



Staff Report

TO: Planning Commissioners
FROM: Carole Kendrick, Planning Manager
DATE: October 11, 2022
SUBJECT: **Specific Plan Amendment (SP2022-00048) and Tentative Parcel Map 38232 (PM2022-0011) to Reflect the Current Intensity of Commercial Development on the Subject Parcels Including Lot Area, Setbacks, Parking, Building Colors and Landscaping; and a Request to Subdivide 17.3-Acres into Four (4) Lots for Financial Purposes. (419-260-078, -079 and -080)**

APPLICANT: RRM Design Group

Background and Analysis:

On September 19, 2006, the Beaumont City Council adopted Resolution No. 2006-54 approving Mitigated Negative Declaration No. 06-ND-12 and Specific Plan SP 06-01, as well as Ordinance No. 902 to re-zone the subject property SPA (Specific Plan Area) and approved Plot Plan No. 05-PP-07 to establish the Marketplace Beaumont Specific Plan.

The 2006 approved Marketplace Beaumont Specific Plan called for the development of a 17.3-acre multi-tenant shopping center with 194,569 square feet of commercial/retail uses and associated parking. The Specific Plan also included several roadway improvements including the realignment of Second Street and intersection improvements to accommodate the project. The project site is located south of the Union Pacific Railroad and Interstate 10 (I- 10), west of Highland Springs Avenue, and north of East Second Street. Surrounding land uses include the Walmart Supercenter to the east; California Highway Patrol facilities and undeveloped properties to the south; and commercial uses to the west in the City of Banning.

In September of 2021, the property owner submitted a preliminary review application (PLAN2021-0661) that was reviewed by the Development Review Committee on September 23, 2021, and written comments were provided to the applicant on September 24, 2021.

On March 18, 2022, the applicant (RRM Design Group), on behalf of the current property owner (Brixton Beaumont, LLC), submitted a request to amend the Marketplace Beaumont Specific Plan (Attachment A) to reflect the current intensity of commercial development on the Project site. Due to various market and economic factors, several of the commercial/retail uses were developed at intensities less than what was originally approved in 2006 or simply not constructed at all. The proposed Specific Plan amendment includes modifications to building sizes as well as adjustments to lot area, setbacks, parking standards, building color, and landscaping found in the Specific Plan. The applicant's request also includes consideration of Tentative Parcel Map (Attachment B) to divide the existing site into four (4) separate legal lots for financial purposes with a Reciprocal Easement Agreement (REA) to address common lot maintenance, reciprocal assess, utilities, parking, etc. The Tentative Parcel Map has been prepared in accordance with state and local subdivision requirements.

Notable amendments to the Marketplace Beaumont Specific Plan and Tentative Parcel Map are detailed below.

Land Use

The proposed amendment to the Marketplace Beaumont Specific Plan does not include changing the commercial/retail nature of the site. It will remain a multi-tenant shopping center: however, several of commercial/retail Uses and building sizes have been modified to reflect the current development as shown in the following table.

Marketplace Beaumont Specific Plan - Land Uses

Building/Area	Commercial/Retail Uses	Size - (GLA)
Property 1		
A	Retail	15,257 <u>15,000</u> s.f.
B	Retail	20,390 s.f.
C	Retail	25,000 s.f.
D	Retail	30,204 <u>30,187</u> s.f.
E	Retail	30,038 <u>30,000</u> s.f.
F	Fast Food	3,000 s.f.
G	Retail/Food Court	17,392 <u>16,902</u> s.f.
H	Bank	5,405 s.f.
I	Restaurant	7,224 <u>2,750</u> s.f.
J	Fast Food	2,000 <u>1,750</u> s.f.
K	Retail/Food Court	33,389 <u>32,467</u> s.f.
Total		189,299 <u>182,851</u> s.f.
Property 2		
L	Coffee	1,741 s.f.
M L	Bank	5,000 s.f.
Total Specific Plan		194,569 <u>187,851</u> s.f.

Of note on Property 2, Building “L” as identified in the 2006 Marketplace Beaumont Specific Plan called for the construction of a 1,724 square foot coffee shop; however, it was never built. Building “M” was constructed as a 5,000 square foot bank facility. For the 2022 Specific Plan Amendment, Building “M” has been re-labeled as Building “L”, as the coffee shop has been eliminated from the land use program.

