



PLANNING COMMISSION REGULAR MEETING

550 E. Sixth Street, Beaumont, CA

Tuesday, August 23, 2022 - 6:00 PM

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packets are available for public inspection in the City Clerk's office at 550 E. 6th Street during normal business hours.

AGENDA

MEETING PARTICIPATION NOTICE

This meeting will be conducted utilizing teleconference communications and will be recorded for live streaming as well as open to public attendance subject to social distancing and applicable health orders. All City of Beaumont public meetings will be available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access.

beaumontca.gov/livestream

Public comments will be accepted using the following options.

1. Written comments will be accepted via email and will be read aloud during the corresponding item of the meeting. Public comments shall not exceed three (3) minutes unless otherwise authorized by City Council. Comments can be submitted anytime prior to the meeting as well as during the meeting up until the end of the corresponding item. Please submit your comments to: **nicolew@beaumontca.gov**
2. Phone-in comments will be accepted by joining a conference line prior to the corresponding item of the meeting. Public comments shall not exceed three (3) minutes unless otherwise authorized by City Council. Please use the following phone number to join the call **(951) 922 - 4845.**
3. In person comments subject to the adherence of the applicable health orders and social distancing requirements.

In compliance with the American Disabilities Act, if you require special assistance to participate in this meeting, please contact the City Clerk's office using the above email or call **(951) 572 - 3196**. Notification 48 hours prior to a meeting will ensure the best reasonable accommodation arrangements.

REGULAR SESSION

6:00 PM

CALL TO ORDER

Chairman Nathan Smith, Vice Chair Anthony Colindres, Commissioner Jessica Black, Commissioner Sedrick Bedolla, Commissioner Patrick Stephens

Pledge of Allegiance

Adjustments to Agenda

Conflict of Interest Disclosure

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA):

Any one person may address the Committee on any matter not on this agenda. If you wish to speak, please fill out a "Public Comment Form" provided at the back table and give it to the Committee Chair or Secretary. There is a three (3) minute limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the Committee from discussing or taking actions brought up by your comments.

ACTION ITEMS / PUBLIC HEARINGS / REQUESTS

Approval of all Ordinances and Resolutions to be read by title only.

- 1. Public Hearing and Consideration of the 6th Cycle Housing Element Update (2021-2029), an Addendum to the General Plan Program Environmental Impact Report (PEIR), a focused update to the Safety Element of the General Plan, Amendments to the Land Use Element of the General Plan as required for consistency with the updated Housing Element and Zone Changes required to implement the Housing Element.**

Recommended Action:

Hold a public hearing; and

Forward the following recommendations of approval to the City Council:

Adoption of an Addendum to the General Plan Program Environmental Impact Report (PEIR);

Approval of the updated Housing Element;

Approval of the updated Safety Element;

Approval of the Land Use Element amendments;

Adoption of a General Plan Amendment to incorporate the updates to the Housing Element, Land Use Element, and Safety Element into the General Plan;

Adoption of the addition of zoning overlays to allow higher density residential for parcels: 419-160-017, 419-160-019, 419-160-020, 419-170-031, 419-170-034, 419-170-035, 419-222-020, 419-222-021, 419-170-016, 419-170-017, 419-170-018, 419-170-022, 419-170-027, 419-160-005, 419-160-024, and 419-213-039, and to establish minimum densities for parcels: 419-222-022, 419-222-019, 419-170-026, 418-123-007, 419-160-013; and

Adoption of the associated Zoning Code Amendments.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, September 13, 2022, at 6:00 p.m. or thereafter as noted on the posted Agenda at City Hall
Beaumont City Hall – Online www.BeaumontCa.gov



Staff Report

TO: Planning Commissioners

FROM: Christina Taylor, Deputy City Manager

DATE: August 23, 2022

SUBJECT: **Public Hearing and Consideration of the 6th Cycle Housing Element Update (2021-2029), an Addendum to the General Plan Program Environmental Impact Report (PEIR), a focused update to the Safety Element of the General Plan, Amendments to the Land Use Element of the General Plan as required for consistency with the updated Housing Element and Zone Changes required to implement the Housing Element.**

Background and Analysis:

Under State law, all local governments in California are required to adequately plan to meet the housing needs of everyone in the community by adopting a Housing Element as part of their General Plan. State law also requires that local governments update their Housing Element every eight years to periodically address the changing housing needs of their communities, establish an action plan, and report on progress toward meeting their goals. Most local jurisdictions in the SCAG Region, including the City of Beaumont are currently updating their Housing Elements for the upcoming 2021-2029 planning period.

Staff along with Lisa Wise Consulting has prepared a draft Housing Element for public review and Planning Commission consideration. The purpose of this report is to provide Planning Commission and the public with an overview of the Draft Housing Element, solicit comments and feedback and formalize the draft document. Following Planning Commission, the draft Housing Element will be presented for City Council review and adoption.

Update Process: The preparation of a Housing Element is driven by specific statutory requirements under State law. Pursuant to California Government Code Sections 65580-65589.8, all local jurisdictions in California are required to update the Housing

Element of their General Plans every eight years. An adopted Housing Element must then be submitted to HCD to certify that the document meets all requirements under state law.

The City of Beaumont has made a draft Housing Element available for public review consistent with Assembly Bill (AB) 215 (2021), which requires local governments to make the first draft available for public comment for at least 30 days and take at least ten additional business days to consider and incorporate public comments into the draft revision before submitting to HCD. HCD has reviewed the draft and provided written findings. After receiving comments back from HCD, staff and the consulting team prepared a second draft for consideration by the Planning Commission and City Council.

Facilitating Public Participation: In preparing the 2021-2029 Housing Element, staff's goal was to facilitate meaningful public participation from all segments of the community, particularly those with special housing needs. The current draft of the Housing Element has been informed by the public engagement process so far, as summarized below.

Staff conducted outreach in 2021 through a variety of methods to proactively engage key stakeholder and the community broadly in the Housing Element Update. The City held public outreach meetings, as well as hosted public Planning Commission and City Council meetings to solicit public feedback. Throughout the process, the City posted the presentation materials and supplemental information online on the project webpage, directly contacted representatives from all economic segments of the community, and provided broad notifications through various communication outlets. A general public meeting was held on March 18, 2021, on July 20, 2021, at City Council, and on August 10, 2021, at Planning Commission. Outreach summaries and materials are included in Appendix E of the Housing Element Update.

Draft Housing Element:

Under State law, a Housing Element must contain several mandatory components, as summarized below.

Review of Previous Housing Element

Review of the previous Housing Element provided an evaluation of the results of the goals, policies, and programs which were adopted in the last cycle. The evaluation compares projected outcomes with actual achieved results. Although the City did make progress toward meeting the required housing allocation during the 5th Cycle, staff

found there were several programs that were implemented partially and there were also several programs which were not successful.

Housing Needs Assessment

An analysis of the existing and projected housing needs of the community provided a profile of socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considered local special housing needs, such as, seniors, farmworkers, homeless, large households, and female-headed households. This analysis guides the programs which are established to help facilitate housing development across all income and demographic categories.

The City’s 6th Cycle Regional Housing Needs Allocation (RHNA) allocation is 4,210 residential units broken down into 4 different categories. This inventory identifies properties which can readily be used for housing development to meet this goal over the next 8 years.

Table II-2: 6th Cycle RHNA

Area/Income	Beaumont		Riverside County		SCAG	
	Number	Percent	Number	Percent	Number	Percent
Total	4,210	100%	167,351	100%	1,341,827	100%
Very Low¹	1,229	29.2%	41,995	25.1%	351,796	26.2%
Low	721	17.1%	26,473	15.8%	206,807	15.4%
Moderate	723	17.2%	29,167	17.4%	223,957	16.7%
Above Moderate	1,537	36.5%	69,716	41.7%	559,267	41.7%
¹ The City estimates 50% of the Very Low RHNA households would qualify as extremely low income (i.e., 614 extremely low-income units).						
Source: SCAG, City of Beaumont, LWC						

The Housing Needs Assessment is included as Appendix A to the Housing Element Update.

Inventory of Adequate Sites

The inventory listing of adequate sites that are suitably zoned and available within the planning period to meet the City’s fair share of regional housing needs across all income levels is a critical component of the Housing Element. The City has excess capacity in moderate and above-moderate income categories. The City has a small shortfall (49 units) in the lower income categories, and has identified potential parcels for rezoning to address this shortfall (see Table B-9 for specific parcels and Section IV, Housing Plan, Program 1 for more details).

Table III-1: Residential Development Potential and RHNA

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,229	721	723	1,537	4,210
ADUs	1	1	4	4	1	11
Entitled/Proposed Projects ¹	-	-	48	-	3,257	3,305
Remaining RHNA	See Very Low	1,227	669	719	(1,721)	N/A
Site Inventory ¹	See Very Low/Low	1,847		3,889	5	5,741
Surplus / (Shortfall)	See Very Low/Low	(49)		3,170	1,726	N/A
¹ Considers net new units only.						
Source: City of Beaumont, LWC						

The complete Sites Inventory and Methodology is included as Appendix B to the Housing Element Update.

Housing Resources

This section identifies resources to support the development, preservation, and rehabilitation of housing throughout the City. Based on accessory dwelling unit (ADU) projections, entitled and proposed projects, and available 6th Cycle sites, the City has excess capacity in moderate and above-moderate income categories. The City has a small shortfall (49 units) in the lower income categories, and the City has identified potential parcels for rezoning to address this shortfall. These sites will be rezoned as part of the Housing Element Update approval process.

There are a number of resources (other than land) including regional, State and Federal financial assistance programs identified in the Housing Element.

Housing Constraints

The constraints section contains an assessment of impediments to housing production across all income levels covering both governmental (e.g., zoning, fees, etc.) and nongovernmental (e.g., market, environmental, etc.). As part of this update, programs have been established to reduce or eliminate constraints to housing production.

The Housing Constraints section is included as Appendix C to the Housing Element.

Housing Plan

This section provides a statement of the community’s goals, quantified objectives, and policies to maintain, preserve, improve, and develop housing, as well as a schedule of

implementable actions to be taken during the planning period to achieve the goals, objectives, and policies. Quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e., very low, low, moderate, and above moderate) are included to make sure that both the existing and the projected housing needs are met, consistent with the City's share of RHNA. There are 38 programs identified in the Housing Element which will be implemented over the course of the 8-year RHNA Cycle.

Affirmatively Furthering Fair Housing (AFFH)

Assembly Bill 686, signed in 2018, establishes a statewide framework to affirmatively further fair housing (AFFH) with the goal of achieving better economic and health outcomes for all Californians through equitable housing policies. AB 686 requires cities and counties to take deliberate actions to foster inclusive communities, advance fair and equal housing choice, and address racial and economic disparities through local policies and programs. Housing elements are now required to address the following five components:

- **Inclusive and Equitable Outreach:** A summary of fair housing outreach and capacity that includes all economic segments of the community.
- **Assessment of Fair Housing:** An assessment of fair housing issues, including integration and segregation patterns, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs for all identified populations.
- **Analysis of Sites Inventory:** An evaluation of whether the Housing Element's sites inventory improves or exacerbates conditions for fair housing.
- **Identification of Contributing Factors:** The identification and prioritization of contributing factors related to fair housing issue.
- **Priorities, Goals, and Actions to AFFH:** The identification of fair housing goals and actions that directly address the contributing factors outlined above. The housing element should include metrics and milestones for evaluating progress and fair housing results.

Staff and the consultant worked to ensure the Housing Element complies with all State and Federal laws. The AFFH section including assessments and actions is included as Appendix F to the Housing Element Update.

Rezone Program

To accommodate the remaining lower-income RHNA of 49 units, the City has identified and is proposing a rezone a minimum of 2.5 acres of vacant land or land with redevelopment potential to a maximum density of 30 units per acre and a minimum

density of at least 20 units per acre. The State requires the zone change to be completed by October 15, 2022. Rezoned sites will permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households pursuant to Government Code §65583.2(i). Rezoned sites shall allow 100 percent residential use and shall require residential use to occupy at least 50 percent of the floor area in a mixed-use project. Each potential rezone site has the capacity to accommodate at least 16 units, already allows multi-family uses by right, and will be available for development in the planning period where water, sewer, and dry utilities can be provided.

Table IV-1: Sites Available to be Rezoned to Lower-Income

APN	Zone	Vacant/Existing Use	Re-Used Site?	Parcel Size (ac)	Lower Income Units Capacity Assumption ¹
419160017	SSMU	Vacant	YES	1.6	31
419160019	SSMU	Vacant	YES	0.5	10
419160020	SSMU	Vacant	YES	0.8	16
419170031	SSMU	Vacant	-	4.2	83
419170034	SSMU	Vacant	-	1.0	20
419170035	SSMU	Vacant	-	1.0	21
419222020	DMF	Vacant	YES	1.3	26
419222021	DMF	Vacant	YES	1.0	20
419170016	DMF	Vacant	YES	Site E (4.4 acres)	88
419170017	DMF	Vacant	YES		
419170018	DMF	Vacant	YES		
419170022	DMF	Vacant	YES		
419170027	DMF	Vacant	YES	2.8	55
419160005	DMF	Vacant	YES	Site F (3.7 acres)	74
419160024	DMF	Vacant	YES		
419213039 ²	SSMU-R	Single-family house (abandoned)	-	1.8	35
Total				24.1	479

¹ A minimum of 20 units per acre assumed per Program 1.

² Not included as a housing site in Appendix B, as it has a current entitlement for a church; however, the City is receiving developer interest for multi-family projects on this parcel.

Source: City of Beaumont, LWC

The General Plan Land Use Element Update section below describes the proposed changes in more detail.

General Plan Land Use Element Update

The Land Use Element is a guide for the City's future development. It designates the distribution and general location of land uses, such as residential, retail, industrial, open space, recreation, and public uses. The Land Use Element also addresses the permitted density and intensity of the various land use designations as reflected on the City's General Plan Land Use Map.

To accommodate the rezone program identified by the Housing Element update, the Land Use Element would be revised with the following amendments:

- The existing Downtown Mixed Use (DMU) designation in Table 3. 3 would be modified to identify that DMU properties located within the Higher Density Overlay are allowed a density of 20-30 du/acre.

- The existing Sixth Street Mixed Use (SSMU), Sixth Street Mixed Use Residential (SSMU-R), and Downtown Residential Multi Family (DMF) land use designations in the Extended Sixth Street section of Chapter 11 would be modified to identify SSMU, SSMU-R, and DMF properties within the Higher Density Overlay are allowed a density of 20-30 du/acre.

General Plan Safety Element Update

The Safety Element identifies forces of nature and events resulting from human action that have the potential to cause harm to life and property in the city. The goal of the Safety Element is to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards. Identifying the source of such threats allows decision-makers to take preemptory action to minimize the damage, particularly as it relates to new development.

The Safety Element also addresses crime prevention, police and fire protection, and emergency preparedness and response. Recent State legislation requires certain changes to a Safety Element when the municipality undergoes an update to the Housing Element. The Safety Element would be revised to be consistent with the State legislation through the following actions:

- Identify and propose policies for residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation routes.

- Update information relating to flood and fire hazards and city assets at risk due to climate change vulnerability.
- Propose and strengthen policies related to risk reduction, emergency preparedness and evacuation, and community and facility resilience infrastructure and strategies.

General Plan PEIR Addendum and CEQA Compliance

The City has prepared an analysis to the General Plan Program Environmental Impact Report to analyze the potential environmental impacts of the Housing Element Update and whether the environmental impacts of the Housing Element were adequately addressed in the Beaumont General Plan Update EIR (SCH# 2018031022) certified in November 2020. The evaluation indicated that the Housing Element Update will not result in impacts beyond what was previously analyzed in the General Plan EIR or require mitigation measures not included previously because the project does not have new or substantially more severe significant environmental impacts. As permitted by State California Environmental Quality Act (CEQA) Guidelines Sections 15164(e) and 15168(c), an addendum to the General Plan EIR was prepared.

Recommended Action:

Hold a public hearing; and

Forward the following recommendations of approval to the City Council:

- Adoption of an Addendum to the General Plan Program Environmental Impact Report (PEIR);
- Approval of the updated Housing Element;
- Approval of the updated Safety Element;
- Approval of the Land Use Element amendments;
- Adoption of a General Plan Amendment to incorporate the updates to the Housing Element, Land Use Element, and Safety Element into the General Plan;
- Adoption of the addition of zoning overlays to allow higher density residential for parcels: 419-160-017, 419-160-019, 419-160-020, 419-170-031, 419-170-034, 419-170-035, 419-222-020, 419-222-021, 419-170-016, 419-170-017, 419-170-018, 419-170-022, 419-170-027, 419-160-005, 419-160-024, and 419-213-039, and to establish minimum densities for parcels: 419-222-022, 419-222-019, 419-170-026, 418-123-007, 419-160-013; and
- Adoption of the associated Zoning Code Amendments.

Attachments:

- A. Addendum to General Plan PEIR
- B. Housing Element Update
- C. Safety Element Update
- D. Land Use Element Update
- E. Summary of Zoning Overlays and Zoning Amendments
- F. Proof of Publication
- G. Housing Element Update Planning Commission Presentation



City of Beaumont Housing Element and Safety Element Updates

General Plan PEIR Addendum Evaluation

prepared by

City of Beaumont
Community Development Department
550 East 6th Street
Beaumont, California 92223
Contact: Christina Taylor, Deputy City Manager

prepared with the assistance of

Rincon Consultants, Inc.
1980 Orange Tree Lane, Suite 105
Redlands, California 92374

July 2022

City of Beaumont Housing Element and Safety Element Updates

General Plan PEIR Addendum Evaluation

prepared by

City of Beaumont
Community Development Department
550 East 6th Street
Beaumont, California 92223
Contact: Christina Taylor, Deputy City Manager

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July 2022



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1 Introduction and Project Summary

1. Project Title

City of Beaumont Housing Element and Safety Element Updates

2. Lead Agency Name and Address

City of Beaumont
Community Development Department
550 East 6th Street
Beaumont, California 92223

3. Contact Person and Phone Number

Christina Taylor, Deputy City Manager
(951) 572-3212

4. Project Location

The City of Beaumont (City) encompasses approximately 30 square miles and is located in the San Geronio Pass Region of western Riverside County, approximately 26 miles east of the City of Riverside. U.S. Interstate-10 (I-10) corridor runs east-west through the city. Surrounding locations include the City of Calimesa to the northwest, the unincorporated village of Cherry Valley to the north, and the City of Banning to the east. The Housing Element and Safety Element Updates planning boundaries coincide with the City's limits, depicted in Figure 1.

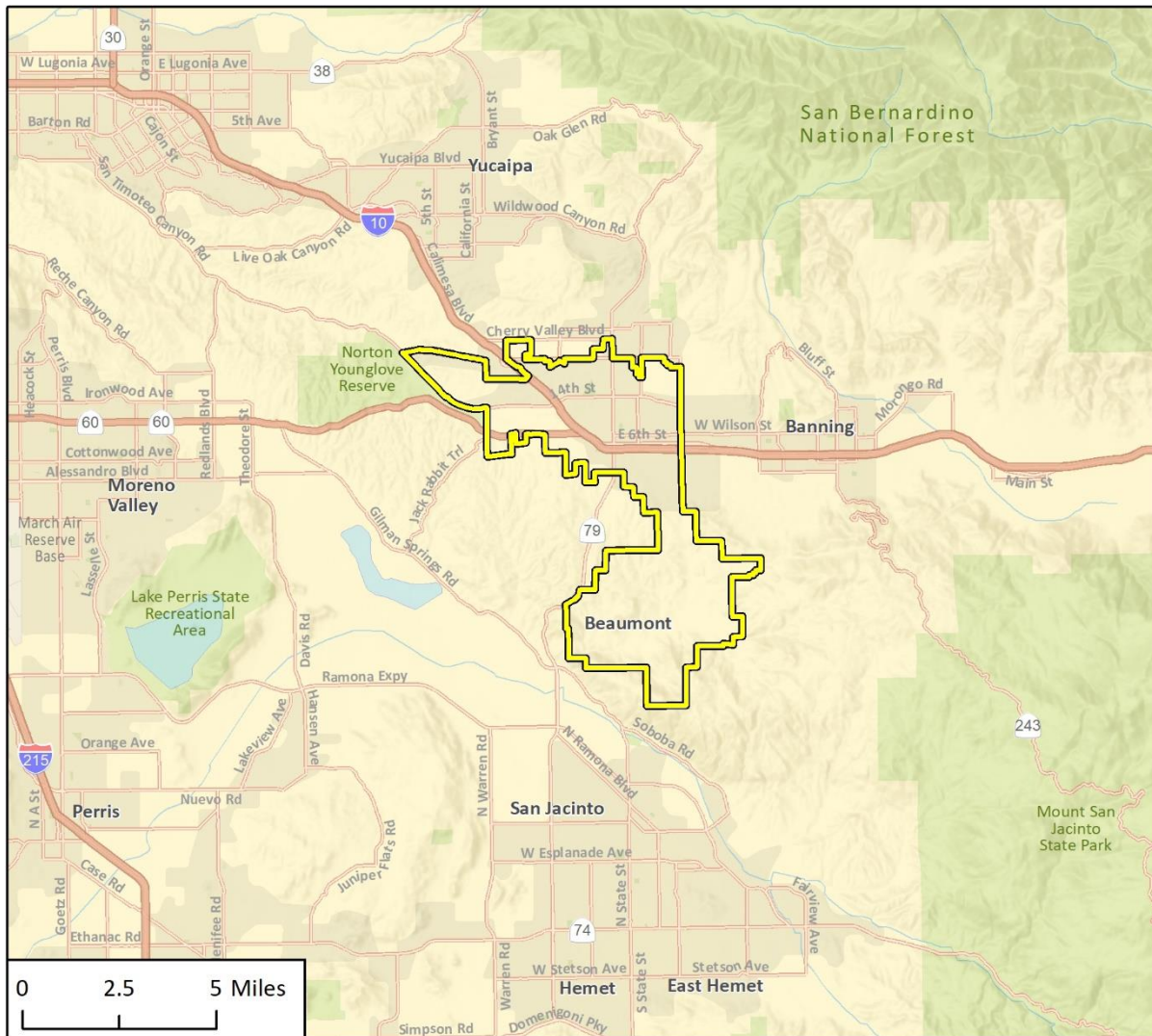
5. Project Sponsor's Name and Address

City of Beaumont
Community Development Department
550 East 6th Street
Beaumont, California 92223

6. Project Description

The project consists of a comprehensive update to the City of Beaumont Housing Element, a focused update to the Safety Element, and amendments to the Land Use Element as required for consistency with the updated Housing Element (herein referred to as "Housing Element and Safety Element Updates" or "project"). The City's General Plan underwent extensive environmental review in the form of a Program Environmental Impact Report (PEIR), which was certified in 2020. The PEIR for the Beaumont General Plan is a comprehensive document and includes discussion of alternatives and growth inducing impacts associated with urban development in the city at the time it was prepared.

