

SPECIFIC PLAN NO. 02-01

THE BEAUMONT RETAIL PARTNERS SPECIFIC PLAN AMENDMENT No. 2

Submitted To: City of Beaumont
550 East Sixth Street Beaumont, California 92223

Submitted by: Beaumont Retail Partners, LLC
Amended by:
WalMart Real Estate Business Trust
2608 Southeast J Street Bentonville, AR 72716

Adopted: October 2002

Amendment No. 1: July 2012

Amendment No. 2: July 2022 [DRAFT]

TABLE OF CONTENTS

SECTION 1.0 - EXECUTIVE SUMMARY

1.1	Overview	1-1
1.2	Document Organization	1-5
1.3	Adoption Process	1-5
1.4	Related Entitlements	1-6

SECTION 2.0 - OVERVIEW

2.1	Applicability	2-1
2.2	Project Proposal.....	2-1
2.3	Existing Conditions	2-1
2.4	Authority and Requirements	2-2
2.5	Specific Plan Purpose and Objectives.....	2-2
2.6	Relationship to General Plan	2-2
2.7	Relationship to City Code	2-3
2.8	CEQA Compliance.....	2-3

SECTION 3.0 - DEVELOPMENT PLAN

3.1	Land Use.....	3-1
3-2	Circulation and Access	3-3
3.3	Signage	3-3

SECTION 4.0 - DEVELOPMENT REGULATIONS AND DESIGN GUIDELINES

4.1	Purpose and Applicability	4-1
4.2	Definition of Terms	4-1
4.3	General Notes	4-1
4.4	Permitted Uses	4-2
4.5	Development Regulations.....	4-3
4.6	Design Guidelines	4-4

SECTION 5.0 - IMPLEMENTATION

5.1	Methods and Interpretation	5-1
5.2	Development Review Process	5-1

EXHIBITS

1-1	Regional Location	1-3
1-1	Project Vicinity.....	1-4
3-1	Specific Plan Land Use Concept	3-2
3-2	Existing and Proposed Roadway Segments.....	3-5
3-3	Proposed Signage	3-6
4-1	Conceptual Edge Treatment	4-6
4-2	Specific Plan Landscape Concept	4-7
4-3	Fuel Station Landscape Concept	4-8
5-1	Parcel 2 of Tentative Parcel Map No. 36488	5-3

TABLES

3-1	Conceptual Land Use Summary	3-1
4-1	Development Standards	4-3

1.0 EXECUTIVE SUMMARY

1.1 OVERVIEW

Beaumont Retail Partners, LLC, Project Applicant and Master Developer, proposes this Specific Plan to provide for the development of commercial and related uses on approximately 22.68 acres located south of the Interstate 10 Freeway near the Highland Springs Road off-ramp. The location of the project is illustrated in Figure 1-1, "Regional Location," and Figure 1-2, "Project Vicinity."

The Beaumont Retail Partners Specific Plan is designed to regulate development within a specific area of the City to assure full relationship to the physical setting and community interests. The Beaumont General Plan has designated this project area "General Commercial," with a "Specific Plan Overlay" for the subject site and surrounding properties.

Within the framework of the General Plan, the Beaumont Retail Partners Specific Plan proposes to:

Develop a Specific Plan that provides development regulations and design guidelines that allow for the comprehensive development of the site in a manner that is compatible with surrounding existing and proposed development.

In compliance with the requirements of the California Environmental Quality Act and the City of Beaumont's environmental procedures, an Environmental Impact Report (EIR) was prepared by the City of Beaumont to address implementation of the Beaumont Retail Partners Specific Plan, which was circulated to the appropriate parties for review and comment.

In 2012, the City of Beaumont approved Amendment No. 1 to the Specific Plan (Amendment No. 12-SPA-01) to change the permitted use on the southeastern portion of the site from a gas station to a drive-thru restaurant. Concurrently, Tentative Parcel Map No. 36488 was approved to divide the site's 24.02-acre parcel into two parcels. The certified Beaumont Retail Partners Specific Plan Project EIR was relied upon to determine that Amendment No. 1 would not have a significant impact on the

environment.

Specific Plan Amendment No. 2 entails modification of the southeastern corner of the Specific Plan area to allow a fuel station as a conditionally permitted use and to adjust the parking requirements for commercial uses in the Specific Plan area.

