

SPECIFIC PLAN

THE HOME DEPOT SPECIFIC PLAN

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

Submitted by:
Little Diversified Architectural Consulting
For:
The Home Depot

February 11, 2004

Section I

Introduction

A. Background (on project, reasons for Specific Plan)

This Specific Plan is to provide an application tool for use in implementing the City's General Plan on an area-specific basis. A specific plan prepared in accordance with the requirements set forth herein is intended to serve as a policy and/or regulatory document, with policy direction and project development concepts consistent with the City's General Plan and the development standards and zoning included to address the unique situations within the specific plan area to provide regulatory controls.

B. Purpose

This plan is intended to improve the efficiency of the development planning and review process by providing the following:

- Written and graphic description of existing land use.
- Written and graphic description of proposed land use.
- Written and graphic descriptions of the location, extent of public facilities required to serve the plan area.
- Written and graphic descriptions of manmade and natural resources within the plan area.
- Policies which expand those contained in the city's General Plan.
- Architectural and site design guidelines.
- Development standards in cases where existing City Zoning is not sufficient or applicable.

This Plan is a policy and regulatory document. As a policy document, this Plan details the broader goals and policies contained in the City's General Plan throughout the establishment of policies for the Plan area. As a regulatory document, the Plan specifies land use designations for all property within the Plan area. The Plan also includes development standards and guidelines intended to guide the character of the development. Subsequent to the adoption of this Plan, zoning provisions of the City's Zoning Code will be modified, creating standards applicable solely to the Plan area, while incorporating certain existing zoning standards by reference.

Section II **Description of Property**

A. Location, Acreage, legal Description, Natural and Manmade Features On-Site and in General Vicinity

The site is +/- 21.82 acres in the northwest quadrant of Highland Springs and Second Street as shown on the regional location and project vicinity maps. The project site is bound on the north by Union Pacific Railroad tracks and Interstate 10. On the south is the proposed Second Street extension. The properties east and west of the site are vacant.

The plan area is vacant. The site had been disked to a depth of approximately six to eight inches and appeared to be disked on a regular basis. With the exception of a few areas, no standing vegetation existed on site. The site is relatively flat with a slight slope running south to southwesterly.

The areas immediately east, west and south of the plan area are also vacant. There is an industrial use east of the plan area on Highland Springs Avenue.

The legal description of this site is as follows:

Assessor's Map Bk. 419 Pg. 26, Riverside County, CA
21.82 ACRES IN LOTS 1 & 2 BLK 17 MB 009/010 SB SUB SEC 11 T3S R1W

