



Staff Report

TO: City Council
FROM: Jillian Fountain, Assistant Planner
DATE: June 18, 2024
SUBJECT: Specific Plan Amendment (SP2023-0010) a City Initiated Request to Amend the Heartland Specific Plan to be in Conformance with the General Plan Land Use Designation

Description A City initiated request to amend the Heartland (Olivewood) Specific Plan to bring it into conformance with the underlying General Plan land use designation.

Background and Analysis:

The Heartland Specific Plan No. 93-1 encompassing 417.2 acres was adopted by the Beaumont City Council on October 10, 1994, by Resolution No. 1994-23. The Heartland Specific Plan includes the developments commonly referred to as the Olivewood Community.

On October 11, 2023, Planning staff brought forward a proposal to amend the Land Use Map identified as Figure 3.5 in the 2040 General Plan to bring the General Plan into conformance with the Land Use and Community Design Implementation Action LUCD1 that requires Specific Plan Consistency. LUCD1 states that following the adoption of the General Plan, review of the existing, adopted Specific Plans and make changes to ensure consistency with the General Plan.

During the public hearings with the Planning Commission and the City Council on October 17, 2023, the City Council directed staff to prepare a Specific Plan Amendment to correct a discrepancy in the Heartland Specific Plan, also known as Olivewood, that shows one of the parcels (414-100-039) is currently designated in the General Plan as open space. The subject area is part of the San Timoteo Creek, and the previous recommendations were based on the underlying Specific Plan land use designations that were designated as industrial.

APN	SPECIFIC PLAN	PLANNING AREA	ZONING	GENERAL PLAN	PROPOSED SPECIFIC PLAN LAND USE
414-100-039	Heartland	11	Specific Plan Industrial	Open Space	Open Space

CONSISTENCY WITH ADOPTED GOALS, PLANS, AND PROGRAMS:

General Plan Consistency

The proposed project will bring the Specific Plan into conformance with the General Plan Land Use and Community Design Implementation Action LUCD1 that requires Specific Plan Consistency. LUCD1 states that following the adoption of the General Plan, review of the existing, adopted Specific Plans and make changes to ensure consistency with the General Plan. Pending the resolution of this application and SP2023-0011, this action item (LUCD1) will be completed.

Zoning Consistency

The update as proposed would bring the General Plan land use designation map into conformity with the land use designations previously established in the Heartland Specific Plan for Planning Area No. 11.

CEQA:

From the standpoint of the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) No. 93-1 was prepared and certified in 1994 for the Heartland Specific Plan (Specific Plan No. 93-1), 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. 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.

Public Communications Received:

A 10-day public notice was placed in the Press Enterprise on June 7, 2024. 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 City Council meeting will be provided to the City Council at the time of the public hearing. Proof of publication is included as Attachment F to this staff report.

Planning Commission Authority:

The Beaumont Municipal Code Section 17.02.090.E authorizes the Planning Commission 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 proposed amendments were presented to the Planning Commission on May 8, 2024, and the Planning Commission by a vote of 4-0 forwarded a recommendation of approval to the City Council.

The Planning Commission is forwarding a recommendation to the City Council to direct staff to initiate a Specific Plan Amendment to the Heartland (Olivewood) Specific Plan to modify the zoning designation of Planning Area No. 11 be revised to reflect open space and be in conformance with the General Plan land use designation.

City Council Authority:

The Beaumont Municipal Code Section 17.02.090.F states that upon receipt of a Planning Commission resolution the City Clerk shall set the matter for hearing before the City. At the hearing, the City Council shall review the Commission's recommendation and receive evidence as to how or why the proposed General Plan amendment is consistent with the objectives of this Zoning Ordinance, the balance of the General Plan, and development policies of the City.

The Beaumont Municipal Code Section 17.02.090.G states that the City Council shall act to approve or deny the application. A majority vote of the entire Council is required to amend the General Plan. The City Council's action to amend the General Plan shall be by formal ordinance (see Attachment D).

The Beaumont Municipal Code Section 17.02.090.H states that if the City Council proposes any substantial modification to the application not previously considered by the Planning Commission, the City Council shall refer the matter back to the Commission for consideration. No public hearing shall be required. Failure of the

Planning Commission to act within 40 days of receiving the City Council's request shall provide the City Council with authority to act without the Planning Commission's recommendation.

Findings:

The Beaumont Municipal Code Section 17.02.090.I requires the City Council to make the following findings of fact before approving a General Plan amendment:

1. That the proposed amendment is in the public interest, and that there will be a community benefit resulting from the amendment.

The proposed Specific Plan amendment is consistent with the goals, policies, and objectives of the General Plan including LUCD1. The proposed amendment will bring the Specific Plan into conformance with the General Plan land use of Open Space that is a part of the San Timoteo Creek.

2. That the proposed amendment is consistent with the other goals, policies, and objectives of the General Plan.

The proposed Specific Plan amendment will not adversely affect surrounding properties as it will discourage the use of nonconforming uses and structures.

3. That the proposed amendment will not conflict with provisions of the zoning ordinance or subdivision regulations.

The proposed Specific Plan amendment promotes public health, safety, and general welfare and helps serve the goals and purposes of the Zoning Ordinance. The proposed designation changes will further assist the City in implementing the 2040 General Plan.

4. In the event that the proposed amendment is a change to the land use policy map, that the amendment is a change to the land use policy map, that the amendment will not adversely affect surrounding properties.

The proposed Specific Plan amendment changes are to create consistency with its surrounding properties and support the original intention of the 2040 General Plan.

Fiscal Impact:

The cost to prepare this report is approximately \$500.

Recommended Action:

Hold a public hearing; and

Waive the full first reading and approve by title only, “An Ordinance of the City Council of the City of Beaumont, California, Amending the Heartland (Olivewood) Specific Plan”

Attachments:

- A. Redlined Specific Plan
- B. Draft Ordinance
- C. General Plan Land Use Map
- D. Specific Plan Land Use Map
- E. Aerial Photograph
- F. Proof of Publication