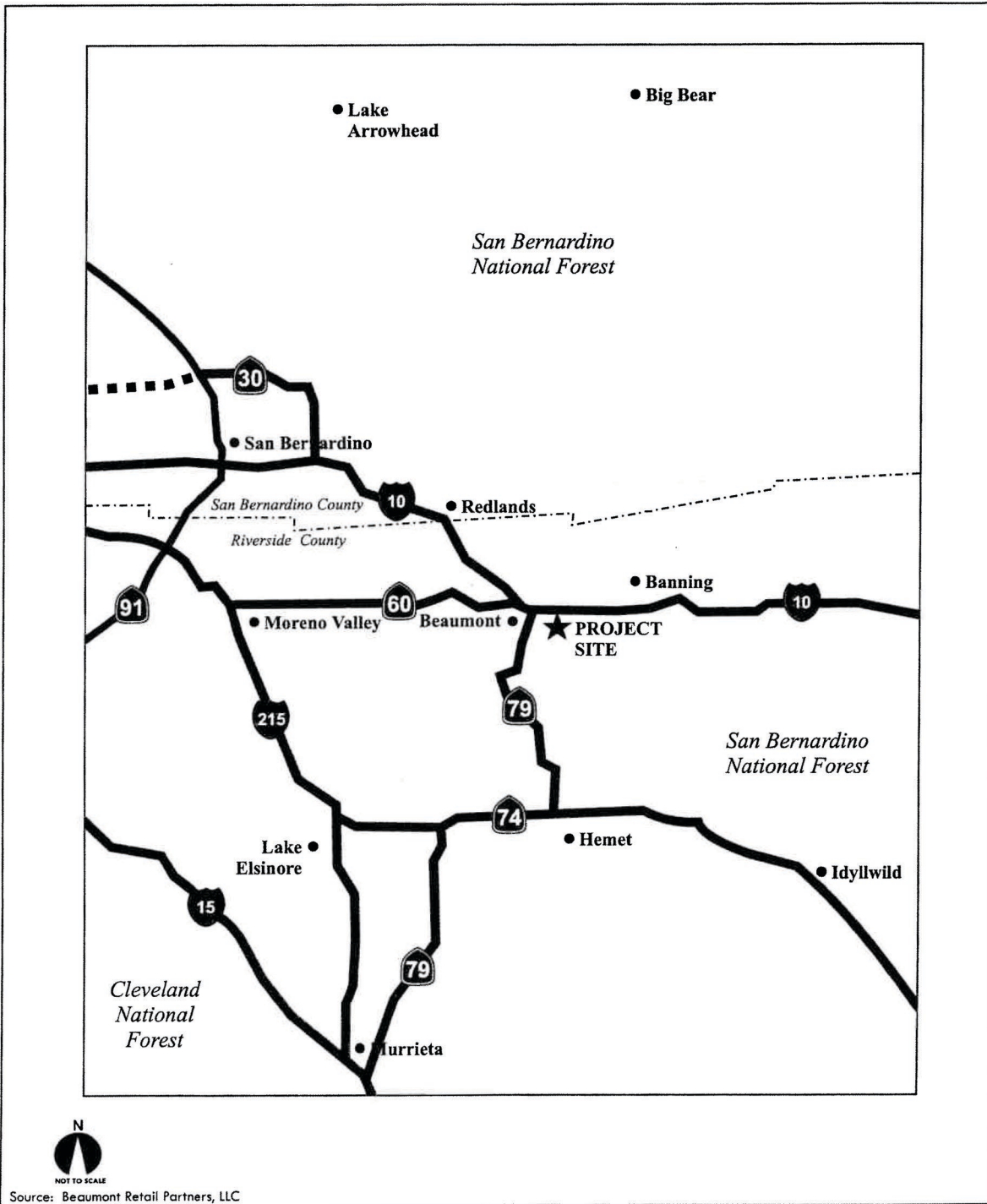
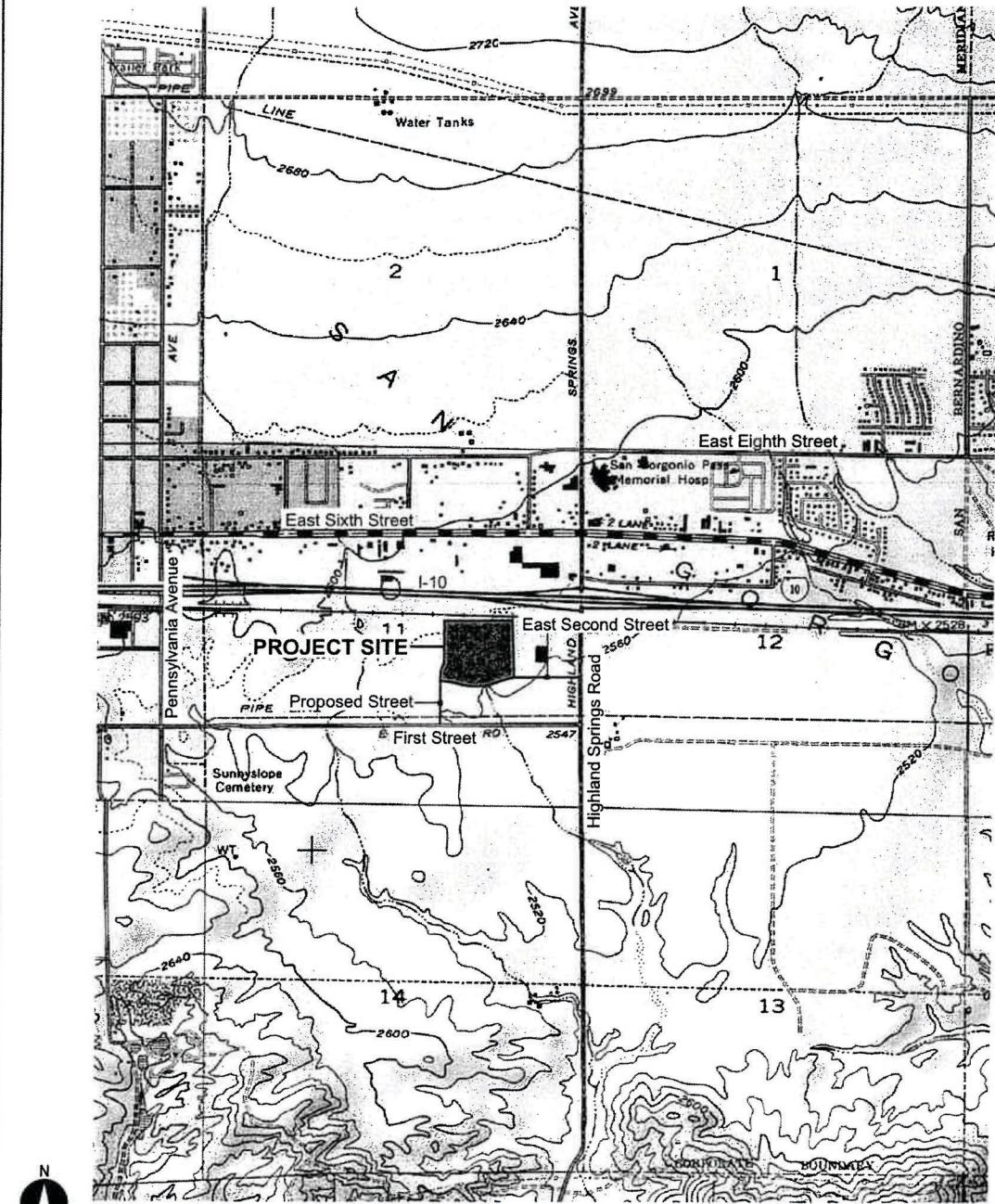


Figure 1-1
Regional Location



NOT TO SCALE
 Source: Beaumont Retail Partners, LLC
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Figure 1-2
 Project Vicinity

1.2 DOCUMENT ORGANIZATION

This Specific Plan is comprised of the following sections:

- **1.0 Executive Summary:** This section summarizes the background, content and format of the Beaumont Retail Partners Specific Plan.
- **2.0 Overview:** This section contains a summary of the Specific Plan, describing the existing conditions within the project area; the purpose and objectives of the Beaumont Retail Partners Specific Plan, the relationship of the Specific Plan to the City of Beaumont's General Plan and Zoning Code; and a summary of the documentation prepared for the Beaumont Retail Partners Specific Plan pursuant to the California Environmental Quality Act (CEQA).
- **3.0 Development Plan:** This section describes the key elements of the Specific Plan, including proposed land uses, a description of the project area's proposed circulation and access, and signage.
- **4.0 Development Regulations and Design Guidelines:** The development regulations specify the uses permitted within the project area and standards regulating development of permitted uses. This section also discusses the design guidelines for the project area addressing the site planning, architectural design, and landscape design criteria of development.
- **5.0 Implementation:** This section addresses the policies and procedures for the City's review and approval of development proposals within the project area and stipulates the methods and procedures for interpretations related to the Beaumont Retail Partners Specific Plan.

1.3 ADOPTION PROCESS

The authority to prepare, adopt, and implement the Beaumont Retail Partners Specific Plan is granted to the City of Beaumont by the California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457). The City of Beaumont Planning

Commission is required to review and make recommendations to the City Council on the Specific Plan. The City of Beaumont's City Council will adopt the Beaumont Retail Partners Specific Plan by ordinance, thereby establishing the zoning for the project area.

1.4 RELATED ENTITLEMENTS

The Beaumont Retail Partners Specific Plan, when adopted, will serve as the zoning for the project area. With the exception of any development that is to be reviewed and approved concurrently with the adoption of the Specific Plan, approval of a development review application is required for each subsequent development within the project area pursuant to Section 5.2.1 of this Specific Plan.