The total square footage of all buildings within the Specific Plan has been reduced from 194,569 as originally approved to 187,851 which reflects the current development on-site.

Development Standards

Existing and future development within the Specific Plan area does and will comply with all applicable land use controls cited in the Beaumont Municipal Code, except as detailed in the Marketplace Beaumont Specific Plan in which standards may be adjusted to accommodate site- and project-specific development. The following table shows the proposed modifications to the Marketplace Beaumont Specific Plan development standards which reflect the current on-site development:

Marketplace Beaumont Specific Plan - Development Standards

Lot Area and Dimensions	<ul style="list-style-type: none"> • Minimum lot size = 10,000 <u>5,000</u> square feet • Minimum average lot width/depth = 75 <u>60</u> feet
Setbacks	<p>All buildings must be located within the envelope defined by the following setback standards:</p> <ul style="list-style-type: none"> ○ Street Setback: An twelve (12) <u>ten (10)</u> foot minimum setback is required. ○ Interior Side Setback: No setback is required from the interior side setback. ○ Rear Setback: No setback is required from the rear setback.
Height Standards	<p>A maximum height of fifty (50) feet from average finish grade of the structure’s parcel, measuring to the top of parapet or ridge, shall be allowed. For every two feet of building height over thirty-five (35) feet, an additional two feet of front setback shall be added.</p>
Parking Stalls	<ul style="list-style-type: none"> • Standard parking stalls throughout the site shall be 9 feet wide by 19 feet in length. • <u>Compact parking stalls throughout the site shall be 8 feet wide by 16 feet in length.</u>
Outdoor Display	<p>Seasonal or clearance merchandise can be displayed immediately outside of the store.</p>
Signs	<p>Pylon signs shall not exceed 75 feet in height or 18 feet in width. Monument signs shall not exceed 15 feet in height or 12 feet in width. Refer also to the Master Sign Program for the Marketplace Beaumont Specific Plan.</p>

Color Palette

When originally approved in 2006, the Marketplace Beaumont Specific Plan featured a color palette for all buildings and accessory structures that consisted primarily of muted, earth tones with complementary accents. As part of the Specific Plan amendment request, the primary color palette will be modified to consist of light, neutral gray color tones with complementary accents. This updated color palette is intended to promote a well-coordinated color scheme that integrates with all exterior building features. The neutral gray color palette is also an appropriate choice as it aligns with other commercial developments in the surrounding area, most notably the adjacent Walmart and Home Depot which both feature a neutral color palette. The following table lists the proposed changes to the Marketplace Beaumont Specific Plan color palette. No changes to building materials are proposed with this amendment request.

Marketplace Beaumont Specific Plan – Material and Color Palette

Use	Material/Color
Block	Angeles Block - “Harvest” Angeles Block - “Wine”
Plaster Colors	Dunn Edwards SP 4036 – “Angel Hair” Dunn Edwards DE 889 – “Thunder Echo” Dunn Edwards DE 3042 – “Copper Hedge” Dunn Edwards DE 3009 – “Pewter Ring” Dunn Edwards DE C795 – “Gray Pearl” or similar Dunn Edwards DE 6379 – “Looking Glass” or similar Dunn Edwards DE 6225 – “Fossil” or similar
Concrete Elements	Natural Concrete Color
Stained Wood Trellis	Olympic Stain – “Fawn” Dunn Edwards DE 6370 – “Charcoal Smudge” or similar
Aluminum Storefront	Clear Anodized Aluminum – Clear Glazing
Plant Trellis	“GreenScreen” Planting System

Parking Requirements

Based on the individual parking requirements of each of the commercial/retail land uses, the Marketplace Beaumont would require a total of 1,063 parking spaces when utilizing the current City of Beaumont parking rates.