Figure 1 Regional Project Location, Planning Boundaries



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 Project Location

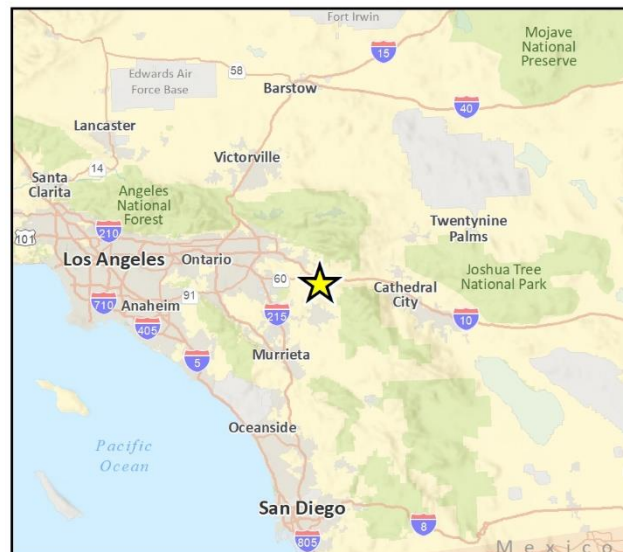


Fig 1 Regional Location

State law requires that housing elements be updated every eight years (California Government Code Sections 65580 to 65589.11). The Housing Element update identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups, defined under State law (California Government Code Section 65583). It analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons. The City of Beaumont Housing Element is being updated as part of the State's 6th cycle of Regional Housing Needs Assessment (RHNA) allocation. For Beaumont, the planning period runs from October 15, 2021, through October 15, 2029.

The project would bring the City's Housing Element and Safety Element into compliance with State legislation passed since the publication of the previous (5th Cycle) Housing Element (approved in 2014). The Housing Element Update includes a housing sites inventory that demonstrates how the City plans to meet its 6th cycle RHNA allocation. The Land Use Element would be updated to reflect the rezone of specific sites included in the Housing Element sites inventory to accommodate residential use.

The Housing Element and Safety Element Updates will not, in and of itself, result in environmental impacts as it does not propose any specific development. Rather, it establishes objectives, policies, and zoning designations designed to guide future development as the City works to achieve State-mandated housing and safety goals. Future development will require project-specific developmental review as potential impacts are location-specific and cannot be assessed in a meaningful way until a project site and development proposal are identified. When a specific development proposal is considered for approval, that project would be subject to adopted policies/standards and it must incorporate applicable mitigation measures and alternatives developed in the City of Beaumont General Plan PEIR (in accordance with CEQA Guidelines Section 15168(c)(3)). If a subsequent activity (in this case a specific development proposal) would have effects not identified in the City of Beaumont General Plan PEIR (the General Plan PEIR and this Addendum), the lead agency must prepare additional CEQA documentation.

This Addendum Evaluation, therefore, includes the analysis of the changes and potential impacts related to the adoption of the Housing Element update, Safety Element update, and Land Use Element amendments. No physical development is addressed or evaluated. This Addendum Evaluation is intended to demonstrate consistency of these updates and amendments with the existing City of Beaumont General Plan PEIR to satisfy the requirements of CEQA. In particular, and in line with Public Resources Code Section 21083.3, this Addendum Evaluation assesses whether the updated Housing Element, Land Use Element, and Safety Element, as policy and programs documents, includes impacts not addressed or analyzed as significant effects in the City of Beaumont General Plan PEIR.

7. Discretionary Action

Implementation of the project would require the following discretionary actions by the City of Beaumont Planning Commission/City Council:

- Approval of an Addendum to the General Plan Program Environmental Impact Report (PEIR)
- Approval of the updated Housing Element
- Approval of the updated Safety Element

- Approval of the Land Use Element amendments
- Approval of a General Plan Amendment to incorporate the updates to the Housing Element, Land Use Element, and Safety Element into the General Plan

The California Department of Housing and Community Development (HCD) reviews and determines whether the proposed Housing Element complies with State law. Aside from HCD, no other approvals by outside public agencies are required.

8. Prior Environmental Document(s)

City of Beaumont, Program Environmental Impact Report, Beaumont General Plan (General Plan PEIR). State Clearinghouse Number 2018031022 adopted October 2020.

9. Location of Prior Environmental Document(s)

City of Beaumont, Planning Department website:
<https://www.beaumontca.gov/121/General-Plan>

2 Project Context

The Housing Element, Land Use Element, and Safety Element are three of the eight General Plan elements the State mandates in Government Code Section 65302.

City of Beaumont General Plan

State law mandates that each city and county in California adopt "a comprehensive, long-term general plan," the purpose of which is to plan for important community issues such as new growth, housing needs, and environmental protection. Furthermore, the General Plan is used to project future demand for services such as sewer, water, roadways, parks, and emergency services.

The Beaumont General Plan, adopted in December 2020, is a long-term document with text and diagrams that express the goals, objectives, and policies necessary to guide the community toward achieving its vision over a 20-year period (2020 to 2040). A General Plan reflects the priorities and values of the community.

City decision-makers (e.g., City Council and Planning Commission), rely on the General Plan as the basis for making decisions on matters such as land use, and the provision of public facilities (e.g., roads, parks, fire stations). It is also a policy document that guides decisions related to protecting, enhancing, and providing open space, habitat conservation, arts and recreation programming, and community character.

State law requires that every General Plan, at a minimum, address certain subject categories (called "elements"), which include land use, circulation, housing, conservation of natural resources, open space, noise, and safety. A General Plan may also address other subjects that are of importance to the community's future, such as sustainability, community design, and public art. Beaumont's General Plan includes the following elements:

- Vision + Guiding Principles
- Land Use + Community Design
- Mobility
- Economic Development + Fiscal
- Health + Environmental Justice
- Community Facilities + Infrastructure
- Conservation + Open Space
- Safety
- Noise
- Downtown Area Plan

Beaumont General Plan 2040 PEIR

The Beaumont General Plan 2040 PEIR (herein called the General Plan PEIR) addressed the potential environmental effects of the planned buildout of the City of Beaumont through the year 2040 and concluded that implementation of the General Plan would result levels of environmental impacts as

detailed in Table 1. Mitigation measures were incorporated into the General Plan PEIR to reduce potential impacts from project development under the General Plan.

Table 1 Summary of Areas of Potential Impact under the Beaumont General Plan PEIR

Issue Area	Level of Significance After Mitigation	Mitigation Proposed in the General Plan PEIR
Aesthetics	Less than Significant	None
Agriculture and Forestry Resources	Less than Significant	AG-1 – AG-2
Air Quality	Significant and Unavoidable	AQ-1
Biological Resources	Less than Significant	BIO-1- BIO-3
Cultural Resources	Less than Significant	None
Energy	Less than significant	None
Greenhouse Gas Emissions	Significant and Unavoidable	GHG-1
Geology and Soils	Less than Significant	None
Hazards and Hazardous Materials	Less than Significant	None
Tribal Cultural Resources	Less than Significant	None
Hydrology and Flood/Water Quality	Less than Significant	None
Land Use and Planning	Less than Significant	None
Mineral Resources	Less than Significant	None
Noise	Significant and Unavoidable	No feasible mitigation at a programmatic level.
Population and Housing	Less than Significant	None
Public Services	Less than Significant	None
Recreation	Less than Significant	None
Utilities and Service Systems	Less than significant	None
Transportation	Significant and Unavoidable	No feasible mitigation at a programmatic level.
Wildfire	Less than significant	None

City of Beaumont General Plan Assumptions

The General Plan has a year 2040 planning horizon, but it does not specify or anticipate exactly when buildout will occur, as long-range demographic and economic trends are difficult to predict. The designation in the General Plan of a site for a certain use does not necessarily mean that the site will be developed or redeveloped with that use during the planning period, as most development depends on property owner initiative.

As detailed in General Plan PEIR in Table 5.13-J, the General Plan would result in a potential buildout total of 31,022 residential units in the City limits.

Updates to the Housing Element

The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as the State's major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the legislature mandated that all cities and counties prepare a housing element as part of their comprehensive general plans. Government Code Sections 65580 to 65589.11 set forth the specific components to be contained in a community's housing element.

The Housing Element of the General Plan is designed to provide the city with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. A priority of both State and local governments, Government Code Section 65580 states that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian family is a priority of the highest order."

Pursuant to the State law, the Housing Element has two main purposes:

1. To provide an assessment of both current and future housing needs and constraints in meeting these needs
2. To provide a strategy that establishes housing goals, policies, and programs

The Housing Element serves as an integrated part of the General Plan but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

1. Conserving and improving existing affordable housing
2. Maximizing housing opportunities throughout the community
3. Assisting in the provision of affordable housing
4. Removing governmental and other constraints to housing investment
5. Promoting fair and equal housing opportunities

The residential character of Beaumont is largely determined by the variety, location, and maintenance of its housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population, establishing goals, policies, and programs that will guide City decision making and set forth an action plan to implement these housing programs through an established planning period.

State law requires housing elements to be updated every eight years (California Government Code Section 65588). The Housing Element must identify residential sites adequate to accommodate a variety of housing types for all income levels and to meet the needs of special population groups as defined under State law (California Government Code Section 65583). The Housing Element analyzes market and governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons.

The City of Beaumont Housing Element is now being updated as part of the 6th cycle RHNA allocation, which is for the planning period from October 15, 2021 through October 15, 2029.

Regional Housing Needs Allocation

The RHNA reflects the California Department of Housing and Community Development’s determination of the projected housing needs in a region by household income level as a percent of the Area Median Income (AMI).¹ The Southern California Association of Governments (SCAG) was tasked with allocating this regional housing need among the jurisdictions in the SCAG region, which includes Riverside County. Table 2 shows the breakdown of the RHNA for Beaumont during the 2021-2029 planning period.

Table 2 2021-2029 Regional Housing Need Allocation

Income Group	Beaumont Unit Needs	Percent of Total Units	Regional Unit Needs (Riverside County)	Percent of Regional Units
Very low (≤ 50% AMI)	1,229	29.2	41,995	25.1
Low (> 50-80% AMI)	721	17.1	26,473	15.8
Moderate (>80-120% AMI)	723	17.2	29,167	17.4
Above Moderate (>120% AMI)	1,537	36.5	69,716	41.7
Total	4,210	100.0	167,351	100.0

AMI = Area Median Income (established annually by the Department of Housing and Urban Development)
 Source: SCAG 2020a

The city had 52,686 households as of January 2021.² As of 2020, 87.6 percent were single-family, including 86.2 percent single-family detached units and 1.4 percent single-family attached units; multi-family dwelling units comprised 9.3 percent of the city’s housing stock; and the remaining 3.1 percent were mobile homes (SCAG 2020b).

Changes in State Law

The following items represent substantive changes to State housing law since the City’s last Housing Element was adopted and certified in 2014. The Housing Element update has incorporated and addressed all pertinent housing law changes.

- Affordable Housing Streamlined Approval Process: Senate Bill 35 (2017)
- Additional Housing Element Sites Analysis Requirements: Assembly Bill 879 (2017) and Assembly Bill 1397 (2017)
- Affirmatively Furthering Fair Housing: Assembly Bill 686 (2017)
- No-Net-Loss Zoning: Senate Bill 166 (2017)
- Safety Element to Address Adaptation and Resiliency: Senate Bill 1035 (2018)
- By Right Transitional and Permanent Supportive Housing: Assembly Bill 2162 (2018) and Assembly Bill 101 (2019)

¹ The City has a RHNA allocation of 1,229 very low-income units (inclusive of extremely low-income units). Pursuant to State law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units as extremely low. According to the Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD, 29.2 percent of City households earned less than 50 percent of the AMI. Among these households, 50.0 percent earned incomes below 30 percent (extremely low). Therefore, the City’s RHNA allocation of 1,229 very low-income units may be split into 614 extremely low and 615 very low-income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low-income category.

² California Department of Finance 2021: <https://dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>

- Accessory Dwelling Units: Assembly Bill 2299 (2016), Senate Bill 1069 (2016), Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly 587 (2019), Senate Bill 13 (2019), and Assembly Bill 671 (2019)
- Density Bonus: Assembly Bill 1763 (2019)
- Housing Crisis Act of 2019: Senate Bill 330
- Surplus Land Act Amendments: Assembly Bill 1486 and AB 1255 (2019)
- Housing Impact Fee Data: Assembly Bill 1483 (2019)
- Emergency and Transitional Housing Act of 2019: Assembly Bill 139 (2019)
- Standardization of Sites Inventory Analysis and Reporting: Senate Bill 6 (2019)
- Evacuation Routes: Senate Bill 99 and AB 747 (2019)

2021 – 2029 Housing Element

The 2021 Housing Element has the following major components:

- An **introduction** to review the requirements of the Housing Element, public participation process, and data sources (Section I)
- A profile and analysis of the city’s demographics, housing characteristics, and existing and future **housing needs** (Section II and Appendix A)
- A review of **resources available** to facilitate and encourage the production and maintenance of housing, including land available for new construction, financial and administrative resources available for housing, and opportunities for energy conservation (Section III)
- A statement of the **Housing Plan** to address the city’s identified housing needs, including a formulation of housing **goals, policies, and programs**. In addition, this includes the city’s quantified objectives for the 2021-2029 planning period, by income group, based on growth estimates, past and anticipated development, and income data (Section IV)
- An analysis of **constraints** on housing production and maintenance, including market, governmental, and environmental limitations to meeting the city’s identified needs (Appendix C)
- A review of the city’s **housing programs** and evaluation of accomplishments under the 2013-2021 Housing Element (Appendix D)

A series of appendices provide additional documentation:

- Appendix A: Housing Needs Assessment
- Appendix B: Sites Inventory and Methodology
- Appendix C: Housing Constraints
- Appendix D: Existing Programs Review
- Appendix E: Public Participation Summaries
- Appendix F: Affirmatively Furthering Fair Housing

Goals, Policies, and Programs

The primary objective of the Housing Element is to encourage the production of new housing units to meet the RHNA and housing for special needs populations. This is done by adopting a series of goal and policies that support housing programs related to housing production, special needs housing, neighborhood quality and fair housing. The 2021 Housing Element Update goals, policies,

and programs are summarized below and referenced throughout this Addendum Evaluation as appropriate.

Goal A Facilitate the Development of Housing to Accommodate the RHNA.

POLICIES

- Implement the Land Use and Community Design Element, Zoning Ordinance, and adopted Specific Plans to achieve adequate sites for all income groups.
- Provide adequate sites, zoned at appropriate densities and development standards, to facilitate residential development and affordability goals set forth in the 2021-2029 RHNA.
- Maintain a vacant and underutilized residential site inventory, and assist residential developers in identifying land suitable for residential development.
- Promote housing options that allow residents to age in place such as multi-generational housing, multi-family housing, senior housing, and residential care.

PROGRAMS

Program 1 RHNA Housing Sites Implementation; Rezone Program

To accommodate the remaining lower-income RHNA of 49 units, the City will identify and rezone a minimum of 2.5 acres of vacant land or land with redevelopment potential to a maximum density of 30 units per acre and a minimum density of at least 20 units per acre by October 15, 2022. Rezoned sites will permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households pursuant to Government Code §65583.2(i). Rezoned sites shall allow 100 percent residential use and shall require residential use to occupy at least 50 percent of the floor area in a mixed-use project. Each potential rezone site has the capacity to accommodate at least 16 units, already allows multi-family uses by right, and will be available for development in the planning period where water, sewer, and dry utilities can be provided.

Table 3 Sites Available to be Rezoned to Lower-Income

APN	Zone	Vacant/Existing Use	Re-Used Site?	Parcel Size (ac)	Lower Income Units Capacity Assumption ¹
419160017	SSMU	Vacant	YES	1.6	31
419160019	SSMU	Vacant	YES	0.5	10
419160020	SSMU	Vacant	YES	0.8	16
419170031	SSMU	Vacant	—	4.2	83
419170034	SSMU	Vacant	—	1.0	20
419170035	SSMU	Vacant	—	1.0	21
419222020	DMF	Vacant	YES	1.3	26
419222021	DMF	Vacant	YES	1.0	20
419170016	DMF	Vacant	YES	Site E (4.4 acres)	88
419170017	DMF	Vacant	YES		
419170018	DMF	Vacant	YES		
419170022	DMF	Vacant	YES		

APN	Zone	Vacant/Existing Use	Re-Used Site?	Parcel Size (ac)	Lower Income Units Capacity Assumption ¹
419170027	DMF	Vacant	YES	2.8	55
419160005	DMF	Vacant	YES	Site F (3.7 acres)	74
419160024	DMF	Vacant	YES		
419213039 ²	SSMU-R	Single-family house (abandoned)	—	1.8	35
Total				24.1	479

¹ A minimum of 20 units per acre assumed per Program 1.

² Not included as a housing site in Appendix B, as it has a current entitlement for a church; however, the City is receiving developer interest for multi-family projects on this parcel.

Source: City of Beaumont, LWC

APN = Accessory Dwelling Unit

ac = acres

DMF = Downtown Residential Multifamily

SSMU-R = Sixth Street Mixed Use - Residential

Program 2 Housing Facilitation in the Urban Village

To facilitate the development of housing for lower- and moderate-income households in the Urban Village Zone, the City will offer the following incentives for the development of affordable housing, including but not limited to: priority processing of subdivision maps that include affordable housing units; expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and Zoning Code; financial assistance (based on availability of federal, state, local foundations, and private housing funds); and modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing.

Program 3 No Net Loss Program

Pursuant to SB 166 (No Net Loss) passed in 2017, the City will develop a procedure to annually track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual number of units achieved and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining RHNA.

The City will report on the number of extremely low, very low, low and moderate income units constructed annually. If the inventory indicates a shortage of available sites, the City will rezone sufficient sites to accommodate the City's RHNA. Current unit count and income/affordability of available sites are identified in the inventory (see Appendix B).

Program 4 Accessory Dwelling Units (ADUs)

The City will adopt an ADU ordinance consistent with the most current State laws to streamline the permitting and production of ADUs. The City will also prepare ADU standard plans to facilitate ADU permitting and encourage property owners to construct ADUs. The City will publicize and promote the availability of ADU standard plans and available funding for ADUs, such as the CalHFA ADU Grant Program that provides up to \$25,000 to reimburse homeowners for predevelopment costs necessary to build and occupy an ADU. Promotional materials will be available in English and Spanish. Also, the City will monitor ADU production and affordability and

implement additional action to incentivize ADU production if target ADU numbers are not being met.

Program 5 Minimum Densities

The City will update the Zoning Code to establish minimum densities on housing sites identified in the sites inventory where minimum densities do not currently apply, ensuring sites are developed at densities to meet realistic unit estimates.

Goal B Promote Affordable Housing Development and Rental Opportunities to Meet the Needs of Lower- and Moderate-Income Households

POLICIES

- Continue to facilitate rental assistance to lower-income households through programs administered by the County of Riverside Housing Authority.
- Facilitate the construction of new housing affordable to lower-income households.
- Encourage the development of density bonus affordable housing units.
- Ensure the affordability of new affordable housing developments through long-term affordability covenants.
- Support programs that offer down payment assistance to first time homebuyers.
- Encourage programmatic support for extremely low-income households
- Cooperate with and seek the advice of developers, builders, financial institutions, community groups, nonprofit agencies, and interested community members on housing needs and the solutions to housing problems.

PROGRAMS

Program 6 Rental Assistance Program

The Housing Choice Voucher Program assists lower-income households in renting privately owned existing housing. The City will coordinate with the Housing Authority by transmitting any relevant information on apartment complexes in Beaumont commenting on the Authority’s draft Action Plans. In 2020, the Housing Authority assisted 95 householders. The objective maintains this number of assisted households given the uncertainty of funding in the future for the Housing Choice Voucher Program. The City will also advertise availability of the Housing Choice Voucher Program on its website, newsletters, email blasts, social media, cable television channel as well as handouts at City Hall and other public buildings and facilities.

Program 7 First Time Buyer Program

The First Time Homebuyer (FTHB) Program provides HOME funds for down-payment assistance to eligible lower income households. The Economic Development Agency of the County is responsible for implementation. In order to contribute to program implementation during the planning period, the City will continue to take the following actions:

- Advertise the program through the City’s communication outlets (e.g., newsletters, email blasts, social media, etc.)
- Provide handouts and brochures describing and advertising the FTHB Program at City Hall and other public buildings and facilities

Because the FTHB Program may be utilized to purchase a home in Riverside County's unincorporated area and 13 participating cities, only a few households can be assisted in any one city. The quantified objective is three lower income households, an estimate that is based on the number of households assisted in the prior planning period.

Program 8 Mortgage Credit Certificates Program

First time homebuyers in Beaumont can obtain financial assistance through the Mortgage Credit Certificate (MCC) Program. The MCC offers qualified applicants the ability to take an annual tax credit against their federal income taxes of up to 15 percent of the annual interest paid on the applicant's mortgage. Each year, the County of Riverside submits an application to the California Debt Limit Allocation Committee (CDLAC) for tax exempt private activity bonds for conversion to MCC's. The City will continue to take the following actions:

- Advertise the program through the City's communication outlets (e.g., newsletters, email blasts, social media, etc.)
- Provide handouts and brochures describing and advertising the MCC Program at City Hall and other public buildings and facilities

Because the MCC Program may be utilized in Riverside County's unincorporated area and 13 participating cities, only a few households can be assisted in any one city. The quantified objective is 12 lower income households, an estimate that is based on the number of households assisted in the prior planning period.

Program 9 Transitional and Supportive Housing

The City will amend the Zoning Code to include definitions for transitional and supportive housing and allow transitional and supportive housing consistent with State law, including AB 2162 as appropriate.

Program 10 Emergency Shelters

The City will amend its Zoning Code to explicitly regulate emergency shelter parking requirements. Specifically, said requirements will ensure that emergency shelters do not impose more parking than required for other residential or commercial uses within the same zone and that they require sufficient parking for emergency shelter staff (e.g., one parking space per employee and agency vehicle).

Program 11 Low Barrier Navigation Centers

AB 101 amended State law (Government Code Section 65660) so that Low Barrier Navigation Centers must be allowed by-right in all areas zoned for mixed-uses and nonresidential zones permitting multi-family uses. Low Barrier Navigation Centers are Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will amend the Zoning Code to allow Low Barrier Navigation Centers by-right in these areas consistent with AB 101.

Program 12 Affordable Housing Density Bonus Program

AB 2345, which took effect on January 1, 2021, revised the State density bonus law (Government Code Section 65915-65918) to increase the maximum density bonus to up to 50 percent. Beaumont will update its Zoning Code to be consistent with State law to encourage the development of affordable and senior housing. In addition, in order to promote this program, the Planning Department will:

- Prepare a user-friendly brochure explaining density bonus provisions
- Hold at least two workshops for landowners and developers after the brochure is prepared

The quantified objective is construction of 30 density bonus units during the planning period.

Program 13 Enhanced Density Bonus

The City will evaluate increasing density bonus provisions for projects that include affordable housing above that required by State law (e.g., above the 50 percent bonus pursuant to AB 2345). Unless constrained by infrastructure or other limitations determined through the City’s evaluation, the City will proceed with adopting an enhanced density bonus program.

Program 14 Employee/Farmworker Housing

The City will amend the Zoning Code and to allow employee/farmworker housing consistent with Health and Safety Code §17021.5 and 17021.6.