2.0 OVERVIEW

2.1 APPLICABILITY

The Beaumont Retail Partners Specific Plan, when adopted, will serve to implement the General Plan land use designation of "General Commercial" with a "Specific Plan Overlay" as the zoning for the project area. This Specific Plan establishes the development requirements and design guidelines to be applied to all development within the project area.

2.2 PROJECT PROPOSAL

This Specific Plan pertains to the project area located south of the Highland Springs Road off-ramp of the Interstate 10 Freeway in the City of Beaumont. The project area is approximately 22.68 acres in size and is generally bounded by the Union Pacific Railroad right-of-way to the north, the existing Wyle Laboratories facility to the east, the extension of East Second Street to the south, and open space to the west.

The Beaumont Retail Partners Specific Plan will provide for the following:

- Comprehensive development of the site with retail commercial and fueling station uses in a manner that is compatible with surrounding existing and proposed development.

2.3 EXISTING CONDITIONS

The project area is comprised of approximately 22.68 acres of vacant, undeveloped land. The project area is accessed from East Second Street via Highland Springs Road. Highland Springs Road, which runs generally from north to south, provides primary access to the project area. Project entrances will be located on the east-west oriented extension of East Second Street. Infrastructure and utilities including sewer, water, storm drainage, telephone, gas, and electrical service adequate to serve the project area will be extended as part of the construction of East Second Street.

2.4 Authority and Requirements

2.3.1 State of California Government Code

The State of California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450-54 grants authority to cities to adopt specific plans for purposes of implementing the goals and policies of their General Plans. The Government Code states that specific plans may be adopted either by resolution or by ordinance and that the Specific Plan is required to be consistent with the General Plan.

2.3.2 City Code

Chapter 17.03 of the City's Zoning Code provides for the preparation and adoption of a specific plan by the City Council. Specifically, Chapter 17.03.140 notes that "All uses established pursuant to an applicable specific plan shall be subject to all of the conditions and restrictions set forth in the specific plan, regardless of the requirement of the underlying zone, including, but not limited to, density and intensity of use, setbacks, heights, area and open space. (Ord. 1128 §2, 2020)"

2.4 SPECIFIC PLAN PURPOSE AND OBJECTIVES

The purpose of the Beaumont Retail Partners Specific Plan is to define the range of permitted uses, development regulations, requirements, and design guidelines for the development of the project area. Implementation of this Specific Plan will accomplish the following objectives:

- Provide for the orderly and master planned development of land uses within the project area, to ensure that an economically viable project or projects can be developed.
- Allow the potential for development of high-quality commercial uses within an undeveloped portion of the City.

2.5 RELATIONSHIP TO GENERAL PLAN

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits the adoption and administration of specific plans as an implementation tool for elements contained in the local general plan. The City of Beaumont General Plan designates the project area as "General Commercial" with a "Specific Plan Overlay" on the General Plan Land Use Map. The General Plan states that the intent of the Specific Plan overlay is to provide for the flexibility of mixed-use development within

the project area. The Beaumont Retail Partners Specific Plan establishes the development requirements and planning guidelines to be applied to the project area consistent with the goals and policies set forth in the General Plan. This Specific Plan, when adopted, will serve as the legal document to implement the General Plan land use designation of "General Commercial" with a "Specific Plan Overlay" for the project area.

2.6 RELATIONSHIP TO CITY CODE

The adoption of this Specific Plan by ordinance by the City of Beaumont establishes the Specific Plan as the zoning for the project area. The Beaumont Retail Partners Specific Plan, when adopted by ordinance, will establish new zoning requirements for the project area. Except as provided for herein, this Specific Plan establishes the development regulations within the City Code for development of the permitted uses. Where development regulations in this Specific Plan differ from those established in the City Code, the provisions of the Beaumont Retail Partners Specific Plan shall prevail. Where this Specific Plan is silent on a development regulation, the City Code shall prevail.

2.7 CEQA COMPLIANCE

An Environmental Impact Report (EIR) will be prepared by the City of Beaumont for the Beaumont Retail Partners in accordance with the California Environmental Quality Act (CEQA) and City requirements. The EIR will address the potential impacts associated with the proposed permitted uses for the project area.

In 2012, the certified Beaumont Retail Partners Specific Plan Project EIR was relied upon to determine that Amendment No. 1 would not have a significant impact on the environment.

In 2022, a Mitigated Negative Declaration (MND) was prepared for Specific Plan Amendment No. 2.

3.0 DEVELOPMENT PLAN

3.1 LAND USE

The project area is an approximately 22.68-acre site located south of Interstate 10, near the intersection of Highland Springs Road and East Second Street. The project area contains a single planning area, as depicted on Figure 3-1, "Specific Plan Land Use Concept." A general description of uses permitted within the Specific Plan is provided below.

Table 3-1¹
Conceptual Land Use
Summary

Land Use	Net Parcel Area	Building Area	Comments
Major 1	21.89 acres	221,000 s.f.	General merchandiser with grocery sales
Fueling Station		440 s.f.	General fueling station associated with or independent of Major 1
Drive-thru Restaurant	0.63 acres	3,214 s.f.	General drive-thru restaurant
TOTAL	22.52 acres	224,654 s.f.	

¹ The square footages shown in the table are illustrative. The intensity within the overall project could be modified as long as development is within substantial conformance of the trip budget analyzed by the accompanying environmental documents.