REGIONAL LOCATION

E. 2nd St - Half Mile West of Highland Springs Ave
Beaumont, CA

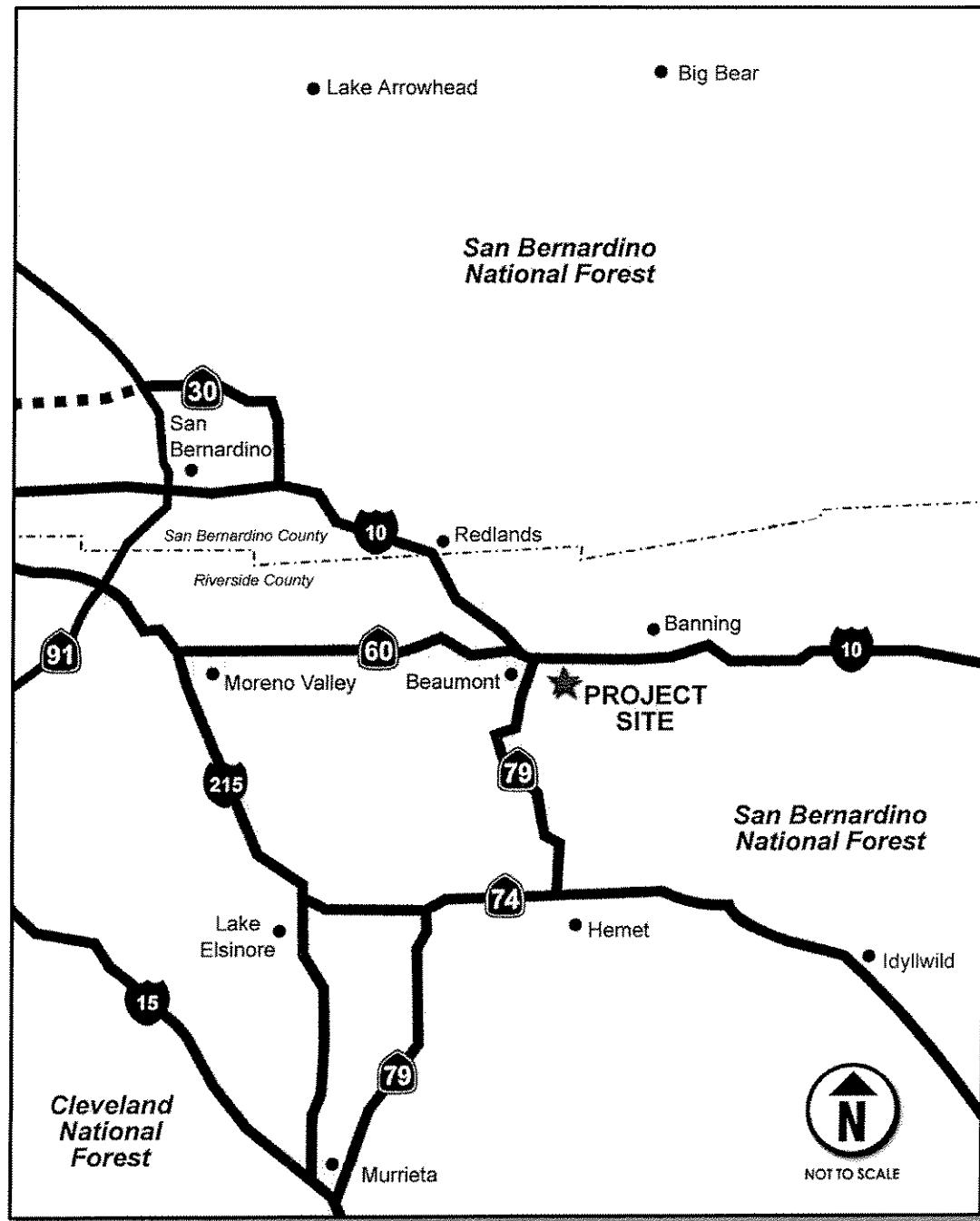


FIG. II-1

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PROJECT VICINITY

E. 2nd St - Half Mile West of Highland Springs Ave
Beaumont, CA

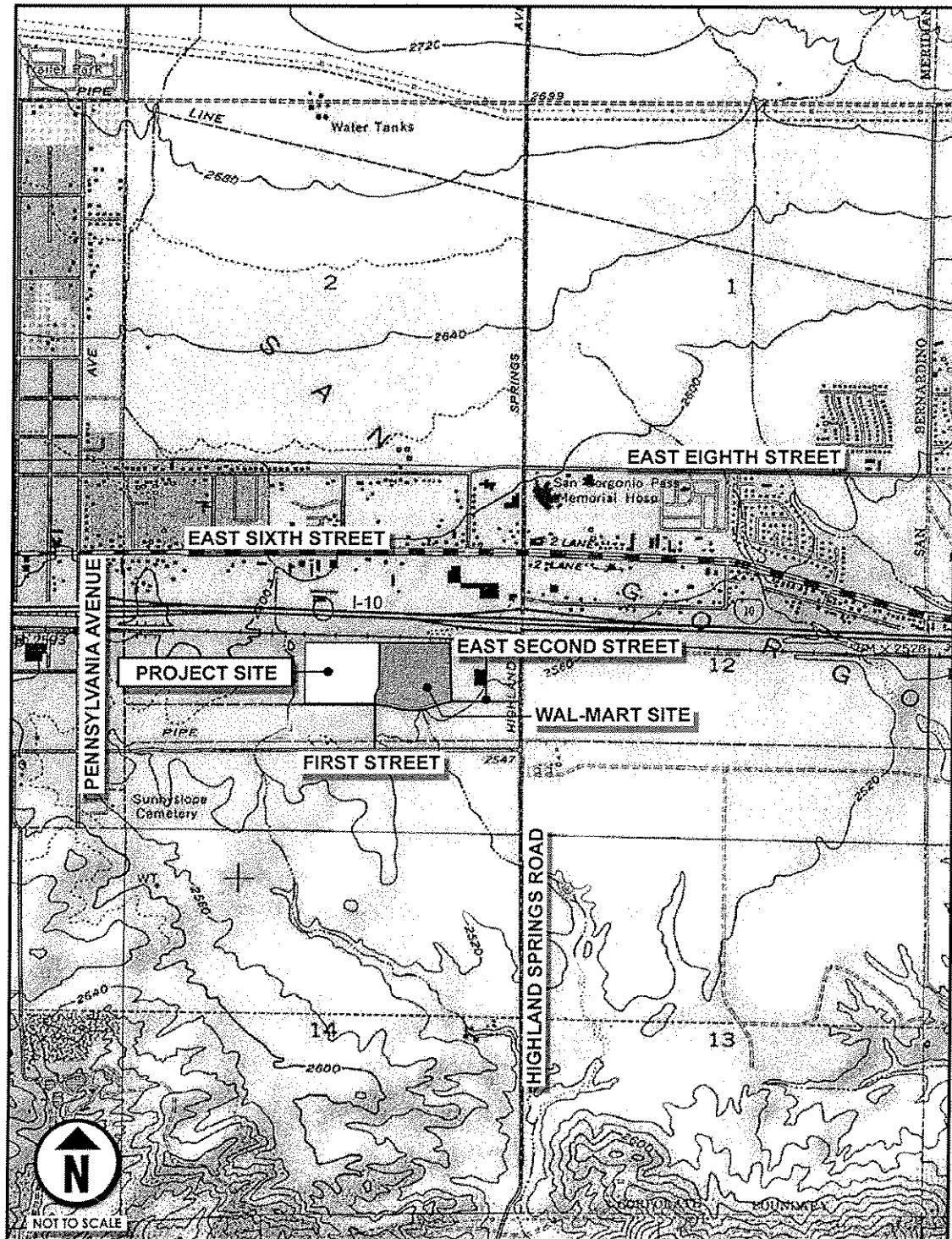


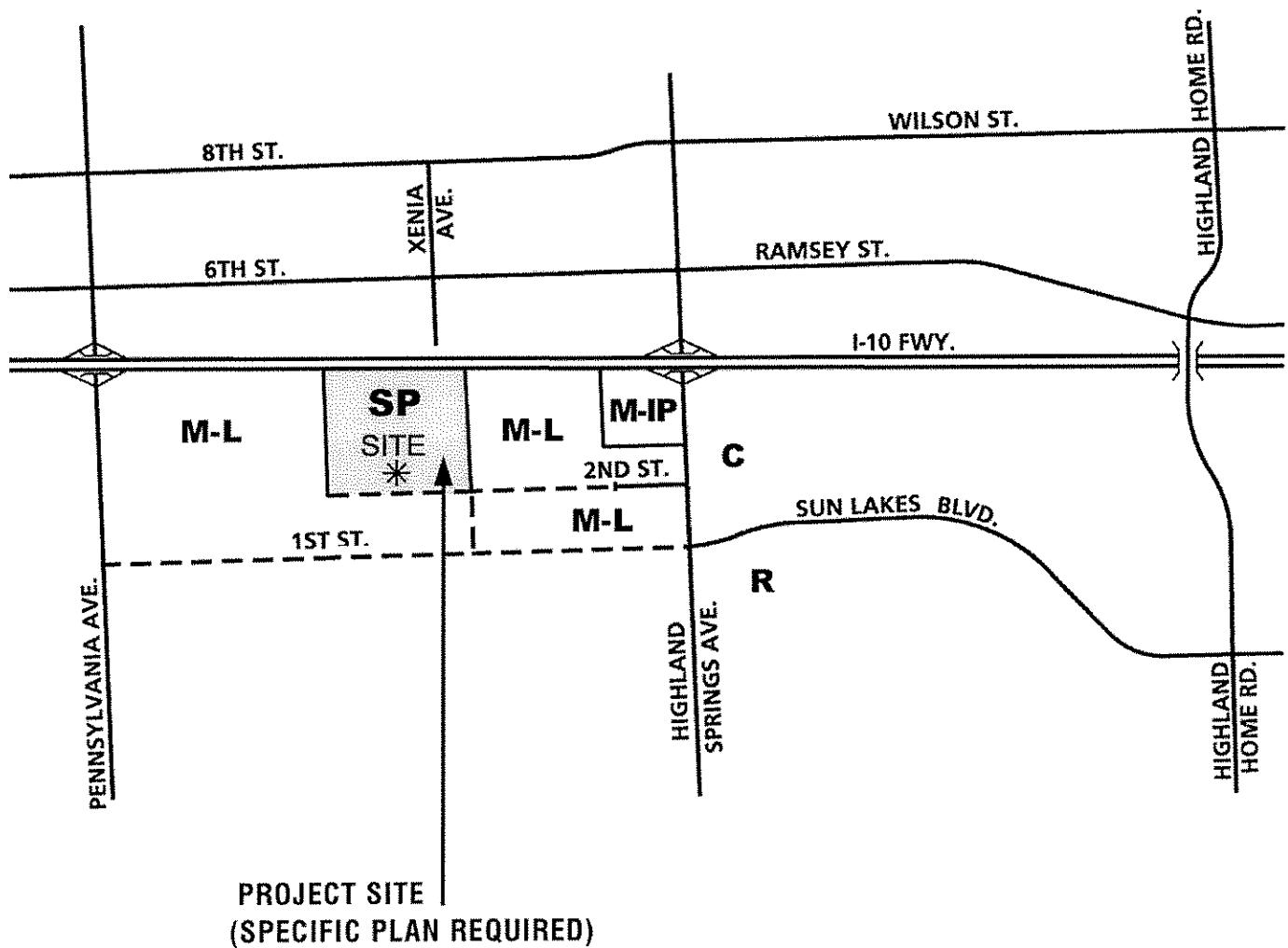
FIG. II-2

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EXISTING ZONING

E. 2nd St - Half Mile West of Highland Springs Ave
Beaumont, CA



LEGEND

- SP = SPECIFIC PLAN
- M-L = LIGHT MANUFACTURING
- M-IP = INDUSTRIAL PARK
- R = RESIDENTIAL
- C = COMMERCIAL



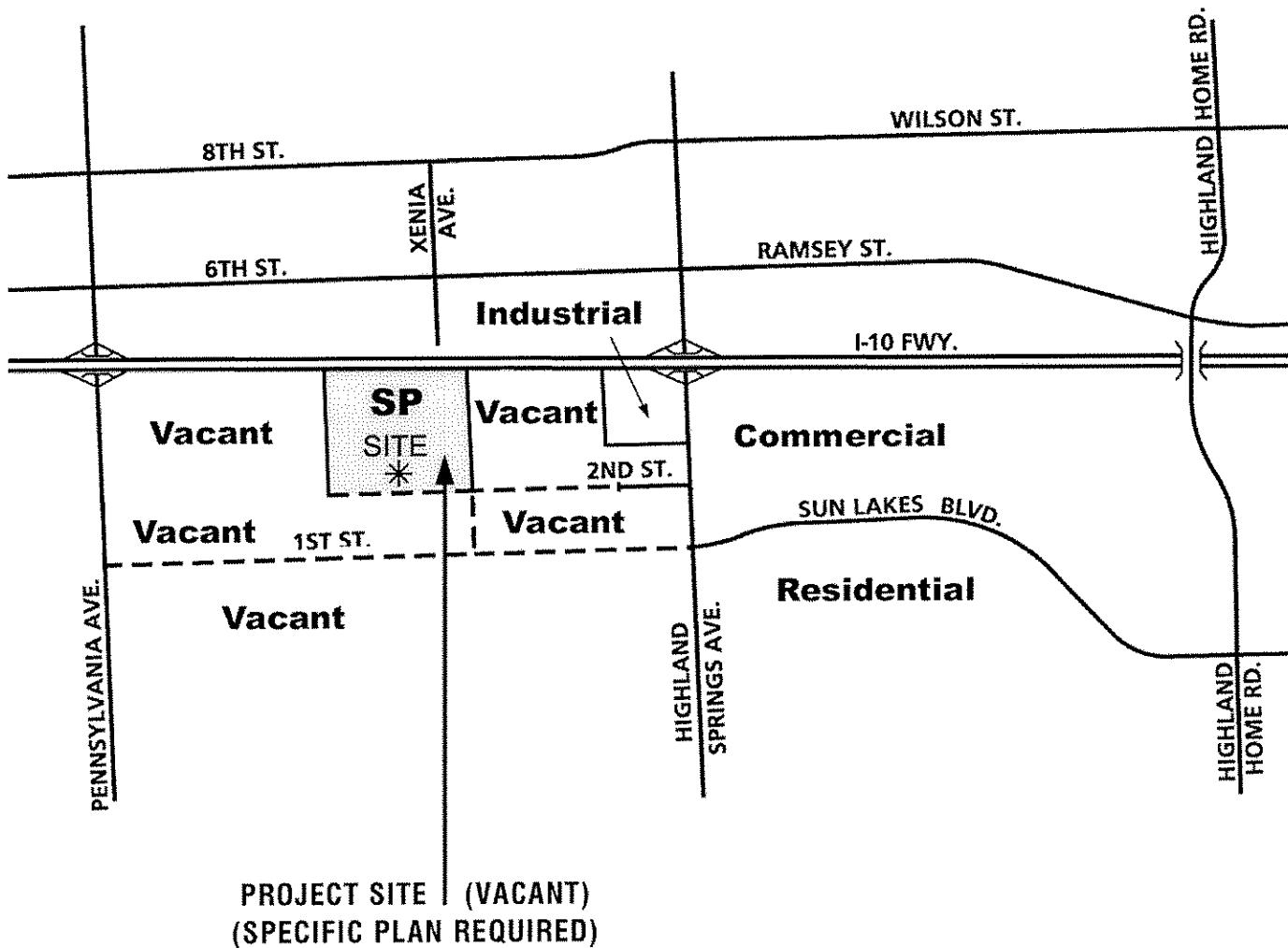
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FIG. II-3
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EXISTING LAND USE

E. 2nd St - Half Mile West of Highland Springs Ave
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FIG.II-4

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Section III

Description of Planning Area

A. Planning Objectives/Concept

This Specific Plan provides for the ultimate development of the +/- 21.82 acre area. The components are as follows:

- +/- 138,000 sf of home improvement store to be constructed as part of Phase I.
- Miscellaneous retail/commercial use of +/- 64,000 sf to be constructed as part of Phase II.
- Miscellaneous food use of +/- 14,000 sf to be constructed as part of Phase II.

B. Land Uses:

The entire Specific Plan area of +/- 21.82 acres will be used as commercial/retail.

The following is a partial representative listing of the types of uses which would be appropriate. Refer to the existing city code zoning for commercial for a complete listing of permitted uses.

- Home improvement store
- Bank
- Miscellaneous retail shops
- Drive-thru restaurant use

Circulation and Access:

Offsite access will be provided from Highland Springs/Second Street. Second Street will be extended from its existing terminus to the westerly edge of the plan area. Second Street will be half width (38 ft) throughout except at plan area frontage where it will be half width plus one lane (50 ft). Secondary access for emergency purposes will be provided by constructing North/South connection from Second to First Street and constructing First Street to Highland Springs Avenue. Although not required based on the traffic analysis, the project proponent will construct or fund First Street from the North / South Connector to Pennsylvania Avenue. Both the North / South Connector and First Street will be 32 ft. wide.

