

City of Beaumont Community Development Department, Planning Division

**Variance Justification**

November 23, 2020

**Project Description: Highland Springs Remodel & Development Complex  
(APN: 419-150-026, 027, and 046)**

The Project consists of constructing two new buildings and site development as well as a remodel design for the existing Carwash (adding vacuum canopies) and the Auto Services Center buildings. The project description will follow the plans and elevations proposed and will include the following:

• **Site Plan:**

- The entire site will be developed, remodeled, and constructed in **Phase 1**.
- The Project site will combine the existing parcels into one single development facility. The existing carwash will add new vacuum canopy stalls. The layout has been designed to unite all parcels and all four buildings into one unified facility. Required street improvements will be provided. All the described landscaping and paving will be constructed as shown in the exhibits except for the areas immediate to the proposed **Buildings C & D** since these will be subject to potential minor redesign in the future Phase.

• **Building A:**

- Existing Carwash building of 4,230 SF will be remodeled.
- This building will be remodeled in **Phase 1** of the project development

• **Building B:**

- Existing Auto Services Center of 2,924 SF will be remodeled.
- This building will be remodeled in **Phase 1** of the project development

• **Building C:**

- Proposed new Office/Retail building of 6,400 SF will be added.
- This building will be Constructed in **Phase 2** of the project development

• **Building D:**

- Proposed Restaurant building of 3,320 SF will be added.
- This building will be constructed in **Phase 2** of the project development

**Project Location:**

655 Highland Springs Ave. Beaumont, CA 92223

**Assessor's Parcel Number (APN):**

APN 419-150-026, 027, and 046

**Variance Requested:**

The purpose of this Variance is to request that the proposed facility be approved with the building designs, areas and parking provided even though the layout proposed is deficient of the City's required parking. The Project will function as a facility composed of four functionally distinct buildings as opposed to a Project with four similarly functioning buildings. The peak hours of operation of each use will not compete for the provided parking stalls. The **Phase 1** portion will provide 29 stalls when only 24 are actually required, but **Phase 2** development (when completed) will provide a total of 81 stalls when 90 stalls are needed if compliance with zoning were required. We are requesting that the project be approved as designed with a deficiency of 9 stalls.

**Zoning Code 17.02.110 H (Variance Justifications)**

**Item 1**

**The strict adherence to the Zoning Code would create unnecessary hardship and physical difficulties.**

The existing parcels will be combined into a single multi-use facility with diverse functioning and staggered peak use periods. The two initial remodeled buildings in **Phase 1** as proposed will be appropriately parked per the City's code required quantities but adding the buildings and layout of **Phase 2** will create a deficiency of 9 parking stalls for the building areas being proposed. Because of the existing constraints of the existing buildings and the proposed new uses, the Owner would be impacted by altering the proposed scheme and suffer financial and practical hardships inconsistent with the intent of the Zoning Ordinance. The parking being proposed meets the needs of the office and restaurant users and will not unduly impact the users of the other two building functions.

If the Owner were required to strictly comply with the provisions of the current Zoning Code, the parking lot reconfiguration, the drive aisle dimensions, and the resulting parking stall count would **not** provide the number of stalls required by the complex. This presents an unnecessary hardship and creates a potential difficulty in acquiring an appropriate tenant if the proposed building areas were not permitted for the facility.

**Item 2**

**There are unique circumstances and conditions that make this request unique to other properties in the vicinity.**

Due to the existing and proposed new building locations, configuration, site constraints, and limited accessibility to the existing property, the feasibility of successful project development is challenged, as well the site design options for proper parking layout being greatly impacted.

broeske architects & assoc.

4344 latham st., suite # 100

Riverside, CA 92501

(951)300-1866

[www.broeskearchitects.com](http://www.broeskearchitects.com)

**Item 3 & 4**

**The granting of the Variance will not have a negative impact on the community, nor will it grant special privileges inconsistent with other properties in the area in the same zone.**

No other property in the City has similar site design constraints, circumstances, and parameters that this parcel has. Therefore, no precedence for other sites exists.

The granting of this Variance will not be detrimental to the public health, safety or general welfare of the community, but will allow the proposed business Owner to construct two new facilities and remodel the two existing buildings which will have appropriate and adequate parking accommodations for the building users. The neighborhood will not be impacted by approving this proposed parking count and arrangement. The landscape buffer along Highland Springs and the new on-site planting will more than adequately screen the parking proposed.

**Item 4**

**No, the granting of this Variance will not be contrary to the objectives of the City's General Plan.**

This application approval will allow the proposed business complex to operate in a manner that will sufficiently accommodate all of the staff and clientele parking requirements. There will be nothing contrary to the objectives of the City's General Plan.