Program 15 Housing for Extremely Low-Income Persons

The City will promote the development of housing for extremely low-income persons by offering incentives for developments that include units designated for ELI households, such as SROs, supportive and transitional housing, and deed restricted multi-family units, through priority processing, regulatory concession such as reduced parking standards, and financial assistance based on availability of funds through various sources (federal, state, local foundations, etc.). Also see Program 25 (Infrastructure Grants) and Program 16 (Affordable Housing Developer Outreach Program) below.

Program 16 Affordable Housing Developer Outreach Program

The Planning Department will implement an Affordable Housing Developer Outreach Program to promote housing for lower- and moderate-income households.

The City will:

- Update the list of affordable housing developers to include any new regional developers
- Solicit developers’ input regarding the types of incentives and assistance that the City can offer to most effectively support and facilitate affordable housing in Beaumont.
- Annually conduct outreach by informing developers of City initiatives, local incentives, and site availability to encourage and facilitate affordable housing development.
- Assist with funding applications for developments with lower and moderate-income units (see Program 25 (Infrastructure Grants)).

The goal of this program is to encourage developers to address a variety of Beaumont’s housing needs.

Program 17 Developmentally Disabled Outreach Program

The Inland Regional Center (IRC) provides housing support and services for persons with developmental disabilities in Beaumont. The City will take the following actions:

- Advertise the program through the City's communication outlets (e.g., newsletters, email blasts, social media, etc.)
- Provide handouts and brochures describing and advertising the IRC at City Hall and other public buildings and facilities
- Provide information on services on the City's website

The goal of this program is to increase visibility and support to the existing services provided by the IRC.

Goal C Remove Governmental Constraints to the Maintenance, Improvement, and Development of Housing

POLICIES

- Affirmatively further housing goals through City codes, ordinances, and policies that enhance the housing quality of life experienced by residents.
- Permit developers of senior housing affordable housing to submit requests for reduced parking requirements based on parking demand studies.
- Defer development fees in order to facilitate and encourage the development of affordable housing.
- Continue the processing of new housing developments designed to address the needs of the entire range of income groups.
- Achieve coordination and uniformity in all regulations relating to housing to expedite the construction of homes for low and moderate-income households.
- Continue to expedite the processing and review time by the City to the maximum extent possible, while also providing special processing assistance for affordable housing projects.

PROGRAMS

Program 18 Mixed-Use Parking Incentives

The City will analyze parking requirements in mixed use zones (e.g., downtown, urban village, and transit-oriented development areas, etc.) to determine if reductions in required parking rates and/or strategies that allow for parking reductions should be considered and included in the Zoning Code. A Parking Management Master Plan (PMMP) is underway, which will include recommendations for parking strategies and required parking rates in downtown. The Zoning Code will be amended to reflect appropriate PMMP recommendations.

Program 19 Objective Design Standards

The City will adopt Objective Design Standards for residential and mixed-use projects. The purpose of these standards is to expedite the approval process for such projects and support the City in meeting its housing goals. The City will also update required findings for housing developments, including licensed and unlicensed group homes and community care facilities, to ensure findings as well as applicable standards are objective.

Program 20 Manufactured Housing

Amend the Zoning Code to remove manufactured housing requirements that apply only to manufactured homes and not single-family homes unless allowed by State law.

Program 21 Permit Streamlining

Amend the Municipal Code to remove outdated permit streamlining provisions (i.e., Chapter 15.40) which could confuse development project proponents.

Program 22 Group or Community Care Facilities

Amend the Zoning Code to allow group or community care facilities for seven or more persons to be permitted by-right in zones where multi-family is permitted by-right (i.e., RTN, RMF, UV, TOD, DMU, SSMU, SSMU-R, and DMF). Additionally, amend the Zoning Code to ensure these uses are allowed without any discretionary review (also see Program 19).

Program 23 SB 35 Processing

The City will develop an application form and checklist and written policy or project review and approval guidelines to specify the SB 35 (2017) streamlining approval process and standards for eligible projects as set forth under Government Code §65913.4 and consistent with HCD Updated Streamlined Ministerial Approval Process Guidelines.

Program 24 Water and Sewer Providers

In accordance with Government Code §65589.7, immediately following City Council adoption, the City will deliver to all public agencies or private entities that provide water or sewer services to properties within Beaumont a copy of the 2021-2029 Housing Element. The City will also adopt written policies and procedures that grant priority for sewer hookups to developments that include lower-income housing units.

Program 25 Infrastructure Grants

Infrastructure must be expanded to support housing development for moderate and lower-income households. The City will pursue grant funding for infrastructure that facilitates development of moderate and lower-income housing sites (e.g., Infill Infrastructure Grant, etc.).

Goal D Conserve and Improve the Condition of the Existing Affordable Housing Stock

POLICIES

- Continue to implement the Housing Code Enforcement Program.
- Continue to participate in the County Housing Improvement Program.
- Encourage the County to allocate more funding to home modifications.

PROGRAMS

Program 26 Housing Code Enforcement

The City follows the State’s Abatement of Dangerous Buildings manual in evaluating substandard housing. The City uses the State Health and Safety Code as a guideline for correcting substandard

housing conditions. The City uses various methods for addressing substandard housing: complaints; code enforcement; referral system; and mandated inspections (e.g., Fire Department). Upon notification of a potential code violation, or suspected substandard housing conditions, the Quality-of-Life Team (i.e., Planning, Building, Community Enhancement, Police, and Fire Department staff) completes a thorough investigation using the guidelines discussed above. Owners are required to correct the code violations. The Quality-of-Life Team informs owners of the available housing improvement programs. In addition, quantified objectives from this Program are integrated into the Housing Improvement Program (Program 27).

Program 27 Housing Improvement Program

This program involves the rehabilitation of housing with substandard conditions and is coordinated with the City's community enhancement efforts (Program 26 (Housing Code Enforcement)). Grants and loans provide financial assistance for owner housing through County of Riverside programs. While funds for the following programs have currently been exhausted, the City will promote and advertise these and other programs as soon as funding is available:

- Home Repair Loan Program (HRLP): HRLP provides up to \$10,000 for home repair services in the form of a deferred loan. This program is designed to address a broader scope of repairs. Work approved under HRLP is determined by EDA based on scope of eligible repairs per program guidelines. Household must meet low-income guidelines.
- Senior Home Repair Grant (SHRG): The SHRG Program provides one-time grants of up to \$6,000 to qualified very low-income senior homeowners (62 years or older) or low-income handicapped persons of any age to repair or improve their homes.

Program 28 Rehabilitation Grants

Periodically review City eligibility for various federal and State programs that will provide rehabilitation and maintenance assistance for lower-income units and special needs groups. The City shall submit applications for programs for which the City is eligible, as appropriate.

Goal E Promote Fair Housing Access and Opportunity

POLICIES

- Continue to promote fair housing opportunities through the City's participation in the County's Community Development Block Grant Program.
- Promote fair housing through the provision of information and referral services to residents who need help in filing housing discrimination complaints.
- Support development and distribution of consolidated materials outlining anti-displacement resources, tenants' rights information, and fair housing services.
- Enforce the right of first refusal for residents displaced through redevelopment of existing housing stock as required by Government Code §66300(d)(2)(D)(ii).
- Promote representative citizen participation on the implementation of programs.
- Take action to create equitable neighborhoods and improve access to opportunities while promoting housing stability.

PROGRAMS

Program 29 Fair Housing Services Program

The Fair Housing Council of Riverside County, Inc. is the County of Riverside’s fair housing provider. The City will support and promote the Fair Housing Council’s existing resources and workshops for the public, which include housing discrimination investigation, landlord/tenant mediation, and informational workshops. City will actively advertise these services through the City website, flyers or brochures in public buildings, and on social media. These advertisements will emphasize common tenant protection needs and anti-discrimination actions, such as tenant/landlord remediation and the promotion of legal services to prevent source of income discrimination. Materials will be provided in English and Spanish.

Program 30 Fair Housing Information Program

The City will provide residents with fair housing information by posting links to a variety of fair housing resources including, but not limited, to:

- California Department of Fair Employment and Housing
- U. S. Department of Housing and Urban Development (HUD)
- Fair Housing/Equal Opportunity (HUD)
- Fair Housing Council of Riverside County, Inc.
- National Fair Housing Advocate
- A Guide to Residential Tenants’ and Landlord Rights and Responsibilities

The City will post links to these documents on the Planning Department webpage and make copies available at the Senior Services Department, Beaumont Library, and Community Access Center (official County of Riverside Independent Living Center), and public facilities. The City will also promote these resources and services through City social media accounts and other channels (e.g., newsletters, press releases, email blasts, mailers to apartment residents, etc.) in English and Spanish.

Program 31 Landlord Education and Outreach

The City will work with the Fair Housing Council of Riverside County, Inc. (Fair Housing Council) to conduct landlord education workshops for Beaumont landlords and property managers. The City will promote these workshops and associated Fair Housing Council information and resources through various channels and in multiple languages to encourage target audience participation.

Program 32 Target Housing Development in High Resource Areas

The City will outreach to property owners of housing sites in the high resource areas (i.e., TCAC composite score). In this outreach, the City will provide written material to property owners of identified sites describing potential residential capacity for the site, available incentives, including density bonuses and available funding.

Program 33 Identify Additional Potential Sites in High Resource Areas

The City will conduct technical and spatial analysis to determine underutilized (nonvacant) properties that may be suitable for lower and moderate-income housing development. Where additional sites are identified, the City will outreach to those property owners to encourage housing

development and inform property owners of potential residential capacity for the site, available incentives, including density bonuses and available funding. If sites are identified where zoning is not consistent with densities appropriate for lower and moderate-income housing, the City will inform property owners of the potential for rezoning and target rezoning of sites in high resource areas (i.e., TCAC high resource opportunity area).

Program 34 CDBG Funding in Low or Moderate Resource Areas

Beaumont participates in the County's CDBG Program. The City currently expends funds on parks and sidewalk projects, as well as making ADA improvements in the Downtown area. The City will continue to use CDBG for place-based improvements, as well as more actively target infrastructure investment in areas of lower or moderate resource (e.g., El Barrio and Town Center neighborhoods). This may result in funding for parks improvements resulting from Program 37.

Program 35 Intergovernmental Collaboration for Air Quality Mitigation

The City will coordinate with other governmental agencies, including Caltrans and the South Coast Air Quality Management District (SCAQMD), to contain traffic emissions and mitigate air quality impacts, such as through sound walls or other measures along Interstate 10 and State Routes 79 and 60.

Program 36 Environmental Justice Implementation

Implement the Environmental Justice Element to further the goals of remediating negative environmental conditions in the vicinity of existing residential neighborhoods and housing sites identified in the Housing Element. This includes:

- Lead Abatement Programs (HEJ17) – Work with the Riverside University Health System – Public Health (RUHS-PH) to adopt a lead testing and abatement program in El Barrio and Town Center, the neighborhoods with the highest concentration of pre-1978 homes.
- Idling Ordinance (HEJ19) – Update municipal code to support an idling ordinance that reduces emissions from on-road heavy-duty vehicles.
- Particulate Mitigation (HEJ20) – Adopt mitigation measures that limit vehicular and construction-related particulate emissions.

These implementation programs directly address environmental conditions faced in neighborhoods with lower access to opportunities (i.e., the two census tracts with the lowest 2022 TCAC opportunity scores).

Program 37 Improvements and Access for El Barrio Neighborhood

To promote access to affordable and safe opportunities for physical activity for the El Barrio neighborhood (located in the census tract at the intersection of the I-10 and SR-79), the City will work with El Barrio residents to identify and implement improvements to Rangel Park, located adjacent to the El Barrio neighborhood. Goal F Encourage Energy Conservation

POLICIES

- Encourage energy conserving techniques in the siting and design of new housing.
- Enforce all state energy conservation requirements for new residential construction.

- Encourage the use of rehabilitation assistance funds to make residences more energy efficient.

PROGRAMS

Program 38 Energy Conservation Program

Local energy efficiency programs are often provided by local utility purveyors to offer incentives for energy conservation and efficiency. To promote energy conservation, the City will:

- Work with Southern California Edison to implement an outreach program that provides the community with useful information regarding energy efficiency and available rehabilitation programs.
- Continue to implement the strategies to reduce greenhouse gases as outlined in Sustainable Beaumont, the City’s Climate Action Plan (CAP).

The City will post links to existing resources on the Planning Department webpage.

Meeting the RHNA

The Housing Element update would be consistent with State requirements for the RHNA to plan adequately to meet existing and projected housing needs for all economic segments of the community. The Housing Element update would be submitted to the HCD for review and approval to ensure that it would adequately address the housing needs and demands of the city.

To meet the objectives of the 6th Cycle RHNA allocation and provide sufficient capacity for housing development, the Housing Element specifies sites for residential development. Site selection was conducted based on an analysis of site-specific constraints, including General Plan land use and zoning, access to utilities, location, development potential, density and whether the site is identified in a previous Housing Element. To count toward the RHNA allocation, sites must be in a land use category that meets a minimum residential density standard, have a minimum lot size, and be either vacant or not been developed to the maximum capacity allowed by the zoning category and can provide the potential for more residences on a site.

When a local jurisdiction cannot demonstrate that there are sufficient vacant or underutilized sites to adequately meet the RHNA allocation, a ‘rezoning program’ must be put into place, which would update the zoning designation for specific sites. A rezoning program ensures that there are enough sites with sufficient densities to address the housing need identified through the RHNA. In accordance with HCD’s “default density” criteria for jurisdictions located within a Metropolitan Statistical Area (MSA) with a population of more than two million such as Beaumont, 30 dwelling units per acre (du/acre) is the minimum density threshold for sites to be considered suitable for providing housing affordable to very low and low-income households.

The sites identified in the site inventory are comprised of parcels located in various areas and zones within the city. Critical areas for moderate and lower-income housing are the Urban Village, Transit Oriented District Overlay, Residential Multiple Family, Sixth Street Mixed Use, and Downtown Residential Multifamily zones. Each site has undergone an assessment to determine development potential and residential unit capacity given zoning standards and development trends. The City prioritizes rezoning in transit priority areas that are within 0.5-mile of public transit (i.e., high frequency bus route or trolley line) to improve walkability and reduce dependence on automobile use, consistent with the sustainability goals of the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

Table 4 details the residential unit capacity that would be accommodated by ADU projections, anticipated projects, and available 6th Cycle sites.

Table 4 Housing Unit Yield per Site Category

Site Category	Very Low/Low	Moderate	Above Moderate	Total
RHNA Required	1,950	723	1,537	4,210
Anticipated Accessory Dwelling Units (ADUs)	6	4	1	11
Entitled/Proposed Projects ¹	48	–	3,257	3,305
RHNA Remaining Need	1,896	719	(1,721)	N/A
Site Inventory ¹	1,847	3,889	5	5,741
Total Unit Surplus or (Shortfall)	(49)	3,170	1,726	N/A

¹ Considers net new units only.

Source: Adapted from Table III-1 of the 2021-2029 Housing Element Update

As shown in Table 4, the City has excess capacity in moderate and above-moderate income categories. The City has a small shortfall (49 units) in the lower income categories, and the City has identified potential parcels for rezoning to address this shortfall.

Rezone Program

The rezone program would increase the allowable residential densities on specific sites than what is currently allowed under the existing General Plan, and therefore is the focus of this PEIR addendum. The Housing Element update identifies 16 potential sites comprising 24.1 acres for the rezoning program. Since rezoning of only 2.5 acres would be required to meet the RHNA capacity requirement, six of these sites are anticipated to be rezoned shortly after Housing Element adoption. There are ten additional sites identified by the City as potential rezone sites that the City may use to further its housing goals (called “buffer” sites). This PEIR addendum analyzes the potential impacts of the maximum density for all 16 rezone sites as the “worst case scenario” assumption, although the realistic development of each site would likely result in fewer residential units.

Table 5 shows the allowable densities, land use changes, and number of potential units for each site identified in the rezoning program. The net increase presented in this table is the maximum allowable from the permitted density range. The Housing Element update would accommodate the maximum potential development of 715 units on the 16 rezone sites, which is 192 residential units more than the maximum potential development currently allowed under the existing General Plan. The locations of the buffer sites are shown in Figure 2.

Amendments to the Land Use Element

The Land Use Element is a guide for the City’s future development. It designates the distribution and general location of land uses, such as residential, retail, industrial, open space, recreation, and public uses. The Land Use Element also addresses the permitted density and intensity of the various land use designations as reflected on the City’s General Plan Land Use Map. To accommodate the rezone program identified by the Housing Element update, the Land Use Element would be revised with the following amendments:

- The existing Downtown Mixed Use (DMX) designation in Table 3. 3 would be modified to identify that DMX properties located within the Higher Density Overlay are allowed a density of 20-30 du/acre.
- The existing Sixth Street Mixed Use (SSMU), Sixth Street Mixed Use Residential (SSMU-R), and Downtown Residential Multi Family (DMF) land use designations in the Extended Sixth Street section of Chapter 11 would be modified to identify SSMU, SSMU-R, and DMF properties within the Higher Density Overlay are allowed a density of 20-30 du/acre.

Updates to the Safety Element

The Safety Element identifies forces of nature and events resulting from human action that have the potential to cause harm to life and property in the city. The goal of the Safety Element is to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards. Identifying the source of such threats allows decision-makers to take preemptory action to minimize the damage, particularly as it relates to new development. The Safety Element also addresses crime prevention, police and fire protection, and emergency preparedness and response.

Recent State legislation requires certain changes to a Safety Element when the municipality undergoes an update to the Housing Element. The Safety Element would be revised to be consistent with the State legislation through the following actions:

- Identify and propose policies for residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation routes.
- Update information relating to flood and fire hazards and city assets at risk due to climate change vulnerability.
- Propose and strengthen policies related to risk reduction, emergency preparedness and evacuation, and community and facility resilience infrastructure and strategies.

Table 5 Housing Element Update Rezone Sites: Land Use Changes and Development Assumptions

Site Assessor Parcel Number (APN)	Acres	Existing Use	Existing Zoning	Existing Residential Density Range (du/acre)	Proposed Residential Density Range (du/acre)	Maximum Residential Units Under Existing General Plan	Maximum Residential Units Under Housing Element Update	Unit Difference from Existing General Plan	Unit Difference from Existing Conditions
Sites Identified in the Housing Element Update									
419170031	4.2	Vacant	SSMU	0-22	20-30	91	124	33	124
419170034	1.0	Vacant	SSMU	0-22	20-30	22	30	8	30
419170035	1.0	Vacant	SSMU	0-22	20-30	22	30	8	30
419160017	1.6	Vacant	SSMU	0-22	20-30	35	48	13	48
419160019	0.5	Vacant	SSMU	0-22	20-30	11	15	4	15
419160020	0.8	Vacant	SSMU	0-22	20-30	17	24	7	24
Additional Potential Rezone Sites									
419222020	1.3	Vacant	DMF	0-22	20-30	28	39	11	39
419222021	1.0	Vacant	DMF	0-22	20-30	22	30	8	30
419170016	2.6	Vacant	DMF	0-22	20-30	57	77	20	77
419170017	0.4	Vacant	DMF	0-22	20-30	8	11	3	11
419170018	0.9	Vacant	DMF	0-22	20-30	20	28	8	28
419170022	0.5	Vacant	DMF	0-22	20-30	10	13	3	13
419170027	2.8	Vacant	DMF	0-22	20-30	60	82	22	82
419160005	3.2	Vacant	DMF	0-22	20-30	71	97	26	97
419160024	0.5	Vacant	DMF	0-22	20-30	10	13	3	13
419213039	1.8	Unoccupied single- family structure	SSMU-R	0-22	20-30	39	54	15	53
Total	24.1					523	715	192	714

Du/acre = dwelling units per acre

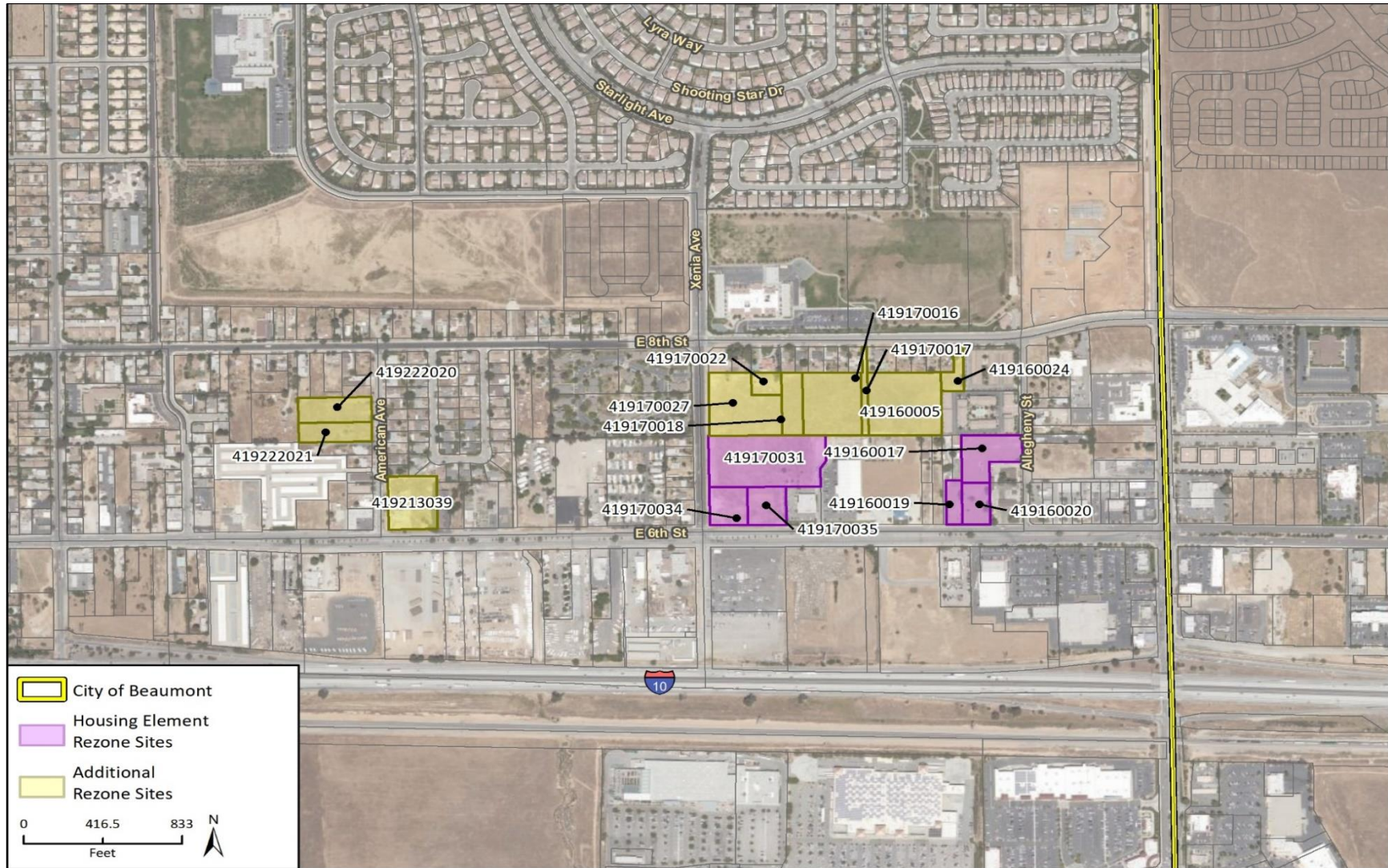
DMF = Downtown Residential Multifamily

SSMU = Sixth Street Mixed Use

SSMU-R = Sixth Street Mixed Use - Residential

Totals may not add up due to rounding.