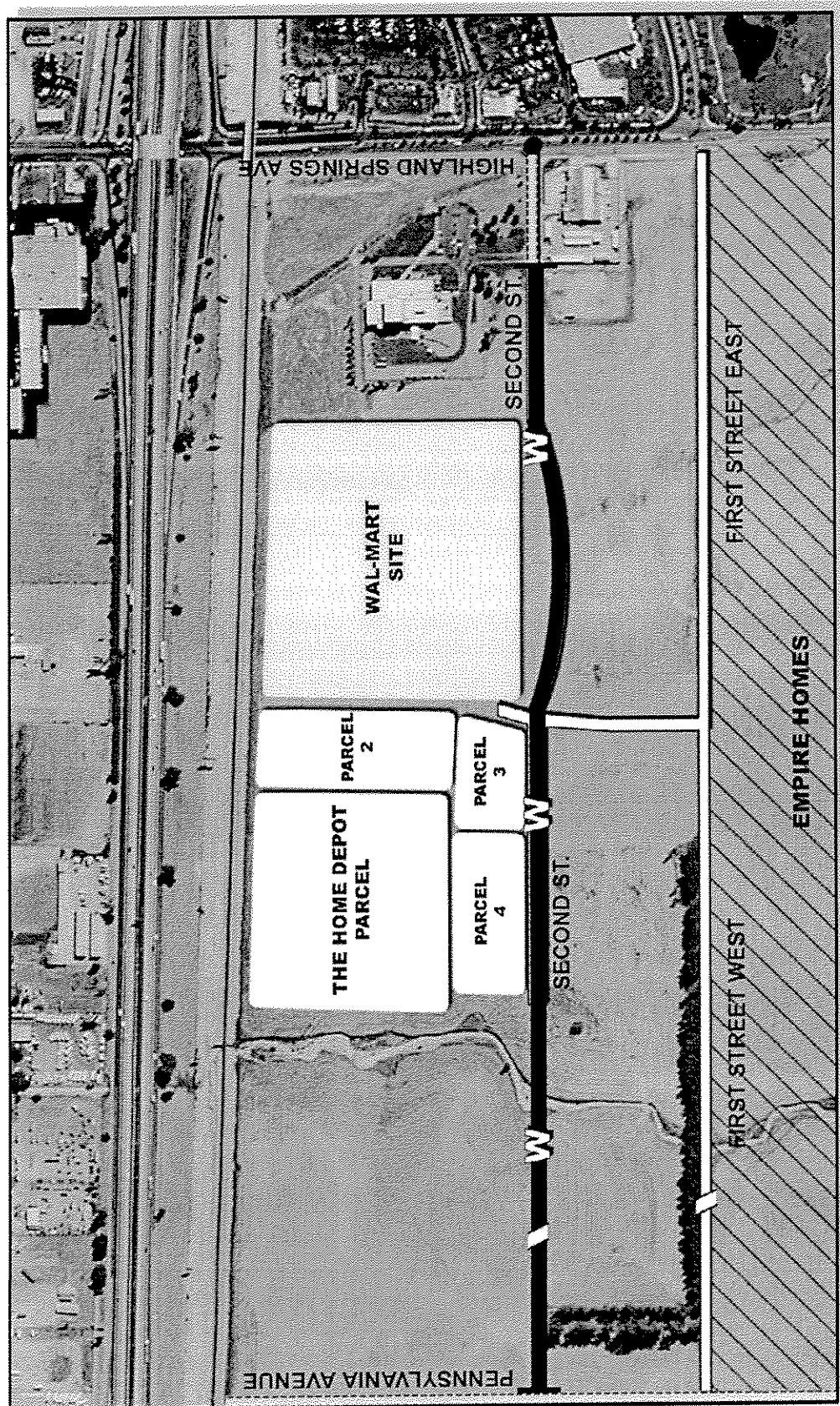
For onsite access, four (4) driveways are provided from Second Street. As shown on the circulation and access map, driveway #1 is right in/right out; driveway #2 is full access; driveway #3 is right in/right out and driveway #4 is full access.

Water:

There are no provisions for water to the plan area. Beaumont Cherry Valley Water District will provide service by constructing a 12" diameter loop between Highland Springs and Pennsylvania Avenue. This loop will also serve future developments along Second Street.

WATER LINE EXTENSION

E. 2nd St - Half Mile West of Highland Springs Ave
Beaumont, CA



LEGEND: Existing Streets New Construction

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Sewer:

There are no provisions for sewer to the plan area. Home Depot will extend sewer line from existing terminus at Second Street and bring it to the plan area.

Drainage:

There are no provisions for drainage facilities. The plan area will have a system of detention basins for water runoff management.

Dry Utilities:

There are no provisions for electrical, telephone, natural gas and cable. Home Depot will arrange for extension of these facilities to the plan area.

Phasing:

The project will be done in phases. Phase one will be the construction of the home improvement store including the parking field and landscaping and all the site amenities necessary to operate the store. Phase 2 will be the outparcel retail buildings.

Signage:

One pylon sign at a maximum height of 100 feet is proposed on the northwest corner adjacent to the southern pacific railroad R.O.W. This pylon sign will be double faced, with a sign area of 750 sf each face.

One pylon sign, 12 ft. high is proposed on the southeast corner adjacent to the main driveway. This sign will be double faced with a sign area of 50 sf each face.

Five monument signs, 6 ft. high double faced with sign area of 30 sf each face are proposed; four along Second Street and one facing the main driveway.

Refer to the sign plan exhibit for pylon and monument locations described above. Additional information about the site pylon and monument signs and all other new signs for the development are addressed through the Home Depot center sign criteria provided under separate cover.

Land Use Policies:

1. Parking lot, loading areas, outdoor lighting, trash enclosures of the commercial development shall be located, designed and oriented to minimize relative impacts on adjacent uses.
2. Pedestrian access within the commercial areas shall be facilitated by creation of sidewalks.
3. All aspects of commercial development, including architecture, landscaping, lighting and signage should consider the design guidelines included in the Specific Plan.
4. Provisions shall be made to accommodate pedestrians along street frontages and through parking areas to reach main building entrances.