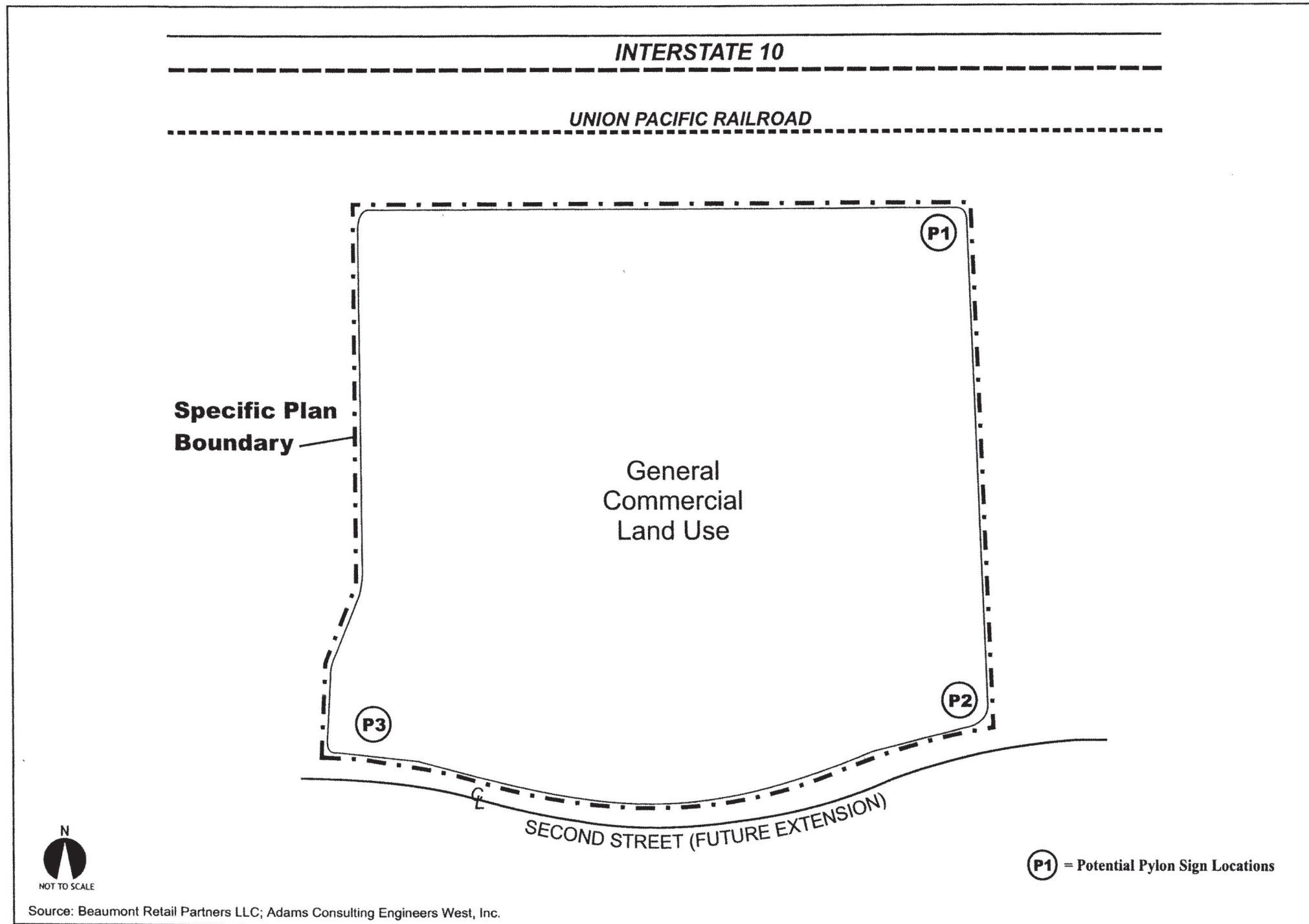


Figure 3-1
Specific Plan Land Use Concept

3.2 CIRCULATION AND ACCESS

Existing and proposed roadway segments are presented in Figure 3-2. Direct vehicular circulation and access is provided to the project area by the Highland Springs Road off-ramp from the I-10 Freeway and by East Second Street via Highland Springs Road. Additional access will be provided from the westerly edge of the retail center. A southerly connection to proposed East First Street will be provided via a new street, approximately 500 feet in length. At the terminus of this southerly connecting road, an approximately 2/3-mile segment of East First Street will be constructed extending westerly to Pennsylvania Avenue.

The project area access standards for vehicular circulation shall be as follows:

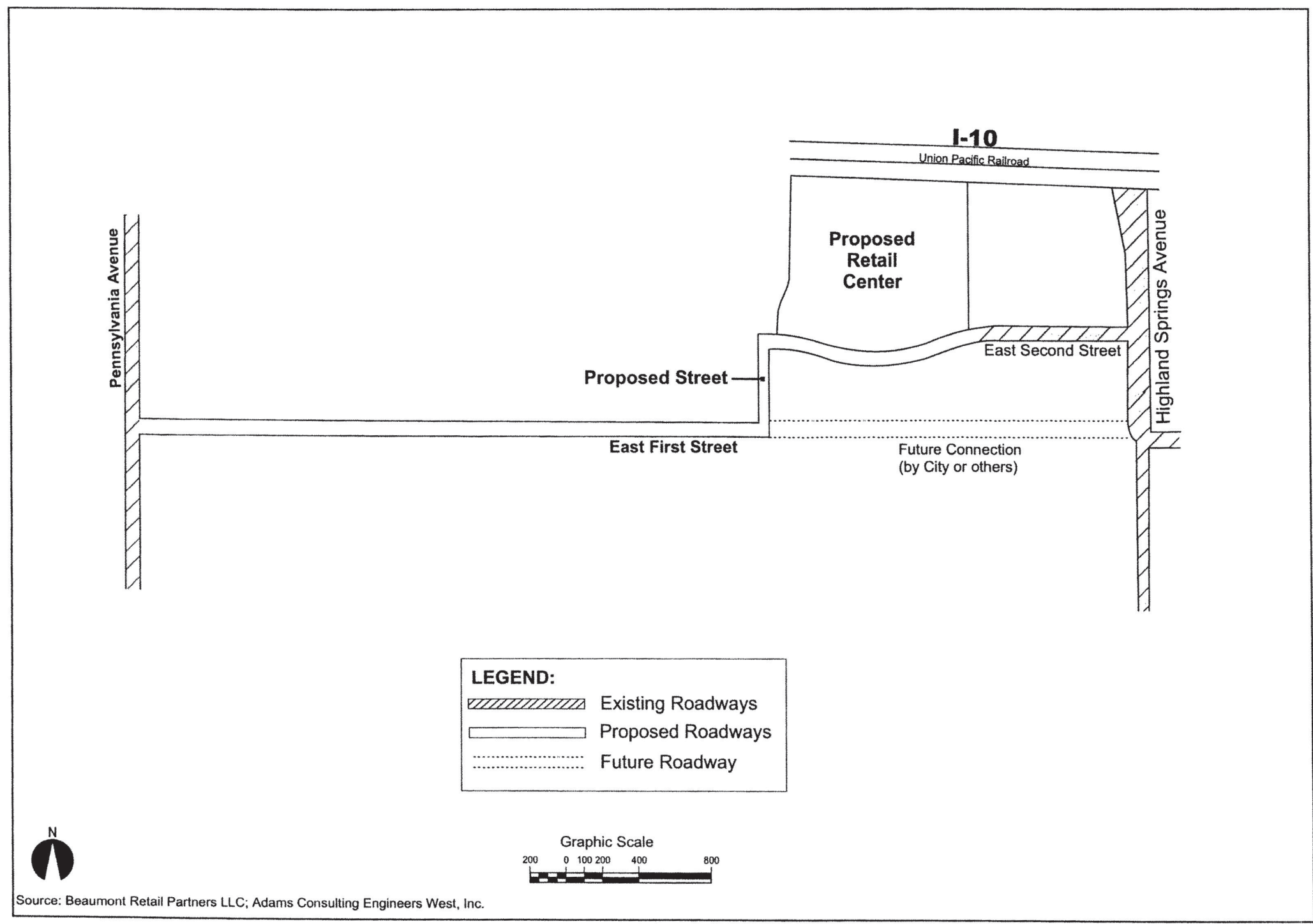
- East Second Street shall be improved to a four-lane collector with a center median and an 80- foot curb-to-curb right-of-way.
- Access roads and/or driveways for the commercial developments will have a minimum of two travel lanes and shall be located a minimum of 150 feet apart and a minimum of 150 feet from the nearest intersection, or as approved by the City Engineer.
- Driveways to retail commercial sites shall be of the curb-return type with a minimum of a 35-foot radius, or as approved by the City Engineer.
- Access to a fueling station use shall occur through the Major 1 parking lot and via driveways connecting with East Second Street.

