky Valenzuela:

The City of Beaumont City Council has approved the above referenced request. City Council added a condition that requires the architectural plans to return to City Council for review and approval. Attached is a copy of the City Council Minute Order and a stamped approved copy of the exhibit. If you have any questions please feel free to call the Planning Department at (951) 769-8518.

Very truly yours,  
CITY OF BEAUMONT

Rebecca Posalski  
Assistant Director of Planning



- land planning
- civil engineering

## thatcher engineering & associates, inc.

City of Beaumont  
Planning Department  
550 E. Sixth Street  
Beaumont, CA 92223

**Date:** February 8, 2007  
**Job No.:** 102813

**ATTN:** Mr. Ernie Egger, Director

**RE:** Tract 32850, City of Beaumont

Dear Ernie:

Condition of Approval No. 5.13 of approved Tentative Tract 32850 requires that "residences within the subdivision shall be limited to single-story residences." This condition has been detrimental to the developer. Although he has made several attempts to market this subdivision, the single-story requirement continues to be a roadblock with potential builders. Therefore, we are hereby requesting that Condition 5.13 be modified to allow up to 45 of the 95 lots to have two-story units. To supplement this request and provide for your review, we attach an exhibit showing where we would propose two-story homes. Also, we have noted on the table of the enclosed plan the estimated top of roof elevation for all of the homes. Please note that in all instances, we have kept the two-story units away from the highest part of the subdivision and as shown on the attached table, the top of the roof for a two-story unit is lower than the top of a single-story unit on the same sight line. As an example, Lot 94, as a two-story unit has a top of roof elevation of 83.2, where the single-story unit on Lot 51 has a top of roof elevation of 84.4. Also, in all instances, we have provided for single-story units on all corner lots. This was done to provide more of an "open" feel at the intersection areas.

We appreciate your consideration of this matter, and ask that you please contact the undersigned at (909) 748-7777 should you have any questions or require additional information.

