



Staff Report

TO: City Council
FROM: Darron Usher, Principal Management Analyst
DATE May 6, 2025
SUBJECT: Second Reading to the Revision of BMC Ch. 17.11.050 – Offsite Improvements

Description Second reading for the consideration of a proposed temporary suspension and revision of Beaumont Municipal Code Section 17.11.050 – Offsite Improvements to provide relief to single-family residential property owners seeking to make improvements to their property.

Background and Analysis:

Beaumont Municipal Code Section 17.11.050 establishes the requirements for off-site improvements, including curbs, gutters, sidewalks, and undergrounding of utilities, for new construction or additions to existing structures. Currently, these requirements apply to single-family homeowners constructing accessory structures over 300 square feet, such as garages or patios.

These requirements have posed significant financial and logistical burdens on homeowners. For example, a recent applicant proposing a detached garage on their property was conditioned to underground utilities, construct a full-length sidewalk, and perform a half-width street overlay, substantially increasing project costs despite incorporating an Accessory Dwelling Unit (ADU) to reduce requirements.

On March 4, 2025, the City Council discussed options for relief and directed staff to pursue a **temporary suspension** of these off-site requirements for single-family residential accessory improvements. The proposed change would remain in effect for **six months**, allowing time to complete the City's **Comprehensive Zoning Code Update** and evaluate potential long-term amendments.

On April 9, 2025, this item was presented to the Planning Commission. At this meeting, staff provided the redlines and recommended an ordinance to move forward to the April 15th City Council meeting.

On April 15, 2025, staff took this item to the City Council for the Public Hearing and no public comments or questions were made. The resolution for the temporary suspension was approved by the City Council.

CEQA:

The proposed ordinance is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines. The proposed change does not result in a physical change to the environment and will not increase the intensity of development. Therefore, it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment.

Consistency with Adopted Goals, Plans, and Programs:

General Plan Consistency

The proposed revision supports General Plan Implementation LUCD5 (Development Review) – “Work to find efficiencies and make development permitting as simple as possible.”

Strategic Plan Consistency

The proposed recommendation is consistent with Strategic Plan Target 3, which focuses on revisiting City codes and zoning for improved effectiveness.

Public Communications Received:

A 20-day public notice was published in the *Press Enterprise* on March 20, 2025. At the time of this report, no public comments have been received. Proof of publication is included as Attachment D.

City Council Authority:

Per Beaumont Municipal Code Section 17.02.080.G, Upon receipt of a Planning Commission resolution recommendation for approval of a change of zone or zoning ordinance amendment, or denial of a zoning ordinance text amendment, the City Clerk shall set the matter for hearing before the City. At the hearing, the City Council shall review the Commission's recommendation and receive evidence as to how or why the proposed change of zone or zoning ordinance text amendment is consistent with the objectives of this Zoning Ordinance, the City of Beaumont General Plan, and development policies of the City. The City Council shall act to approve or deny the application by resolution.

Findings:

In accordance with Chapter 17.02.080(I), the City Council must make the following findings:

- **The amendment is consistent with the General Plan.**
The revision aligns with LUCD5 by improving development efficiency for homeowners.
- **The amendment will not adversely affect surrounding properties.**
The change is procedural and does not alter zoning standards or land use intensity.
- **The amendment promotes public health, safety, and welfare.**
By removing financial barriers to modest home improvements, the ordinance promotes affordability, fairness, and community investment.

Fiscal Impact:

The cost of preparing this staff report is estimated to be \$350.

Recommended Action:

Waive the second full reading and adopt by title only:

“An Ordinance of the City Council of the City of Beaumont, California, Suspending Enforcement of Beaumont Municipal Code Section 17.11.050 and Providing A Redline Version for Consideration as Part of the Zoning Code Update.”

Attachments:

- A. Draft Ordinance
- B. Existing Municipal Code Section 17.11.050
- C. Redlined Municipal Code Section 17.11.050