A bus turnout for a transit stop will be added along East Second Street.




3.3 SIGNAGE

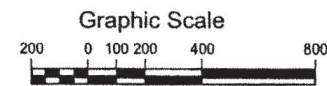
As approved in 2002, three new pylon signs were proposed to be located adjacent to the Union Pacific Railroad right-of- way, as shown on Figure 3-1. The largest pylon sign will be a double-faced sign with a maximum sign area of 750 square feet per sign face (excluding support structures) and a maximum height of 100 feet. The remaining two pylon signs, to be located at the southeasterly and southwesterly comers of the Specific Plan area, will be double-faced signs with a maximum sign area of 550 square feet per sign face (excluding support structures) and a maximum height of 50 feet. Per City Municipal Code Section 17.07.110.D, the fuel station is permitted

to have one monument, combination price and identification sign with a maximum size of 30 square feet and a maximum height of six feet overall; however, with the exception of the freeway sign, digital pricing for fuel also may be located on one of the pylon signs. Identification signage also is permitted on the fuel station canopy. See Figure 3-2. All other proposed signs within the Specific Plan area will be addressed through the provisions of the Beaumont Retail Partners Sign Program, provided under separate cover.



LEGEND:

-  Existing Roadways
-  Proposed Roadways
-  Future Roadway



Source: Beaumont Retail Partners LLC; Adams Consulting Engineers West, Inc.



Figure 3-2
Existing and Proposed Roadway Segments

Site Signage Guidelines:

Freestanding Signs:

- Location of existing Walmart sign panel on 100' high pylon sign will remain As Is.
- (1) Existing Monument signs will have (3) 1'-0" digital readers added for unleaded fuel on each side of the monument sign
Proposed Digital Reader Area (per elevation): 16.25 SF
- (1) New 5'-4" h x 8'-2" w State Mandated Monument sign will have (9) 0'-8" digital readers located on each side
Proposed State Mandated Monument Sign Area (per elevation): 40.75 SF

Fuel Station Signage Guidelines:

Canopy Signage Guidelines:

No current guidelines listed in the signage program and this will be amended as part of the CUP

Canopy Signage:

Signage will be provide on the front and sides of the canopy.

Proposed Signage Area:

- Front: (1) @ 18.63 SF
- Sides: (2) @ 18.63 SF

Walmart to design, permit, and construct onsite site signage and lighting.



Existing Monument Sign



Proposed Monument Sign

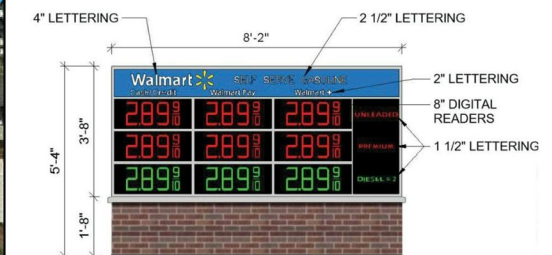


← Walmart ID Sign



Existing Pylon Sign to Remain

Existing Monument Sign to be Removed and Replaced with State Mandated Sign



State Mandated Sign

Source(s): wd (04-15-2022)

Figure 3-3
Proposed Signage

4.0 DEVELOPMENT REGULATIONS AND DESIGN GUIDELINES

4.1 PURPOSE AND APPLICABILITY

These provisions are intended to regulate land use, development, and design within the project area. The development regulations and design guidelines contained herein provide specific standards for new development within the project area. Section 4.3 describes the list of permitted uses by planning area. Application of the regulations contained in Table 4-1, "Development Standards," is intended to encourage the most appropriate development of the land, create a harmonious relationship between land uses, ensure the highest quality of development, and protect the health, safety, and general welfare of the community. The applicable regulations of the City Code shall apply to the project area unless stated herein to the contrary. Whenever the provisions and development standards contained herein conflict with those contained in the City Code the provisions of the Beaumont Retail Partners Specific Plan shall apply.

4.2 DEFINITION OF TERMS

When approved in 2002, the meaning and construction of words, phrases, titles and terms used in this Specific Plan shall be the same as provided in the City's Zoning Code, Section 17.14, "Definitions," except as otherwise specifically provided herein. Upon amendment, the meaning and construction of words, phrases, titles, and terms used in this Specific Plan Amendment shall be the same as provided in the City's Zoning Code, Section 17.14, "Definitions", except as otherwise specifically provided herein.

4.3 GENERAL NOTES

Any details or issues not specifically covered by these Development Regulations and Design Guidelines shall be subject to the regulations of the Beaumont Municipal Code.

If any regulation, condition, program, or portion of the Specific Plan is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and the invalidity of such provision shall not affect the validity of the remaining provisions.

Provisions of this Plan are not intended to interfere with or abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions of this Plan.

These Development Regulations are adopted pursuant to Planning and Zoning Law, Title 7, California Government Code. It is specifically intended by such adoption that the standards herein shall regulate all development within the Specific Plan area. In a case of any conflict between the regulations established herein and those of the Beaumont Municipal Code, the Specific Plan Development Regulations shall prevail.

Construction permitted under this Specific Plan shall comply with applicable provisions of the California Building Code, including City of Beaumont amendments, and other various Mechanical, Electrical, Plumbing and Fire Codes related thereto.

4.4 PERMITTED USES

The permitted uses for each planning area within the project area are described below. Permitted uses may be developed within the applicable planning area described in Figure 3-1, "Land Use Plan," subject to the development standards and design guidelines specified in Sections 4.4 and 4.5 herein. If ambiguity arises concerning the appropriate classification or approval of a particular use that is not explicitly listed below but falls within the range and nature of the permitted uses listed below for the project area, it shall be the duty of the Planning Director to ascertain all pertinent facts and issue an interpretation as to its status.

Within the Beaumont Retail Partners Specific Plan, uses permitted as a matter of right shall include: (i) all uses permitted within the City's "C-G" zone (Commercial-General), (as defined by Section 17.40.300 of the Beaumont Municipal Code (in effect in 2002) and Section 17.03.080 (Commercial-Neighborhood) (in effect in 2022), (ii) the sale of alcohol for off-site consumption ancillary to the sale of general merchandise within a retail store and (iii) gas/service stations (previously permitted subject to approval of a CUP pursuant to Section 17.03.120 in the 2022 Municipal Code).

Uses not specifically identified within the Municipal Code as a Permitted Use or Conditionally Permitted Use can be approved subject to an Administrative Finding of Substantial Conformity as determined by the Community Development Director or the Director's designee.

4.5 DEVELOPMENT REGULATIONS

Development within the project area shall comply with the applicable provisions of the City Code except as expressly provided for below.