Commercial Design Guidelines:

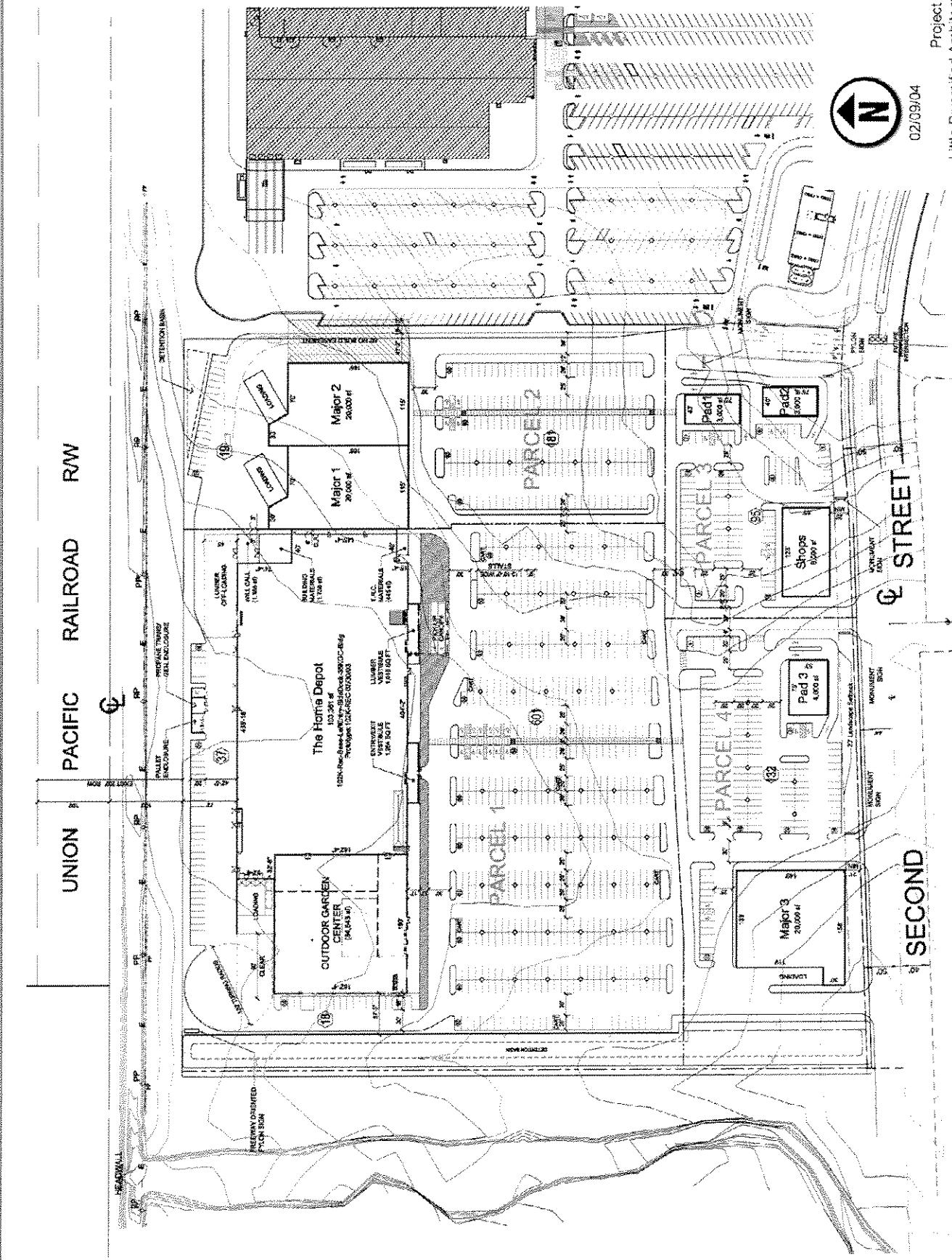
1. Commercial buildings should be designed to complement the overall theme established by the Home Depot building design.
2. Tilt up concrete, exterior plaster finish, metal roofing (matching Home Depot's) stone, steel elements, integrated colored CMU and accent colors should be the primary building materials.
3. Where visible from offsite, rear and side elevations should have materials consistent with the front elevations.
4. Colonnades, covered walks and arcades are encouraged.
5. Colors of buildings should complement color scheme of Home Depot; varied earthen colors, including but not limited to, browns, brown-reds, terra cottas.
6. All commercial uses in commercial center should adhere to a consistent architectural and site design scheme.

Parking Lot Design:

1. Landscape setback of 20'-0" minimum should be provided along the street frontage.
2. Landscape planters should be provided at end stalls.
3. Treewells at every 5 stalls should be provided.
4. Six inch high concrete curbings should be used at all planting and landscape areas.
5. Pedestrian paths should be separated from vehicular driveways and parking area.

SITE LAYOUT

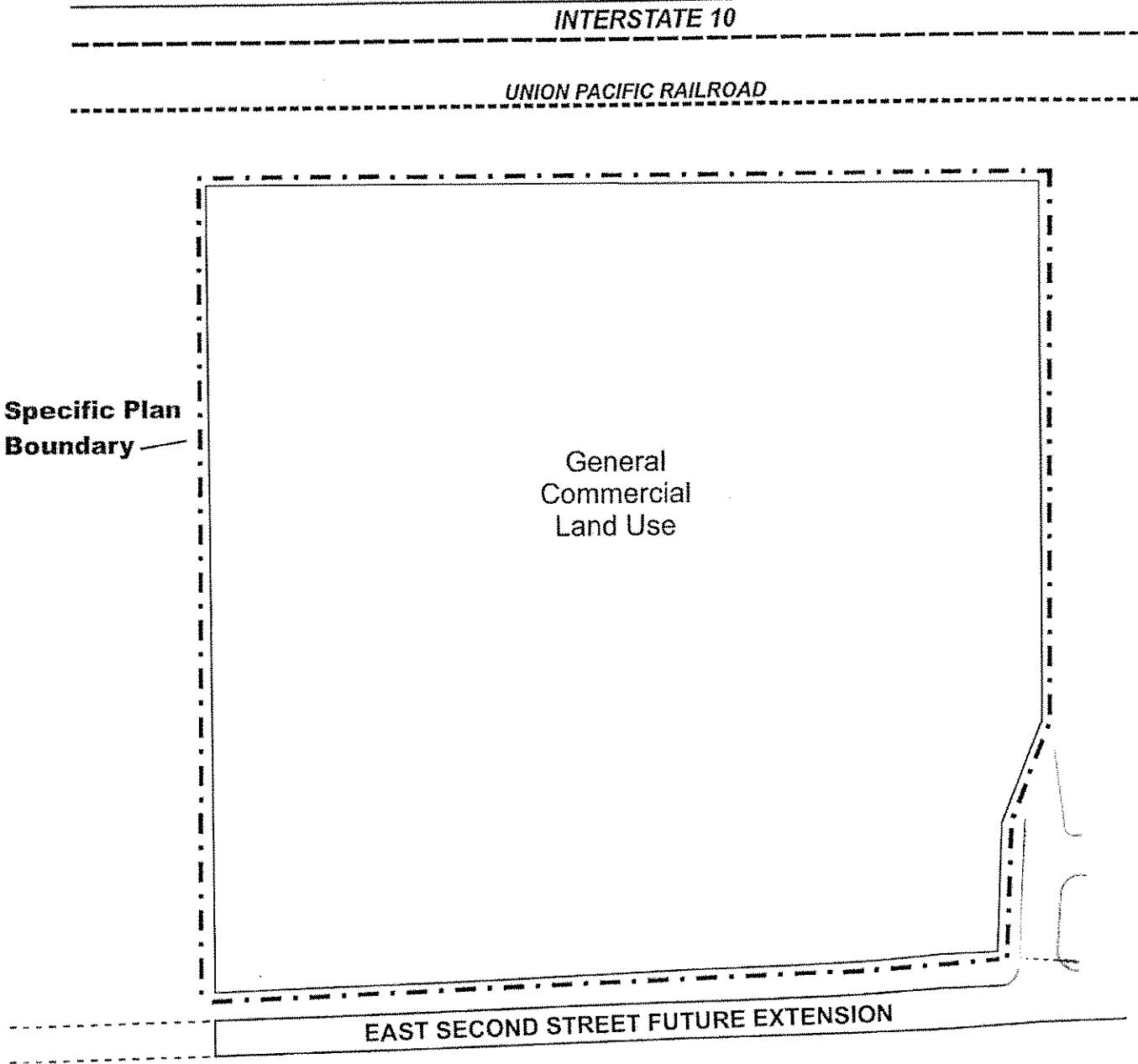
E. 2nd St - Half Mile West of Highland Springs Ave
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SPECIFIC LAND USE CONCEPT

