



LWC

City of Beaumont Comprehensive Zoning Code Update

Joint Planning Commission/City Council Study Session #1

July 16, 2024, 4 pm

Beaumont Civic Center

550 East 6th Street

Beaumont, CA, 92223

Virtual via Zoom



Introductions

City Staff

- Carole Kendrick – Interim Community Development Director/Project Manager
- Jillian Fountain – Assistant Planner
- Katie Jenson – Assistant Planner

Lisa Wise Consulting, Inc. (LWC)

- Stefano Richichi – Senior Associate/Project Manager
- Jen Murillo, AICP – Director
- Andrew Davidov – Associate



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Agenda

- **Presentation**
- **Planning Commission/City Council Comments & Questions**
- **Public Comment**
- **Wrap Up & Next Steps**



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2024
Spring

Summer

Fall

2025
Winter

Spring

Summer

**Analysis &
Recommendations**

**Drafting & Refining
Proposed Updates**

**Adoption &
Final Zoning
Code and Map**

Planning Commission
& City Council
Study Session #1

Planning Commission
& City Council
Study Session #2

Planning Commission
& City Council
Study Session #3

Planning Commission
& Council Hearings

Public Review Draft
Recommendations
Report

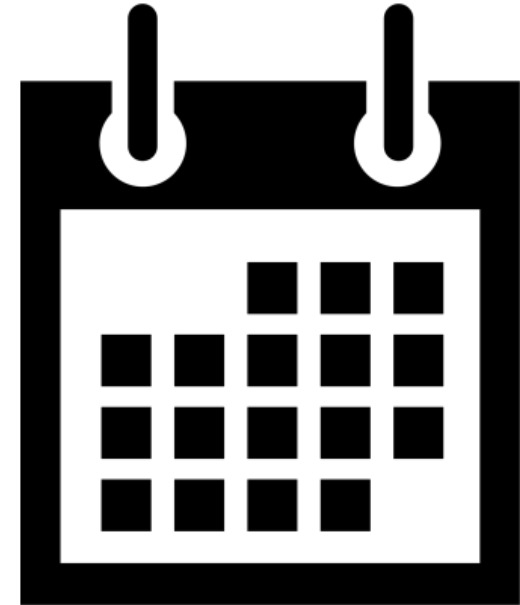
Public Review Draft
Zoning Code &
Zoning Map

Hearing Draft
Zoning Code &
Zoning Map

Final Adopted
Zoning Code &
Zoning Map

Joint PC/CC Study Session Schedule

- **Meeting #1 – July 16, 2024** ← **WE ARE HERE**
 - Introduction, Recommendations Report
- **Meetings #2 and #3 – Spring 2025**
 - Public Review Draft Zoning Code & Zoning Map



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Background Review and Recommendations Report

