



Staff Report

TO: City Council
FROM: Carole Kendrick, Planning Manager
DATE May 16, 2023
SUBJECT: Administrative Draft of the Objective Design Standards

Description Presentation of the Administrative Draft of the Objective Design Standards to obtain feedback and direction from the City Council for future consideration.

Background and Analysis:

In fall 2021, the preparation of the administrative draft of objective design standards began during the period of the preparation of the 6th Cycle Housing Element Update. Due to anticipated changes to the Objective Design Standards in relation to the adoption of the 6th Cycle Housing Element, the process was paused until the certification of the Housing Element.

On December 12, 2022, the State of California, Department of Housing and Community Development adopted the City of Beaumont 6th Cycle Housing Element. The City's 6th Cycle Housing Element Program 19 identifies that the Planning Department shall facilitate the adoption of Objective Design Standards for residential and mixed-use projects. The purpose of these standards is to expedite the approval process for such projects and support the City in meeting its housing goals.

The draft Objective Design Standards were developed utilizing the following sources:

- The City's existing development and design standards;
- Design guidance as expressed in the City's various area plans (e.g. Fairway Canyon, Sundance, Heartland "Olivewood");
- Images and observations of existing context/built environment;
- The August 2022 Draft Western Riverside Council of Governments Objective Design Standards Toolkit; and
- Best practice recommendations.

The changes are proposed primarily in single family residential and mixed-use zones that include:

- Residential Single Family (RSF)
- Residential Traditional Neighborhood (RTN)
- Downtown Mixed-Use (DMU)
- Sixth Street Mixed-Use (SSMU)
- Sixth Street Mixed-Use Residential (SSMUR)

The recommended standards include façade articulation, compatibility with adjacent buildings, entries, materials, and parking design/access. The design standards will not alter basic development standards (e.g., density, setbacks, overall building height, lot coverage, parking ratios, etc.) or include standards for architectural style, window placement and design, privacy, roof design, building colors, or other standards not listed above.

The proposed Administrative Draft complies with requirements in applicable law, including SB 35 and SB 330.

A workshop with the Planning Commission occurred on May 10, 2023. Staff will provide a verbal update to the City Council regarding the Planning Commission's comments on the Administrative Draft. All workshop comments will be provided to the City's consultant and will be updated accordingly to present to the Planning Commission and City Council at a later date as an ordinance amendment.

Fiscal Impact:

The cost for the preparation of this item is approximately \$300.

Recommended Action:

Review Administrative Draft of the Objective Design Standards; and,
Provide feedback and direction to City staff on the Administrative Draft of the Objective Design Standards.

Attachments:

- A. Administrative Draft - Objective Design Standards dated March 2023