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FIG. III-2
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CIRCULATION & ACCESS MAP

E. 2nd St - Half Mile West of Highland Springs Ave
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LEGEND:

● = TRAFFIC SIGNAL

150' = LEFT TURN POCKET LENGTH

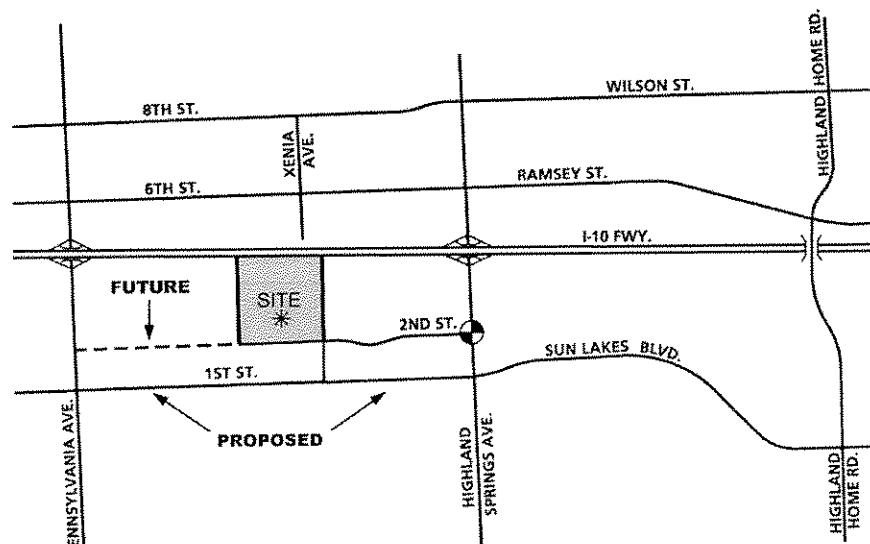
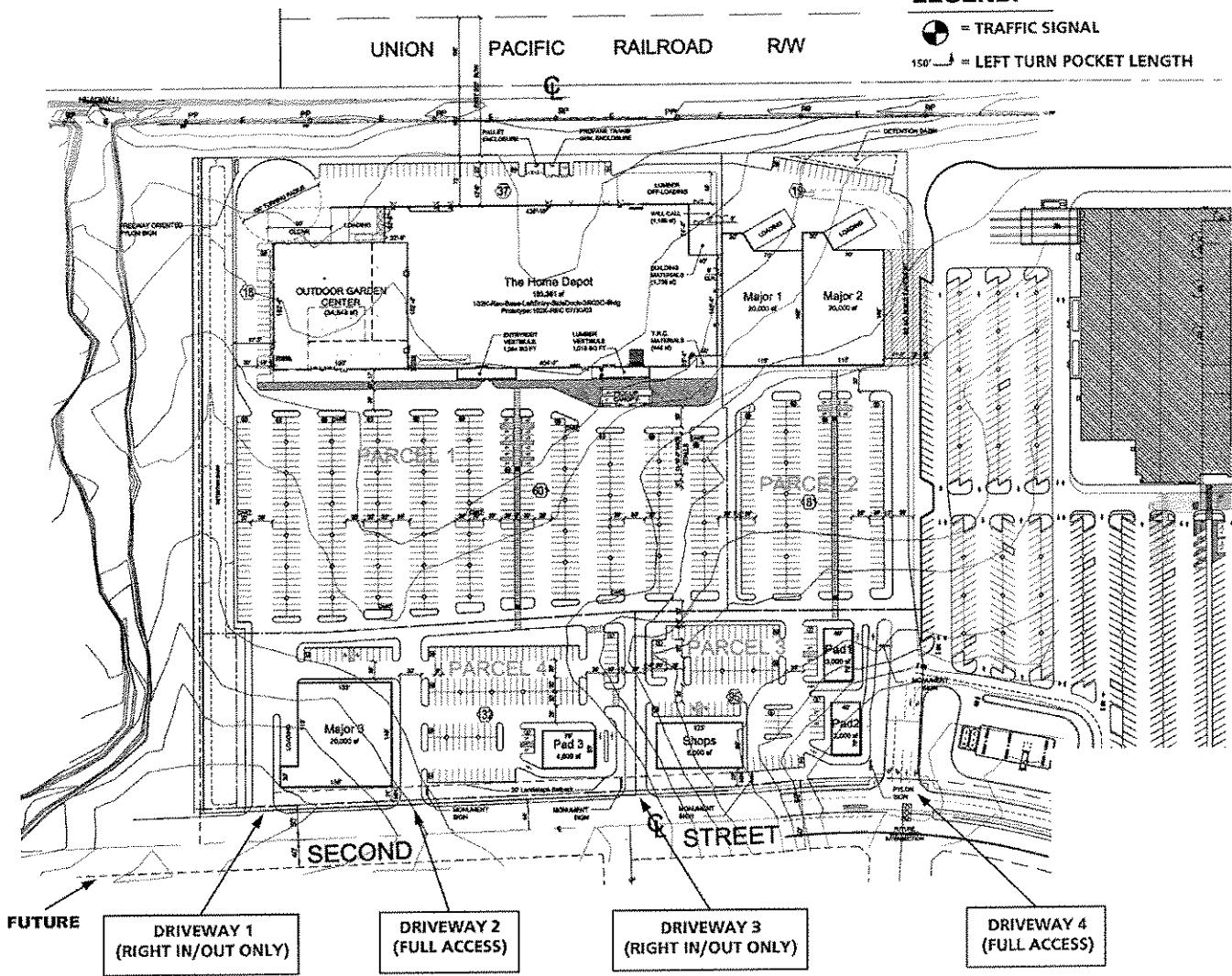