Figure 2 Housing Element Update Rezone Sites



Imagery provided by Microsoft Bing and its licensors © 2021.
 Additional data provided by County of Riverside and City of Beaumont, 2021.

Fig. X Rezone and Potential Rezone Sites landscape

3 Overview of CEQA Guidelines §15164

California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when a project has a previously certified EIR.

CEQA Guidelines Section 15164 states that a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. CEQA Guidelines sections 15162(a) states that no Subsequent or Supplemental EIR shall be prepared for a project with a certified EIR unless the lead agency determines, based on substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR.
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR.
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
 - D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The analysis pursuant to Section 15162 demonstrates whether the lead agency can approve the activity as being within the scope of the existing certified PEIR, that an addendum to the existing PEIR would be appropriate, and no new environmental document, such as a new EIR, would be required. The addendum need not be circulated for public review but can be included in or attached to the final PEIR, and the decision-making body shall consider the addendum with the final PEIR prior to deciding on the project.

The City has prepared this Addendum Evaluation, pursuant to CEQA Guidelines Sections 15162 and 15164, to evaluate whether the project's environmental impacts are covered by and within the scope of the Beaumont General Plan PEIR. State Clearinghouse Number (September 2020, State Clearinghouse Number 2018031022). The following Addendum Evaluation details any changes in the

project, changes in circumstances under which the project is undertaken, and/or "new information of substantial importance" that may cause one or more effects to environmental resources.

The responses herein substantiate and support the City's determination that the Housing Element and Safety Element Updates' policies and programs are within the scope of the Beaumont General Plan PEIR, do not require subsequent action under CEQA Guidelines Section 15162 and, in conjunction with the PEIR, adequately analyze potential environmental impacts.

4 Environmental Effects and Determination

Environmental Areas Determined to Have New or Substantially More Severe Significant Effects Compared to Those Identified in the Previous EIR

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances, or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- NONE
- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

Determination

Based on this analysis:

- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR is adequate and this evaluation serves as an ADDENDUM to the City of Beaumont General Plan Update Program Environmental Impact Report (General Plan PEIR). State Clearinghouse Number 2018081039 dated December 2019.

Signature

Christina Taylor

Printed Name

Date

Deputy City Manager

Title

5 Addendum Evaluation Methodology

General Plan Consistency

To promote a uniform and compatible vision for the development of the community, California law requires the General Plan be internally consistent in its goals and policies. The Housing Element, Land Use Element, and Safety Element are components of the General Plan, and thus, updates to these elements are consistent with the vision of the General Plan and is supported by goals and policies of the other General Plan elements. General Plan elements are summarized below:

- The **Land Use and Community Design Element** directs the location, amount, and type of residential development in the city. It presents the desirable pattern for the ultimate development of the city and reflects the community’s evolution and changing demographics over the General Plan horizon. The Element ensures the availability of sufficient residential land at appropriate densities to meet the city’s housing needs identified in the 2021 Housing Element Update.
- The **Mobility Element** contains policies to minimize traffic volumes and speeds in residential neighborhoods, while improving connectivity to schools, parks, services, and other destinations, with an emphasis on pedestrian, bicycle and transit mobility.
- The **Economic Development and Fiscal Element** outlines the city’s economic development objectives and guides development of future employment and commercial services, both of which are critical to supporting residents. The enhancement of well-paying jobs within the city helps with accessing housing resources and reducing transportation costs and impacts.
- The **Health and Environmental Justice Element** establishes goals and objectives to reduce pollution exposure; improve air quality; and promote public facilities, food access, safe and sanitary homes, and physical activity.
- The **Community Facilities and Infrastructure Element** is an intrinsic component of all elements of the General Plan. The very same policies that further sustainable development also enhance quality-of-life and public health. The Element affects housing through policies that encourage efficient development patterns, conservation, and sustainable energy sources such as solar. Policies recommend building design and outdoor spaces to take advantage of Beaumont’s moderate climate and reduce the need for artificial cooling, heating, and lighting.
- The **Conservation and Open Space Element** establishes goals and polices to protect sensitive resources from development impacts; maintain and improve appropriate access to open space; and ensure park and recreation opportunities are sufficient to meet the needs of future residents.
- The **Safety Element** establishes a policy framework for maintaining and improving the safety of Beaumont’s residents. It identifies proactive measures to minimize public safety challenges to community residents, structures, public facilities, infrastructure, and to enable the City to expediently and efficiently respond in the event of a public safety challenge. This Element covers seismic, flooding, and geological hazards, hazardous waste, crime prevention, police and fire protection, and emergency preparedness and response.
- The **Noise Element** contains policies to protect residents from unacceptable noise levels and safety concerns by guiding future development away from significant noise sources and potential hazards and by enforcing mitigations when necessary.

- The **Downtown Area Plan Element** provides a detailed vision, guiding principles, and goals and policies for Downtown Beaumont. This Element provides the foundation for the future revitalization and redevelopment of the Downtown core of the community and for guiding future public and private development decisions. Topics addressed include land use and development policies, streetscape improvements, transportation and parking guidance.
- The **Housing Element** seeks to accommodate housing needs for all, including low-income populations, groups with disabilities, and the homeless. The Housing Element is a standalone volume that is updated more frequently than the other elements.

PEIR Addendum Analysis

This PEIR addendum analyzes the potential impacts of the updates to the Housing Element, Land Use Element, and Safety Element programs and policies. The PEIR already considered the impacts of development under the housing element and buffer sites with current zoning regulations. Therefore, this addendum analyzes the potential impacts of the rezoning of sites which would accommodate up to 192 additional units over the maximum currently set forth in the General Plan land use designations and as analyzed in the PEIR.

According to the General Plan PEIR, buildout of the General Plan would result in a total of 31,022 housing units in the City limits by 2040. In 2021, there were 17,232 existing housing units in the City of Beaumont (DOF 2021), which means that there is a remaining capacity of 13,790 units between 2021 and 2040. The 192 additional housing units accommodated under the Housing Element Update rezone program would be considerably less than the remaining buildout capacity under the General Plan. Table 6 provides a comparison between the existing General Plan buildout capacity and the housing units anticipated under the Housing Element Update rezone program. The total number of units in the city, upon buildout of the Housing Element update rezone program, would be 17,424, which is 13,598 units below the buildout assumptions of the General Plan.

Table 6 Existing and General Plan Buildout

Forecast Category	Existing Units 2021	General Plan Buildout (City Limits)	Remaining Capacity with General Plan	Maximum Additional Units from Rezone of Sites	Existing Units Plus Rezone of Sites	Remaining Capacity after Rezone of Sites
Housing Units	17,232	31,022	13,790	192	17,424	13,598

Source: Adapted from Table III-1 of the Housing Element update, California Department of Finance 2021, General Plan PEIR Table 5.13J

Preliminary Environmental Constraints

State housing law requires the City to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing” (Government Code Section 65583(c)(3)).

Several factors can constrain residential development. These include market constraints, such as development costs and interest rates, and governmental constraints, which include land use controls, fees, processing times, and development standards, among others. In addition, environmental and infrastructure constraints can also impede residential development. For

purposes of the Addendum Evaluation, only the potential environmental constraints, as they relate to CEQA, were evaluated.

Environmental constraints to residential development typically relate to the presence of sensitive habitat, flooding, topography, and other natural and physical characteristics that can limit the amount of development in an area or increase the cost of development. The Housing Element Update, in and of itself, does not propose specific development projects, but rather puts forth goals, policies, and programs that regulate or encourage new housing development in Beaumont. Each future housing development project would be subject to developmental review to determine potential impacts specific to that project site.

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6 Addendum Evaluation

1 Aesthetics

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?			
Would adoption of the Housing Element and Safety Element Updates:								
a. Have a substantial adverse effect on a scenic vista?	Less than Significant	None	No	No	No	Yes	Yes	
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less than Significant	None	No	No	No	Yes	Yes	
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Less Than Significant	None	No	No	No	Yes	Yes	

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	Less than Significant	None	No	No	No	Yes	Yes	

General Plan PEIR Aesthetics Findings

The General Plan PEIR determined that impacts to aesthetic resources would be less than significant for scenic vistas, scenic highways, visual quality, and light and glare. It further stated that individual development projects would be subject to project-specific development and planning review, including adherence to standards for community design and visual quality. As such, all projects proposed under General Plan implementation would be required to conform to zoning, design standards, and other regulations concerning aesthetic resources such as those that address architectural design, lighting, signage, landscaping, building setbacks, and hillside protection.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The aesthetics on these properties would not change significantly from the impacts analyzed by the General Plan PEIR. Additionally, these sites are urban infill sites where development already exists throughout the area, and the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan.

All future development aligning with the General Plan Update would undergo project-specific developmental review, including design review, to address potential impacts related to aesthetics. Development proposals would be subject to adopted policies and standards that govern visual quality, community design, scenic highways, and light and glare. The Safety Element Update would have no impact related to aesthetics.

Conclusion

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of aesthetics is required.

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2 Agriculture and Forestry Resources

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Less than Significant with Mitigation	AG-1	No	No	No	Yes	Yes	
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	Less than Significant with Mitigation	AG-2	No	No	No	Yes	Yes	
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	No Impact	None	No	No	No	Yes	Yes	

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. Result in the loss of forest land or conversion of forest land to non-forest use?	No Impact	None	No	No	No	Yes	Yes
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	Less Than Significant	None	No	No	No	Yes	Yes

General Plan PEIR Agriculture and Forestry Resources Findings

The General Plan PEIR determined that the General Plan would not result in impacts to forest land. The General Plan would potentially convert up to 50 acres of farmland to non-agricultural use, and conflict with existing zoning for agricultural use, but impacts would be less than significant with implementation of Mitigation Measures AG 1 and AG 2. Under these mitigation measures, individual project proponents are required to provide mitigation in the amount equivalent to the Acres of Converted Farmland, and the City shall revise the zoning ordinance to include produce stands in the Industrial Zoning District.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element update would raise the allowable residential density on 16 vacant or partially vacant sites. These sites are urban infill sites and are not currently used for agricultural use, and the rezone program would not conflict with existing zoning for agricultural use. The Safety Element Update would have no impact related to agriculture and forestry resources.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of agriculture and forestry resources is required.

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3 Air Quality

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15164(a) Occur?		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Conflict with or obstruct implementation of the applicable air quality plan?	Less than Significant	None	No	No	No	Yes	No	Yes
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Significant and Unavoidable	AQ-1	No	No	No	Yes	No	Yes
c. Expose sensitive receptors to substantial pollutant concentrations?	Significant and Unavoidable	AQ-1	No	No	No	Yes	No	Yes
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less than Significant	None	No	No	No	Yes	No	Yes

General Plan PEIR Air Quality Findings

The General Plan PEIR determined that impacts to air quality would be significant and unavoidable regarding cumulatively considerable net increase of criteria pollutants for which the region is in non-attainment, and exposure of sensitive receptors to pollutant concentrations, but would result in a less than significant impact related to conflicting with or obstructing an air quality management plan and resulting in other emissions (such as those leading to odors) that could adversely affect a substantial number of people. Mitigation Measure AQ 1, which would require a technical analysis to evaluate project-specific air quality impacts, would reduce potential impacts related to exceedance of air quality standards from criteria pollutants and from toxic air contaminants (TACs) impacting sensitive receptors, but impacts would remain significant and unavoidable. The significance of impacts to air quality resulting from specific future development projects will be evaluated on a project-by-project basis and General Plan policies as well as City standards and practices will be applied, individually or jointly, as necessary and appropriate.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element update would raise the allowable residential density on 16 vacant or partially vacant sites. The air quality impacts on these properties would be greater than as analyzed in the General Plan PEIR but would not change significantly. Additionally, these sites are urban infill sites where development already exists throughout the area, and the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan. The General Plan goals and policies support reduction of air quality impacts. Mitigation Measure AQ 1 identified in the General Plan PEIR would be implemented to help reduce impacts to the greatest extent possible. This measure would remain in practice with implementation of the Housing Element and Safety Element Updates. The Safety Element Update would have no impact related to air quality.

All future development aligning with the Housing Element update would undergo project-specific developmental review to address potential impacts related to air quality. Potential air quality-related impacts cannot be assessed in a meaningful way until a project specific analysis is done covering the size of the development which includes construction air quality emissions, project operational emissions and potential vehicle miles traveled. Short-term air quality impacts resulting from construction of the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers will be subject to South Coast Air Quality Management District rules and protocols. Similarly, operational impacts would be addressed by provisions in the General Plan and other regulations and standards that govern air quality in Beaumont.

Conclusion

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of air quality is required.

4 Biological Resources

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than Significant with Mitigation	BIO-1 BIO-2	No	No	No	Yes	Yes	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than Significant with Mitigation	BIO-3	No	No	No	Yes	Yes	

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. Have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Less than Significant with Mitigation	BIO-3	No	No	No	Yes	Yes
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less than Significant with Mitigation	BIO-2	No	No	No	Yes	Yes
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than significant	None	No	No	No	Yes	Yes
f. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan?	Less than Significant with Mitigation	BIO-3	No	No	No	Yes	Yes

General Plan PEIR Biological Resources Findings

The General Plan PEIR determined that impacts to biological resources would be less than significant with mitigation incorporated for effects to sensitive animal and plant species, sensitive natural communities, protected wetlands, and wildlife movement. Implementation of mitigation measures and compliance with the Multiple Species Habitat Conservation Plan (MSHCP) and Stephens Kangaroo Rat (SKR) Habitat Conservation Plan (HCP) would ensure that the General Plan does not conflict with any HCPs. All projects proposed under General Plan implementation would be required to conform to zoning, design standards, and other regulations concerning the protection of biological resources, including listed species, habitats, and all planning resources designed to protect and conserve these resources. Mitigation Measures BIO-1 through BIO-3 require project-specific habitat and nesting bird assessment, and as needed, focused surveys, reports, and mitigation for impacts to riparian/riverine or sensitive habitats.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element update would raise the allowable residential density on 16 vacant or partially vacant sites. Any proposed development project would be assessed for potential impacts to sensitive habitat, nesting birds, and consistency with the MSHCP, as required by Mitigation Measures BIO-1 through BIO-3. Additionally, these sites are urban infill sites where development already exists throughout the area, and it is unlikely that development on these sites would result in significant impacts to sensitive natural communities, riparian areas and wetlands, or wildlife movement. The Safety Element Update would have no impact related to biological resources.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of biological resources is required.

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5 Cultural Resources

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	Less than significant	None	No	No	No	Yes	No	Yes
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	Less than significant	None	No	No	No	Yes	No	Yes
c. Disturb any human remains, including those interred outside of formal cemeteries?	Less than significant	None	No	No	No	Yes	No	Yes

General Plan PEIR Cultural Resources Findings

The General Plan PEIR determined that impacts to historic resources would be less than significant regarding adverse changes in a historical or archaeological resource and human remains. General Plan policies and existing federal and State regulations, including those of the California Public Resources Code Section 5097 and California Health and Safety Code, would reduce potential impacts from development to a less than significant level.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. Similar to the findings in the PEIR, any proposed development project would be assessed for potential impacts to cultural resources in accordance with General Plan policies and existing federal and State regulations, including those of the California Public Resources Code Section 5097 and California Health and Safety Code. All proposed development would be required to conform to federal, State, and General Plan policies and City zoning standards concerning the protection of cultural resources, including listed historic and archaeological resources. The Safety Element Update would have no impact related to cultural resources.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows that impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of cultural resources is required.

6 Energy

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?			
Would adoption of the Housing Element and Safety Element Updates:								
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Less than significant	None	No	No	No	Yes	Yes	
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	No impact	None	No	No	No	Yes	Yes	

General Plan PEIR Energy Findings

The General Plan PEIR determined that impacts to energy would be less than significant regarding wasteful or unnecessary energy consumption and the General Plan would not conflict with or obstruct State or local plans for renewable energy or energy efficiency.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The maximum allowable number of units would increase on these sites; however, all proposed development would be required to comply with the energy reduction measures included in the with Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards, of the California Code of Regulations and local mandates, and there would not be a significant increase in construction based or operational energy use. Additionally, these sites are urban infill sites which would reduce per capita Vehicle Miles Traveled (VMT), and the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan. The Safety Element Update would have no impact related to energy resources.

Conclusion

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of energy is required.

7 Geology and Soils

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element and Safety Element Updates:							
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			No	No	No	Yes	Yes
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	Less than significant	None	No	No	No	Yes	Yes
2. Strong seismic ground shaking?	Less than significant	None	No	No	No	Yes	Yes
3. Seismic-related ground failure, including liquefaction?	Less than significant	None	No	No	No	Yes	Yes
4. Landslides?	Less than significant	None	No	No	No	Yes	Yes
b. Result in substantial soil erosion or the loss of topsoil?	Less than significant	None	No	No	No	Yes	Yes

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	Less than significant	None	No	No	No	Yes	Yes
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Less than significant	None	No	No	No	Yes	Yes
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Less than significant	None	No	No	No	Yes	Yes
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Geology and Soils Findings

The General Plan PEIR determined that due to adherence to federal, State, and local regulations, impacts to geology and soils would be less than significant for adverse effects related to rupture of a known fault, strong ground shaking, seismic-related ground failure, or landslides; soil erosion; landslide, lateral spreading, subsidence, liquefaction, or collapse; locating development on expansive soils; installing septic tanks and alternative wastewater disposal systems in expansive soils; and paleontological resources.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The maximum allowable number of units would increase on these sites; however, all proposed development would be required to comply with building safety measures and paleontological resources included in the California Code of Regulations, General Plan, and zoning ordinance, including development review for grading and construction. Additionally, these sites are urban infill sites which have already been evaluated for potential impacts related to geology, soils, and paleontological resources under the General Plan PEIR. The Safety Element Update would bring the General Plan into consistency with applicable plans and policies designed to reduce potential impacts associated with geology and soils, and would therefore not result in significant adverse impacts.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of geology and soils is required.

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8 Greenhouse Gas Emissions

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Significant and Unavoidable	GHG-1	No	No	No	Yes	Yes	
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	No Impact	None	No	No	No	Yes	No	

General Plan PEIR Greenhouse Gas Emissions Findings

The General Plan PEIR determined that impacts to greenhouse gas (GHG) emissions and GHG reduction targets would be significant with implementation of the General Plan. Mitigation Measure GHG-1 set forth in the General Plan PEIR would reduce potential impacts to GHG emissions but would still result in a significant and unavoidable impact. It was determined that no impacts would occur related to the General Plan conflicting with plans, policies, and regulations adopted to reduce GHGs.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The GHG emissions at these 16 sites may be greater than what was analyzed in the PEIR due to the increased allowable density; however, the overall the development potential in the City is not changing. Thus, the overall GHG emissions would be similar to what was analyzed in the PEIR. All proposed development would be required to comply with the energy reduction measures included in the with Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards, of the California Code of Regulations, and air quality management regulations and mitigation measures, and there would not be a significant increase in construction based GHG emission or operational GHG emissions. Additionally, these sites are urban infill sites which would reduce per capita VMT, and the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan. The Safety Element Update would have no impact related to GHG emissions.

Conclusion

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element Update and Safety Element Updates and no additional environmental assessment of GHG emissions is required.

9 Hazards and Hazardous Materials

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than significant	None	No	No	No	Yes	Yes	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less than significant	None	No	No	No	Yes	Yes	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	Less than significant	None	No	No	No	Yes	Yes	

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Less than significant	None	No	No	No	Yes	Yes
e. Result in a safety hazard for people residing or working within an airport land use plan area, or where such a plan has not been adopted, within two miles of a public airport or public use airport?	Less than significant	None	No	No	No	Yes	Yes
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than significant	None	No	No	No	Yes	Yes
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Hazards and Hazardous Materials Findings

The General Plan PEIR determined that with adherence to federal, State, and General Plan policies and City regulations, impacts for hazardous materials would be less than significant for impacts related to hazards and hazardous materials.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. Development of additional residential units on these sites would not significantly increase the transport, use, and storage of hazardous materials, and construction and operation of these units would be required to adhere to the federal, State, and General Plan policies and City regulations that would reduce potential impacts related to hazards and hazardous materials. Additionally, the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan. The Safety Element Update would bring the General Plan into consistency with applicable plans and policies designed to reduce potential impacts related to hazards and hazardous materials, and would therefore not result in significant adverse impacts.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of hazards and hazardous materials is required.

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10 Hydrology and Water Quality

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	Less than significant	None	No	No	No	Yes	No	Yes
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Less than significant	None	No	No	No	Yes	No	Yes
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or by increasing the rate or amount of surface runoff, in a manner that would result in substantial erosion, siltation, or flooding on- or off-site; substantially increase the	Less than significant	None	No	No	No	Yes	No	Yes

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
rate or amount of surface runoff in a manner which would result in flooding on or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems impede or redirect floodflows?							
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Less than significant	None	No	No	No	Yes	Yes
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Hydrology and Water Quality Findings

The General Plan PEIR determined that with adherence to federal, State, and General Plan policies and City regulations, impacts to hydrology and water quality would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. Development of additional residential units on these sites would not significantly increase impacts to water quality or groundwater recharge; the change in runoff, drainage patterns, or flood flows; increase risk of released pollutants due to inundation; or impact or obstruct a water quality management plan. Construction and operation of these units would be required to adhere to the federal, State, and General Plan policies and City regulations that would reduce potential impacts related to hydrology and water quality, such as the requirements of the National Pollution Discharge Elimination System (NPDES). Additionally, the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan and would thus already be accounted for in the General Plan analysis concerning groundwater supplies. The Safety Element Update would have no impact related to hydrology and water quality.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of hydrology and water quality is required.

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11 Land Use and Planning

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Physically divide an established community?	Less than significant	None	No	No	No	Yes	Yes	Yes
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less than significant	None	No	No	No	Yes	Yes	Yes

General Plan PEIR Land Use Planning Findings

The General Plan PEIR determined that impacts to land use would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. Development of additional residential units on these sites would not change the use of the sites and therefore would not divide an established community or cause an environmental impact due to due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The Safety Element Update would increase consistency with applicable plans and regulations and would therefore have no adverse impact related to land use and planning.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of land use and planning is required.

12 Mineral Resources

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Less than significant	None	No	No	No	Yes	No	Yes
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Less than significant	None	No	No	No	Yes	No	Yes

General Plan PEIR Mineral Resources Findings

The General Plan PEIR determined that impacts to mineral resources relating to a known and locally important mineral resource would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. Development of additional residential units on these sites would not restrict access to mineral resources, as the city has no known or identified mineral resources of regional or statewide importance or locally-important mineral resource recovery site. The Safety Element Update would have no impact related to mineral resources.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of mineral resources is required.

