

PLANNING COMMISSION REGULAR MEETING

550 E 6th Street, Beaumont, CA
Tuesday, May 11, 2021 - 6:00 PM

MINUTES

REGULAR SESSION

6:00 PM

CALL TO ORDER at 6:01 p.m.

Present: Chairman Patrick Stephens, Vice Chair Nathan Smith, Commissioner Paul St. Martin, Commissioner Anthony Colindres, Commissioner Jessica Black

Pledge of Allegiance

Approval/Adjustments to Agenda **None**

Conflict of Interest Disclosure **None**

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA):

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

No comments.

ACTION ITEMS / PUBLIC HEARINGS / REQUESTS

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

1. Approval of Minutes

Motion by Vice Chair Smith

Second by Commissioner St. Martin

To approve Minutes dated March 9, 2021.

Approved by a unanimous vote.

2. Conditional Use Permit CUP2021-0056 to Operate an Automotive Repair Facility Located at 945 E. Sixth Street (APN 418-113-014) in the Sixth Street Mixed Use Zone. The Proposed Application is Exempt from the Provisions of the California Environmental Quality Act (Class 01 – Existing Facilities)

Public Hearing opened at 6:09 p.m.

No comments

Public Hearing closed at 6:10 p.m.

**Motion by Commissioner St. Martin
Second by Commissioner Colindres**

To approve Conditional Use Permit CUP2021-0056, subject to the attached Conditions of Approval, and direct staff to prepare a Notice of Exemption for the applicant to file with the Riverside County Clerk Recorder.

Approved by a unanimous vote.

3. Plot Plan 2020-0325 and Conditional Use Permit 2020-0055 for the Construction and Operation of a 2,336 Square Foot Quick Service Restaurant (QSR) with a Drive Thru for Zendaja's on a 0.59-Acre Parcel Located in the Beaumont Gateway Plaza in the Community Commercial (CC) Zone. (APN: 418-290-016)

Public Hearing opened at 6:25 p.m.

J. De Frenza - As the applicant, spoke to the concerns of the Commission regarding drive thru and ADA compliance. Ask for clarification on some of the conditions that do not apply to the location.

Public Hearing closed at 6:35 p.m.

**Motion by Vice Chair Smith
Second by Commissioner St. Martin**

To approve Plot Plan PP2020-0325 and Conditional Use Permit CUP2020-0055, subject to the attached Conditions of Approval with modifications to items 15, 24, and 25.

Approved by a unanimous vote.

4. Conditional Use Permit 2021-0057 for a Request to Operate a Recycling Center for California Empty Beverage Containers Utilizing a 9'x17' Customer Kiosk and Two (2) 8'x21' Material Containers Located Over Four (4) Parking Spaces in the Beaumont Center Shopping Center Located on the Southwest Corner of 6th Street and Highland Springs Avenue in the Local Commercial Zone. (APN: 419-180-025)

Public Hearing opened at 6:49 p.m.

A. Balyan - Spoke to the concerns of the Commission

Public Hearing closed at 6:51 p.m.

**Motion by Commissioner St. Martin
Second by Commissioner Black**

To approve Plot Plan Conditional Use Permit CUP2021-0057, subject to the attached Conditions of Approval with modifications as discussed.

Approved by a unanimous vote

5. Plot Plan 2020-0280, Conditional Use Permit 2020-0049, Variance V2020-0088 and Environmental (ENV 2021-0014) Commonly Referred to as "High Sands" Located at 655, 675 & 695 Highland Springs Avenue (APN'S: 419-150-046, 419-150-027 & 419-150-026) in the Local Commercial (LC) Zone

Public Hearing opened at 7:03 p.m.

A. Harb - *Spoke to the concerns of the commission*

Public Hearing closed at 7:09 p.m.

Motion by Commissioner Smith

Second by Chairman Stephens

To adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve Plot Plan PP2020-0280, Conditional Use Permit CUP2020-0049 and Variance V2020-0088, subject to the attached Conditions of Approval. Direct staff to prepare a Notice of Determination for the applicant to file with the Riverside County Clerk Recorder.

Approved by a unanimous vote.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Announced that the City has received an award for the General Plan. Gave a status of the Housing Element update and it coming to a public meeting on July 6.

ADJOURNMENT at 7:15 p.m.