



**CITY OF BEAUMONT
PLANNING DEPARTMENT
DRAFT CONDITIONS OF APPROVAL**

PLANNING COMMISSION DATE: October 13, 2020

PROJECT NAME: Residential Care Facility for Drug Rehabilitation

PROJECT NOS.: CUP2020-0048 & V2020-0079

DESCRIPTION: Operation of a 31 bed a residential care facility serving as a drug rehabilitation facility within an existing 11,790 square foot, two-story building and a variance requesting reduced parking requirements located at 210 W. 6th Street in the Commercial General (CG) Zone.

APPLICANT: URP California, LLC

LOCATION: 210 W. 6th Street

APN: 417-056-002

PROJECT

Note: Any conditions revised at a hearing will be noted by ~~strikeout~~ (for deletions) and/or underline (for additions), and any newly added conditions will be added at the end of all conditions regardless of the Department originating the condition.

STANDARD CONDITIONS

1. The permit for the above referenced Conditional Use Permit and Variance applications and all Conditions of Approval herein.
2. The use hereby permitted is for the operation residential care facility serving as drug rehabilitation facility within an existing two-story building with a maximum of 31 beds and a parking variance for the property located at 210 W. 6th Street.
3. The Community Development Director may approve minor modifications to the site plan that are in substantial conformance to the approved project and that do not increase impacts. All copies of the revised plans shall be dated and signed by the Director and made a part of the record.
4. The permittee shall defend, indemnify, and hold harmless the City of Beaumont, the Beaumont Redevelopment Agency, its agents, officers, consultants, and employees from any claims, action, or proceeding against the City of Beaumont or its agents, officers, consultants, 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 Conditional Use Permit CUP2020-0048 & Variance V2020-0079. The City of Beaumont will promptly notify the permittee 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 permittee of any such claim, action or proceeding or fails to cooperate fully in the defense, the permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.

5. This approval is subject to the City of Beaumont Municipal Code Section 17.02.100 Conditional Use Permits and is subject to timing specified in Sections (J) Conditional Use Permit Time Limits, (K) Conditional Use Permit Lapse in Time, (L) Conditional Use Permit Renewal and (M) Lapsing in Conditional Use Permit; and Variances are subject to timing specified in Beaumont Municipal Code Section 17.02.100.K Variance Time Limits, (L) Variance Lapse in Time, (M) Variance Renewal.
6. The development and uses entitled pursuant to the permit shall comply with the Beaumont Municipal Code and all other applicable City of Beaumont ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on the approved site plan, unless otherwise amended by these conditions of approval.
7. Administrative Plot Plan application review and approval is required prior to occupancy of the building.
8. Occupancy inspections will be required prior to the start of operations by the Building & Safety, Planning, Police, and Fire Departments. All inspections shall be performed and approved before a Certificate of Occupancy will be issued by the Building and Safety Department.
9. If any of the conditions of approval are violated, or if the use otherwise become a public nuisance as set forth in the Beaumont Municipal Code, the conditional use permit may be revoked as prescribed in the Municipal Code.
10. The Community Development Director shall monitor the subject use to ensure that the scale of the use does not exceed the limitations of the existing site improvements. In the event the Community Development Director determines that the scale of the use has exceeded site limitations, a hearing shall be scheduled before the Planning Commission to review the permit and consider modification or revocation thereof.
11. After 12 months of operation, the subject matter may, at the discretion of the Community Development Director, be scheduled for review by the Planning Commission. The Commission shall retain the authority to amend these conditions of approval at such time, or to modify the use or revoke the permit if substantial problems result from the operation.

12. The applicant shall be responsible for securing clearance, permits and approvals from all relevant agencies, including the Building Department, Fire Department, Public Works Department, and any other necessary departments or agencies.
13. This permit shall be for the benefit of the applicant in whose name the permit was issued, for the specific approved location. The permit shall not be transferrable to another individual or location.
14. Any modifications not considered in substantial conformance with CUP2020-0048 are subject to separate review and approval by the Planning and Building Departments and may require additional permits and fees.
15. Prior to the issuance of a Certificate of Occupancy for the project site or activity being commenced thereon, pursuant to Conditional Use Permit CUP2020-0048, all conditions of approval contained herein shall be completed to the satisfaction of the Planning Department.
16. On-site activities authorized by this Conditional Use Permit are limited to detoxification services, individual, group and educational sessions, alcoholism and drug recover, treatment planning, incidental medical services including but not limited to basic history and physical examinations, TB testing and urine analysis.
17. The hours of operation for the approved use shall be 24 hours a day.
18. Outdoor facilities for storage of any kind are not permitted.
19. All facility doors shall be kept closed during activities that have increased sound levels.
20. Noise from the property shall be minimized to a level of no more than 65 dba at the property line in compliance with the Beaumont General Plan Table 5-1 Noise and Land Use Compatibility Standards, which requires activity to comply with the maximum noise level standards at the property line of adjacent uses. No permanent outdoor public address or paging systems shall be permitted at any time.
21. No outdoor activities are permitted within the parking area without an approved Temporary Use Permit.

