

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 Hanvey

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

Tebecca tosa

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

VickeyValionel

cc: Mr. Mo Behzad, Beaumont Properties

STAFF REPORT

TO:

Honorable Mayor and City Council Members

FROM:

Community and Economic Development Department

AGENDA DATE:

April 17, 2007

SUBJECT:

Request for Modification of Conditions of Approval for Tentative Tract

No. 32850, West Side of Manzanita Park Road, South of Potrero

Boulevard. Applicant: Mo Behzad

BACKGROUND/ANALYSIS:

Staff is in receipt of a request from Mr. Mo Behzad to modify a condition of the original approval of a 95 lot subdivision on the west side of Manzanita Park Drive. The condition in question limited all dwellings in this tract to single story homes, in deference to aesthetic concerns from surrounding areas.

The applicant has indicated that he has experienced great difficulty in securing a merchant builder to construct the project due to the limited flexibility in product types and building square footages resulting from the single-story limitation. The applicant has submitted the enclosed narrative indicating these difficulties and detailing a revised proposal which would allow two-story units on 45 of the 95 lots. Staff has worked with the applicant's engineer to site the proposed two-story units in a manner which would minimize their visibility from surrounding areas, particularly as viewed from Beaumont Avenue looking easterly. The two-story units would largely be clustered in the site's interior.

RECOMMENDATION:

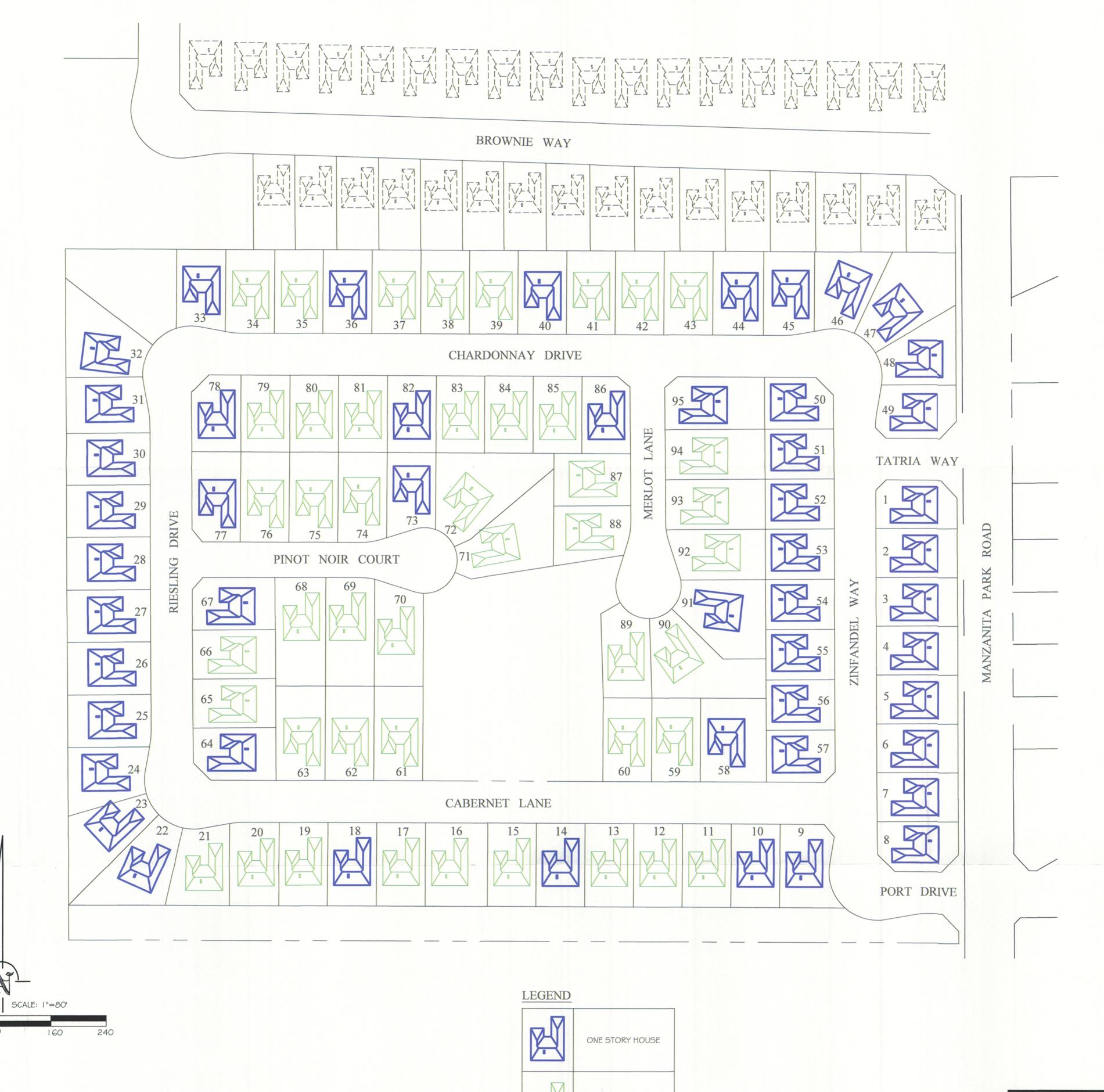
Staff believes that, in light of market conditions, the applicant's request is reasonable and recommends that the City Council approve the proposed modification.

Respectfully Submitted,

Ernest A. Egger, AICP, REA

Director of Planning

TRACT 32850



TWO STORY HOUSE

EXISTING ONE STORY

DATE: 4/17/07
Subject to Conditions of ADDrova

PREPARED FOR/APPLICANT:

BEAUMONT PROPERTIES ATTN: MO BEHZAD 731 WIMBLETON DRIVE REDLANDS, CA 92374 PHONE: (909) 793-6675



Melvin W. Thatcher, III R.C.E. 39964 Exp. Dec 31, 2007

Job No. Date Prepared Designed By Drawn By Reference No. Shee 117202 03/05/07 M.W.T. SB 102813EXHIBIT Of

MELVIN W.

THATCHER, III