



Staff Report

TO: City Council
FROM: Carole Kendrick, Interim Community Development Director
DATE: July 16, 2024
SUBJECT: Joint Planning Commission/City Council Workshop Regarding the Zoning Code Update (PLAN2024-0068) - Capital Improvement Project (CIP) CD-04

Description Joint Planning Commission and City Council workshop to review the Administrative Draft of the Background and Recommendations Report.

Background and Analysis:

A zoning code serves as the implementation document for the City's General Plan. The zoning code provides regulations for residential, commercial and industrial developments. It includes among other things, lot size, placement, density, architectural style, and the height of structures. It also incorporated various state mandated items such as density bonuses and accessory dwelling units. The zoning code also lays out the administrative processes governing planning and land development within the City of Beaumont.

The Zoning Code Update focuses on implementing the recently adopted General Plan and future goals of the City, while maintaining the historical level of regulation desired by the community.

The City's current zoning code has not been comprehensively updated since 2007 and has been patched through minor amendments to keep up with new State requirements. The state of the current zoning code is not unusual for a typical city in that:

- It contains standards that are outdated, difficult to administer, and often hidden in many different sections.
- Numerous amendments have been made that sometimes are not consistent with the rest of the code.
- The code does not reflect recent changes resulting from legal decisions and changes to state laws (i.e., Reed v. Town of Gilbert, SB 2, accessory dwelling units, etc.).

- The code lacks the ability to address modern development trends and patterns in City's corridors, mixed use overlay area, and Transit Priority Areas (TPAs).
- Some sections of the code lack specificity or clarity, making zoning enforcement often difficult.
- It is not user-friendly and lacks graphics to improve readability.

The proposed updated code will ensure the City of Beaumont's land use regulations and processes conform to the minimum requirements of California State law and are legally defensible. The zoning ordinance update will also be developed in a manner that avoids unnecessary bureaucracy, consistent with the City's approach to development. The update will address California statutory requirements with regard to a variety of issues, including but not limited to solar energy systems, family day care homes, emergency shelters, transitional housing, supportive housing, affordable housing, group homes, alterations to legal non-conforming buildings, etc.

The updated code will contain specific criteria for as many commonly identified land uses as possible to eliminate or minimize the need for discretionary review, thereby reducing the time associated with processing development applications. Where discretionary approval is needed, land use regulations will be structured to afford applicants and other affected parties' due process and provide the public with an appropriate opportunity for participation.

This will be the first of three (3) joint study sessions with the Planning Commission and City Council. The purpose of this workshop is to provide the draft recommendations (see Attachment A) to the decision-making bodies and to receive comments related to the report's recommendations.

**Consistency with Adopted Goals, Plans and Programs:
General Plan Consistency:**

The proposed zoning code update will help achieve the implementation with the General Plan Policies DAP1 to modify the zoning map and zoning standards to maintain consistency with the General Plan and EDF21, that requests an update to the zoning code to:

- Reflect modern business uses and needs, including allowing flexible or shared workspaces,
- Streamline permitting and procedures,
- Attract desired businesses and services,
- Ensure tourism-related enterprises are allowed in appropriate locations,

- Allow for the pairing of uses that support business spin-offs (e.g., R&D with retail), and
- Encourage experiential retail concepts that mix service uses with traditional retail so that retailers remain competitive in an increasingly online marketplace.

Fiscal Impact:

The cost to prepare this staff is approximately \$400.

Recommended Action:

Provide comments to staff related to the Administrative Draft of the Background Review and Recommendations Report.

Attachments:

- A. Administrative Draft – Background Review and Recommendations Report
- B. Study Session #1 PowerPoint

Incorporated herein by Reference:

City of Beaumont General Plan
City of Beaumont Zoning Ordinance
Capital Improvement Project (CIP) CD-04
Professional Services Agreement C23-137
6th Cycle Housing Element
City of Beaumont Parking Management Master Plan
Beaumont Economic Development Strategic Plan
Contents of City of Beaumont Planning Department Project File PLAN2024-0068