**Table 4-1 Development Standards
Beaumont Retail Partners Specific Plan**

1. Lot Area and Dimensions	Minimum lot size = 10,000 square feet Minimum average lot width/depth = 100 feet
2. Setbacks	All buildings must be located within the envelope defined by the following setback standards:
	Front Street Setback: A twenty-five (25) foot minimum landscaped setback is required. Exception: The landscape and building setbacks for Parcel 2 shall be per the Site Plan, referenced as Exhibit 'A' in this Specific Plan.
	Interior Side Setback: No setback is required from interior side setback.
	Rear Setback: No setback is required from the rear property line.
3. Height Standards	A maximum height of seventy-five (75) 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.
4. Outdoor Storage	Periodic outdoor storage of retail merchandise, including but not limited to seasonal issues and inventory control elements, shall be permitted in designated areas.
5. Outdoor Display	Seasonal or clearance merchandise can be displayed within a designated portion of the parking area.
6. Drive-thru Restaurant Landscaping	Drive-thru restaurants shall require a minimum landscaped, front yard setback as shown on Exhibit 'A'.
7. Signs	Refer to the Master Sign Program for the amended Beaumont Retail Partners Specific Plan (provided under separate cover).
8. Parking	The parking requirement shall be 4.0 parking spaces per 1,000 s.f. of usable building floor space.

4.5 DESIGN GUIDELINES

Development within the project area shall comply with the design guidelines contained within the adopted City Code at the time that the implementing development is proposed and approved. At the time of this SPA, the City currently does not have adopted design guidelines; therefore, the design guidelines herein shall apply to all improvements within the project area including new construction, remodels, additions, landscaping, paving, signage, amenities, and related facilities. They are provided to guide developers, builders, architects, engineers, landscape architects, and others involved in the preparation of future development proposals to ensure a consistent level of quality throughout the project area. The design guidelines will assist the City of Beaumont staff and decision-making authorities with criteria to evaluate future development proposals.

The City of Beaumont City Council will adopt the Beaumont Retail Partners Specific Plan by ordinance. Following approval by the City, this Specific Plan will serve as the implementation tool for the General Plan as well as the zoning development regulations for the project area.

Architectural Design Guidelines

These Architectural Design Guidelines are intended to provide an overall direction in the design of structures within the Specific Plan. No particular style is intended to dominate; however, architectural concepts shall be compatible with existing, surrounding uses. These Guidelines are meant to be flexible overtime and correspond with changing conditions in lifestyles, the marketplace and economic conditions.

Building Mass, Form and Elements

Building massing, scale and roof forms are the primary design components within the Beaumont Retail Partners Specific Plan. Therefore, these require careful articulation. The Rear and side elevations, as well as the front, should provide variation in massing, wall and roof forms.

Building Materials

Exterior plaster or stucco will be the primary wall surface material. Other materials that are compatible with the architectural character, such as wood, concrete or masonry may be used. These materials shall be used in traditional combinations that yield an impression of permanence as well as respect for the surrounding environment.

Landscape/Streetscape Design Guidelines

The landscaping and streetscape of the Beaumont Retail Partners Specific Plan is an important component of project development. Quality in landscape design will serve to enhance the overall appearance and character of the entire Specific Plan development. Landscape/streetscape criteria include the following:

Commercial entry monumentation will be compatible with the building architecture and provide a statement of identification. A distinctive landscape theme will be developed at these entries and maintained throughout the site.

All buffer areas along the perimeter of the Specific Plan will be landscaped to blend with the surrounding community's character.

The landscaping theme will enhance the overall Specific Plan's character. All landscape areas within the site will be planted with a combination of turf, ground cover, shrubs and trees.

Shrubs and trees will be planted around the buildings to soften building architecture, as well as to enhance and define spaces. Flowering and deciduous trees will provide shade and seasonal interest. As shown in Figure 4-1, all slopes greater than 4:1 gradient that occur within the Specific Plan site will be planted with ground cover, shrubs and trees. Turf will be planted on gradients of 4:1 or less. All planted areas will be irrigated with an automatic system.

Parking lot tree plantings for Major 1 will include a design and species that will create a canopy grove. Landscaped islands will be provided at the middle and ends of interior stall rows, as conceptually illustrated in Figure 4-2.

The landscape concept for a fuel station use in the southeastern corner of the Specific Plan area is illustrated in Figure 4-3.