13 Noise

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
Would adoption of the Housing Element and Safety Element Updates:							
a. Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of a project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Significant and unavoidable	None	No	No	No	Yes	Yes
b. Generate excessive vibration of groundborne noise levels?	Less than significant	None	No	No	No	Yes	Yes
c. Result in a project that exposes people residing or working in the project area to excessive noise levels due to the project's location within an airport land use plan area or within two miles of a public airport or public use airport?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Noise Findings

The General Plan PEIR determined that since the existing conditions of ambient noise levels near highways already exceed the City and State noise standards, as well as exceeding acceptable noise increase standards from the Federal Transportation Authority (FTA), impacts from permanent noise associated with buildout of the General Plan are considered significant and unavoidable. Temporary noise and groundbourne vibration impacts, such as those from construction equipment, would be less than significant with implementation of General Plan policies and municipal code requirements. Impacts related to the exposure of people to excessive airport noise levels would also be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. None of these sites are located adjacent to a highway. The nearest highway is the I-10 freeway, which is located approximately 0.16 miles south of the southernmost rezone sites. Even though these sites may be subject to ambient noise from the I-10 freeway, noise levels would not increase beyond the significant/unavoidable level.

Development of additional residential units on these sites would not significantly increase the temporary noise and vibration impacts from what is analyzed in the General Plan EIR and would be required to adhere to General Plan and municipal code policies and regulations that reduce impacts to a less than significant level. Since the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan, these additional units were already accounted for in the General Plan analysis concerning permanent noise impacts from highway traffic. The Safety Element Update would have no impact related to noise.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of noise-related impacts is required.

14 Population and Housing

CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?								
PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?	
Would adoption of the Housing Element and Safety Element Updates:								
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less than significant	None	No	No	No	Yes	Yes	
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Less than significant	None	No	No	No	Yes	Yes	

General Plan PEIR Population and Housing Findings

The General Plan PEIR determined implementation of the General Plan would result in a less than significant impact relating to substantial unplanned population growth and would not result in a substantial displacement of people and/or housing.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The Housing Element Update would accommodate the City's RHNA and bring the General Plan into consistency with State law; therefore, it would not result in a significant impact relating to substantial unplanned population growth. The increase in allowable density would provide increased housing opportunities for low-income households, would not demolish existing occupied housing, and would not result in a substantial displacement of people and/or housing. The Safety Element Update would have no impact related to population and housing.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to population and housing is required.

15 Public Services

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?	Less than significant	None	No	No	No	Yes	Yes	
b. Result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios,	Less than significant	None	No	No	No	Yes	Yes	

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
response times or other performance objectives?							
c. Result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?	Less than significant	None	No	No	No	Yes	Yes
d. Result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?	Less than significant	None	No	No	No	Yes	Yes

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
e. Result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, or the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Public Services Findings

The General Plan PEIR determined that implementation of the General Plan would not result in substantial adverse physical impacts associated with new or physically altered public services facilities, including those related to fire, police, schools, and libraries, and impacts would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. As stated in the General Plan PEIR, new developments would be required to contribute development impact fees, which would, along with property taxes, fund the development or expansion of facilities related to public agencies and services. New or expanded facilities would be evaluated for environmental impacts at the time of proposal. The changes to the 16 sites in the Housing Element Update would not impact the City's ability to collect such fees and taxes; therefore, the Housing Element Update would not result in a significant impact related to public services. Since the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan, these additional units would already be accounted for in the General Plan analysis concerning impacts to public services. The Safety Element Update would have no impact related to public services.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to public services is required.

16 Recreation

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?			
Would adoption of the Housing Element and Safety Element Updates:								
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less than significant	None	No	No	No	Yes	Yes	
b. Include recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less than significant	None	No	No	No	Yes	Yes	

General Plan PEIR Recreation Findings

The General Plan PEIR determined that impacts to existing park and recreational facilities and the necessity for new and/or expanded recreational facilities would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. New development is subject to the payment of park improvement fees or Quimby fees, which is a pay in lieu of parkland dedication. The General Plan requires new development to pay its fair share of required improvements, including maintenance costs. Future development on these 16 sites would be subject to the same requirements. New or expanded recreation facilities would be evaluated for environmental impacts at the time of proposal. The changes to the 16 sites in the Housing Element Update would not impact the City's ability to collect such fees; therefore, the Housing Element Update would not result in a significant change of impacts related to parks and recreation facilities. Since the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan, these additional units would already be accounted for in the General Plan analysis concerning parks and recreation facilities. The Safety Element Update would have no impact related to parks and recreation.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to recreation is required.

17 Transportation/Traffic

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	Less than significant	None	No	No	No	Yes	No	Yes
b. Conflict or be inconsistent with CEQA Guidelines 15064.3, subdivision (b)?	Significant and unavoidable	None	No	No	No	Yes	No	Yes
c. Substantially increase hazards due to a geometric design feature or incompatible uses?	Less than significant	None	No	No	No	Yes	No	Yes
d. Result in inadequate emergency access?	Less than significant	None	No	No	No	Yes	No	Yes

General Plan PEIR Transportation Findings

The General Plan PEIR determined that there would be a less than significant impact related to a conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities; increase of hazards due to a geometric design feature or incompatible uses; and result in inadequate emergency access. However, the General Plan PEIR also found that General Plan-related trip generation in combination with existing and proposed cumulative development would exceed the City’s vehicle miles traveled (VMT) threshold and would be inconsistent with CEQA Guidelines §15064.3, subdivision (b).

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. All proposed development would be required to comply with existing federal, State, and local regulations concerning transportation safety and emergency access. These sites are urban infill sites which would reduce per capita VMT at these sites in comparison to the General Plan PEIR, and the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan. Thus, the Housing Element Update would not increase impacts related to VMT, but rather might result in a slight reduction in citywide VMT. The Safety Element Update would increase safety measures for emergency access and would not result in an adverse impact related to transportation and traffic. The programs, policies, and development accommodated under the Housing Element Update and the programs and policies included in the Safety Element Update would be required to comply with existing federal, State, and local regulations regarding the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Therefore, the Housing Element and Safety Element Updates would not conflict with a program, plan, ordinance, or policy related to such facilities. Development accommodated under the Housing Element would be required to comply with all federal, State, and local policies concerning roadway safety, including minor infrastructure improvements for egress/ingress, parking, and emergency access, and would not increase hazards due to a geometric design feature or incompatible uses or result in inadequate emergency access.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to transportation and traffic is required.

18 Tribal Cultural Resources

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	Less than Significant	None	No	No	No	Yes	Yes	
b. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?	Less than Significant	None	No	No	No	Yes	Yes	

General Plan PEIR Tribal Cultural Resource Findings

The General Plan PEIR determined that impacts to tribal cultural resources would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element update would raise the allowable residential density on 16 vacant or partially vacant sites. Any proposed development project would be assessed for potential impacts to cultural resources, including tribal cultural resources. All proposed development would be required to conform to federal, State, and local regulations and zoning standards concerning the protection of cultural resources, including listed archaeological resources. Additionally, all developments must comply with Assembly Bill (AB) 52 and other federal and State regulations that help protect and conserve tribal cultural resources. The Safety Element Update would have no impact related to tribal cultural resources.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to tribal cultural resources is required.

19 Utilities and Service Systems

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less than significant	None	No	No	No	Yes	Yes	Yes
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less than significant	None	No	No	No	Yes	Yes	Yes
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less than significant	None	No	No	No	Yes	Yes	Yes

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15164(a) Occur?	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less than significant	None	No	No	No	Yes	Yes
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Utilities and Service Systems Findings

The General Plan PEIR determined that impacts to utilities and service systems would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The number of residential units and population on these sites would increase from the conditions analyzed in the General Plan PEIR; however, the increase would not result in a substantial impact on water, wastewater, storm drain, electrical, natural gas, telecommunication, and solid waste disposal facilities. General Plan policies ensure that future developments pay their fair share for any needed infrastructure improvements, which would apply to all development accommodated by the Housing Element Update. Since the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan, these additional units would already be accounted for in the General Plan analysis concerning utilities and service systems. The Safety Element Update would have no impact related to utilities and service systems.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to utilities and service systems is required.

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20 Wildfire

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, substantially impair an adopted emergency response plan or emergency evacuation plan?	Less Than Significant	None	No	No	No	Yes	Yes	
b. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	Less than significant	None	No	No	No	Yes	Yes	

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Less than significant	None	No	No	No	Yes	Yes
d. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Wildfire Findings

The General Plan PEIR found that the Housing Element and Safety Element Updates would result less than significant impacts concerning wildfire risks, hazards, and conflicts with emergency response plans.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The number of residential units and population on these sites would increase from the conditions analyzed in the General Plan PEIR; however, these sites are urban infill sites and not in areas prone to wildfires. All development accommodated by the Housing Element Update would be required to adhere to General Plan and other regulatory requirements concerning wildfire hazards and emergency response. The Safety Element Update would enhance emergency preparedness and response by bringing the General Plan into consistency with new State requirements and would not result in an adverse significant risk to wildfire risks, hazards, and conflicts with emergency response plans.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to wildfire is required.

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7 Summary of Findings

The Housing Element and Safety Element Updates are a part of the City's General Plan, and like other elements within the General Plan, they include goals and policies that the City should meet when it comes to the planning of housing. The Housing Element is also unique from the other elements within the General Plan because it is required to be periodically updated to align with the State's allocation of the RHNA. Also, the Housing Element includes Housing Programs that are required to be implemented within the planning period established for the Housing Element. Depending on the timing and scope of the Housing Programs, some programs may be implemented over time as a separate project after the Housing Element is adopted.

The Housing Element update does not involve site-specific projects. The number of residential units and population on these sites would increase from the conditions analyzed in the General Plan PEIR; however, the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan. Thus, these additional units would already be accounted for in the General Plan PEIR recently certified in December 2020. The General Plan PEIR accompanied the City's update to the General Plan. Future development associated with the Housing Element's Housing Programs will be subject to applicable development standards and reviews established by City ordinances. Additionally, future developments or programs involving discretionary review are subject to the California Environmental Quality Act to determine if actions borne by the project would have a significant impact on the environment.

It has been determined through this analysis that the adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR, nor does the Housing Element and Safety Element Updates present new information that shows impacts would be more significant than those described in the General Plan PEIR. Therefore, the General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment is required.

The analysis pursuant to Section 15162 demonstrates whether the lead agency can approve the activity as being within the scope of the existing certified EIR, that an addendum to the existing PEIR would be appropriate, and no new environmental document, such as a new EIR, or a Subsequent or Supplement EIR, would be required. The addendum need not be circulated for public review but can be included in or attached to the final PEIR, and the decision-making body shall consider the addendum with the final PEIR prior to deciding on the project.

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DRAFT – AUGUST 2022

6th Cycle Housing Element

City of Beaumont

Prepared by:
Lisa Wise Consulting, Inc.
August 2022



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Section I Introduction

I.A Community Context

Incorporated in 1912, the City of Beaumont is located in the western portion of Riverside County. Beaumont is bounded on the west by the City of Calimesa, on the south by the City of San Jacinto, and on the east by the City of Banning, with unincorporated County land on the north, west, and south ends. Beaumont is located approximately 70 miles east of downtown Los Angeles, 21 miles southeast of San Bernardino, and approximately 25 miles west of the Coachella Valley.

Beaumont covers an area of more than 30 square miles and is home to over 50,000 residents. Urban land uses encompass much of the northern portion of the city, while open space and protected habitat areas predominate the south and west sides. Major transportation routes (Interstate 10, State Route 60, and State Route 79) intersect within the city, solidifying Beaumont as a strategic location for new investment and development. The city’s proximity to Los Angeles, idyllic setting, and affordable housing led to a population boom starting in 2000. Despite a growing population in recent decades, Beaumont maintains a peaceful, family-friendly atmosphere characterized by its safe neighborhoods, clean streets, and small-town feel.

I.B Housing Element Purpose

The State of California has stated that the availability of decent and suitable housing for every California family is “a priority of the highest order” (California Government Code §54220). This objective has become increasingly urgent in recent years as communities across the state, including Beaumont, struggle to meet the housing needs of all their residents. State Housing Element Law, established in 1969, recognizes the vital role local governments play in the supply and affordability of housing and requires all cities and counties in California establish a long-range plan to meet their fair share of regional housing needs. Cities are charged with planning for the welfare of their citizens, including ensuring that the existing and projected demands for housing are adequately met.

*High housing costs — and related housing instability issues — **increase health care costs** (for individuals and the state), **decreases educational outcomes** (affecting individuals, as well as the state’s productivity), **and makes it difficult for California businesses to attract and retain employees.***

– State of California 2025 Statewide Housing Assessment

The Housing Element is the primary tool used by the State to ensure local governments are appropriately planning for and accommodating enough housing across all income levels. This

Housing Element covers the planning period 2021-2029. The Housing Element is a mandatory part of a jurisdiction's General Plan but differs from other General Plan elements in two key aspects. The housing element must be updated every eight years for jurisdictions within a metropolitan planning organization (MPO) on a 4-year regional transportation plan (RTP) cycle, such as the Southern California Association of Governments (SCAG). The housing element must also be reviewed and approved (i.e., certified) by the California Department of Housing and Community Development (HCD) to ensure compliance with statutory requirements.

At the time of publication, COVID-19 has impacted Beaumont in significant ways. This has made the issue of housing security even more acute as residents face job loss, housing cost pressures and disparate health impacts from the pandemic. On a practical level, the housing element has had to respond to these conditions by transitioning the public outreach process to reflect the limitations brought on by COVID-19. These actions are detailed in this report. From a policy perspective, the impact on housing security has shown how some of Beaumont's residents have only tenuous access to housing and the need to secure more housing alternatives for all members of Beaumont's populations.

I.C Organization of the Housing Element

Per California Government Code §65580-65589, a housing element must consist of the following components:

- Review of the Previous Housing Element:** An evaluation of the results of the goals, policies, and programs adopted in the previous Housing Element that compares projected outcomes with actual achieved results.
- Housing Needs Assessment:** An analysis of the existing and projected housing needs of the community. It provides a profile of socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs, such as, seniors, farmworkers, homeless, large households, and female-headed households.
- Inventory of Adequate Sites:** An inventory listing adequate sites that are suitably zoned and available within the planning period to meet the City's fair share of regional housing needs across all income levels.



- **Housing Resources:** An identification of resources to support the development, preservation, and rehabilitation of housing.



- **Housing Constraints:** An assessment of impediments to housing production across all income levels covering both governmental (e.g., zoning, fees, etc.) and nongovernmental (e.g., market, environmental, etc.).



- **Housing Plan:** This section provides a statement of the community's goals, quantified objectives, and policies to maintain, preserve, improve, and develop housing, as well as a schedule of implementable actions to be taken during the planning period to achieve the goals, objectives, and policies. Quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e., very low, low, moderate, and above moderate) are included to make sure that both the existing and the projected housing needs are met, consistent with the City's share of the Regional Housing Needs Allocation (RHNA).



Section II provides a summary of the projected housing need. Section III summarizes the adequacy of housing sites and identifies housing resources. Section IV contains the housing plan. The comprehensive research and analysis supporting the development of Section IV, Housing Plan, are compiled in appendices to this Housing Element. These appendices contain the full set of information used to inform the City's goals, policies, and programs:

- Appendix A: Housing Needs Assessment
- Appendix B: Sites Inventory and Methodology
- Appendix C: Housing Constraints
- Appendix D: Existing Programs Review
- Appendix E: Public Participation Summaries
- Appendix F: Affirmatively Furthering Fair Housing

I.D Data Sources and Methods

This Housing Element was updated in accordance with California Department of Housing and Community Development (HCD) guidelines for the 6th Housing Element Cycle, incorporating additional considerations required under new State housing-related legislation. Specific documents are referenced throughout the Housing Element, including but not limited to the

Beaumont General Plan, Zoning Code, and specific plans. The analyses and findings in this document relied on data compiled from various sources, including:

- US Census Bureau (American Community Survey)
- California Department of Housing and Community Development (HCD)
- California Department of Finance (DOF)
- US Department of Housing and Urban Development (HUD)
- Consumer Financial Protection Bureau (CFPB)
- Southern California Association of Governments (SCAG) pre-certified data

This document was also informed by information provided by residents, business groups, local organizations, City staff, and elected and appointed officials.

I.E Summary of Public Participation

Public participation is crucial in shaping Beaumont's housing strategy. Understanding the needs of the community enables the development of housing strategies that are most appropriate and effective. Public outreach also allows the City to identify concerns unique to certain stakeholders that may not have been initially apparent. As part of the development of this Housing Element, the City's public participation program included community-wide meetings, public meetings with the Planning Commission and City Council, direct outreach to local organizations and neighborhoods representing different economic segments of the community, and community-wide notifications through various communication outlets (e.g., email, social media, news releases, etc.). For detailed public outreach summaries and meeting materials, please see Appendix E.

Public Outreach Events

In addition to be available via direct contact (e.g., email, phone, in person by appointment consistent with COVID-19 protocols), the City conducted the following public outreach events to solicit input on the Housing Element update:

- Public Workshop (Introductory, Information Gathering): Thursday, March 18, 2021 (Virtual 6:00 p.m.).
- City Council Study Session (Draft Housing Element): Tuesday, July 20, 2021 (Hybrid In-Person/Virtual 6:00 p.m.)
- Planning Commission Workshop (Draft Housing Element): Tuesday, August 10, 2021 (Hybrid In-Person/Virtual 6:00 p.m.)
- Planning Commission Public Hearing: August 23, 2022 (*tentative*)
- City Council Public Hearing: September 20, 2022 (*tentative*)

The goal of the first outreach meeting was informing the public of the purpose and update process for the Housing Element, providing an overview of the city's demographics and housing needs, and offering an opportunity to provide input at a very early stage in the process. The next set of meetings was focused on the analysis and draft recommendations for the Housing Element. Prior to the City Council and Planning Commission meetings, the City prepared staff reports summarizing the draft Housing Element to facilitate review and understanding of key aspects in the draft Housing Element. These meetings provided an opportunity for elected and appointed officials with a role in adoption of the Housing Element to give feedback ahead of public hearings. Since these were also public meetings, community members and stakeholders were encouraged to attend and were provided an opportunity to give input. In addition to Council and Commission comments, various public comments were received during the public meetings on the draft Housing Element.

Due to the ongoing COVID-19 crisis, all community events were offered virtually or in hybrid format (both virtual and in-person). Additionally, after the City's recent General Plan Update effort, the City found that online outreach was more effective for community members than in-person events. The City offered a QR code with an online feedback form to submit comments during the Housing Element Update process. Notifications of the community events were distributed through the City's email database of over 1,000 individuals in addition to outreach efforts conducted by the City's Public Information Officer via news releases and social media.

Affirmatively Furthering Fair Housing Targeted Outreach

In addition to be previously listed outreach efforts, the City conducted targeted outreach to solicit input on the affirmatively furthering fair housing (AFFH) analysis (Appendix F). The City distributed 1,135 letters in both English and Spanish, contacting the following for input and feedback to inform the development of the Housing Element:

- Beaumont Senior Center
- Area Agency on Aging
- Community Access Center
- State Independent Living Center
- Inland Regional Center
- Homeless Programs Unit – County of Riverside Department of Public Social Services
- Affordable and market rate apartment managers
- Housing Authority of the County of Riverside
- Riverside County Economic Development Agency
- Residents in the El Barrio Neighborhood

- Residents in the Town Center
- Churches
- Beaumont Unified School District

While some of these contacts were also directly notified of the public outreach meetings, this more expansive list was necessary to broaden the public engagement effort and reach all communities and populations within city. These contacts are located, or represent households that are located, across the city. Specific attention was given to contacting households in areas with lower access to opportunity (e.g., El Barrio and Town Center neighborhoods) (see Affirmatively Furthering Fair Housing Analysis, Appendix F).

These groups were directly contacted via mail with follow up emails and/or telephone calls based on the contact information the City had on file. Letters communicated that feedback could be submitted via email, mail, phone, in person, or through an online comment form with the QR code provided. Letters were distributed in both English and Spanish. Comments received during this effort are summarized in the following section.

Comments

During the Housing Element update process, the City received comments in both oral and written formats, including comments submitted via the webpage. Comments were provided prior to drafting the technical analysis to support development of the Housing Element, during public review of the draft Housing Element, during revisions of the draft Housing Element, and throughout the process.

Comments received are summarized below.

- Accessory dwelling units (ADUs) can be used to meet the City's Regional Housing Needs Allocation (RHNA). The City's ADU standards are not up to date, but the City will prepare an ADU ordinance that is consistent with State regulations immediately following the Housing Element update process. Some comments were supportive of ADUs and others expressed concern about ADUs and the State's approach (i.e., one-size-fits-all).
- One commentor identified that seniors are as a major victim of the affordable housing crisis and supported ADUs to help address this problem.
- Support for the proposed rezone program and the program to facilitate housing in the Urban Village.
- Support for transit-oriented development (TOD) and identification of housing sites in the TOD Overlay.
- Request to rezone some vacant single-family parcels to multi-family.
- Multiple comments provided identified that there is high demand and need for rental apartments in Beaumont.

- There is not enough housing for lower income residents.
- Support for condominium and townhome development as single-family home prices increase.
- Residents lack information, resources, and the opportunity for affordable housing.
- Concerns were raised about impacts of more housing on traffic, infrastructure, schools, emergency services, and emergency access and evacuations.
- Comment to make all sidewalks six to eight feet wide and ADA accessible.

Integration of Comments into the Housing Element

Comments provided have been incorporated in the updated Housing Element, typically through programs. The following summarizes how the feedback received during the process was incorporated into the Housing Element:

- The ADU program facilitates the production of ADUs consistent with State law through an updated ADU Ordinance and pre-approved ADU plans.
- The rezone program remained as proposed with increasing allowed densities in high resource areas¹ along transportation corridors where higher densities are already allowed (i.e., 22 units per acre).
- Lower-income sites identified in the TOD Overlay remained in the sites inventory.
- Programs to facilitate lower income housing have been added or expanded, including affordable housing developer outreach and affordable housing density bonus programs.
- Various programs encourage the development multi-family development, either as apartments or condominiums, such as the rezone program; program for minimum densities; density bonus programs; and mixed-use parking incentives.
- Programs to distribute information on resources and programs to support access to affordable housing have been added or expanded, including promotion of the first-time homebuyers program, rental assistance program (housing choice vouchers), and fair housing services program. Also, a landlord education and outreach program has been added.

¹ High resource areas are census tracts identified by the California Tax Credit Allocation Committee (TCAC) that have high index scores for a variety of opportunity indicators, such as high employment rates, low poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards. High resources tracts are areas that offer low-income residents the best chance of a high quality of life, whether through economic advancement, high educational attainment, or clean environmental health.

- The Safety Element is being updated concurrently with the Housing Element to address hazards and evacuation routes consistent with State law.
- An infrastructure grant program is included to help facilitate the provision of infrastructure to support development of moderate and lower-income housing sites.
- The CDBG funding program identifies that the City will continue to use CDBG funds for place-based improvements (e.g., ADA sidewalk improvements, parks improvements, etc.).

Other edits and corrections were made through various technical appendices (e.g., Need Assessment, Appendix A) based on comments received.

