



Staff Report

TO: Planning Commissioners
FROM: Christina Taylor, Community Development Director
DATE: February 22, 2022
SUBJECT: **SP2022-0007, Specific Plan Amendment to the Four Seasons Specific Plan**
APPLICANT: City of Beaumont

Background and Analysis:

The Four Seasons Specific Plan, originally known as the Hovchild Specific Plan was approved in 1989. The Plan was later amended to be called the Four Seasons Specific Plan. The entire project was approved as an “active adult” community, restricted to persons of 55 years of age or older.

The Four Seasons community is located west of Highland Springs Avenue and south of Potrero Boulevard. Surrounding land uses include the Sun Lakes residential community in Banning to the east; the Seneca Springs residential community to the west; the Loma Linda Medical Center to the north; and vacant lands and the Potrero Creek open space preserve to the south.

The Four Seasons Specific Plan is now built out. There are a variety of lots ranging in size from a minimum of 2,600 square feet to greater than 6,300 square feet. The minimum front yard setbacks range from a minimum 7 feet to a minimum of 20 feet. Many of the homes built earlier in the development are on large lots with greater setbacks. The newer homes have been constructed on smaller lots with much smaller setbacks.

Throughout the years, City staff and the Four Seasons Home Owners Association Board have worked with many home owners on tree removal issues. Typical issues requiring tree removals are roots affecting pipes and trees causing roof damage. Due to many of the affected sites having no alternative location for planting a replacement tree without incurring similar damage again in the future, City staff is recommending a change to the front yard landscaping requirements in the Four Seasons Specific Plan.

Citywide, landscape regulations vary based on area, however, a minimum of two trees in the front yard of a single-family residence is a municipal code requirement. Specific plans tend to have unique front yard landscaping requirements. Page IV-66 in the specific plan read as follows:

11. Front Yard Landscaping

a. The Developer/Builder will provide full front yard landscaping and automatic irrigation systems for all homes subject to City approval. Front yard landscape design and installation in the Sundance Specific Plan shall be subject to the Landscaping Standards as set forth in Title 17 of the Beaumont Municipal Code, or pursuant to subsequent requirements, as deemed applicable by the City of Beaumont.

b. Landscape areas shall be automatically irrigated and planted in an appropriate manner, which meets or exceeds industry standards, and shall comply with the design intent and minimum set forth in these guidelines.

c. All lots shall provide for a minimum of one 15-gallon front yard tree and one 15-gallon accent tree.

Staff is recommending the following changes:

11. Front Yard Landscaping

a. The Developer/Builder will provide full front yard landscaping and automatic irrigation systems for all homes subject to City approval. Front yard landscape design and installation in the ~~Sundance~~ **Four Seasons** Specific Plan shall be subject to the Landscaping Standards as set forth in Title 17 of the Beaumont Municipal Code, or pursuant to subsequent requirements, as deemed applicable by the City of Beaumont.

b. Landscape areas shall be automatically irrigated and planted in an appropriate manner, which meets or exceeds industry standards, and shall comply with the design intent and minimum set forth in these guidelines.

c. All lots shall provide for a minimum of one 15-gallon front yard tree and one 15-gallon accent tree. **The requirement for maintaining two trees may be waived if one of the following conditions are met:**

- 1. The tree(s) has been removed due to property maintenance issues; or**
- 2. The front yard depth is less than 20 feet**

The proposed changes to the specific plan are a result of staff working with representatives of the Home Owners Association Board. The proposed change, not requiring trees to be replaced, given certain requirements, will reduce some of the challenges home owners face regarding property maintenance.

Recommended Action:

Hold a public hearing; and
Forward to the City Council a recommendation of approval of specific plan amendment SP2022-0007 to the Four Seasons Specific Plan.

Attachments:

- A. Four Seasons Specific Plan page IV-66 redline
- B. Ordinance
- C. Legal Advertisement