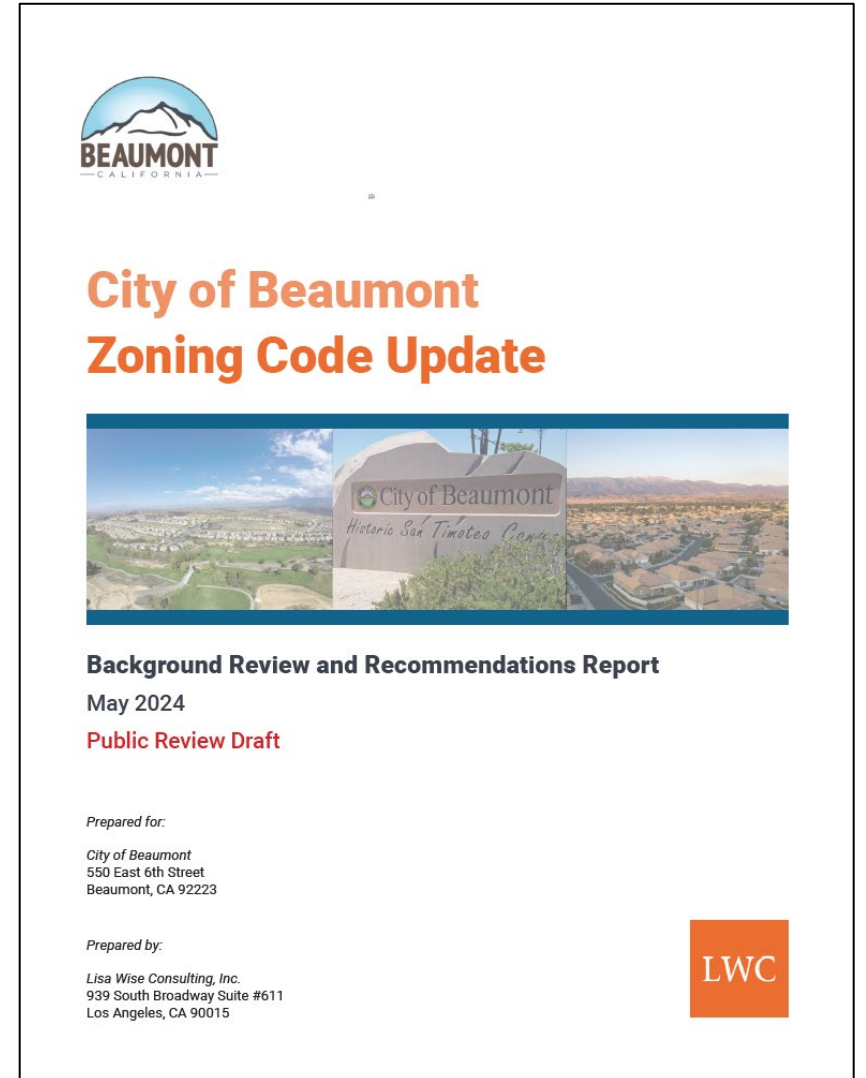


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Recommendations Report

Purpose of the Report

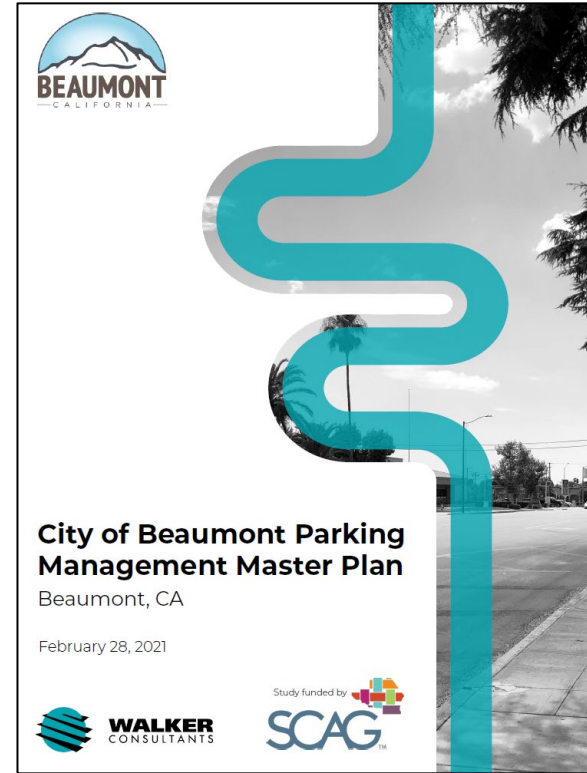
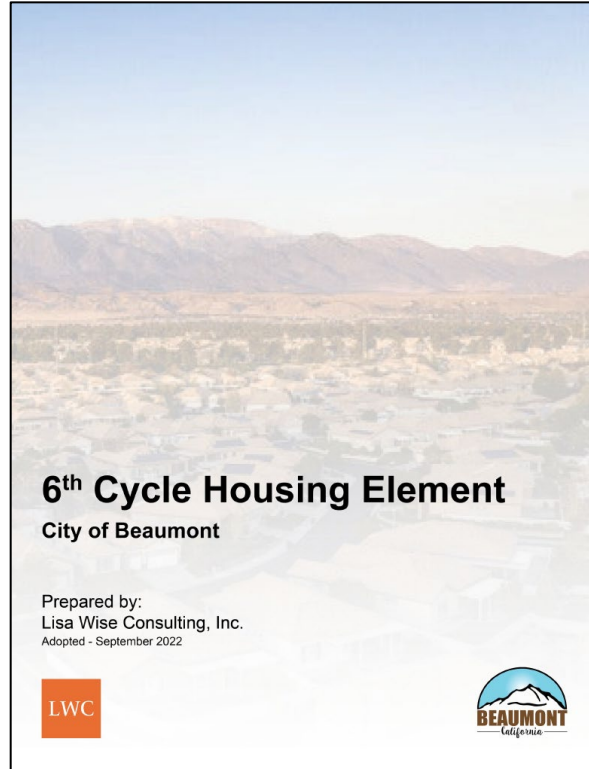
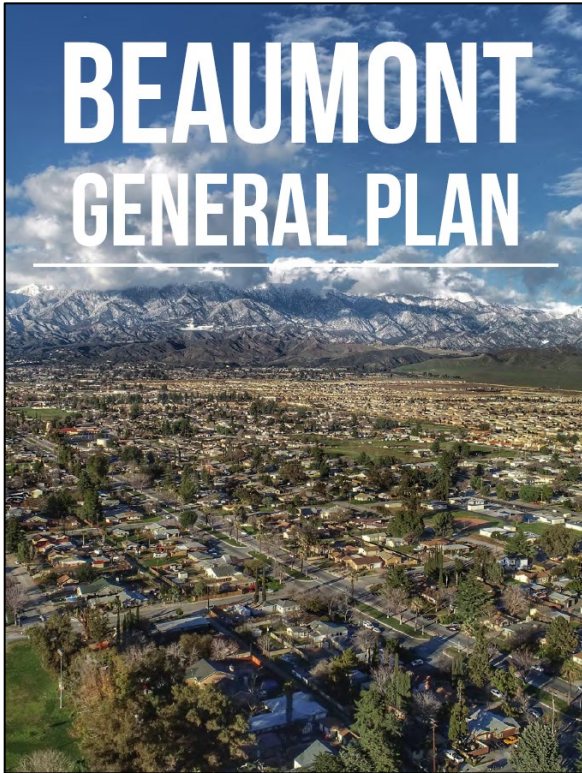
- **Modernize and Improve Usability.** Make the Zoning Code easier for City staff to administer and user-friendly for the public.
- **Internal and External Consistency.** Ensure internal consistency within the Code and implement various City policy documents.
- **Streamline the Zoning Code.** Update to be more succinct and better organized.