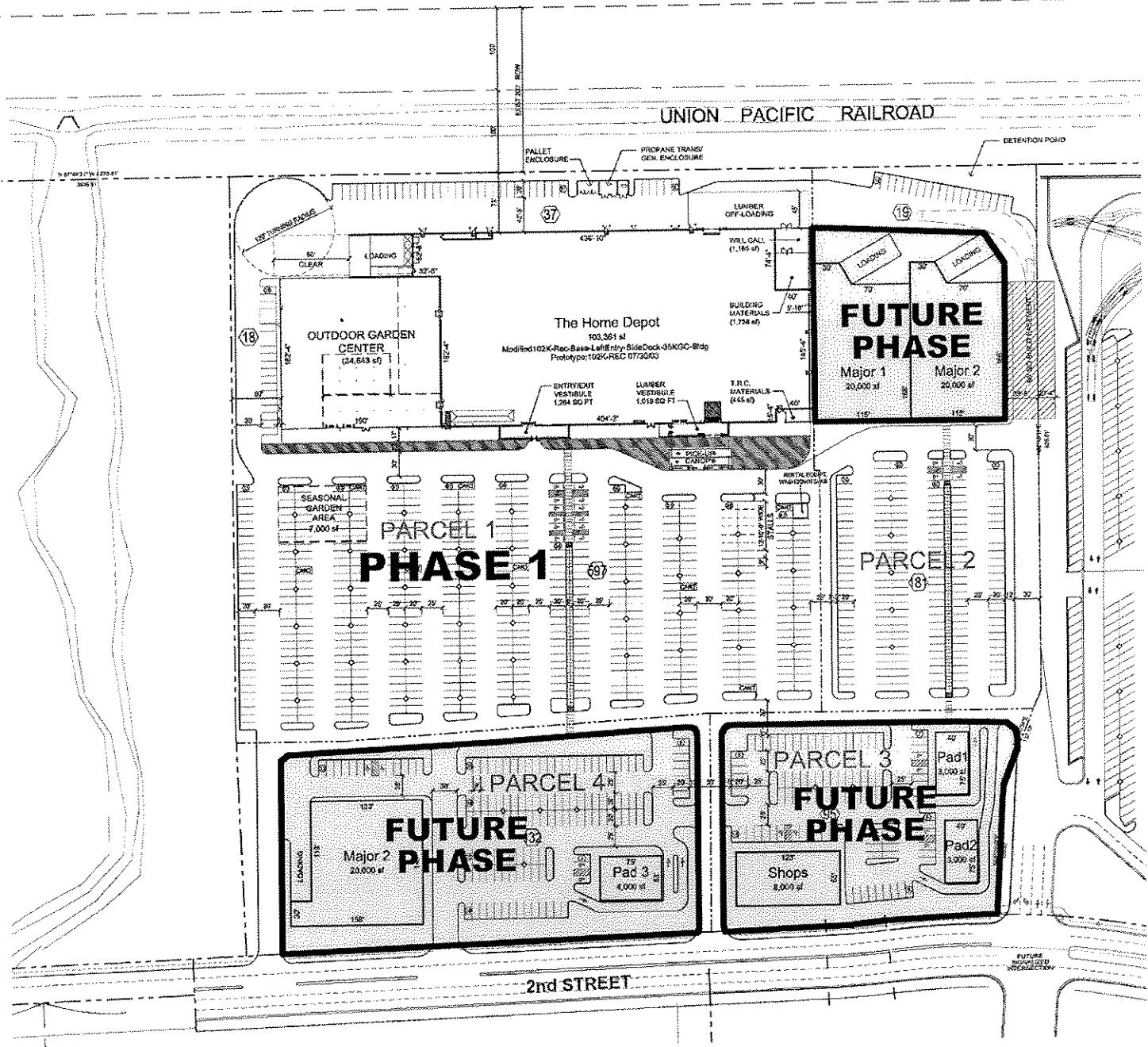
FIG. III-3

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PHASING PLAN

**E. 2nd St - Half Mile West of Highland Springs Ave
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INTERSTATE HIGHWAY 10



