



## Staff Report

**TO:** Planning Commissioners  
**FROM:** Carole Kendrick, Planning Manager  
**DATE:** October 11, 2022  
**SUBJECT:** **Tentative Parcel Map 38519 (PM2022-0013) for a Request to Subdivide 3.5-Acres into Three (3) Lots Ranging in Size from 0.42-Acres to 1.58-Acres within the Sundance Specific Plan and Located on the Northwest Corner of Eighth Street and Highland Springs Avenue. (419-750-004)**

**APPLICANT:** Beaumont Sundance, LLC

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### **Background and Analysis:**

The applicant is requesting approval of Tentative Parcel Map 38519 (PM2022-0013) that was submitted on August 24, 2022, to subdivide Parcel 4 of Parcel Map 35789 into three (3) parcels with lot size ranging from 0.42 to 1.58-acres located on the northwest corner of Eighth Street and Highland Springs within the Sundance Specific Plan, and commonly referred to as Sundance Corporate.

The original Deutsch Specific Plan approved in 1991 consisted of 1,162 acres of mixed use including residential, commercial and public facilities. The plan included 1,968 single-family (492 acres), 2,208 patio homes (368 acres), 540 condominium (45 acres), commercial (15 acres), Institutional uses (60 acres), parks and trails (65 acres), and roads and easements (117 acres). The average density of the Deutsch Specific Plan was 4.1 dwelling units for a total of 4,716 dwelling units.

In 2004, the City Council approved Sundance Specific Plan (Amendment 1 to the Deutsch Specific Plan), a comprehensive update to the Specific Plan. In 2006 the City Council approved further amendments changing the land use including:

- Planning Areas 20 and 44 to Low Density Residential from school/institutional use
- Planning area 24 to High Density Residential from commercial

The 2018 Amendment 3 included the following land use changes:

- Change Planning Area 13 from Institutional (school site) to High Density Residential land use for proposed 90 dwelling units. PA 13 is proposed to decrease in size, adjacent PA 14 (Open Space/Basin) will increase in size, and PA 53 is created for a proposed Beaumont Cherry Valley Water District (BCVWD) well site out of the previous PA 13 area.
- Change Planning Area 47 from Very Low Density to Low Density-6,000 Residential land use, increasing the anticipated number dwelling units (DUs) on PA 47 by 44 DUs.
- Add Planning Area 54 (former Chavez school site) to Sundance Specific Plan area as Low Density-7,000 Residential. PA 54 is proposed with 31 single-family residential lots/units on 8 acres.

The subject property is located in Planning Area 10 of the Sundance Specific Plan and is designated as commercial which is intended to provide for service commercial and retail uses to serve the neighborhoods of the Sundance community. The permitted uses include a variety of commercial and offices that are listed in Section V – Development Regulations of the Sundance Specific Plan. The existing center is partially developed with a mix of medical, office and service uses. No tenants for the proposed subdivision have been identified to date but will need to be consistent with the Specific Plan.

The subject property is currently partially developed with parking, drive aisles and on and off-site landscaping. The future subdivision will further advance the development of the site to allow separate ownership interests within the center.

#### **Approval Authority:**

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.

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

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

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

	<b>LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
<b>PROJECT SITE</b>	Vacant land with a portion of developed parking for Sundance Corporate	Single Family Residential (SFR)	Specific Plan (Sundance)
<b>NORTH</b>	Existing Single-Family Residences (Sundance)	Single Family Residential (SFR)	Specific Plan (Sundance)
<b>SOUTH</b>	7-Eleven and Dutch Bros. Coffee (under construction)	Single Family Residential (SFR)	Community Commercial (CC)
<b>EAST</b>	Vacant land	City of Banning	City of Banning
<b>WEST</b>	Sundance Corporate	Single Family Residential (SFR)	Specific Plan (Sundance)

**Analysis:**

The applicant is proposing to subdivide 3.52-acres into three (3) lots. Parcel 1 proposes a 0.42 gross acre lot that is located on Eighth Street and the easterly driveway providing main access to the center from Eighth Street. Parcel 2 propose a 1.58 gross acre lot that is partially developed with parking areas and drive aisles that service the

existing businesses with the Sundance Corporate project. Parcel 2 is located includes the hard corner of Eighth Street and Highland Springs Avenue. Parcel 3 is located on Highland Springs Avenue and encompasses 1.50 gross acres. All three (3) parcels include existing landscape planters along the street frontages and the drive aisles.