I.F Relationship to Other General Plan Elements

The Housing Element is one of seven mandatory elements of the City's General Plan, a long-range vision document that provides guidance for future development in Beaumont. City Council adopted the Beaumont General Plan in 2020. For the General Plan to provide effective guidance on land use issues, the goals, policies, and programs of each element must be internally consistent with other elements. This Housing Element builds upon the existing General Plan and is consistent with its goals and policies. Various Housing Element programs require Zoning Code amendments, and some will require amendments to the General Plan for consistency (e.g., rezone program). As Housing Element programs are implemented, the General Plan will be amended concurrently to ensure consistency across planning documents. In the event an element of the General Plan is amended, the City will consider the impacts of the amendment on the other elements to maintain consistency across all documents.

I.G Other Statutory Requirements

Water and Sewer Priority

Government Code §65589.7 requires each public agency or private entity providing water or sewer services to grant a priority for the provision of these services to proposed developments that include lower income housing units. In Beaumont, sewer services are provided by the City and water services are provided by the Beaumont-Cherry Valley Water District (BCVWD). The City has not denied, applied conditions, or reduced the amount of sewer service for a development that includes housing affordable to lower-income households consistent with State law. The City will adopt written policies and procedures that grant a priority for sewer hook-ups and service to developments that help meet Beaumont's share of the regional need for lower-income housing.

Government Code §65589.7 also requires adopted housing elements to be immediately delivered to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential. The City will provide the adopted Housing Element to the BCVWD immediately upon adoption.

Flood and Fire Hazards

Although the City updated its General Plan, including the Safety Element, in 2020, new State legislation requires additional considerations related to hazards to be addressed. Together with the Housing Element Update, the City is amending the Safety Element to incorporate additional information regarding evacuation routes and the Resilient Inland Empire’s Community Vulnerability Profile for Beaumont.

Section II Projected Housing Need

II.A Introduction/Overview of SCAG Methodology

State Housing Element law (Government Code §65580 et. seq.) requires regional councils of governments to identify for each member jurisdiction its "fair share allocation" of the Regional Housing Needs Assessment provided by the California Department of Housing and Community Development (HCD). In turn, each city and county must demonstrate the capacity to accommodate their local share of regional housing needs in the community’s housing element. Each jurisdiction’s responsibility for meeting the overall regional housing need is established as a Regional Housing Needs Allocation (RHNA).

The Southern California Association of Governments (SCAG), the council of governments for the Beaumont area, adopted its 6th cycle RHNA allocation methodology in March 2020. SCAG considered several factors in preparing the methodology, which weighed both projected and existing need. Projected need was informed by household growth, future vacancy need, and replacement need, while existing need considered transit accessibility, job accessibility, residual need in disadvantaged communities. The distribution of the RHNA across the four income categories factored in a social equity adjustment, which allocated a lower proportion of lower-income RHNA to jurisdictions that already had a high concentration of such households in comparison to the County, as well as the goal to Affirmatively Further Fair Housing (AFFH), which adjusted the distribution of RHNA in jurisdictions considered either very low or very high resource areas.

II.B Riverside County Income Limits

The projected housing needs are broken down by income category based on definitions in the California Health and Safety Code (§50079.5). HCD calculates “extremely low”, “very low”, “low”, “median”, “moderate”, and “above moderate” income limits, and publishes these limits at the county level. Riverside County’s 2021 income limits for households of one to four persons are shown in Table II-1. See Appendix A, Table A-4, for a table listing income limits for households of up to eight persons.

Table II-1: Riverside County 2021 Income Limits

Number of Persons in Household	1	2	3	4
Extremely Low	\$16,660	\$19,000	\$21,960	\$26,500
Very Low	\$27,650	\$31,600	\$35,550	\$39,500
Low	\$44,250	\$50,600	\$56,900	\$63,200
Median	\$54,250	\$62,000	\$69,750	\$77,500
Moderate	\$65,100	\$74,400	\$83,700	\$93,000

II.C Regional Housing Needs Allocation

The RHNA for Beaumont is shown in Table II-2. The City has a total allocation of 4,210 units for the October 2021 to October 2029 planning period.

Table II-2: 6th Cycle RHNA

Area/Income	Beaumont		Riverside County		SCAG	
	Number	Percent	Number	Percent	Number	Percent
Total	4,210	100%	167,351	100%	1,341,827	100%
Very Low¹	1,229	29.2%	41,995	25.1%	351,796	26.2%
Low	721	17.1%	26,473	15.8%	206,807	15.4%
Moderate	723	17.2%	29,167	17.4%	223,957	16.7%
Above Moderate	1,537	36.5%	69,716	41.7%	559,267	41.7%
¹ The City estimates 50% of the Very Low RHNA households would qualify as extremely low income (i.e., 614 extremely low-income units).						
Source: SCAG, City of Beaumont, LWC						

The City of Beaumont is not responsible for the actual construction of these units. Beaumont is, however, responsible for creating a regulatory environment in which the private market could build unit types included in their State housing allocation. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or economic incentives to encourage the construction of various types of units.

Section III Housing Resources

III.A Introduction

There are a variety of resources available to support the City in implementation of its housing strategy, landowners and developers seeking to provide housing, and residents in need to housing assistance in Beaumont. This section provides a summary of land available to accommodate future housing in the city. The full site inventory analysis is contained in Appendix B. This section also includes a list of local, regional, state, and federal programs that provide financial and related assistance to support the City in meeting its housing goals.

III.B Land Resources

A critical part of the Housing Element is the sites inventory, which identifies a list of sites that are suitable for future residential development. State law mandates that each jurisdiction ensure availability of an adequate number of sites that have appropriate zoning, development standards, and infrastructure capacity to meet its fair share of regional housing need (i.e., RHNA) at all income levels. The inventory is a tool that assists in determining if the jurisdiction has enough land to meet its RHNA given its current regulatory framework.

Identification of Sites Suitable for Housing

The sites identified in the site inventory (Appendix B) are comprised of parcels located in various areas and zones within the City. Critical areas for moderate and lower-income housing are the Urban Village, Transit Oriented District Overlay, Residential Multiple Family, Sixth Street Mixed Use, and Downtown Residential Multifamily zones. Each site has undergone an assessment to determine development potential and residential unit capacity given zoning standards and development trends. For detailed information, please see Appendix B.



Summary of Adequate Sites

Table III-1 summarizes the City's methods for satisfying its RHNA. Based on accessory dwelling unit (ADU) projections, entitled and proposed projects, and available 6th Cycle sites, the City has excess capacity in moderate and above-moderate income categories. The City has a small shortfall (49 units) in the lower income categories, and the City has identified potential parcels for rezoning to address this shortfall (see Table B-9 for specific parcels and Section IV, Housing Plan, Program 1 for more details). Assumptions and methodology for this determination and a detailed list of sites are included in Appendix B.

Table III-1: Residential Development Potential and RHNA

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,229	721	723	1,537	4,210
ADUs	1	1	4	4	1	11
Entitled/Proposed Projects ¹	-	-	48	-	3,257	3,305
Remaining RHNA	See Very Low	1,227	669	719	(1,721)	N/A
Site Inventory ¹	See Very Low/Low	1,847		3,889	5	5,741
Surplus / (Shortfall)	See Very Low/Low	(49)		3,170	1,726	N/A
¹ Considers net new units only.						
Source: City of Beaumont, LWC						

III.C Financial and Administrative Resources

The following section contains a list of financial, administrative, and other resources to help the City address its housing needs. Availability of these resources is dependent on governmental priorities, legislation, and continued funding, which may be subject to change at any time.



Regional Resources

- **Riverside County Economic Development Agency Programs**
 - **First Home Buyer Down Payment Assistance (FTHB) Program:** This program provides down payment assistance to lower income persons in the purchase of their first home.
 - **Mortgage Credit Certification:** This program allows qualified home buyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid on a home mortgage, qualifying them more easily for a loan by increasing the effective income of the buyer through a tax credit. Funding for this program is provided by the California Debt Limit Allocation Committee (CDLAC).
- **Housing Authority of the County of Riverside Programs**
 - **Family Self-Sufficiency (FSS) Program:** This program assists families receiving rental assistance move to economic independence. This program includes workshops on financial assistance for higher education, credit repair/home ownership, self-esteem, resume writing, parenting, and stress management.

- **Homeownership Program:** This program assists with cleaning up credit problems for eligible residents and works closely with the FSS program to obtain the goal of homeownership while earning an escrow account. This Program has reached maximum capacity, and applications are not being accepted at this time.
- **Housing Choice Voucher Program (Section 8):** While the Housing Choice Voucher Program is a federally funded program, it is administered locally by public housing agencies, such as the Housing Authority of the County of Riverside. The program provides assistance to very low-income families to afford decent, safe, and sanitary housing. Participants find their own housing to rent in the open market and pay a portion of their income towards rent. The Housing Authority subsidizes the balance of the monthly rent in direct payments to the owner.
- **Neighborhood Partnership Housing Services, Inc. (NPHS) Renaissance Home Repair Loan:** Offers up to \$20,000 for each eligible lower income household in the Inland Valley to be used for financing any desired home improvements including health and safety repairs, beautification projects, and energy efficiency upgrades. Eligible homeowners must occupy their homes at the time of loan application.

State Resources

- **Affordable Housing and Sustainable Communities Program (AHSC):** Administered by the Strategic Growth Council, this program provides grants and/or loans to fund land-use, housing, transportation, or land preservation projects that support infill and compact development that reduce greenhouse gas emissions.
- **CalHome:** HCD provides grants to local public agencies and non-profit housing developers to assist first-time homebuyers with down payment assistance through deferred-payment loans, rehabilitation, homebuyer counseling, self-help mortgage assistance, or other technical assistance. \$57 million available in State CalHome program.
- **California Emergency Solutions and Housing (CESH):** This program provides funds for a variety of activities to assist persons experiencing or at risk of homelessness, such as housing relocation and stabilization services (including rental assistance), operating subsidies for permanent housing, flexible housing subsidies, emergency housing operating support, and homeless delivery systems.
- **Homekey:** This program provides funding to protect Californians experiencing homelessness who are impacted by COVID-19.
- **Housing for a Healthy California (HHC) Program:** This program creates supportive housing for recipients of or those eligible for health care provided through the California Department of Health Care Services' Medi-Cal program.

- **Housing Navigator’s Program:** This grant program funds housing navigators to help young adults aged 18 to 21 years secure and maintain housing, with priority for individuals in the foster care system.
- **Infill Infrastructure Grant Program (IIG):** This program promotes infill housing development by providing grant funding, in the form of gap assistance, for infrastructure improvements required for qualifying multi-family or mixed-use residential development.
- **Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program:** This program provides deferred payment loans for both owner-occupied and rental housing for agricultural workers, with a priority for lower income households.
- **Local Housing Trust Fund (LHTF) Program:** This program provides matching funds to local or regional housing trust funds for the creation, preservation, and rehabilitation of affordable housing, transitional housing, or emergency shelters.
- **Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP):** This program provides financing to support the preservation of affordable mobilehome parks through conversion of the park to an ownership model.
- **Multifamily Housing Program (MHP):** This program provides deferred payment loans for the construction, preservation, and rehabilitation of permanent and transitional rental housing for lower-income households.
- **National Housing Trust Fund:** This program provides deferred payment or forgivable loans for the construction of permanent housing for extremely low-income households. The covenant is for 55 years.
- **Permanent Local Housing Allocation (PLHA) Program:** This program provides a permanent source of funding to all local governments in California to help cities and counties implement plans to increase affordable housing stock. Funding for this program is provided through a \$75 recording fee on real estate transactions.
- **Predevelopment Loan Program (PDLP):** This program provides financing to cover pre-development costs to construct, preserve, or rehabilitate assisted housing.
- **Supportive Housing Multifamily Housing Program (SHMHP):** This program provides low interest deferred loan payments to developers building affordable rental housing that contain supportive housing units.
- **Transit-Oriented Development (TOD) Housing Program:** This program provides low-interest loans as gap financing for higher density affordable rental housing near transit.
- **Veterans Housing and Homelessness Prevention Program (VHHP):** This program supports the acquisition, construction, rehabilitation, and preservation of affordable multi-family housing for veterans and their families.

- **Golden State Acquisition Fund:** This \$93 million fund provides low-cost financing aimed at supporting the creation and preservation of affordable housing across the state.
- **California Housing Finance Agency (CalHFA):** CalHFA offers a variety of low-cost loan programs to support the development of affordable multi-family rental housing, mixed-income housing, and special needs housing.
- **California Housing Finance Agency (CalHFA), Mortgage Credit Certificate Program:** The MCC program is a homebuyer assistance program designed to help lower-income families afford home ownership. The program allows home buyers to claim a dollar-for-dollar tax credit for a portion of mortgage interest paid per year, up to \$2,000. The remaining mortgage interest paid may still be calculated as an itemized deduction.
- **Elderlink:** A senior care referral service licensed by the Department of Public Health. This organization provides independent and free personalized senior care placement services to fully screened and approved nursing home, board and care, and assisted living facilities.

Federal Resources

- **HOME Program:** Participating jurisdictions may use HOME funds for a variety of housing activities, according to local housing needs. Eligible uses of funds include tenant-based rental assistance; housing rehabilitation; assistance to homebuyers; and new construction of housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing. Funds may not be used for public housing development, public housing operating costs, or for Section 8 tenant-based assistance, nor may they be used to provide non-federal matching contributions for other federal programs, for operating subsidies for rental housing, or for activities under the Low-Income Housing Preservation Act.
- **Community Development Block Grant (CDBG):** Federal funding for housing programs is available through the U.S. Department of Housing and Urban Development (HUD). Beaumont participates in the CDBG program through the County of Riverside, which applies to HUD for funds on behalf of the City and other non-entitlement jurisdictions. The City anticipates receiving \$163,900 in grant funds for the 2021-2022 program year, which are reserved for ADA improvements in the downtown.
- **Section 108 Loan Guarantee Program:** Allows CDBG entitlement jurisdictions to leverage their annual grant allocations to access low-cost financing for capital improvement projects. Eligible activities include housing, economic development, public facility, and infrastructure. This program is often used to catalyze private investment in underserved communities or as gap financing.

- **Section 811 Project Rental Assistance:** HUD offers long-term project-based rental assistance through a NOFA published by the California Housing Finance Agency (CalHFA).
- **Emergency Solutions Grants (ESG) Program:** This program provides funding for cities, counties, and states to (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents, (5) rapidly rehouse homeless individuals and families, and (6) prevent families/individuals from becoming homeless.
- **Veterans Affairs Supportive Housing (VASH) Program:** HUD-VASH is a collaborative program between HUD and VA combines HUD housing vouchers with VA supportive services to help veterans who are homeless and their families find and sustain permanent housing.
- **Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA):** This program requires all eligible HUD Section 236 and Section 221(d) projects at risk of conversion to market-rate rentals from mortgage pre-payments be subject to LIHPRHA incentives, which include subsidies to guarantee an eight percent annual return on equity.
- **Low-Income Housing Tax Credit:** Administered through the California Tax Credit Allocation Committee (TCAC), the Low-Income Housing Tax Credit (LIHTC) subsidizes the acquisition, construction, and rehabilitation of affordable housing by providing a tax credit to construct or rehabilitate affordable rental housing for low-income households.
- **Continuum of Care (CoC) Program:** The Continuum of Care (CoC) Program is designed to promote communitywide commitment towards ending homelessness. It provides funding to nonprofits, State, and local governments to provide shelter and services to people experiencing homelessness.
- **U.S. Department of Agriculture (USDA) Housing Programs:** This program provides homeownership opportunities for individuals and below market-rate loans/grants to public and non-profit organizations for new construction, preservation, or rehabilitation of farmworker/rural multi-family rental housing.

III.D Opportunities for Energy Conservation

The cost of energy can greatly impact housing affordability, as energy costs can constitute a significant portion of total housing costs. High energy costs also particularly impact low-income households that are less likely to have the ability to cover increased expenses.

Southern California Edison (SCE) provides electricity services for the City of Beaumont. Southern California Edison assists low-income customers through several programs including:

- **CARE (California Alternate Rates for Energy):** This program reduces energy bills for eligible participants by about 30 percent. Qualifications are based on whether any person living in the home participates in a list of public assistance programs or household income guidelines.
- **FERA (Family Electric Rate Assistance):** Family Electric Rate Assistance is SCE's rate reduction program for large households of three or more people with low- to middle-income. Qualifications are based on household income guidelines.
- **Arrearage Management Plan (AMP) Program:** This program is a debt forgiveness payment plan for residential CARE and FERA customers who have past due bills (at least 90 days old) totaling \$500 or greater. In exchange for making on-time payment on the current monthly bill, AMP will forgive 1/12 of the eligible total past due amount.
- **Capitation Fee Program:** This program reimburses organizations helping income-qualified customers gain assistance through the CARE or FERA program. Organizations dedicating resources to enrolling individuals and families in these programs can be entitled to capitation fees to offset expenses.
- **California LifeLine Program:** This program may provide a discount on phone services to residents receiving energy bill discounts through the CARE program.
- **Grid Alternatives' Energy for All Program:** This program provides no-cost solar for single family homeowners with limited or fixed incomes.

Additionally, the City has a Climate Action Plan (CAP), called Sustainable Beaumont, which was updated in October 2015. Sustainable Beaumont establishes a roadmap to reduce greenhouse gas emissions and conserve energy. The Sustainable Beaumont goals and policies are coordinated with and implemented through the Safety Element of the General Plan. The City is currently participating in the Regional Climate Action Plan, led by Western Riverside Council of Governments (WRCOG), and will update the City's CAP accordingly.

Other conservation programs available on the regional, state, and federal level are described below.

Regional Energy Resources

- **Community Action Partnership of Riverside County Programs**
 - **Weatherization Assistance Program:** This program provides free home energy conservation services to low-income Riverside County homeowners and renters.
 - **Low-Income Home Energy Assistance Program:** This program provides grants and one-time assistance payments to low-income families and individuals for electric bills in Riverside County.
- **Neighborhood Partnership Housing Services, Inc. (NPHS) Sojourner Solar Purchase Program:** Program provides the sales, installation, and financing of solar panel systems for homeowners.

State Energy Resources

- California Department of Community Services & Development Programs Low-Income Weatherization Program (LIWP):** California’s Low-Income Weatherization Program (LIWP) provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents. LIWP is the only program of its kind in California that focuses exclusively on serving low-income households with solar PV and energy efficiency upgrades at no cost. The program reduces greenhouse gas emissions and household energy costs by saving energy and generating clean renewable power. LIWP currently operates three program components: Multi-Family, Community Solar, and Farmworker Housing. According to CDS’s Nov. 2020 Low-Income Weatherization Program Impact Report, LIWP has received \$212 million from the Greenhouse Gas Reduction Fund since 2014. Note: The multi-family energy efficiency & renewables program component is estimated to end in June 2022.
- California Public Utilities Commission Energy Savings Assistance Program (ESA):** ESA provides no-cost weatherization services to low-income households who meet the CARE income guidelines. Services provided include attic insulation, energy efficient refrigerators, energy efficient furnaces, weatherstripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration.

Federal Energy Resources

- Federal Housing Administration Energy Efficient Mortgage Program (EEM):** This program helps families save money on their utility bills by enabling them to finance energy efficient improvements with their FHA-insured mortgage. The EEM program recognizes that an energy-efficient home will have lower operating costs, making it more affordable for the homeowners. Cost-effective energy improvements can lower utility bills and make more income available for the mortgage payment.

Section IV Housing Plan

IV.A Introduction

The housing plan of the Housing Element serves as the City’s strategy for addressing its housing needs. This section describes the housing goals, policies, and programs of the Housing Element for the City of Beaumont.



Goals are aspirational purpose statements that indicate the City’s direction on housing-related needs. Each goal encompasses several policies, which are statements that describe the City’s preferred course of action among a range of other options. Each goal also includes programs, which are actionable steps taken to implement the policies and further the City’s progress towards its goals. Some programs contain quantified objectives,

which refer to the number of units that are expected to be constructed, preserved, or rehabilitated through the program during the planning period. These quantified objectives represent measurable outcomes that can be used to benchmark the success of each program.

This Housing Element contains institutional changes intended to significantly increase the amount and type of housing for all income levels in Beaumont. These efforts are expected to be initiated throughout the planning period, which is from October 15, 2021 to October 15, 2029. In accordance with State law, the City will also evaluate the progress and effectiveness of these programs on an annual basis. Together, these initiatives reflect the City's commitment to increasing affordable housing and improve existing housing conditions.

IV.B Goal A: Facilitate the Development of Housing to Accommodate the RHNA

Policies:

- Implement the Land Use and Community Design Element, Zoning Ordinance, and adopted Specific Plans to achieve adequate sites for all income groups.
- Provide adequate sites, zoned at appropriate densities and development standards, to facilitate residential development and affordability goals set forth in the 2021-2029 RHNA.
- Maintain a vacant and underutilized residential sites inventory, and assist residential developers in identifying land suitable for residential development.
- Promote housing options that allow residents to age in place such as multi-generational housing, multi-family housing, senior housing, and residential care.

Programs:

1. RHNA Housing Sites Implementation; Rezone Program

To accommodate the remaining lower-income RHNA of 49 units, the City will identify and rezone a minimum of 2.5 acres of vacant land or land with redevelopment potential to a maximum density of 30 units per acre and a minimum density of at least 20 units per acre by October 15, 2022. Rezoned sites will permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households pursuant to Government Code §65583.2(i). Rezoned sites shall allow 100 percent residential use and shall require residential use to occupy at least 50 percent of the floor area in a mixed-use project. Each potential rezone site has the capacity to accommodate at least 16 units, already allows multi-family uses by right, and will be available for development in the planning period where water, sewer, and dry utilities can be provided.

Table IV-1: Sites Available to be Rezoned to Lower-Income

APN	Zone	Vacant/Existing Use	Re-Used Site?	Parcel Size (ac)	Lower Income Units Capacity Assumption ¹
419160017	SSMU	Vacant	YES	1.6	31
419160019	SSMU	Vacant	YES	0.5	10
419160020	SSMU	Vacant	YES	0.8	16
419170031	SSMU	Vacant	-	4.2	83
419170034	SSMU	Vacant	-	1.0	20
419170035	SSMU	Vacant	-	1.0	21
419222020	DMF	Vacant	YES	1.3	26
419222021	DMF	Vacant	YES	1.0	20
419170016	DMF	Vacant	YES	Site E (4.4 acres)	88
419170017	DMF	Vacant	YES		
419170018	DMF	Vacant	YES		
419170022	DMF	Vacant	YES		
419170027	DMF	Vacant	YES	2.8	55
419160005	DMF	Vacant	YES	Site F (3.7 acres)	74
419160024	DMF	Vacant	YES		
419213039 ²	SSMU-R	Single-family house (abandoned)	-	1.8	35
Total				24.1	479

¹ A minimum of 20 units per acre assumed per Program 1.

² Not included as a housing site in Appendix B, as it has a current entitlement for a church; however, the City is receiving developer interest for multi-family projects on this parcel.