- **Industrial/Commercial Design Standards.** Create design standards for industrial and commercial uses to address their aesthetic impacts.



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Recommendations Report

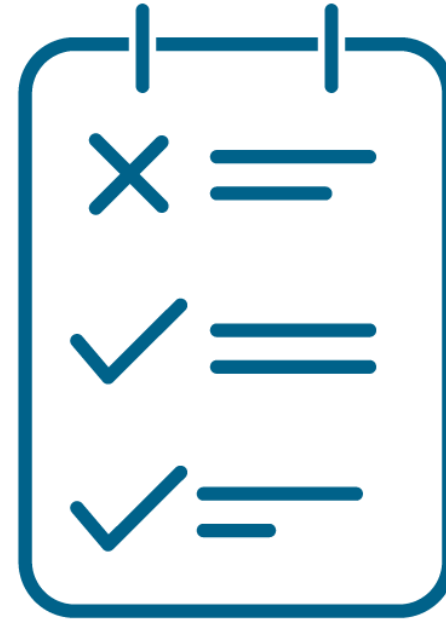
Review: Policy Documents



Recommendations Report

Review: Legal Consistency

- Consistency with Federal and State Law
 - Accessory Dwelling Units
 - Cottage Food Operations
 - Development Agreements
 - Family Day Care Homes
 - Parking
 - Permit Streamlining Act
 - Prezoning