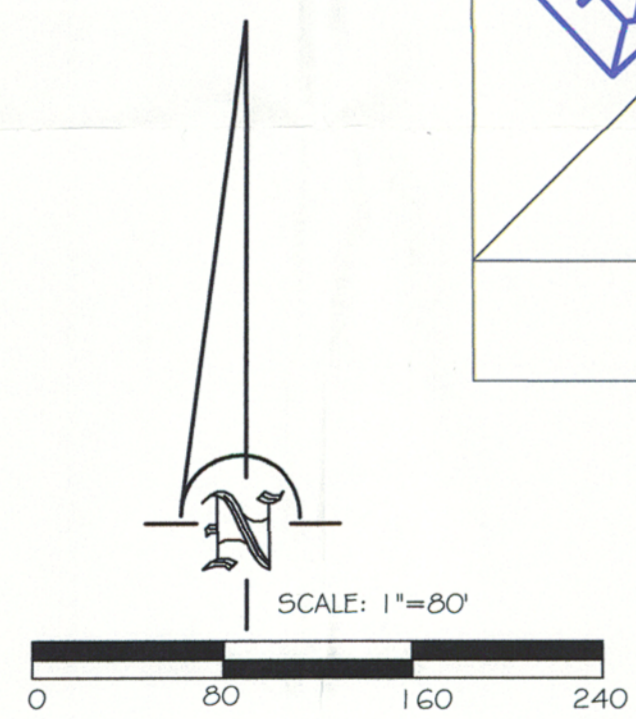
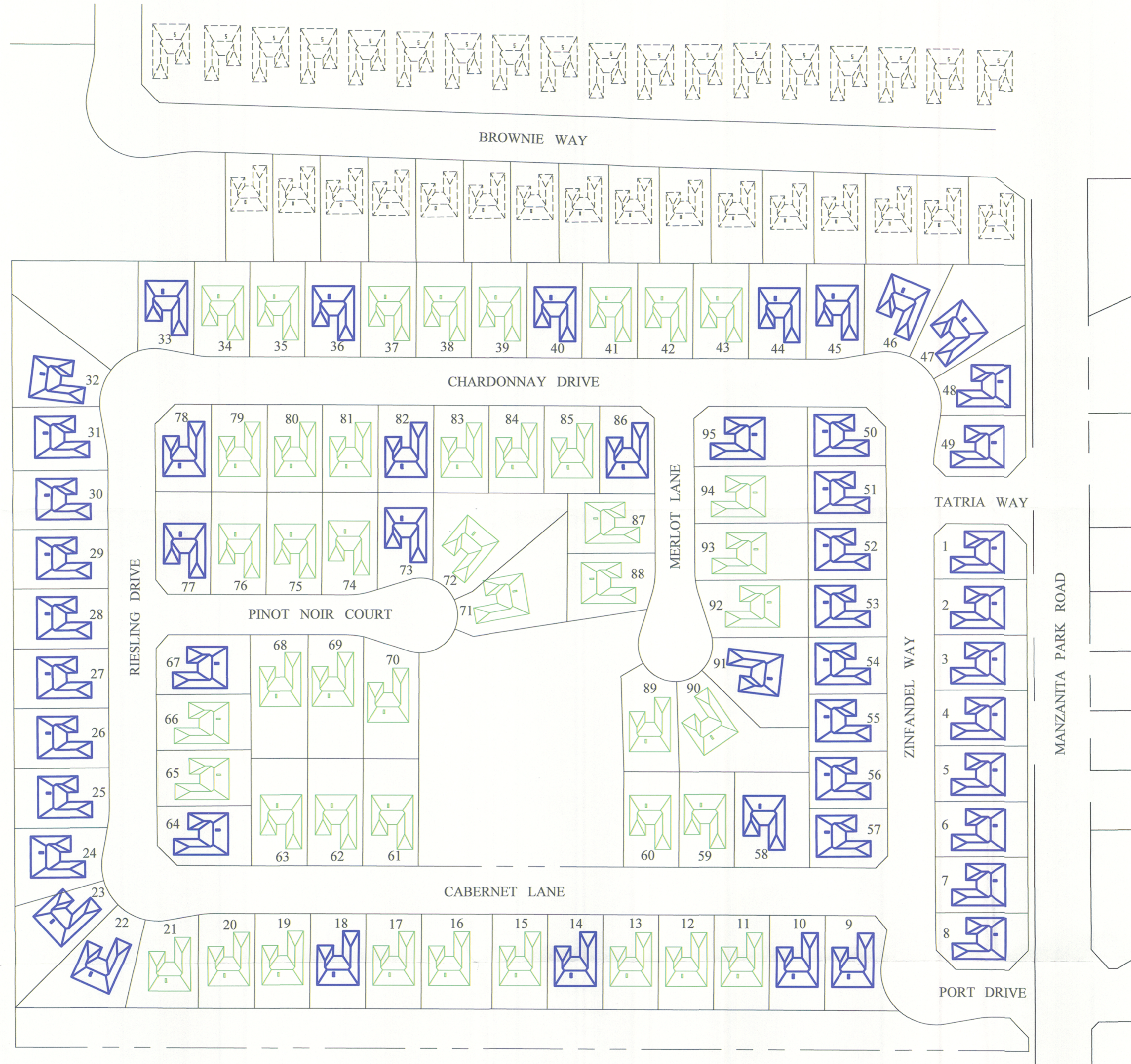
Yours truly,  
THATCHER ENGINEERING & ASSOC., INC.

Vicky Valenzuela, Project Manager

cc: Mr. Mo Behzad, Beaumont Properties



# TRACT 32850



### LEGEND

	ONE STORY HOUSE
	TWO STORY HOUSE
	EXISTING ONE STORY

CITY OF BEAUMONT APPROVED  
 BY: *[Signature]*  
 DATE: 4/17/07  
 Subject to Conditions of Approval

PREPARED FOR/APPLICANT:  BEAUMONT PROPERTIES ATTN: MO BEHZAD 731 WIMBLETON DRIVE REDLANDS, CA 92374 PHONE: (909) 793-6675		• land planning • civil engineering   phone 909.748.7777 fax 909.748.7776 345 57th street, suite 10 redlands, ca 92374	
Melvin W. Thatcher, III R.C.E. 39964 Exp. Dec 31, 2007 Job No. 117202 Date Prepared 03/05/07 Designed By M.W.T. Drawn By SB Reference No. 102813EXHIBIT Sheet 1 of 1			