



## Staff Report

**TO:** Planning Commissioners  
**FROM:** Carole Kendrick, Senior Planner  
**DATE:** March 10, 2020  
**SUBJECT:** **Plot Plan No. PP2020-0261 - Conduct a Public Hearing and Consideration of a Request to Modify the Existing Model Home Complex Approved by PP2017-0037 for Planning Area 5 to Include Three (3) New Product Types to the Existing 12-Unit Model Home Complex Located on the East Side of Cornelia Circle, South of Cascina Lane and West of Potrero Boulevard**

**APPLICANT:** RSI Communities LLC

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### **Background and Analysis:**

The Municipal Code Section 17.02.070.F of the City of Beaumont states the Planning Commission shall act to approve, conditionally approve or deny Plot Plan applications. Model Home Complexes require an Administrative Plot Plan, subject to review and approval by the Community Development Director, however the previous Model Home Complex was approved by the Planning Commission under PP2017-0037, therefore the proposed modifications are being presented to the Planning Commission.

The site is located within the Heartland Specific Plan that was adopted by City Council in 1994. The Heartland Specific Plan master planned 417.2 acres of single family residential, commercial and industrial uses. The residential component encompasses 207 acres with varying densities. Tentative Tract Map No. 27971 was adopted by the City Council in 1995 and approved the further subdivision of the residential area where the subject property is located and is referred to as "Olivewood".

The Olivewood community is partially developed and currently provides 12 home models (Products A-D) which were approved by the Planning Commission under PP2017-0037. The applicant is requesting to add three (3) additional models to the existing product line and is referred to as Product E, as shown in Attachment A.

Plan 13	Plan 14	Plan 15
1,778 sq. ft.	2,116 sq. ft.	2,378 sq. ft,
Single Story	Two Story:	Two Story
3 Bedroom	4 Bedroom	4 Bedroom
2-½ Bathroom	2-½ Bathroom	2-½ Bathroom
2 Car Garage	2 Car Garage	2 Car Garage

The new models will be available in three (3) architectural styles including modern prairie, Spanish and farmhouse and be constructed in Planning Areas 11 and 12. With regards to setbacks requirements for this Planning Area:

Front (Garage)	20 Foot Minimum
Side (Interior)	5 Foot Minimum (not including slope)
Side (Corner)	
*One Story	10 Foot Minimum
*Two Story	15 Foot Minimum
Rear	15 Foot Minimum

**Landscaping:**

With regards to project landscaping under this proposal, the applicant will be required to the City’s Landscaping Ordinance that requires water efficient landscaping. Separate detailed landscaping plans are required to be provided by the applicant. In general, each lot would have: two trees, one and five gallon shrubs, ground cover, crushed rock groundcovers depending on elevation type.

**Findings:**

The Planning Commission may approve and/or modify a plot plan permit in whole or part, with or without conditions, provided all of the following findings of fact are made:

1. The proposed use is permitted, or is substantially similar to a use permitted, within the subject zone and complies with the intent of all applicable provisions of the Zoning Ordinance.

*The subject property is located within the Heartland Specific Plan which provides for a variety of single-family residences in Planning Areas 1 through 5. The subject property is located within Planning Area 5- and single-family residences are a permitted use, as stated in the Chapter V.A, Development Regulations of the Heartland Specific Plan.*

2. The proposed use is consistent with the objectives, policies, general land use and programs of the General Plan and any applicable specific plans.

*The subject property has a General Plan land use designation of Single Family Residential. And is consistent with the General Plan including Goal 2 (Community Development) which promotes the development of new housing in the City. The proposed use is located within the Heartland Specific Plan and is consistent with development guidelines established in the Specific Plan.*

3. The subject site is physically suitable for the type and intensity of the proposed land use.

*The site has been designed a residential subdivision under approved Tract Map No. 27971-5 and is suitable for the type and intensity of the proposed project, subject to the conditions of approval for Tract Map No. 27971.*

4. The location, size, design and operating characteristics of the proposed use is compatible with existing land uses within the general area in which the proposed use is located.

*The location, size and design were considered under the Heartland Specific Plan and Tentative Tract Map No. 27971. The proposed use is implementing the previous entitlements and is compatible with the surrounding land uses, which are also single-family residential uses.*

5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed land use would not be detrimental to the public convenience, health, safety or general welfare.

*The site has been conditioned, per Tentative Tract Map No. 27971, to provide required utilities and services and will not be detrimental to public convenience, health, safety or general welfare.*

6. The approval of the plot plan permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act and there would be no significant adverse impact upon environmental quality and natural resources that cannot be reasonably mitigated and monitored.

*An Environmental Impact Report was prepared and certified in 1994 for the Heartland Specific Plan. The proposed plot plan application is a residential project implementing the Specific Plan and is exempt from CEQA, per Section 15182(c).*

**Environmental Documentation:**

From the standpoint of CEQA this Plot Plan application is exempt from the provisions of the California Environmental Quality Act (CEQA); however, an Environmental Impact Report (EIR) was prepared and certified in 1994 for the Heartland Specific Plan, assessing the environmental impacts of the project and subsequent implementation steps, including subdivision of the site. Execution of this subdivision will require adherence to the mitigation monitoring program established for the project.

*Incorporated herein by Reference:*

- *City of Beaumont General Plan*
- *City of Beaumont Zoning Ordinance*
- *Project Site's Riverside Conservation Authority Multi-Species Habitat Conservation Plan Informational Map*
- *Contents of City of Beaumont Planning Department Project File Heartland Specific Plan, Tract Map 27971, PP2020-0261 & PP2017-0037*

**Recommended Action:**

Hold a public hearing, and  
Approve Plot Plan No. PP2020-0261 subject to the attached findings and attached conditions of approval.

**Attachments:**

- A. Development Plans
- B. General Plan Land Use Designation Map
- C. Zoning Map
- D. Aerial Photograph
- E. Proof of Publication