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Recommendations Report

Recommendations Overview

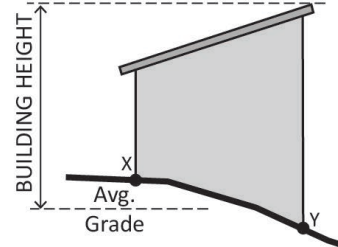
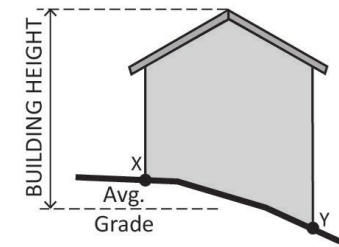
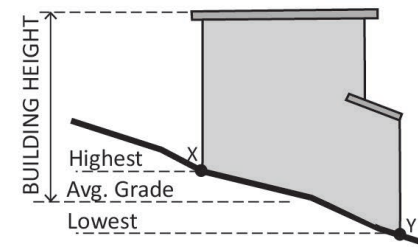
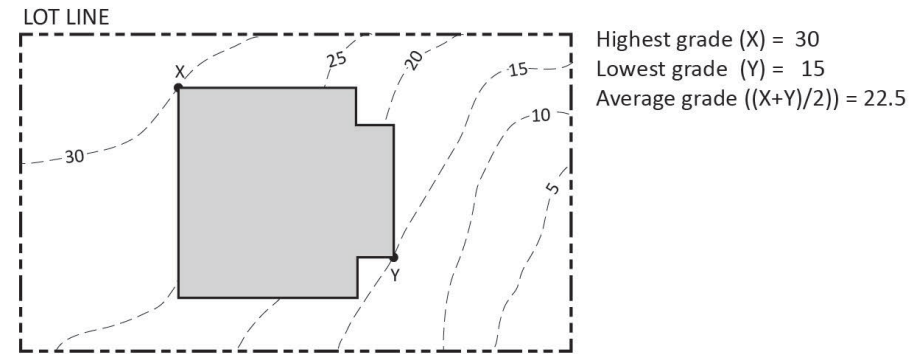
1. Code Organization
2. Zoning Districts
3. Use Regulations
4. Development and Design Standards
5. Administration and Procedures



Recommendations Report

Recommendations: Code Organization

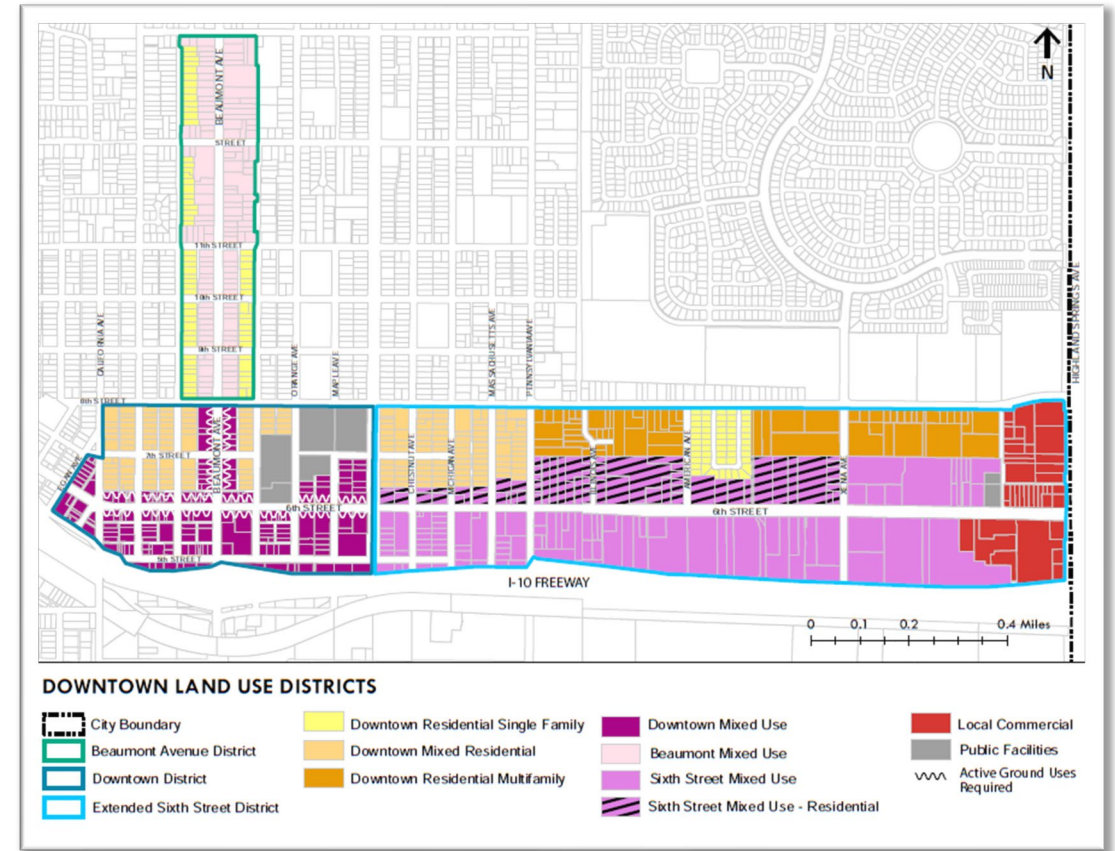
- Logically sequence and group sections
- Utilize hierarchy of importance in organization
- Remove, consolidate, or reorganize sections as needed
- Utilize tables and cross-references
- Definitions
- Clear rules of measurement
- Incorporate graphic illustrations