Source: City of Beaumont, LWC

- Time frame: Sites rezoned by October 15, 2022
- Responsible Agency: Planning Department
- Objectives: Create opportunity for at least 49 units of housing for lower income households

2. Housing Facilitation in the Urban Village

To facilitate the development of housing for lower- and moderate-income households in the Urban Village Zone, the City will offer the following incentives for the development of affordable housing, including but not limited to: priority processing of subdivision maps that include affordable housing units; expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and Zoning Code; financial assistance (based on availability of federal, state, local foundations, and private housing funds); and modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing.

- Time frame: As development applications are submitted and through annual outreach to affordable housing developers (also see Program 16 (Affordable Housing Developer Outreach))
- Responsible Agency: Planning Department

3. No Net Loss Program

Pursuant to SB 166 (No Net Loss) passed in 2017, the City will develop a procedure to annually track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual number of units achieved and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining RHNA.

The City will report on the number of extremely low, very low, low and moderate income units constructed annually. If the inventory indicates a shortage of available sites, the City will rezone sufficient sites to accommodate the City's RHNA. Current unit count and income/affordability of available sites are identified in the inventory (see Appendix B).

- Time frame: Process established by 2022; Evaluation will be ongoing
- Responsible Agency: Planning Department

4. Accessory Dwelling Units (ADUs)

The City will adopt an ADU ordinance consistent with the most current State laws to streamline the permitting and production of ADUs. The City will also prepare ADU standard plans to facilitate ADU permitting and encourage property owners to construct ADUs. The City will publicize and promote the availability of ADU standard plans and available funding for ADUs, such as the CalHFA ADU Grant Program that provides up to \$25,000 to reimburse homeowners for predevelopment costs necessary to build and occupy an ADU. Promotional materials will be available in English and Spanish. Also, the City will monitor ADU production and affordability and implement additional action to incentivize ADU production if target ADU numbers are not being met.

- Time frame: 2022-2029
- Responsible Agency: Planning Department
- Objectives: Adopt ordinance and create standard ADU plans (2022); bilingual promotion (annually); one to two ADUs permitted each year with a total of 11 by October 2031; target 30 percent of ADUs permitted from 2021 to 2029 located in high resource areas; evaluate and determine if additional actions are needed to facilitate ADU production (June 2025); implement additional actions to facilitate ADUs (if needed) (December 2025)

5. Minimum Densities

The City will update the Zoning Code to establish minimum densities on housing sites identified in the sites inventory where minimum densities do not currently apply, ensuring sites are developed at densities to meet realistic unit estimates.

- Time frame: 2022
- Responsible Agency: Planning Department
- Objectives: Update Zoning Code to include minimum densities for housing sites

IV.C **Goal B: Promote Affordable Housing Development and Rental Opportunities to Meet the Needs of Lower- and Moderate-Income Households**

Policies:

- Continue to facilitate rental assistance to lower-income households through programs administered by the County of Riverside Housing Authority.
- Facilitate the construction of new housing affordable to lower-income households.
- Encourage the development of density bonus affordable housing units.
- Ensure the affordability of new affordable housing developments through long-term affordability covenants.
- Support programs that offer down payment assistance to first time homebuyers.
- Encourage programmatic support for extremely low-income households.
- Cooperate with and seek the advice of developers, builders, financial institutions, community groups, nonprofit agencies, and interested community members on housing needs and the solutions to housing problems.

Programs:

6. Rental Assistance Program

The Housing Choice Voucher Program assists lower-income households in renting privately owned existing housing. The City will coordinate with the Housing Authority by transmitting any relevant information on apartment complexes in Beaumont and commenting on the Authority's draft Action Plans. The City will also advertise availability of the Housing Choice Voucher Program on its website, newsletters, email blasts, social media, cable television channel as well as handouts at City Hall and other public buildings and facilities.

In 2020, the Housing Authority assisted 95 householders. The objective maintains this number of assisted households given the uncertainty of funding in the future for the Housing Choice Voucher Program.

- Time frame: Provide link on City website (2022); promote the Program annually
- Responsible Agency: Planning Department, Housing Authority of the County of Riverside
- Objectives: 95 households (60 VLI, 35 LI), and increase the number of recipients receiving voucher assistance in high resource areas by five percent by July 2029

7. First Time Homebuyer Program

The First Time Homebuyer (FTHB) Program provides HOME funds for down-payment assistance to eligible lower income households. The Economic Development Agency of the County is responsible for implementation. In order to contribute to program implementation during the planning period, the City will continue to take the following actions:

- Advertise the program through the City's communication outlets (e.g., newsletters, email blasts, social media, etc.)
- Provide handouts and brochures describing and advertising the FTHB Program at City Hall and other public buildings and facilities

Because the FTHB Program may be utilized to purchase a home in Riverside County's unincorporated area and 13 participating cities, only a few households can be assisted in any one city. The quantified objective is three lower income households, an estimate that is based on the number of households assisted in the prior planning period.

- Time frame: Ongoing
- Responsible Agency: Planning Department, Riverside County Economic Development Agency
- Objectives: 3 LI households in high resource areas by July 2029

8. Mortgage Credit Certificates Program

First time homebuyers in Beaumont can obtain financial assistance through the Mortgage Credit Certificate (MCC) Program. The MCC offers qualified applicants the ability to take an annual tax credit against their federal income taxes of up to 15 percent of the annual interest paid on the applicant's mortgage. Each year, the County of Riverside submits an application to the California Debt Limit Allocation Committee (CDLAC) for tax exempt private activity bonds for conversion to MCC's.

The City will continue to take the following actions:

- Advertise the program through the City's communication outlets (e.g., newsletters, email blasts, social media, etc.)
- Provide handouts and brochures describing and advertising the MCC Program at City Hall and other public buildings and facilities

Because the MCC Program may be utilized in Riverside County's unincorporated area and 13 participating cities, only a few households can be assisted in any one city. The quantified objective is 12 lower income households, an estimate that is based on the number of households assisted in the prior planning period.

- Time frame: Ongoing
- Responsible Agency: Planning Department, Riverside County Economic Development Agency
- Objectives: 12 LI households in high resource areas by July 2029

9. Transitional and Supportive Housing

The City will amend the Zoning Code to include definitions for transitional and supportive housing and allow transitional and supportive housing consistent with State law, including AB 2162 as appropriate.

- Time frame: 2022
- Responsible Agency: Planning Department

10. Emergency Shelters

The City will amend its Zoning Code to explicitly regulate emergency shelter parking requirements. Specifically, said requirements will ensure that emergency shelters do not impose more parking than required for other residential or commercial uses within the same zone and that they require sufficient parking for emergency shelter staff (e.g., one parking space per employee and agency vehicle).

- Time frame: 2022
- Responsible Agency: Planning Department

11. Low Barrier Navigation Centers

AB 101 amended State law (Government Code Section 65660) so that Low Barrier Navigation Centers must be allowed by-right in all areas zoned for mixed-uses and nonresidential zones permitting multi-family uses. Low Barrier Navigation Centers are Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will amend the Zoning Code to allow Low Barrier Navigation Centers by-right in these areas consistent with AB 101.

- Time frame: 2022
- Responsible Agency: Planning Department

12. Affordable Housing Density Bonus Program

AB 2345, which took effect on January 1, 2021, revised the State density bonus law (Government Code Section 65915-65918) to increase the maximum density bonus to up to 50 percent. Beaumont will update its Zoning Code to be consistent with State law to encourage the development of affordable and senior housing.

In addition, in order to promote this program, the Planning Department will:

- Prepare a user-friendly brochure explaining density bonus provisions
- Hold at least two workshops for landowners and developers after the brochure is prepared

The quantified objective is construction of 30 density bonus units during the planning period.

- Time frame: Amend density bonus provisions (2022-2023); develop user-friendly brochure (2023); hold at least two workshops with landowners and developers (2023-2024)
- Responsible Agency: Planning Department
- Objectives: 30 affordable density bonus units in high resource areas by July 2029

13. Enhanced Density Bonus

The City will evaluate increasing density bonus provisions for projects that include affordable housing above that required by State law (e.g., above the 50 percent bonus pursuant to AB 2345). Unless constrained by infrastructure or other limitations determined through the City's evaluation, the City will proceed with adopting an enhanced density bonus program.

- Time frame: 2022-2023
- Responsible Agency: Planning Department
- Objectives: Adopt an enhanced density bonus program if analysis shows it would facilitate housing production; if a program is adopted, target 20 percent of enhanced density bonus units located in high resource areas; if a program is not adopted, continue the City's provision for density bonuses greater than offered under State law (Zoning Code 17.10.040.B.1.d) and flexibility with the City's no net loss program (Zoning Code Chapter 17.20) and target 30 affordable density bonus units in in high resource areas by July 2029

14. Employee/Farmworker Housing

The City will amend the Zoning Code and to allow employee/farmworker housing consistent with Health and Safety Code §17021.5 and 17021.6.

- Time frame: 2022
- Responsible Agency: Planning Department

15. Housing for Extremely Low-Income Persons

The City will promote the development of housing for extremely low-income persons by offering incentives for developments that include units designated for ELI households, such as SROs, supportive and transitional housing, and deed restricted multi-family units, through priority processing, regulatory concession such as reduced parking standards, and financial assistance based on availability of funds through various sources (federal, state, local foundations, etc.). Also see Program 25 (Infrastructure Grants) and Program 16 (Affordable Housing Developer Outreach Program) below.

- Time frame: Offer incentives when projects are submitted with ELI units and promote those incentives during communications with applicants prior to submittal
- Responsible Agency: Planning Department
- Objectives: Target permitting 10 ELI units in high resource areas by July 2029

16. Affordable Housing Developer Outreach Program

The Planning Department will implement an Affordable Housing Developer Outreach Program to promote housing for lower- and moderate-income households.

The City will:

- Update the list of affordable housing developers to include any new regional developers
- Solicit developers' input regarding the types of incentives and assistance that the City can offer to most effectively support and facilitate affordable housing in Beaumont.
- Annually conduct outreach by informing developers of City initiatives, local incentives, and site availability to encourage and facilitate affordable housing development.
- Assist with funding applications for developments with lower and moderate-income units (see Program 25 (Infrastructure Grants)).

The goal of this program is to encourage developers to address a variety of Beaumont's housing needs.

- Time frame: 2022-2029
- Responsible Agency: Planning Department
- Objectives: Contact at least eight residential developers with development experience (ideally affordable housing development experience) in the region (2023-2024); approve at least 10 below market rate housing units by 2029 in a high resource area(s)

17. Developmentally Disabled Outreach Program

The Inland Regional Center (IRC) provides housing support and services for persons with developmental disabilities in Beaumont.

The City will take the following actions:

- Advertise the program through the City's communication outlets (e.g., newsletters, email blasts, social media, etc.)
- Provide handouts and brochures describing and advertising the IRC at City Hall and other public buildings and facilities
- Provide information on services on the City's website

The goal of this program is to increase visibility and support to the existing services provided by the IRC.

- Time frame: Provide information on website (2022) and review annually to ensure up-to-date; provide handouts/brochures at City facilities annually; advertise through various City communication outlets annually; target outreach in areas with higher rates of population with a disability (Appendix F, Figure F-4)
- Responsible Agency: Planning Department
- Objective: The City will raise awareness of the IRC services, which the City will track through surveys of the community conducted every two years (first survey 2023 and every two years following). If awareness is not increasing based on the survey results or increase in IRC services provided to Beaumont residents, the

City will adjust outreach methods to increase effectiveness. The City will target an increase of at least five percent awareness of survey respondents or of Beaumont residents applying for IRC services.

IV.D Goal C: Remove Governmental Constraints to the Maintenance, Improvement, and Development of Housing

Policies:

- Affirmatively further housing goals through City codes, ordinances, and policies that enhance the housing quality of life experienced by residents.
- Permit developers of senior housing affordable housing to submit requests for reduced parking requirements based on parking demand studies.
- Defer development fees in order to facilitate and encourage the development of affordable housing.
- Continue the processing of new housing developments designed to address the needs of the entire range of income groups.
- Achieve coordination and uniformity in all regulations relating to housing to expedite the construction of homes for low and moderate-income households.
- Continue to expedite the processing and review time by the City to the maximum extent possible, while also providing special processing assistance for affordable housing projects.

Programs:

18. Mixed-Use Parking Incentives

The City will analyze parking requirements in mixed use zones (e.g., downtown, urban village, and transit-oriented development areas, etc.) to determine if reductions in required parking rates and/or strategies that allow for parking reductions should be considered and included in the Zoning Code. A Parking Management Master Plan (PMMP) is underway, which will include recommendations for parking strategies and required parking rates in downtown. The Zoning Code will be amended to reflect appropriate PMMP recommendations.

- Time frame: 2021-2023
- Responsible Agency: Planning Department

19. Objective Design Standards

The City will adopt Objective Design Standards for residential and mixed-use projects. The purpose of these standards is to expedite the approval process for such projects and support the City in meeting its housing goals. The City will also update required findings for housing developments, including licensed and unlicensed group homes and community care facilities, to ensure findings as well as applicable standards are objective.

- Time frame: 2021-2022
- Responsible Agency: Planning Department

20. Manufactured Housing

Amend the Zoning Code to remove manufactured housing requirements that apply only to manufactured homes and not single-family homes unless allowed by State law.

- Time frame: 2022
- Responsible Agency: Planning Department

21. Permit Streamlining

Amend the Municipal Code to remove outdated permit streamlining provisions (i.e., Chapter 15.40) which could confuse development project proponents.

- Time frame: 2022
- Responsible Agency: Planning Department

22. Group or Community Care Facilities

Amend the Zoning Code to allow group or community care facilities for seven or more persons to be permitted by-right in zones where multi-family is permitted by-right (i.e., RTN, RMF, UV, TOD, DMU, SSMU, SSMU-R, and DMF). Additionally, amend the Zoning Code to ensure these uses are allowed without any discretionary review (also see Program 19).

- Time frame: 2022
- Responsible Agency: Planning Department

23. SB 35 Processing

The City will develop an application form and checklist and written policy or project review and approval guidelines to specify the SB 35 (2017) streamlining approval process and standards for eligible projects as set forth under Government Code §65913.4 and consistent with HCD Updated Streamlined Ministerial Approval Process Guidelines.

- Time frame: 2022
- Responsible Agency: Planning Department

24. Water and Sewer Providers

In accordance with Government Code §65589.7, immediately following City Council adoption, the City will deliver to all public agencies or private entities that provide water or sewer services to properties within Beaumont a copy of the 2021-2029 Housing Element. The City will also adopt written policies and procedures that grant priority for sewer hook-ups to developments that include lower-income housing units.

- Time frame: 2022
- Responsible Agency: Planning Department

25. Infrastructure Grants

Infrastructure must be expanded to support housing development for moderate and lower-income households. The City will pursue grant funding for infrastructure that facilitates development of moderate and lower-income housing sites (e.g., Infill Infrastructure Grant, etc.).

- Time frame: Annually evaluate notices of funding availability; submit at least one grant application every two years until an award is received
- Responsible Agency: Planning Department
- Objective: Be awarded one grant for infrastructure funding that facilitates the production of at least 10 below market rate housing units in a high resource area(s) during the 2021-2029 planning period

IV.E **Goal D: Conserve and Improve the Condition of the Existing Affordable Housing Stock**

Policies:

- Continue to implement the Housing Code Enforcement Program.
- Continue to participate in the County Housing Improvement Program.
- Encourage the County to allocate more funding to home modifications.

Programs:

26. Housing Code Enforcement

The City follows the State's Abatement of Dangerous Buildings manual in evaluating substandard housing. The City uses the State Health and Safety Code as a guideline for correcting substandard housing conditions. The City uses various methods for addressing substandard housing: complaints; code enforcement; referral system; and mandated inspections (e.g., Fire Department). Upon notification of a potential code violation, or suspected substandard housing conditions, the Quality-of-Life Team (i.e., Planning, Building, Community Enhancement, Police, and Fire Department staff) completes a thorough investigation using the guidelines discussed above. Owners are required to correct the code violations. The Quality-of-Life Team informs owners of the available housing improvement programs. In addition, quantified objectives from this Program are integrated into the Housing Improvement Program (Program 27).

- Time frame: Ongoing
- Responsible Agency: Quality-of-Life Team (i.e., Planning, Building, Community Enhancement, Police, and Fire)
- Objectives: 800 housing units investigated (i.e., average of 100 per year during the 2021-2029 planning period); due to older housing stock being located in El Barrio, Town Center, and Downtown areas, 50 percent of investigations (i.e., average of 50 per year) will occur in these areas to help inform and provide earlier opportunities to residents for improvements (see Program 27 for additional objective)

27. Housing Improvement Program

This program involves the rehabilitation of housing with substandard conditions and is coordinated with the City's community enhancement efforts (Program 26 (Housing Code Enforcement)). Grants and loans provide financial assistance for owner housing through County of Riverside programs. While funds for the following programs have currently been exhausted, the City will promote and advertise these and other programs as soon as funding is available:

Home Repair Loan Program (HRLP): HRLP provides up to \$10,000 for home repair services in the form of a deferred loan. This program is designed to address a broader scope of repairs. Work approved under HRLP is determined by EDA based on scope of eligible repairs per program guidelines. Household must meet low-income guidelines.

Senior Home Repair Grant (SHRG): The SHRG Program provides one-time grants of up to \$6,000 to qualified very low-income senior homeowners (62 years or older) or low-income handicapped persons of any age to repair or improve their homes.

- Time frame: Ongoing
- Responsible Agency: County Economic Development Agency; Building and Safety Department; Planning Department; Finance Department
- Objective: 25 rehabilitated housing units during the planning period (10 very low and 15 low income) in El Barrio, Town Center, and Downtown areas

28. Rehabilitation Grants

Periodically review City eligibility for various federal and State programs that will provide rehabilitation and maintenance assistance for lower-income units and special needs groups. The City shall submit applications for programs for which the City is eligible, as appropriate.

- Time frame: Annually evaluate notices of funding availability; submit at least one grant application every two years until an award is received
- Responsible Agency: Planning Department
- Objective: Be awarded one grant for funding rehabilitation of lower income or special needs housing units located in El Barrio, Town Center, and Downtown areas during the 2021-2029 planning period

IV.F Goal E: Promote Fair Housing Access and Opportunity

Policies:

- Continue to promote fair housing opportunities through the City's participation in the County's Community Development Block Grant Program.
- Promote fair housing through the provision of information and referral services to residents who need help in filing housing discrimination complaints.
- Support development and distribution of consolidated materials outlining anti-displacement resources, tenants' rights information, and fair housing services.
- Enforce the right of first refusal for residents displaced through redevelopment of existing housing stock as required by Government Code §66300(d)(2)(D)(ii).

- Promote representative citizen participation on the implementation of programs.
- Take action to create equitable neighborhoods and improve access to opportunities while promoting housing stability.

Programs:

29. Fair Housing Services Program

The Fair Housing Council of Riverside County, Inc. is the County of Riverside's fair housing provider. The City will support and promote the Fair Housing Council's existing resources and workshops for the public, which include housing discrimination investigation, landlord/tenant mediation, and informational workshops. City will actively advertise these services through the City website, flyers or brochures in public buildings, and on social media. These advertisements will emphasize common tenant protection needs and anti-discrimination actions, such as tenant/landlord remediation and the promotion of legal services to prevent source of income discrimination. Materials will be provided in English and Spanish.

- Time frame: 2022-2029
- Responsible Agency: Planning Department, Communications Department
- Objectives: Prepare and distribute bilingual promotional materials (annually); track awareness of the Fair Housing Council through surveys of the community, adjusting outreach methods if the survey results do not show an increase in awareness (first survey 2023 and every two years following).

30. Fair Housing Information Program

The City will provide residents with fair housing information by posting links to a variety of fair housing resources including, but not limited, to:

- California Department of Fair Employment and Housing
- U. S. Department of Housing and Urban Development (HUD)
- Fair Housing/Equal Opportunity (HUD)
- Fair Housing Council of Riverside County, Inc.
- National Fair Housing Advocate
- A Guide to Residential Tenants' and Landlord Rights and Responsibilities

The City will post links to these documents on the Planning Department webpage and make copies available at the Senior Services Department, Beaumont Library, Community Access Center (official County of Riverside Independent Living Center), and public facilities. The City will also promote these resources and services through City social media accounts and other channels (e.g., newsletters, press releases, email blasts, mailers to apartment residents, etc.) in English and Spanish.

- Time frame: 2022-2029
- Responsible Agency: Planning Department, Communications Department
- Objectives: Provide links to resources on City's website (2022); provide bilingual flyers at target locations (annually); promote resources via social media and other methods (annually)

31. Landlord Education and Outreach

The City will work with the Fair Housing Council of Riverside County, Inc. (Fair Housing Council) to conduct landlord education workshops for Beaumont landlords and property managers. The City will promote these workshops and associated Fair Housing Council information and resources through various channels and in multiple languages to encourage target audience participation.

- Timeframe: 2023 (first workshop); 2025 (second workshop)
- Responsible Agency: Community Development Department; Fair Housing Council
- Objectives: Coordinate two Fair Housing Council landlord education workshops attended by Beaumont landlords and property managers

32. Target Housing Development in High Resource Areas

The City will outreach to property owners of housing sites in the high resource areas (i.e., TCAC composite score). In this outreach, the City will provide written material to property owners of identified sites describing potential residential capacity for the site, available incentives, including density bonuses and available funding.

- Time frame: 2022 (initial outreach); 2024 (follow up outreach)
- Responsible Agency: Planning Department
- Objectives: Approve at least one below market rate housing development of at least 10 units in a high resource area during the 2021-2029 planning period

33. Identify Additional Potential Sites in High Resource Areas

The City will conduct technical and spatial analysis to determine underutilized (nonvacant) properties that may be suitable for lower and moderate-income housing development. Where additional sites are identified, the City will outreach to those property owners to encourage housing development and inform property owners of potential residential capacity for the site, available incentives, including density bonuses and available funding. If sites are identified where zoning is not consistent with densities appropriate for lower and moderate-income housing, the City will inform property owners of the potential for rezoning and target rezoning of sites in high resource areas (i.e., TCAC high resource opportunity area).

- Time frame: 2022-2023 (analysis and outreach); 2024-2025 (rezoning of potential sites in highest/high resource areas, if necessary)
- Responsible Agency: Planning Department
- Objectives: Identify at least three additional housing sites in high resource areas

34. CDBG Funding in Low or Moderate Resource Areas

Beaumont participates in the County's CDBG Program. The City currently expends funds on parks and sidewalk projects, as well as making ADA improvements in the Downtown area. The City will continue to use CDBG for place-based improvements, as well as more actively target infrastructure investment in areas of lower or moderate resource (e.g., El Barrio and Town Center neighborhoods). This may result in funding for parks improvements resulting from Program 37.

- Time frame: 2022-2029
- Responsible Agency: Planning Department, Public Works Department
- Objectives: Determine infrastructure needs in lower and moderate resource areas that would be eligible for CDBG funding (2022-2023); secure funding for improvements in lower and moderate resource areas (2024-2029); complete improvements (2025-2029), including at least one project in the Town Center and one project in El Barrio

35. Intergovernmental Collaboration for Air Quality Mitigation

The City will coordinate with other governmental agencies, including Caltrans and the South Coast Air Quality Management District (SCAQMD), to contain traffic emissions and mitigate air quality impacts, such as through sound walls or other measures along Interstate 10 and State Routes 79 and 60.