City of Beaumont Parking Code Requirements – Marketplace Beaumont

Use	Quantity	Parking Rate	Required Parking Spaces
Banks/Financial Institutions	10,405 s.f.	1 per 200 s.f.	53
Retail	136,161 s.f.	1 per 200 s.f.	681
Professional Offices, other than medical	9,901 s.f.	1 per 200 s.f.	45
Medical and Dental Offices	5,561 s.f.	1 per 250 s.f.	23
Restaurants, Fast Food	19,308 s.f.	1 per 100 s.f.	193
Restaurants, Sit-Down	6,515 s.f.	1 per 100 s.f.	66
Total			1,063

In March 2006, a Parking Demand Analysis was prepared to support the original Marketplace Beaumont Specific Plan application. This report included an analysis of differential parking rates and shared parking opportunities that would be present among the various commercial/retail uses. The 2006 Parking Demand Analysis concluded that a peak parking demand of 966 parking spaces would be needed to satisfy the parking requirement.

Currently, there are 920 parking spaces provided on Property 1 and 21 parking spaces on Property 2. In all, the Marketplace Beaumont shopping center presently maintains a total of 941 parking spaces. This total represents a 122-space (12 percent) shortfall in code-based required spaces. In support of the proposed Marketplace Beaumont Specific Plan amendment request, the property owner commissioned an updated Shared Parking Analysis prepared by Urban Crossroads in December 2020. As detailed in the 2020 Shared Parking Analysis, the city’s current parking rates are considered higher than the average parking generation rates found within the Institute of Transportation Engineers (ITE) 2019 Parking Generation Manual. For example, when utilizing the city’s current parking rate for “Banks/Financial Institutions”, 25 spaces would be required to serve the 5,000 square foot bank use on Property 2. However, when utilizing the appropriate ITE 2019 Parking Generation Manual rate for “Drive-in Banks”, only 18 spaces are required to support the same bank facility on Property 2. Utilizing current ITE rates, the 2020 Shared Parking Analysis found that the parking demand for the entire shopping center is 718 spaces.

Marketplace Beaumont Parking Demand (with ITE Rates)

Use	Quantity	Parking Rate	Parking Demand
Drive-in Banks (ITE Code 912)	10,405 s.f.	3.72 spaces per 1,000 s.f.	39
Health/Fitness Club (ITE Code 492)	6,200 s.f.	4.73 spaces per 1,000 s.f.	29
Shopping Center-Non December (ITE Code 710)	129,961 s.f.	2.61 spaces per 1,000 s.f.	339
General Office Building (ITE Code 710)	9,901 s.f.	2.39 spaces per 1,000 s.f.	24
Medical-Dental Office Building (ITE Code 720)	5,561 s.f.	3.23 spaces per 1,000 s.f.	18
Coffee/Donut Shop with Drive-Thru Window (ITE Code 937)	1,750 s.f.	5.22 spaces per 1,000 s.f.	9
Fast Food Restaurant without Drive-Thru Window (ITE Code 933)	12,808 s.f.	9.91 spaces per 1,000 s.f.	127
Fast Food Restaurant with Drive-Thru Window (ITE Code 934)	4,750 s.f.	12.41 spaces per 1,000 s.f.	59
High Turnover (Sit Down) Restaurant-Family (ITE Code 932)	6,515 s.f.	11.33 spaces per 1,000 s.f.	74
Total			718

The 2020 Shared Parking Analysis also includes an updated evaluation of shared parking opportunities using the Urban Land Institute's (ULI) Shared Parking Methodology, as well as an analysis of the impact ride-sharing services would have on the development. The analysis found a shared parking reduction of approximately 4% of the peak parking demand would be present. When applied to the peak demand of 718 spaces, the 4% share parking reduction would result in a peak demand of 689 spaces. As there are a total of 941 existing parking spaces, the 2020 Shared Parking Analysis concludes that the Marketplace Beaumont site is supplied with more than adequate parking capacity during peak demand periods and will be maintain a parking surplus of 252 spaces.

Tentative Parcel Map

The applicant's request also includes subdividing the existing single parcel into four (4) separate lots. A reciprocal easement agreement will be created and conditioned to cover the common lot maintenance, reciprocal access, utilities, parking and other items of common interest to each of the four (4) subdivided lots. The proposed subdivision of the existing improved property is solely to create separate legal lots for sale and no new construction is proposed or intended as a result of the proposed tentative map. The proposed tentative map is provided as Attachment B to this staff report.