Recommendations Report

Recommendations: Zoning Districts – Base Zones

- Modify the following existing zones to be consistent with the General Plan (e.g., density, floor area ratio (FAR))
 - Residential, Single-Family (R-SF) Zone
 - Residential, Traditional Neighborhood (R-TN) Zone
 - Manufacturing (M) Zone
- Add standard for maximum number of building stories to align with the General Plan where corresponding land use designations include a maximum number of stories



Recommendations Report

Recommendations: Zoning Districts – Zoning Map

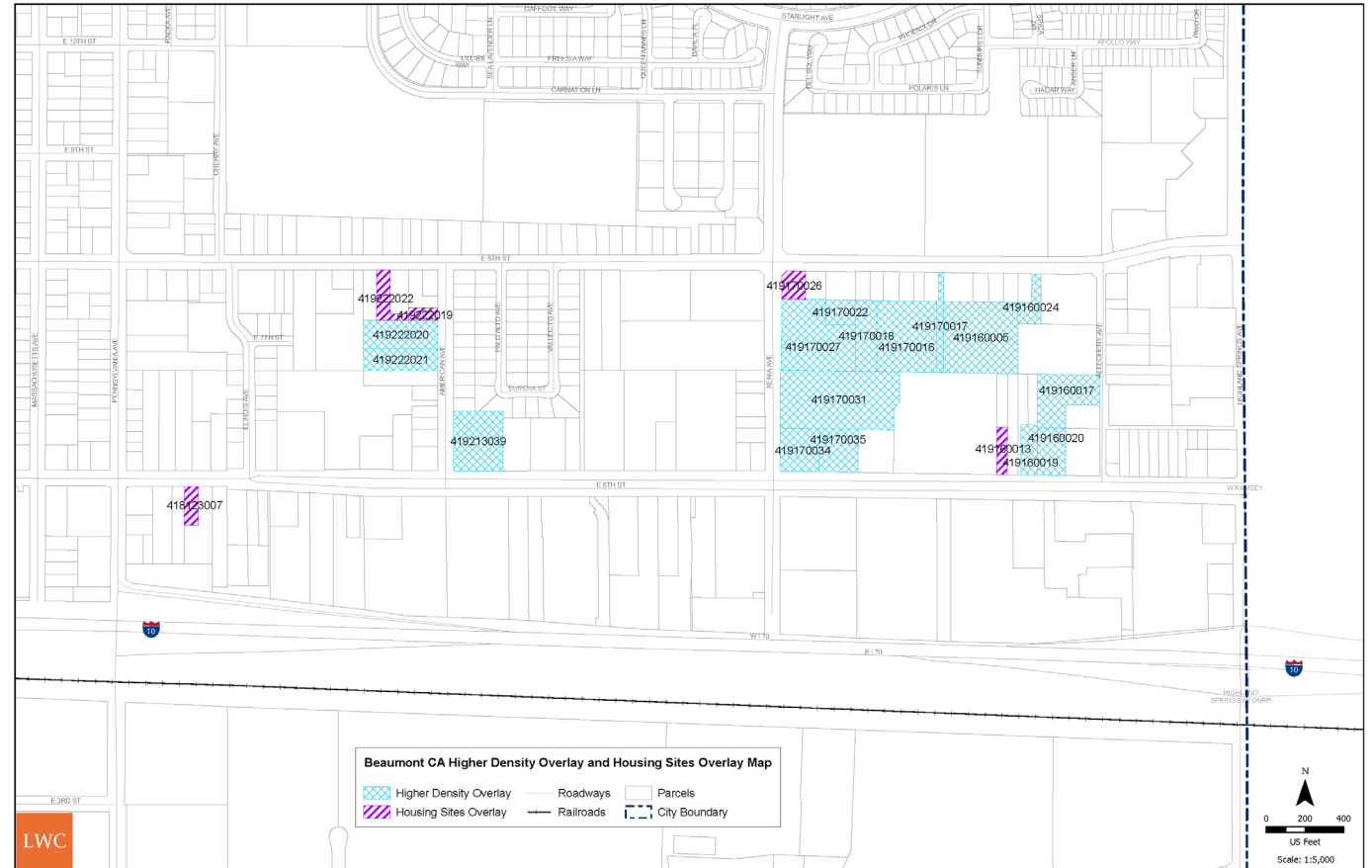
- Rezone the Mountain View Apartments to Residential Multiple–Family (R-MF), consistent with the High Density Residential land use designation
- Rezone the northeast corner of San Gorgonio Middle School to Public Facilities (PF) and designate as Public Facilities