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FIG. III-4

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Project in GED 1011
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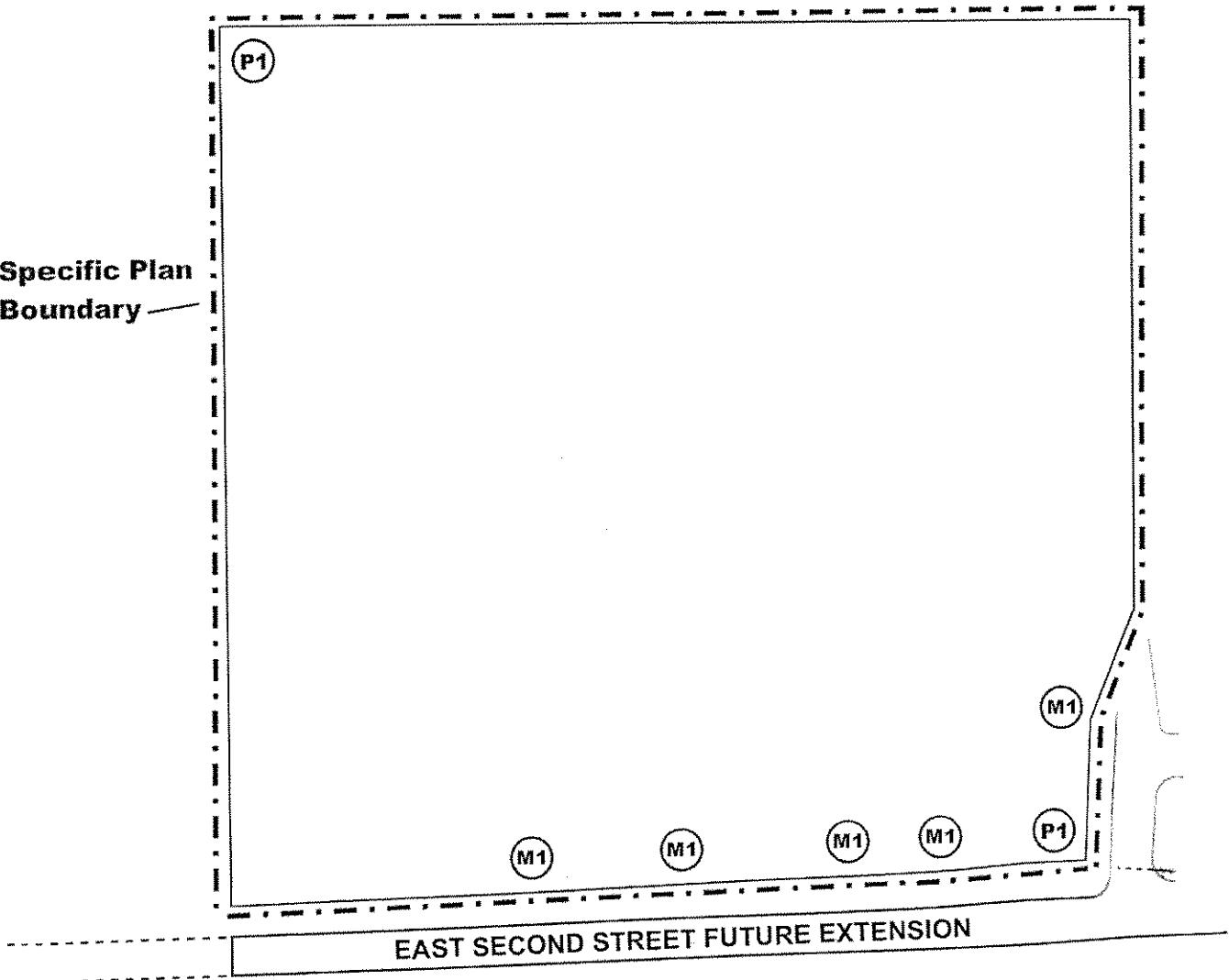
PROPOSED SIGN/ MONUMENT LOCATIONS

E. 2nd St - Half Mile West of Highland Springs Ave
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INTERSTATE 10

UNION PACIFIC RAILROAD

Specific Plan
Boundary



(P1) = Potential Pylon Sign Locations

(M1) = Potential Monument Sign Locations



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FIG. III-5

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CONCEPTUAL LANDSCAPE PLAN

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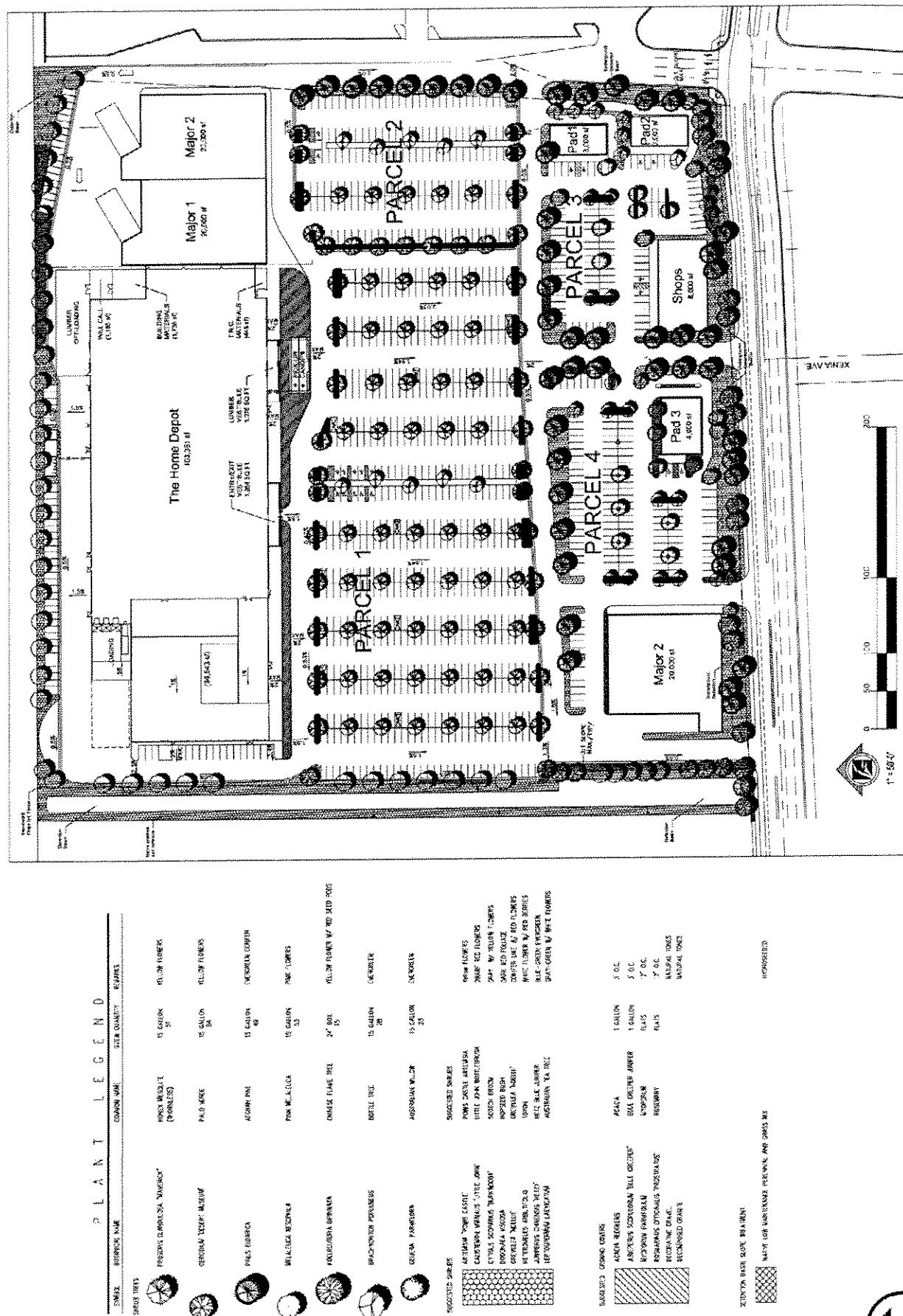


FIG. III - 6
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