



**City of Beaumont
Planning Department
550 E. 6th Street, Beaumont, CA 92223
Development Review Committee (DRC)**

DRC TRANSMITTAL	1060 E 6th St	Date Transmitted:	September 8, 2025
Project Number(s):	PLAN2025-0267		
Case Planner:	Katie Jenson	Phone:	951.769.8518
DRC Date:	September 18, 2025	Email:	kjenson@beaumontca.gov
IN-HOUSE DISTRIBUTION: (SUBMIT COMMENTS PRIOR TO MEETING)		AGENCY DISTRIBUTION: (SEND COMMENTS TO CASE PLANNER)	
x	Sara Retmier, Building Official (sretmier@beaumontca.gov)	x	Beaumont Cherry Valley Water District (evan.ward@bcvwd.org) (mark.swanson@bcvwd.org)
x	Robert Vestal, Director of Public Works (rvestal@beaumontca.gov)	x	CalTrans – District 8 (LDR-D8@dot.ca.gov)
x	Essam Dolah, Principal Engineer (edolah@beaumontca.gov)	x	Beaumont Unified School District (agonzalez@beaumontusd.k12.ca.us) (caltenhof@beaumontusd.k12.ca.us)
x	Chris Ramos, Police Department (cramos@beaumontpd.org) Nathan Lunt, Police Department (nlunt@beaumontpd.org) Jeremy Harris (JHarris@beaumontpd.org) Frederick Steward (FSteward@beaumontpd.org)	x	Beaumont Library District (info@bld.lib.ca.us)
x	Clay Shepard, Assistant Fire Marshal (cshepard@beaumontca.gov)	x	South Coast Air Quality Management District (lsun@aqmd.gov) (swang1@aqmd.gov)
x	Doug Story, Director of Community Services (dstory@beaumontca.gov)	x	Santa Ana Regional Water Quality Control Board (santaana@waterboards.ca.gov)
x	Kari Mendoza, Administrative Services Manager (kmendoza@beaumontca.gov)	x	Army Corps of Engineers – Los Angeles District (eduardo.t.demesa@usace.army.mil)
x	Hugo Escobedo, Senior Engineer (hescobedo@beaumontca.gov)	x	CA Fish and Wildlife (joanna.gibson@wildlife.ca.gov)
			Verizon
			SoCal Edison
			SoCal Gas
			Riverside County Health
			Riverside County Flood Control (wmcornel@rivco.org) (ammcneil@rivco.org) (emckinne@rivco.org)
			Riverside County Department of Waste Management (rmross@rivco.org) (khesterl@rivco.org)
			Tribes: _____
			Other: _____

Project:	7,030 sq ft retail center – 1060 E 6 th St
Applicant:	Sean Ji
Location:	1060 E 6 th St
APN:	418-031-015 & 418-031-016
Zoning:	Sixth Street Mixed Use Residential (SSMUR)



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Description:	Pre Application Review request to demo existing two (2) buildings on site and construct a new retail plaza. The new retail buildings will have five (5) units with a total of 7,030 square feet. The new site will have a total of 41 parking stalls including two (2) ADA parking spaces. The proposed site has two lots, which will require a parcel merger, making it a .73 acre lot located in the Sixth Street Mixed Use Residential Zone.
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Please review the attached map(s) and/or exhibits for the above-described project. This case is scheduled for a DRC meeting on Thursday, September 18, 2025. Please have your comments, questions and recommendations to the assigned planner before the above scheduled DRC date.