22. Any uses not specifically permitted as part of, or not determined to be in substantial conformance by the Community Development Director, to this Conditional Use Permit (CUP2020-0048), shall require submittal and approval of an application to modify the Conditional Use Permit.
23. Signage is not approved as part of this project. Signage, in accordance with the Zoning Ordinance, may be approved at a later time under a separate permit.
24. Standard parking spaces require a minimum depth of 19 feet per Beaumont Municipal Code Table 17.05-2.
25. Per Beaumont Municipal Code, Section 17.06.040.E.1:
 - a. All applicants creating new or rehabilitating parking lots shall provide a landscape plan for review and approval by the City of Beaumont for said parking lots. The landscape plan shall incorporate water-conserving plant material and irrigation technology.
26. Per the applicant's statement of operations, patient parking is prohibited.
27. Per the applicant's statement of operations, visitors are prohibited from visiting the site at any time.
28. Prior to the issuance of a building permit or certificate of occupancy, whichever comes first, the tenant improvements plans shall include the following exterior modifications, subject to approval by the Planning Department:
 - a. Install foam trim at the top of the building, all around the top of the existing wall.
 - b. Install foam molding at bottom of all existing windows.
 - c. Remove existing first floor overhang, at southwest corner of building and install foam trim, in place of the overhang.
 - d. Provide two (2) pop-outs at south side of building, at middle and southeast entrances.
 - e. Install two (2) foot stone veneer, at south side of building, including a portion of the southwest and southeast corners of the building.

- f. Re-plaster the entire building.
- g. Install decorative expansion joints.

BUILDING DEPARTMENT CONDITIONS

- 29. Any modifications to the existing use, structure and site requires construction drawings to be submitted to the Building Department for plan review, permits and inspections.
- 30. It shall be unlawful for any person to engage in or permit the generation of noise related to landscape maintenance, construction including erection, excavation, demolition, alteration or repair of any structure or improvement, at such sound levels, as measured at the property line of the nearest adjacent occupied property, as to be in excess of the sound levels permitted under Chapter 9 of the Municipal Code, at other times than between the hours of 7:00 a.m. and 6:00 p.m. The person engaged in such activity is hereby permitted to exceed sound levels otherwise set forth in this Chapter for the duration of the activity during the above described hours for purposes of construction. However, nothing contained herein shall permit any person to cause sound levels to at any time exceed 55 dB(A) for intervals of more than 15 minutes per hour as measured in the interior of the nearest occupied residence or school.

PUBLIC WORKS DEPARTMENT CONDITIONS

- 31. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY (COO): The applicant shall remove the existing driveway at the southerly alley entrance and replace it with a commercial drive approach per Riverside County std. 207a.
- 32. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY (COO): The applicant shall reconstruct the alley, coincident with the project boundary, per Riverside County Std. 500, modified to function with commercial driveway.
- 33. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY (COO): The applicant shall verify that all sidewalks and curb ramps along Sixth Street and California Avenue are Americans with Disabilities Act (ADA) compliant, coincident with the project boundary. The applicant shall remediate any deficiencies.
- 34. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY (COO): The applicant shall verify that all sidewalks and curb ramps along Sixth Street and

California Avenue are Americans with Disabilities Act (ADA) compliant, coincident with the project boundary. The applicant shall remediate any deficiencies.

35. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The Applicant shall have a Geotechnical Engineer investigate the existing roadway section of all streets coincident with the project frontage. The geotechnical report shall recommend one, or a combination of, the following conditions based on the existing condition and minimum requirements:
- a. Perform a crack fill and slurry coat from centerline to edge of pavement
 - b. Grind (0.17' Min.) and overlay from centerline to edge of pavement
 - c. Full-section removal and replacement from centerline to edge of pavement

FIRE DEPARTMENT CONDITIONS

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

36. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
37. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.
38. Addressing: All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

39. FIRE EXTINGUISHERS - Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire extinguishers shall be mounted no higher than 5 feet above finished floor, measured to the top of the extinguisher. Extinguishers must have current CSFM service tags affixed; or within one year if from the date of month and year manufacture. Higher Hazards shall require a higher hazard fire extinguisher. CFC section- 906.1.

40. BUILDING OPENINGS - Access to building openings and roofs shall be maintained readily accessible for emergency access by the fire department. Finished grade to be flat and accessible on all sides of the building were ground ladder access is the only means to reach the highest point on the building from the exterior. Obstructions will not be placed as to interfere with ground ladder placement. CFC Chapter 5, section 504.1 & RVC Ordinance 787.8

POLICE DEPARTMENT

41. The address of the business shall be clearly visible from the front of the building and shall be illuminated during hours of darkness.

End of Conditions