Recommendations Report

Recommendations: Zoning Districts – Overlay Zones

- Add all overlays to be displayed on the Zoning Map and as identified in the Housing Element:
 - Transit Oriented District (TOD) Overlay
 - Higher Density Overlay
 - Housing Sites Overlay



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Recommendations Report

Recommendations: Use Regulations

- Update approach to uses to reflect the changing nature of land use
 - Flexibility
 - Contemporary uses and current development practices
 - Reduce CUP requirements
- Clarity and organizational improvement of uses
 - Consolidate redundant uses under a uniform term
 - Define all listed uses
 - Supplement with specific use regulations where appropriate

Section 2.3 Use Regulations

Use regulations, typically presented in a tabular format, detail the type of uses that are allowed, what approval is required, and specific limitations applicable to the activity or use. Land use categories are building blocks that establish the basis for regulation, while use regulations identify the specific use categories that are allowed, allowed with a permit, or prohibited in each zone. Use regulations may also include special requirements applicable to specific uses.

General Plan land use designations outline what is allowed in terms of uses and intensity of development, with each designation mapped on a land use diagram (General Plan Figure 3.5). In addition, Citywide policies, particularly those related to economic development, call attention to particular uses that should be promoted. It is important to ensure that the use regulations in the Zoning Code carry out these City policies.