Project Setting

The 17.3-acre site is fully developed pad with a retail shopping center that includes curb, gutter, sidewalk, off-site landscaping improvements that were installed when the center was originally constructed. The center is currently occupied by Best Buy, Ross Dress for Less, Bed Bath and Beyond, and a large variety of restaurant, retail and service uses. Walmart is located to the west. The California Highway Patrol, Rite Aid, Sonic, Panera, Les Schwab, Fast 5 Express Carwash, and several restaurant and service uses are located to the south across Second Street. The Sun Lakes Village shopping center in the City of Banning is located to the east of the subject property, and I-10 Freeway is located directly north of the center.

The project setting can also be seen in the following materials attached to this staff report:

- General Plan Land Use Map (Attachment D)
- Zoning Map (Attachment E)
- Aerial Photograph (Attachment F)

The land uses, zoning, and General Plan land use designations of the project site and surrounding area are shown in the following Table.

	LAND USE	GENERAL PLAN	ZONING
PROJECT SITE	Beaumont Marketplace shopping center	GC (General Commercial)	SP (Beaumont Marketplace)
NORTH	I-10 Freeway and Food 4 Less shopping center	DMU (Downtown Mixed Use)	LC (Local Commercial)
SOUTH	California Highway Patrol	GC (General Commercial)	CC (Community Commercial)
EAST	Sun Lakes Village shopping center	City of Banning	City of Banning
WEST	Walmart	GC (General Commercial)	SP (Beaumont Retail Partners)

Development Review Committee (DRC):

The Development Review Committee reviewed for the project for design on April 7, 2022, and September 9, 2022. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

Approval Authority:

Section 65453(a) of the California Government Code states that a specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.

Chapter 17.02.090.D states that the Planning Commission shall act to recommend to the City Council approval, approval with modifications, or denial of the proposed application. A majority vote of the entire Planning Commission is required to

recommend approval or approval with modifications. The Planning Commission's action shall include its recommendation and shall be transmitted to the City Clerk for scheduling the matter for public hearing before the City Council.

The Beaumont Municipal Code, Section 16.04.020 designates the Planning Commission as the "advisory agency" charged with reviewing and making recommendations on all proposal parcel map land divisions and tentative subdivision maps in the city. Section 16.24.050.A authorizes the Planning Commission to conditionally approval or disapprove all tentative parcel maps and tentative subdivision maps and land divisions and submit to the City Council for final approval.

When a tentative map is required under the Subdivision Map Act (66463.5(a)), an approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval. The Subdivision Map Act does allow for up to four (4) years of extensions subject to approval by the original approving body.

Public Communications Received:

Property owners located within a 300-foot radius of the project site were notified of the public hearing on September 30, 2022, with a 10-day hearing notice in addition to a public notice in the Press Enterprise. At the time of report preparation, the Planning Department has not received any letters of comment from the public in favor or opposition to the project. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing. A proof of publication is included as Attachment H to this staff report.

CEQA Review:

From the standpoint of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared and adopted in 2006 for the Marketplace Beaumont Specific Plan (SP06-01), assessing the environmental impacts of the overall project and subsequent implementation steps. The MND and the findings made by the City Council remain pertinent and adequate for use for the project. Execution of this amendment will not have any impact on the project that was not previously analyzed, and the overall project continues to be required to adhere to the mitigation monitoring program established for the project.

Recommended Action:

Hold a public hearing,

Forward a recommendation of approval to the City Council to adopt Specific Plan Amendment (SP2022-0008) to the Beaumont Marketplace Specific Plan, and Forward a recommendation of approval to the City Council for Tentative Parcel Map 38232 (PM2022-0011), subject to the attached Conditions of Approval.

Attachments:

- A. Amended Beaumont Marketplace Specific Plan previously called Marketplace Beaumont
- B. Tentative Parcel Map No. 38232 (PM2022-0011)
- C. Draft Conditions of Approval for Tentative Parcel Map No. 38232
- D. General Plan Land Use Designation Map
- E. Zoning Map
- F. Aerial Photograph
- G. Applicant Written Statement regarding Beaumont Municipal Code Chapter 16.20.010.B dated March 17, 2022
- H. Proof of Publication

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 SP2022-0002, PM2022-0011 (TPM38232), Preliminary Review PLAN2021-0661, Marketplace Beaumont Specific Plan (SP 06-01), Plot Plan 05-PP-07, and the associated Mitigated Negative Declaration 06-ND-12.