



## Staff Report

**TO:** City Council  
**FROM:** Carole Kendrick, Planning Manager  
**DATE:** September 19, 2023  
**SUBJECT:** Code Amendment to Several Sections within Chapter 17 of the Beaumont Municipal Code to Establish Objective Design Standards

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**Description** Presentation of the Public Hearing Draft of the Objective Design Standards and Ordinance Amendment to modify amend Chapter 17.03.060 “Residential, Single-Family Zone”, Chapter 17.06.065 “Residential, Traditional Neighborhood”, Chapter 17.09.040 “Downtown Mixed-Use Zone”, Chapter 17.19.060 “Sixth Street Mixed-Use Zone”, and Chapter 17.19.070 “Sixth Street Mixed-Use Residential Zone” to establish Objective Design Standards in the Beaumont Municipal Code

### **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 6<sup>th</sup> Cycle Housing Element Update. Due to anticipated changes to the Objective Design Standards in relation to the adoption of the 6<sup>th</sup> 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 6<sup>th</sup> Cycle Housing Element. The City’s 6<sup>th</sup> 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.

On May 10, 2023, the Planning Commission conducted a work study to review the administrative hearing draft of the Objective Design Standards. The City Council also conducted a work study on May 16, 2023. The consultant has made modifications to the proposed Objective Design Standards based on the feedback that was provided at both work study meetings. The hearing draft, as shown in Attachment B, is the updated clean copy of the Objective Design Standards and a redlined version is provided as Attachment C to the staff report.

The Planning Commission conducted a public hearing to review the public hearing draft of the Objective Design Standards at their August 23, 2023, meeting. At the public hearing, the Planning Commissioners briefly discussed the item after the consultant's presentation and by a vote of 3-0 forwarded a recommendation of approval to the City Council.

On September 5, 2023, the City Council opened the public hearing, received a brief staff report and continued the item with no discussion to the September 19, 2023, City Council meeting.

**CEQA:**

The City has analyzed this proposed project and has determined that it is exempt from the California Environmental Quality Act (CEQA) under section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The proposed ordinance in itself does not relate to any physical project and will not result in any physical change to the environment and does not affect the land use or density limitations of the General Plan. Therefore, it can be seen with certainty that there is no possibility that this ordinance may have a significant adverse effect on the environment, and therefore, the adoption of this Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

**Public Communications Received:**

A combined Planning Commission and City Council 10-day public notice was placed in the Press Enterprise on August 11, 2023. 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 Council at the time of the public hearing. Proof of publication is included as Attachment D to this staff report.

**Planning Commission Authority:**

The Beaumont Municipal Code Section 17.02.080.E authorizes the Planning Commission to recommend to the City Council approval, approval with modifications, or denial of the proposed application. The Commission's recommendation shall be transmitted to the City Clerk for scheduling the matter for consideration by the City Council.

**Fiscal Impact:**

The cost to prepare this staff report is approximately \$500.00.

**Recommended Action:**

Hold the continued Public Hearing; and

Waive the first full readings and approve by title only "An Ordinance of the City Council of the City of Beaumont, California to Amend Chapter 17.03.060 'Residential, Single-Family Zone', Chapter 17.06.065 'Residential, Traditional Neighborhood', Chapter 17.09.040 'Downtown Mixed-Use Zone', Chapter 17.19.060 'Sixth Street Mixed-Use

Zone', and Chapter 17.19.070 'Sixth Street Mixed-Use Residential Zone' to establish Objective Design Standards in the Beaumont Municipal Code."

**Attachments:**

- A. Draft Ordinance
- B. Hearing Draft - Objective Design Standards dated August 2023
- C. Public Review Draft - Objective Design Standards with redlines
- D. Proof of Publication