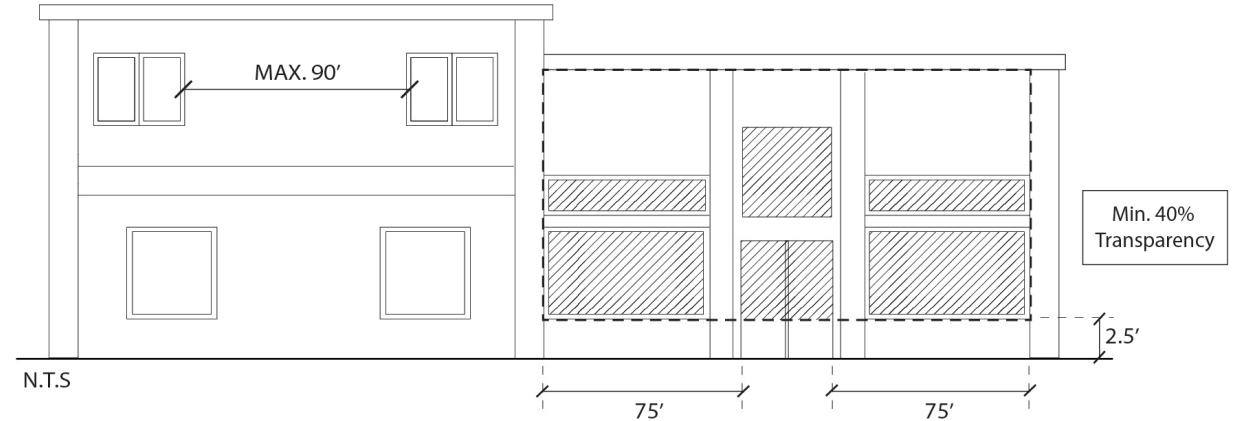


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Recommendations Report

Recommendations: Development and Design Standards

- Add design standards for industrial and commercial uses, including:
 - Façade design and articulation
 - Building entrances
 - Upper story step-backs
 - Landscaping
- Update parking provisions
 - Reduce minimum parking ratios
 - Consider establishing maximum parking ratios in Downtown
 - Expand on allowed shared and alternative parking strategies



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Recommendations Report

Recommendations: Other Development Standards

- Development and design standards
 - Establish minimum lot width for RSF Zone
 - Consider increasing non-residential FAR where needed
 - Add rear setback for SSMU-R Zone
 - Modify setbacks for outdoor accessory uses (e.g., pool equipment)
 - Add separation requirement between gas stations
 - Align regulations with Cal Fire and Fire Department processes and procedures

Figure 2.2: Example Development Standards Table

Table 17.24.030-1: Development Standards – Residential Zones					
Standard	R-L	N-P	R-LM	R-M	R-H
<i>Density and Lot Standards</i>					
Density (units/acre)	1-8	1-8	5-15	8.1-19.9	20-40
<i>Lot Area (sq. ft.)</i>					
<i>Corner Lot</i>	Min. 6,000				
<i>Interior Lot</i>	Min. 5,000	Min. 5,000	Min. 5,000		
<i>Small Lot Subdivision</i>	Min. 3,000	Min. 3,000	Min. 3,000	n/a	n/a
<i>Lot Width (ft.)</i>					
<i>Corner Lot</i>	Min. 60	Min. 60	Min. 60	n/a	n/a
<i>Interior Lot</i>	Min. 50	Min. 50	Min. 50	n/a	n/a
<i>Small Lot Subdivision (see Section 17.56.040)</i>	Min. 32	Min. 32	Min. 32	n/a	n/a
Max. Lot Coverage	50%	50%	60%	60%	70%



Recommendations Report

Recommendations: Administration and Procedures

- Consolidate and organize administration and procedures
- Describe procedures for interpreting the Code
- Describe procedures for amending planning approvals (e.g., CUPs)
- Consider adding a Minor CUP (staff-level approval)
- Add Temporary Use Permit and procedure



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Discussion Questions



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Discussion Questions

1. Do you agree with the **code organization** recommendations? *(Refer to Section 2.1 of the Report)*
2. Do you agree with the **zoning districts** recommendations? *(Refer to Section 2.2 of the Report)*
3. Do you agree with the **use regulations** recommendations? *(Refer to Section 2.3 of the Report)*
4. Do you agree with the **development and design standards** recommendations? *(Refer to Section 2.4 of the Report)*
5. Do you agree with the **administration and procedures** recommendations? *(Refer to Section 2.5 of the Report)*



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Wrap Up & Next Steps



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Wrap Up & Next Steps

Future Meetings

- Joint Planning Commission/City Council Study Session #2 – Spring 2025
- Joint Planning Commission/City Council Study Session #3 – Spring 2025
- Adoption Hearings – July 2025

City Staff Zoning Code Update Open Office Hours (Virtual and In-person) – Mondays from 1:00 – 3:00 pm

Zoning Code Update and Zoning Map Update Public Review Period – Spring 2025



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Sign up for project emails!

Thank you!



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