



Staff Report

TO: Planning Commissioners
FROM: Jillian Fountain, Associate Planner
DATE: April 9, 2025
SUBJECT: PLAN2025-0164 Beaumont Municipal Code Amendment to Chapter 17.11.110 Home Occupations
APPLICANT: City of Beaumont

Description Public hearing and consideration of proposed amendments to Beaumont Municipal Code Chapter 17.11 “General Development Standards”, more specifically Chapter 17.02.110 “Home Occupations”.

Background and Analysis:

At the December 3, 2024, City Council meeting, Mayor Fenn requested an item be placed on a future agenda regarding the City’s Home Occupation Ordinance. Currently, the ordinance allows residents to conduct certain types of businesses from their homes through the issuance of a Home Occupation Permit (HOP). A home occupation business is generally defined as a business conducted within a residential dwelling unit that is an accessory use or ancillary use to the primary residential use. The city has adopted specific standards for home occupations to ensure that businesses do not negatively affect the character of residential areas. These are provided as Conditions of Approval for each HOP that is approved within the City.

These regulations, as outlined in the City's zoning code 17.11.110 - Home Occupations, aim to balance business activities with residential uses and prevent nuisance impacts such as excessive traffic, noise, and safety hazards. However, in recent years, there have been citizen complaints regarding the interpretation and enforcement of these regulations, particularly with the rise of online businesses, remote work, and e-commerce activities.

On March 4, 2025, staff provided a report to the City Council regarding proposed Amendments for Chapter 17.11.110 – “Home Occupations”. The discussion included a recommendation to approve the redlines proposed to remove or revise conditions to clarify the regulations and improve the overall effectiveness of the ordinance in supporting both residential and business interest in the City of Beaumont.

As part of the ongoing efforts to ensure that the City of Beaumont's regulations remain current and effective, the Home Occupation Ordinance has been reviewed by staff in collaboration with the legal team. This recommendation is to ensure that the ordinance is clear, aligns with best practices, and addresses current needs within the community. Based on staff's review, several proposed amendments have been identified to clarify language, improve enforceability, and enhance alignment with the City's broader goals for residential and business development.

The recommended revisions to Chapter 17.11.110 "Home Occupations" are as follows and can be found in the redlines attached to this staff report:

1. Removal of Condition 2
 - (2) Material or equipment used in connection with such home-based businesses shall be limited to that normally found in a dwelling and recognized as being part of the normal uses and practices in the zone in which the use is a part.
2. Revision of Condition 6
 - (6) No more than one room of the dwelling shall be used for the home-based business. Use of the garage for the home-based business may be permitted if such use does not obstruct required parking. No more than twenty percent of the residence shall be used for the home-based business, including any area for storage.
3. Removal of Conditions 8 and 9
 - (8) The home-based business use shall not generate pedestrian or vehicular traffic beyond that normal/customary to the zone in which it is located.
 - (9) The home-based business shall not involve the use of commercial vehicles for delivery of materials to or from the premises.
4. Revision of Condition 10
 - (10) Materials or supplies for the home-based business shall be stored indoors, within an accessory building or space, or may be stored outdoors, provided such materials or supplies are not visible to the public or from the public street.
5. Revision of Condition 11
 - (11) The home-based business shall not involve the display of signs or advertising devices on the premises except one unlighted sign, not more than two square feet in area, may be posted on temporary produce displays. This provision does not apply to the use of advertising on commercial vehicles, provided the business is in full compliance with Section 10.12 of the City Code, or any other

applicable provision related to parking commercial vehicles, as may be amended from time to time

6. Revision of Condition 15

(15) No accessory building or space outside of the principal building shall be used for the home-based business other than the growing of produce, or for the storage of materials or supplies as provided herein. Storage or parking of vehicles associated with the home-based business must fully comply with the provisions of Section 10.12 of the City Code, or any other applicable provision related to parking commercial vehicles, as may be amended from time to time.

Staff is also recommending provisions related to Microenterprise Home Kitchen Operations for consistency with proposed updates to the Zoning Code.

In addition to replacing the current language in Chapter 17.11.110 “Home Occupations” (Attachment C) with the proposed language from the City’s Legal team (Attachment B), the proposed comprehensive zoning code update came before the City Council for a workshop on March 13, 2025, with an expected final adoption in late spring, early summer of 2025. Due to the concerns regarding enforceability and clarity, staff is recommending this change be incorporated prior to the final adoption of the comprehensive zoning code update.

CEQA:

The city has analyzed this proposed project and has determined that 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.

Consistency with Adopted Goals, Plans and Programs:

General Plan Consistency

The proposed recommendation is in conformance with the General Plan and is consistent with the General Plan implementation in EDF21 Zoning Code, 3.8.5 “Update

the City's Zoning Code to reflect modern business uses and needs, including allowing flexible or shared workspaces.”

Strategic Plan

The proposed recommendation is also consistent with Strategic Plan Target 3 goals, revisiting the City's Municipal Codes and Zoning to ensure overall effectiveness of the ordinance.

Public Communications Received:

A 20-day public notice was placed in the Press Enterprise on March 20, 2025. 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 Planning Commission meeting will be provided to the Planning Commission 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.

Recommended Action:

Hold a public hearing; and

Forward a recommendation to the City Council to approve BMC Amendment PLAN2025-0164 to amend Chapter 17.11 “General Development Standards”, Section 17.11.110 “Home Occupations”, of the Beaumont Municipal Code.

Attachments:

- A. Draft Ordinance
- B. Redlined Municipal Code Chapter 17.11.110 “Home Occupations”
- C. Existing Municipal Code Chapter 17.11.110 “Home Occupations”
- D. Proof of Publication