

Jarnne' J. Gardner  
Project Management Services

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August 16, 2022

Christina Taylor, Deputy City Manager  
Carole Kendrick, City Planner  
City of Beaumont  
550 E. 6<sup>th</sup> St.  
Beaumont, CA 92223

Re: Request for Change of Conditions of Approval TTM 32850, #3.7, #3.16, 4d, and 5.13

Dear Ms. Kendrick and Ms. Taylor:

This letter is to request changes to the original Conditions of Approval issued July 2005. I am attaching a copy of the proposed redlined conditions for your review as well as a completed application.

**3.7: Plans for park to be approved prior to final map recordation:** We are requesting a change to the time the park plans are to be approved due to delays by the City in responding to whether the park was to be public or private. Due to this delay and the urgency for this map to record prior to expiring, we are requesting that plans be approved prior to first home building permit so that the map can record.

**3.16: and 4d: Minimum pad width of 70' and pad depth of 90' exclusive of slopes.** We are requesting that this condition be eliminated as the lot sizes meet 7200 sq.ft. requirements as per City Zoning Ordinance. Grading pad elevations were improved since the Tentative Map conditions were issued. This requirement would force a hardship on the developer to put in retaining walls that are not required to meet standard setbacks. There are approximately 45 lots that would be required to have retaining walls solely for the purpose of meeting this condition and negatively affect home owners.


**5.13 Single Story Requirement:** This condition only allowed single story homes and was later modified by City Council to allow two story homes on specific lots. This was stipulated because the initial grading design of 2005 was not the most optimum design,

which required tremendous import of the soil that caused the pad to be elevated, that's why it imposed the restriction on the location of the two stories and single stories.

In 2015, the grading design was optimized and approved by the City, where the site was balanced without requiring import of any soil, and as such none of the pads were elevated. This correction eliminated the need for any restrictions on the location of the two stories and single story homes as well as requirements for the walls.

We greatly appreciate staffs approval of our requests and proceed to place us on the Planning Commission Agenda most urgently. Thank you.

Sincerely,

  
Jarne' J. Gardner

Project Manager

Cc: Hamid Roknian

Mozafar Behzad