The subject property is zoned Specific Plan (Sundance). The proposed subdivision would be subject to various development standards in terms of lot width and depth as defined in the Beaumont Municipal Code due to the Sundance Specific Plan being silent on these standards. Staff has reviewed the proposed subdivision and determined that it complies with the minimum development standards of the Beaumont Municipal Code Section 17.03.090.C. The table below summarizes the required development standards.

<b>DEVELOPMENT STANDARDS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
<b>Minimum Lot Width</b>	100 feet	133 feet
<b>Minimum Lot Depth</b>	100 feet	115 feet
<b>Minimum Lot Size</b>	10,000 sq. ft./0.23-acres	16,172 sq. ft./0.37-acres

The proposed lots will have reciprocal parking and access that was established in the Covenants, conditions and restrictions (CC&R's) that were recorded on September 29, 2017. Article 2.2 of the CC&R's states that the common area is reserved for non-exclusive use of the owners, occupants and their permittees, and may be used for vehicular driving, parking areas, pedestrian traffic, among several other items.

Article 4.1(a) states that the developer hereby creates, dedicates and grants nonexclusive, irrevocable easements appurtenant to each parcel over common areas of all parcels for the purpose of ingress and egress by vehicular and pedestrian traffic of owners, occupants, permittees, their customers, licensees and invitees, and emergency vehicles and personnel; and parking of vehicles for the above mentioned.

Article 4.1(b) also creates, dedicates and grants nonexclusive, irrevocable easements appurtenant to each parcel over the common areas of all other parcels for the purpose

of furnishing access and the right of access between the public streets and any parking areas situated on the professional center and between the public streets and parking areas.

### **Public Notice and Communications:**

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. The Planning Department has not received any letters of comment from the public as of the writing of this report. Any comments received prior to the time of the scheduled Planning Commission hearing will be provided to the Commission at the time of the meeting.

### **CEQA Review:**

This project is exempt from review under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15315 (four or fewer parcels) in that information contained in the project file and documents incorporated herein by reference demonstrates that: Tentative Parcel Map No. 38519 (PM2022-0013) General Plan land use designation is Single Family Residential (SFR), however the subject property has been identified to be modified under a clean-up General Plan Amendment to bring the designation into conformance with the underlying Specific Plan, and the project will be consistent with the General Plan and all applicable General Plan policies as well as the applicable zoning designation of Sundance Specific Plan (SP); the proposed project site is located within the boundaries of the City of Beaumont; Tentative Parcel Map No. 38519 (PM2022-0013) has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Tentative Parcel Map No. 38519 (PM2022-0013) will result in significant effects related to traffic, noise, air quality or water quality in that the proposed design incorporates and otherwise is subject to air and water quality resource agency design requirements to avoid harmful effects; and the site is or can be adequately served by all required utilities and public services. As such, the project meets the criteria for application of a Class 15 (Minor Land Divisions) Categorical Exemption under the CEQA Guidelines. Additionally, none of the exceptions provided in CEQA Guidelines Section 15300.2 apply to this project.

In addition, an Environmental Impact Report (EIR-90-2) was prepared and certified in 1991 for the Sundance Specific Plan (SP-89-1) (SCH# 1989070309), with the latest Addendum of the EIR that was approved by City Council in 2018 (ENV2017-0003), assessing the environmental impacts of the overall project and subsequent implementation steps, including subdivision of the site. The EIR and the findings made

by the City Council remain pertinent and adequate for use for the project. Approval of the proposed subdivision 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, and  
Forward a recommendation of approval to the City Council to approve Tentative Parcel Map No. 38519 (PM2022-0013) for a two-year period, subject to the attached conditions of approval.

**Attachments:**

- A. Tentative Parcel Map 38519 (PM2022-0013)
- B. Draft Conditions of Approval
- C. General Plan Land Use Designation Map
- D. Zoning Map
- E. Aerial Photograph
- F. Applicant Written Statement regarding Beaumont Municipal Code Chapter 16.20.010.B dated September 22, 2022
- G. 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 TPM38519 (PM2022-0013), 07-PP-012, TPM35789, LAFCO Annexation 93-20-3, Sundance Specific Plan SP-89-1, Pre-Annexation Zone Change 90-RX-8, SP2017-0001, ENV2017-0003, and Environmental Impact Report EIR-90-2.