



## Staff Report

**TO:** Planning Commissioners  
**FROM:** Darron Usher, Principal Management Analyst  
**DATE:** April 9, 2025  
**SUBJECT:** Suspension and Revision of BMC 17.11.050 – Offsite Improvements  
**APPLICANT:** City of Beaumont

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**Description** A request by the Planning Division to provide a temporary suspension and revision of Beaumont Municipal Code Section 17.11.050 – Offsite Improvements to provide relief to single family residential owners looking to make onsite improvements to their property.

### **Background and Analysis:**

BMC Section 17.11.050 establishes the requirements for off-site improvements associated with new construction, expansions, or additions to existing structures. These improvements include installing curbs, gutters, sidewalks, and other infrastructure adjacent to the property.

Said improvements are typically required for new development. Currently, residential property owners proposing to construct accessory structures exceeding 300 square feet in size —such as patios and garages—must comply with these off-site improvement requirements as well. This can create significant financial and logistical challenges for homeowners. To address this issue, staff is proposing a temporary suspension on enforcing these requirements for residential accessory structures. This suspension would provide relief to affected homeowners while allowing staff to evaluate potential amendments to the code.

A recent case highlights the impact of the current requirements. A property owner applied for a Residential Administrative Plot Plan to construct a garage at the rear of their property. The proposed garage exceeded both the 300-square-foot threshold and the 25% size limit relative to the main structure. To comply with regulations, the applicant modified the project to include an Accessory Dwelling Unit (ADU). However, under state law, only the ADU's living space is exempt from the City's off-site improvement requirements. As a result, the applicant is still required to:

- Underground existing overhead utilities along the entire property frontage,

- Install a sidewalk along the full length of the property's front lot line, and
- Perform a half-width milling and overlay on Orange Avenue to a depth of 0.2 feet.

These current requirements create financial hardship for homeowners by adding to the already high costs of construction and deferring home improvements.

On March 4, 2025, staff took this item to the City Council to discuss the options of enacting a moratorium or suspension of this code. The City Council directed staff to move forward with a suspension as it was a simpler process for staff.

Staff is providing a redline of BMC 17.11.050 to change the language to exclude single-family residences from this code to provide financial relief from being required to make expensive offsite improvements when they would like to make additions to their property (see Attachment C).

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Currently, residential property owners constructing accessory structures exceeding 300 square feet in size —such as patios and garages—must comply with these off-site improvement requirements. This can create significant financial and logistical challenges for homeowners. To address this issue, staff is proposing a temporary suspension on enforcing these requirements for residential accessory structures. This suspension would provide relief to affected homeowners while allowing staff to evaluate potential amendments to the code.

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These current requirements require owners to spend a substantial amount of money in addition to the costs incurred for their home improvements.

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### **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 LUCD5 Development Review – Work to find efficiencies and make development permitting as simple as possible.

#### 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 City Council 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:**

Forward a recommendation of approval to the proposed ordinance to suspend offsite improvements for single-family residential owners for a period not to exceed six (6) months, which is the estimated time of completion of the Comprehensive Zoning Code Update.

**Attachments:**

- A. Draft Suspension Resolution
- B. Draft Ordinance
- C. BMC 17.11.050 Current version
- D. BMC 17.11.050 Redline Version
- E. Proof of Publication