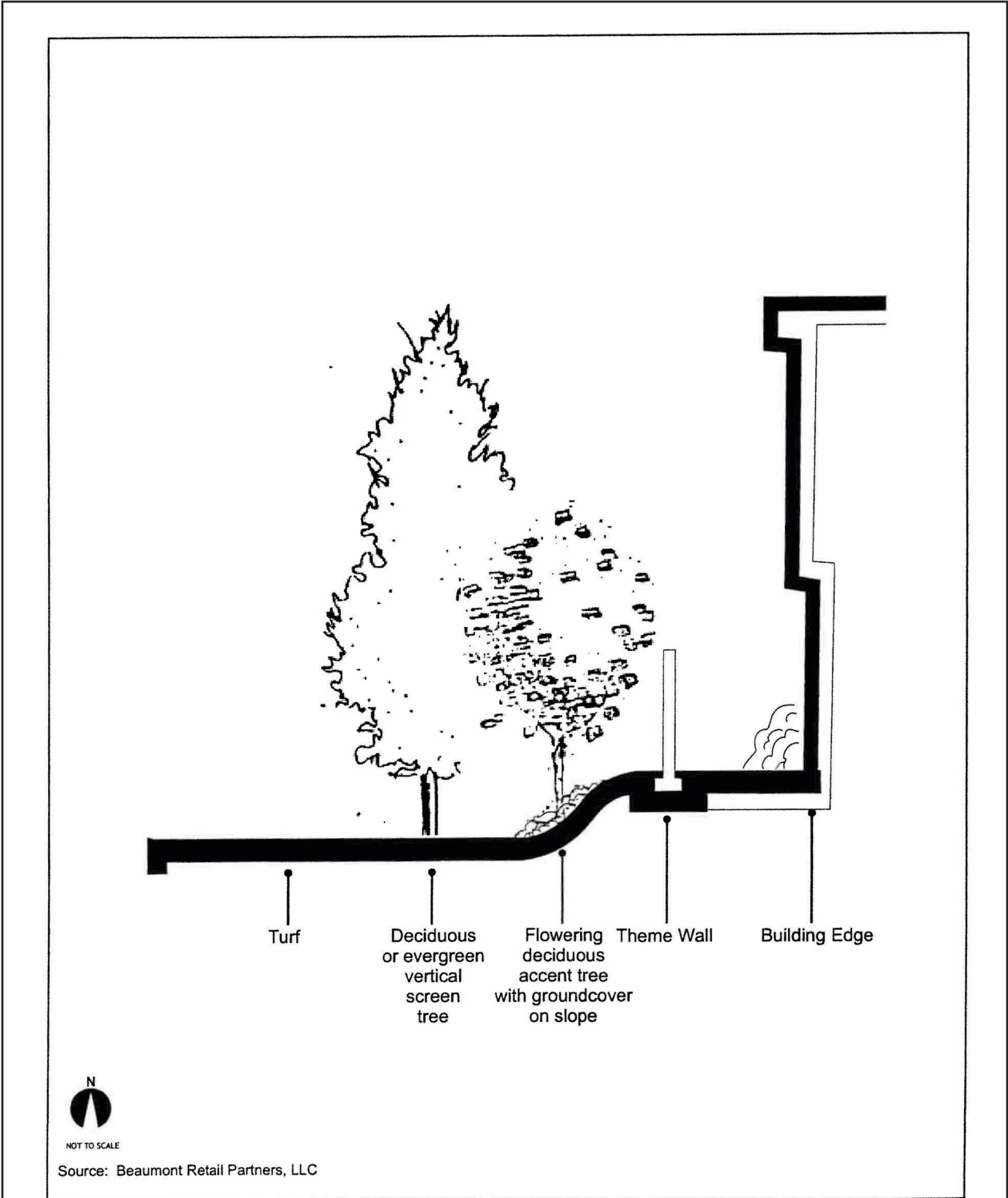


Figure 4-1
Conceptual Edge Treatment

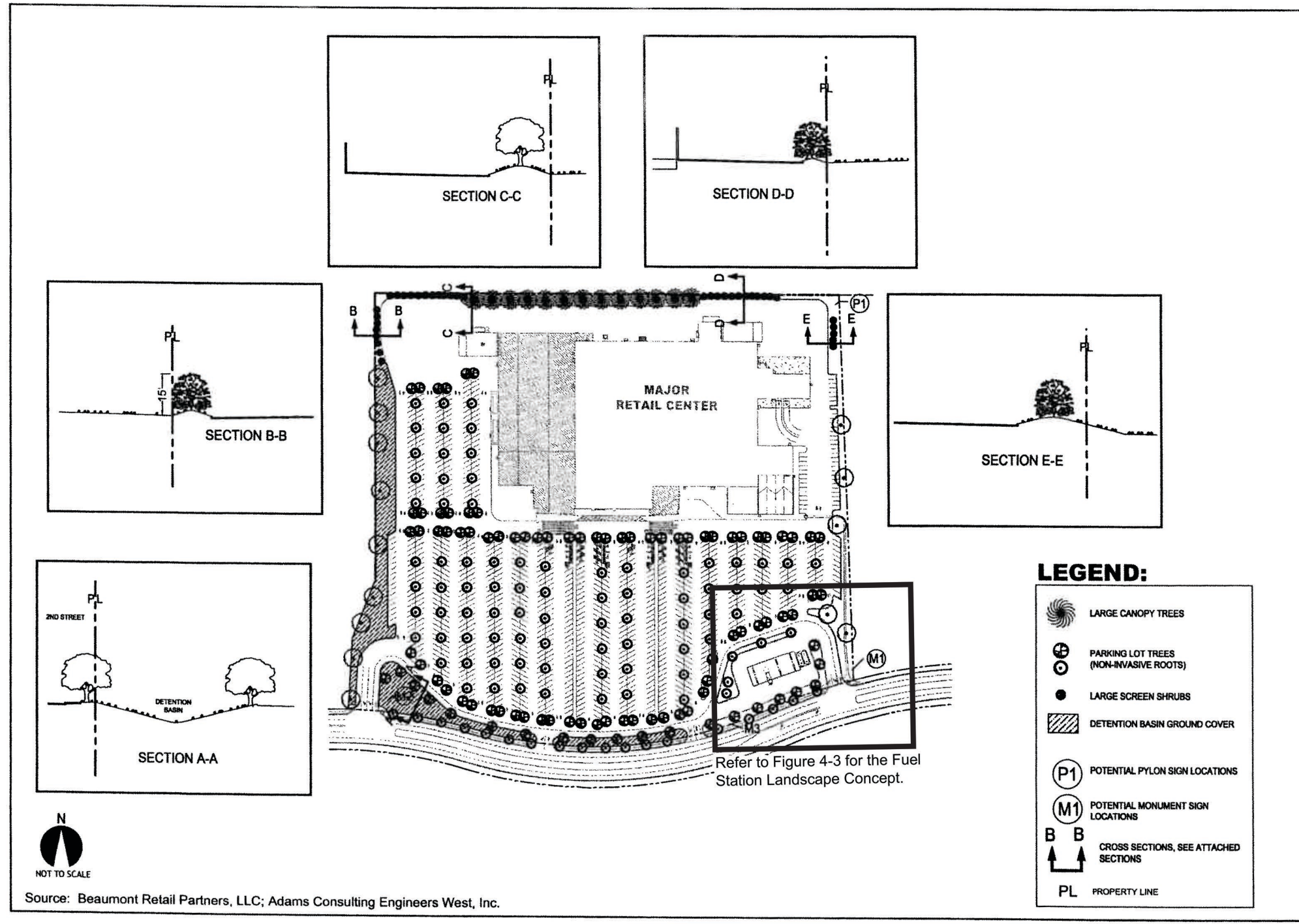
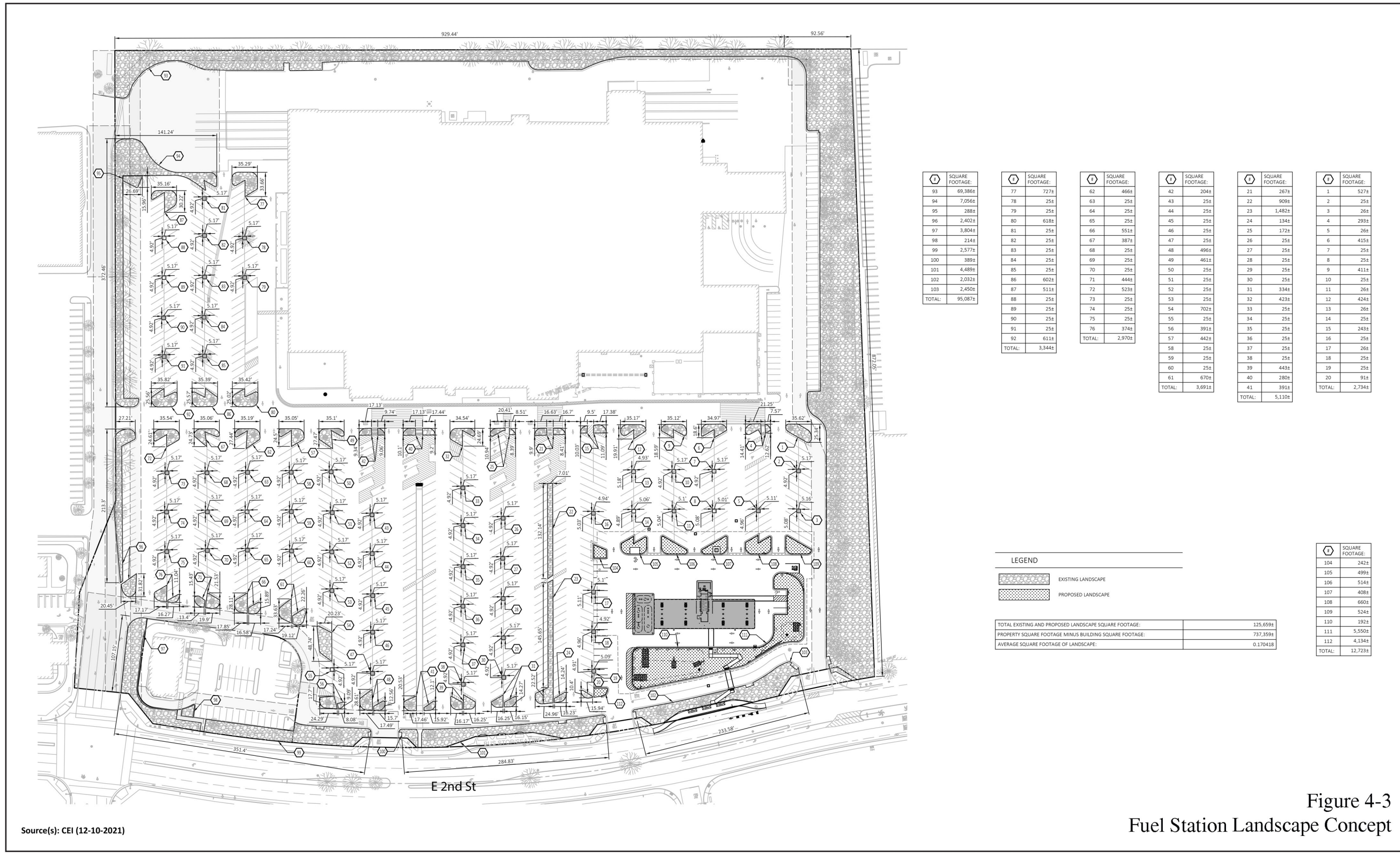


