



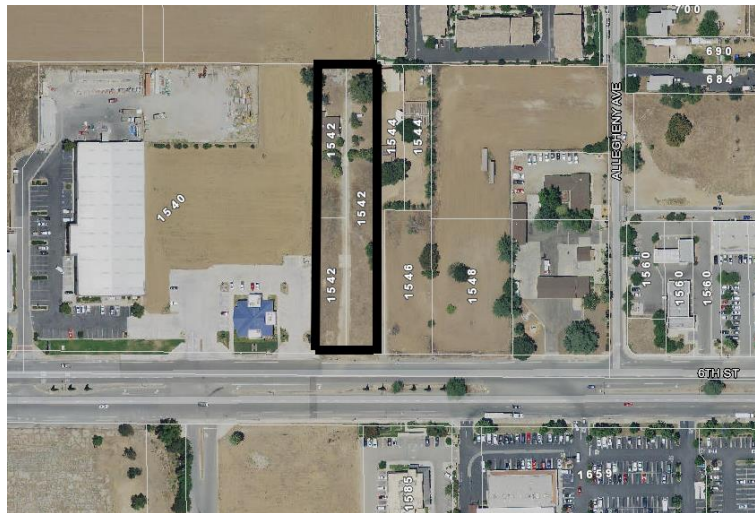
## Staff Report

**TO:** Planning Commissioners  
**FROM:** Christina Taylor, Community Development Director  
**DATE** March 10, 2020  
**SUBJECT:** Conduct a public hearing and consider a request for a one-year extension of time for Plot Plan PP2018-0165.  
**APPLICANT:** Dr. Blair and Laurie Ball

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### Background and Analysis:

On February 12, 2019, the Planning Commission approved an application from Dr. Blair and Laurie Ball to for the proposed demolition of an existing residence and construction of an 18,716 square foot, two-story medical office building with covered pick-up and drop-off area and related improvements on 1.3 acres located at 1542 E. 6th Street (APN 419-160-012, 013, 014) in the Commercial General (CG) zone.



The subject site consists of three parcels with a single-family residence and an access road. It is surrounded on the north by single-family and multi-family residential uses and multi-family zoned property, to the south is Applebee's and the America's Tire site, to the west is Bank of Hemet and to the east is commercially zoned property and the Fire Station 20.

The project was presented at the City's Development Review Committee on November 15, 2018, where Departments reviewed, discussed and provided conditions for the proposed project. The site as conditioned will include full site improvements, paving and landscaping. The project takes access from 6th Street where a new driveway is proposed. The parking ratio of 1:250sf yields a requirement of 75 spaces, the site will provide 79. Landscaping is proposed in the front, around the perimeter of the property and the parking area. All proposed landscaping will be required to meet the City's Landscaping Ordinance, requiring water efficient landscaping. Separate detailed landscape plans are required as part of the Conditions of Approval.

The proposed building is 18,716 square feet with 10,029 square feet on the ground floor and 8,687 square feet on the second floor. There will be a covered pick-up and drop-off area provided at the front of the building (east side). The interior of the building will have medical office suites, common areas, stairs and elevators as required. The building will also be sprinklered. The exterior of the building will have a mix of materials including concrete, stone veneer and decorative metal accents. The proposed building and site improvements will be compatible with the surrounding area.

The applicant is working on plans but has not yet pulled a permit. As such, the applicant is requesting a one-year extension on the plot plan approval. The Beaumont Municipal Code Chapter 17.02.070(J) allows the Commission to extend a plot plan approval for one-year if the request is made prior to the expiration date. Staff received the request for extension prior to the expiration date but not with enough time to schedule a February hearing.

If the Commission approves this request, the new expiration date will be February 12, 2021. All conditions of approval remain in effect and applicable to the project.

**Recommended Action:**

Conduct a public hearing, and

Approve a one-year extension of time for Plot Plan PP2019-0165.

**Attachments:**

A. Site Plan