Figure 4-2
Specific Plan Landscape Concept



Source(s): CEI (12-10-2021)

Figure 4-3
Fuel Station Landscape Concept

5.0 IMPLEMENTATION

5.1 METHODS AND INTERPRETATION

Development within the project area shall be implemented through the City of Beaumont Specific Plan Review process as set forth in Section 17.03.140 *et seq.* of the City's Zoning Code. The implementation process described below provides for the mechanisms for review and approval of development projects within the project area.

5.1.1 Applicability

All development proposals within the project area shall be subject to the implementation procedures established herein. Whenever the provisions and development standards contained herein conflict with those contained in the City Code, the provisions of this Specific Plan shall take precedence.

5.1.2 Interpretation

Unless otherwise provided, any ambiguity concerning the content or application of the Beaumont Retail Partners Specific Plan shall be resolved by the City of Beaumont Community Development Director in a manner consistent with the goals, policies, purpose and intent established herein.

5.1.3 Implementation of Design Guidelines

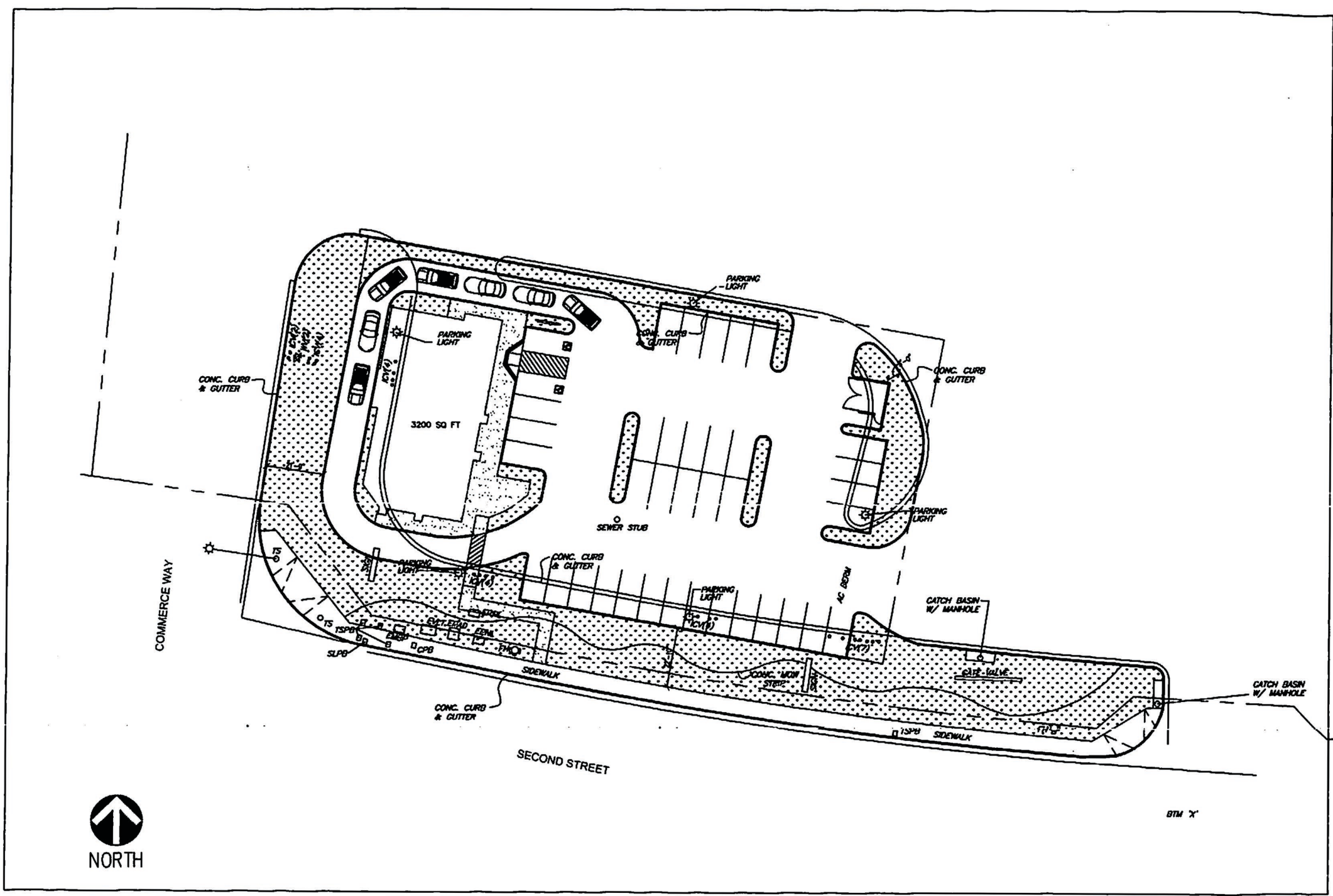
Adoption of this Specific Plan by the City includes adoption of the design guidelines contained herein which shall be the sole design criteria by which development projects within the project area will be reviewed during the Development Review process.

5.2 DEVELOPMENT REVIEW PROCESS

5.2.1 Development Review

Development Review is required for the adoption of the Specific Plan and concurrent Master Plot Plan for the project. Submittal of a Development Review Permit application shall be of a form and content consistent with the City of Beaumont requirements. The City Council shall review and concurrently approve the Specific Plan and Master Plot Plan.

After City approval of a Master Plot Plan, changes to the size, location, and design of any uses or structures may be approved by the Community Development Director. Upon determination by the Planning Director that the proposed revision is in substantial conformance with the provisions of this Specific Plan, the revised plan shall be approved by the Planning Director or the Director's designee.




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EXHIBIT 'A'
PARCEL 2 OF TENTATIVE PARCEL MAP NO. 36488