- Time frame: 2022-2029
- Responsible Agency: Planning Department, Public Works Department
- Objectives: Contact governmental agencies (e.g., Caltrans, SCAQMD) to begin discussion (2022); continue collaborating with Caltrans or other agencies on mitigation measures (annually) (also see Program 36); the City will target initiation of one project or program in partnership with and/or funded by SCAQMD or Caltrans for the improvement in the measurable concentration of at least one air quality pollutant impacting the El Barrio neighborhood by October 2029

36. Environmental Justice Implementation

Implement the Environmental Justice Element to further the goals of remediating negative environmental conditions in the vicinity of existing residential neighborhoods and housing sites identified in the Housing Element. This includes:

- Lead Abatement Programs (HEJ17) – Work with the Riverside University Health System – Public Health (RUHS-PH) to adopt a lead testing and abatement program in El Barrio and Town Center, the neighborhoods with the highest concentration of pre-1978 homes.

- Idling Ordinance (HEJ19) – Update municipal code to support an idling ordinance that reduces emissions from on-road heavy-duty vehicles.
- Particulate Mitigation (HEJ20) – Adopt mitigation measures that limit vehicular and construction-related particulate emissions.

These implementation programs directly address environmental conditions faced in neighborhoods with lower access to opportunities (i.e., the two census tracts with the lowest 2022 TCAC opportunity scores).

- Time frame: 2022-2029
- Responsible Agency: Planning Department
- Objectives: 2022-2024 (work with RUHS-PH to adopt lead testing and abatement program); 2022-2023 (adopt idling ordinance); 2022-2023 (adopt particulate emissions mitigation measures); 2024-2029 (implement lead abatement program and complete lead abatement in at least five homes located in the El Barrio and/or Town Center neighborhoods)

37. Park Improvements and Access for El Barrio Neighborhood

To promote access to affordable and safe opportunities for physical activity for the El Barrio neighborhood (located in the census tract at the intersection of the I-10 and SR-79), the City will work with El Barrio residents to identify and implement improvements to Rangel Park, located adjacent to the El Barrio neighborhood.

- Time frame: 2022-2027
- Responsible Agency: Planning Department, Parks and Recreation Department, Public Works Department
- Objectives: Identify priority improvements to Rangel Park based on El Barrio residents' input (2022-2023); secure funding for park improvements (2024-2025); complete park improvements (2026-2027)

IV.G Goal F: Encourage Energy Conservation

Policies:

- Encourage energy conserving techniques in the siting and design of new housing.
- Enforce all state energy conservation requirements for new residential construction.
- Encourage the use of rehabilitation assistance funds to make residences more energy efficient.

Programs:

38. Energy Conservation Program

Local energy efficiency programs are often provided by local utility purveyors to offer incentives for energy conservation and efficiency. To promote energy conservation, the City will:

- Work with Southern California Edison to implement an outreach program that provides the community with useful information regarding energy efficiency and available rehabilitation programs.
- Continue to implement the strategies to reduce greenhouse gases as outlined in Sustainable Beaumont, the City’s Climate Action Plan (CAP).

The City will post links to existing resources on the Planning Department webpage.

- Time frame: Ongoing
- Responsible Agency: Planning Department; Building and Safety Department

IV.H Quantified Objectives

Table IV-1 presents the City’s quantified objectives for construction, preservation, and rehabilitation for the 2021 – 2029 planning period that will be achieved through the policies and programs described above.

Table IV-1: Quantified Objectives

Program Type/Affordability	Very Low ¹	Low	Moderate	Above Moderate	Total
New Construction	1,229	721	723	1,537	4,210
Rehabilitation	10	15	-	-	25
Conservation/Preservation	60	35	-	-	95
Total	1,299	771	723	1,537	4,330

¹ The City estimates 50% of the Very Low households would qualify as extremely low income (i.e., 614 extremely low-income units).

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Appendix A: Housing Needs Assessment

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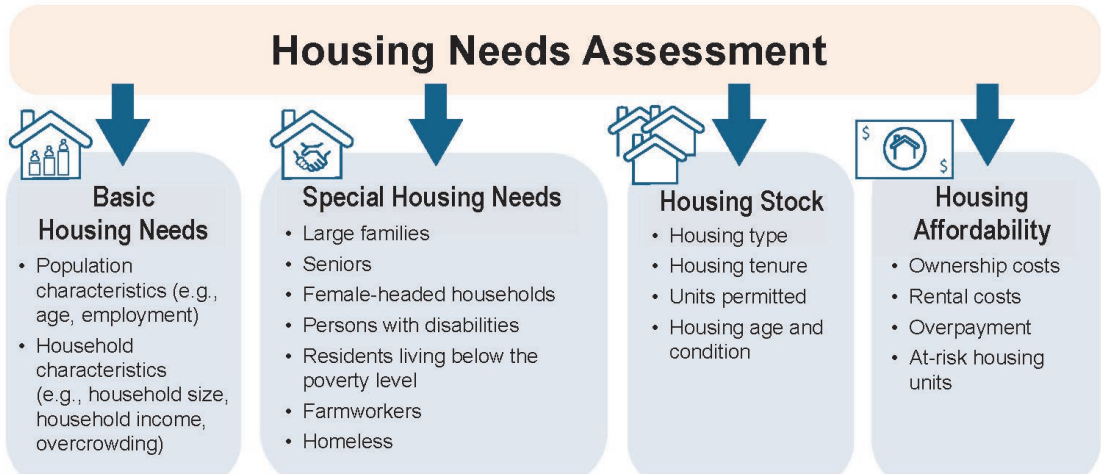
Section A.1 Introduction and Summary

A.1.1 Introduction

This section forms the foundation for understanding Beaumont’s housing needs. It analyzes a range of demographic, economic, and housing-related variables to determine the extent and context of the City’s housing-related need. Information gathered through this section provides a basis from which to build housing goals, policies, and programs to address those needs.



This section includes an analysis of the City’s population, special needs groups, employment, housing stock, and housing affordability.



The main source of data used to form the majority of this section is HCD pre-certified local housing data provided by SCAG, which relies primarily on the American Community Survey 2014-2018, California Department of Finance, HUD’s Comprehensive Housing Affordability Strategy (“CHAS”) data, and California Department of Developmental Services.

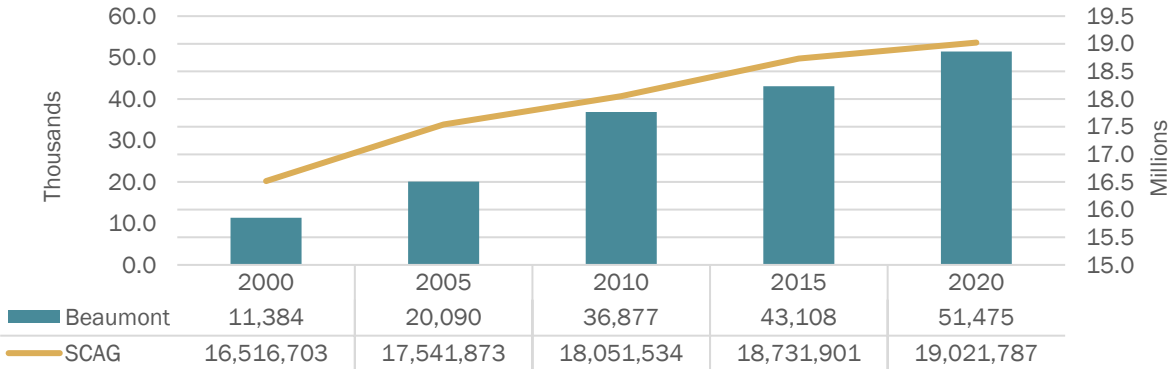
Section A.2 Population Characteristics

A.2.1 Population

Beaumont had a total population of 51,475 in 2020, including 474 living in group quarters according to the California Department of Finance. The chart below illustrates the population trend in Beaumont over the past 20 years. During this period, Beaumont’s population grew by 352

percent while the SCAG region grew by 15 percent (or an annual growth rate of 7.5 percent compared to 0.7 percent for the region).

Figure A-1: Population Trend, 2000-2020



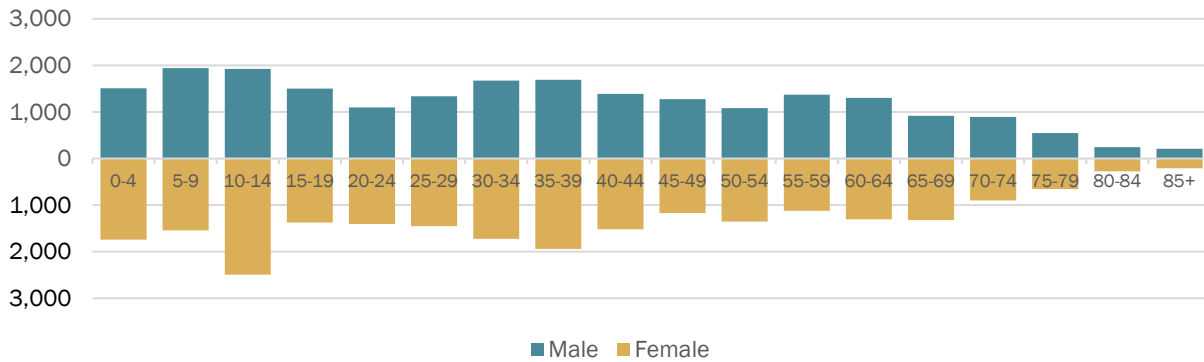
Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

A.2.2 Age

Age is an important factor that impacts a city’s housing needs, as preferences and requirements change when people get older. In addition, different age groups will have different housing needs depending on a variety of factors, such as household size, income level, and living preferences. A city with a large population of children relative to the adult population will need more housing for large households, while a city with a large population of young adults might require more affordable studio and one-bedroom units. Similarly, having a larger senior population may indicate the need for housing that is ADA accessible or smaller units for seniors who seek to down-size.

The share of Beaumont’s population which is under 18 years of age is 28.8 percent while the seniors (65 and above) make up 13.6 percent of the population. The median age in Beaumont is 35.0 years, slightly lower than that of Riverside County (35.3 years). The population of Beaumont is 48.3 percent male and 51.7 percent female.

Figure A-2: Current Population by Age and Sex

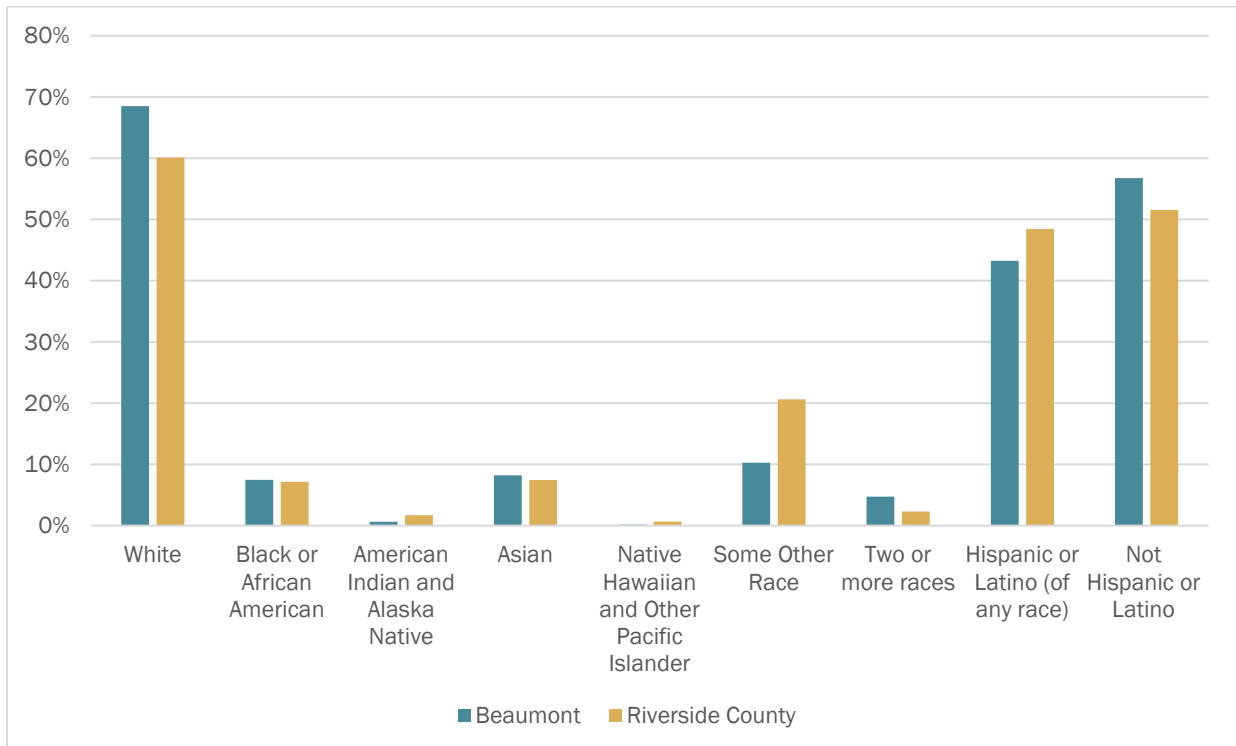


Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

A.2.3 Race/Ethnicity

The largest racial group in Beaumont is White, representing 69 percent of the total population. 43 percent of the population of Beaumont is Hispanic or Latino (of any race), compared to 48 percent of the population of Riverside County.

Figure A-3: Race and Ethnicity



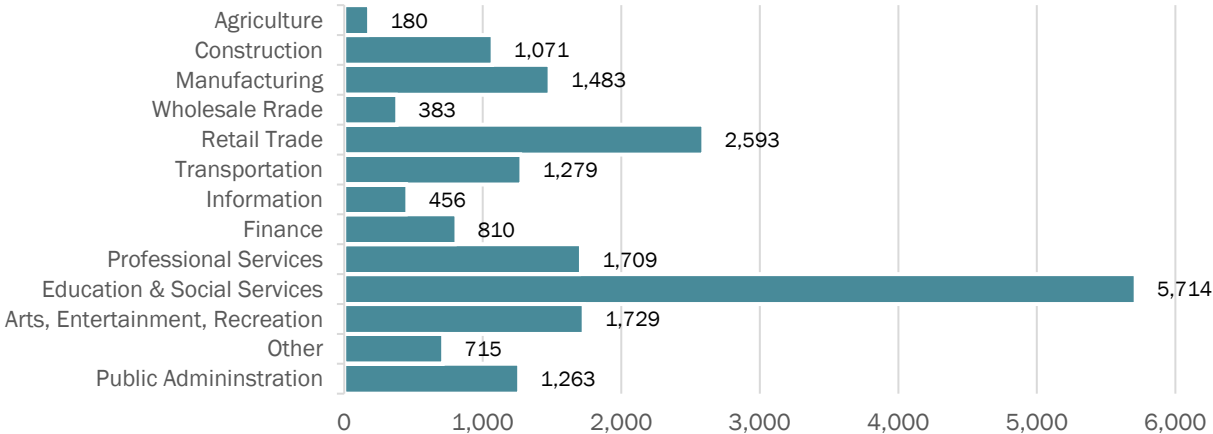
Note: "Hispanic or Latino" can be defined as a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race

Source: American Community Survey 2014-2018 5-year estimates, DP05

A.2.4 Employment

There are 19,385 workers living within Beaumont who work across 13 major industrial sectors made up of groupings of two-digit North American Industry Classification System (NAICS) codes. The chart below provides more detailed employment information. The most prevalent industries are Education & Social Services, which includes Health Care, with 5,714 employees (29.5 percent of total) and Retail trade with 2,593 employees (13.4 percent of total). Agriculture is the least prevalent employment industry, employing approximately 1 percent of employees.

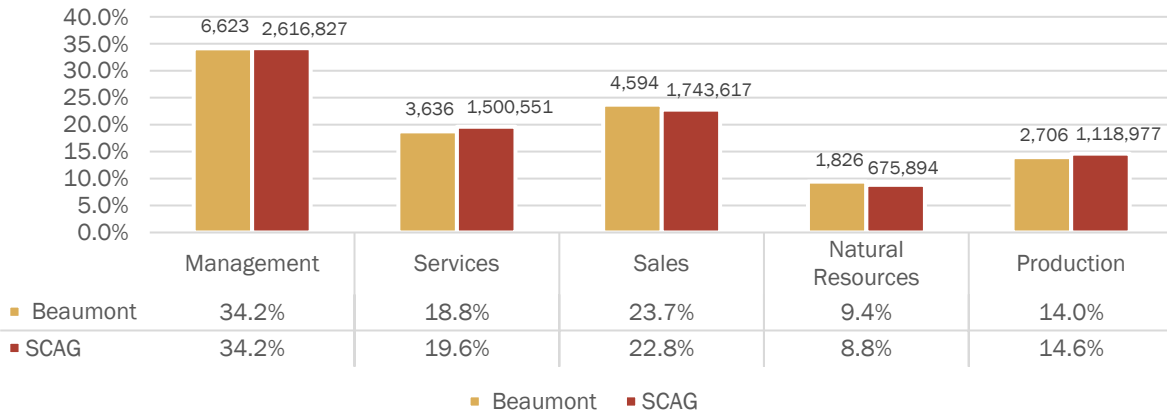
Figure A-4: Employment by Industry



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes)

In addition to understanding the industries in which the residents of Beaumont work, it is also possible to analyze the types of jobs they hold. Of all job types, the most prevalent occupational category in Beaumont is Management, in which 6,623 (34.2 percent of total) employees work. The second-most prevalent type of work is in Sales, which employs 4,594 (23.7 percent of total) residents of Beaumont.

Figure A-5: Employment by Occupation



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of SOC codes)

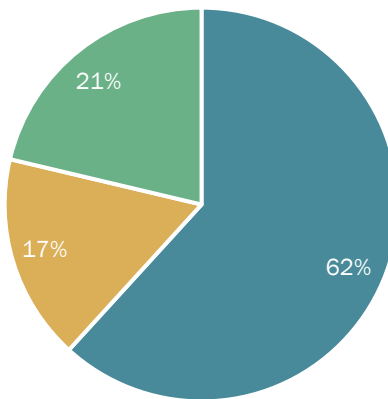
Section A.3 Household Characteristics

A.3.1 Household Type

Of the 13,592 total households in Beaumont, 8,396 (or 62 percent) consist of married-couple families, 2,301 (or 17 percent) consist of “Other” family, and 2,895 (or 21 percent) consist of non-family households. “Other” family represents households with one or more related persons with no spouse present. This can include single parent households or grandparents with children.

Figure A-6: Household Type

■ Married-couple family ■ Other family ■ Non-family household



Source: ACS 5-year estimates (2018), S2501

A.3.2 Household Size

In Beaumont, the largest share of households (37 percent) consists of a household with four or more people, while the lowest share of households (14 percent) consists of three or more people. Beaumont has a lower share of single-person households than the SCAG region overall (16 percent compared to 23.4 percent).

Table A-1: Household Size

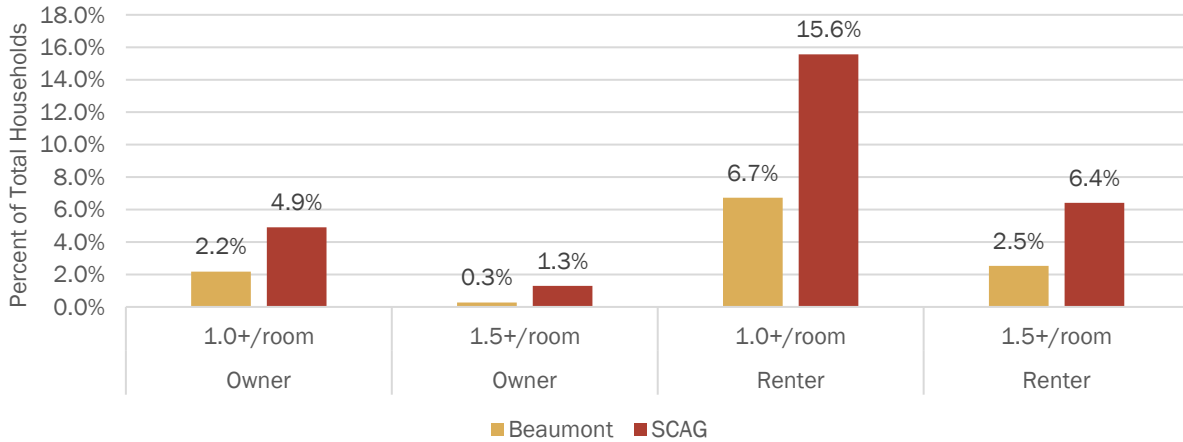
	Total	Percent
1-person household	2,171	16%
2-person household	4,524	33%
3-person household	1,889	14%
4-or-more person household	5,008	37%
Total occupied units	13,592	-
<i>Source: ACS 5-year estimates (2018), S2501</i>		

A.3.3 Overcrowding

Overcrowding is defined by the Census as a unit in which more than one person occupies a room (excluding bathrooms and kitchens), while units occupied by more than 1.5 people are considered severely overcrowded. These circumstances can occur due to a lack of adequate affordable housing and housing costs becoming greater relative to household income. Families, especially larger ones and those with lower income, may choose to double-up or rent rooms in order to alleviate the financial burden and allocate more income for other necessities. Overcrowding can result in poor living conditions and lead to more rapid deterioration of the property. Therefore, maintaining proper levels of occupancy by preventing overcrowding can improve overall quality of life for all residents.

In Beaumont, renter-occupied households are more likely to be overcrowded than owner-occupied households. 6.7 percent of renter households are overcrowded, and 2.5 percent are severely overcrowded; while 2.2 percent of owner-occupied households are overcrowded, and 0.3 percent are severely overcrowded. Rates of overcrowding are lower in Beaumont than the SCAG region across both renter- and owner-occupied households.

Figure A-7: Overcrowding by Extent and Tenure



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year)

A.3.4 Household Income

Household income is a critical component of housing affordability. Income impacts the decision to rent versus own, the size of unit, and location of housing. Beaumont’s median household income in 2018 was \$78,111, which is 22 percent higher than the County’s median income of \$63,948. The mean income in Beaumont is 5 percent higher than in Riverside County, indicating a more concentrated range of household incomes in the city compared to the region.

Table A-2: Household Income

	Beaumont	Riverside County
Median Income	\$78,111	\$63,948
Mean Income	\$88,701	\$84,391

Source: ACS 5-year estimates (2018), S2501

The RHNA addresses housing challenges for four income categories defined by their respective proportion of the county area median income (AMI). The below table defines these income categories.

Table A-3: Income Categories as a Percentage of AMI

	Percent of AMI
Extremely Low	0-30%
Very Low	30-50%
Low	50-80%
Moderate	80-120%
Above Moderate	> 120%

Source: Department of Housing and Community Development, 2020

The following table shows the 2021 income limits for the four income categories in Riverside County. The above moderate category includes all households earning above the upper limit of the moderate-income category.

Table A-4: Riverside County 2021 Annual Income Limits by Household Size

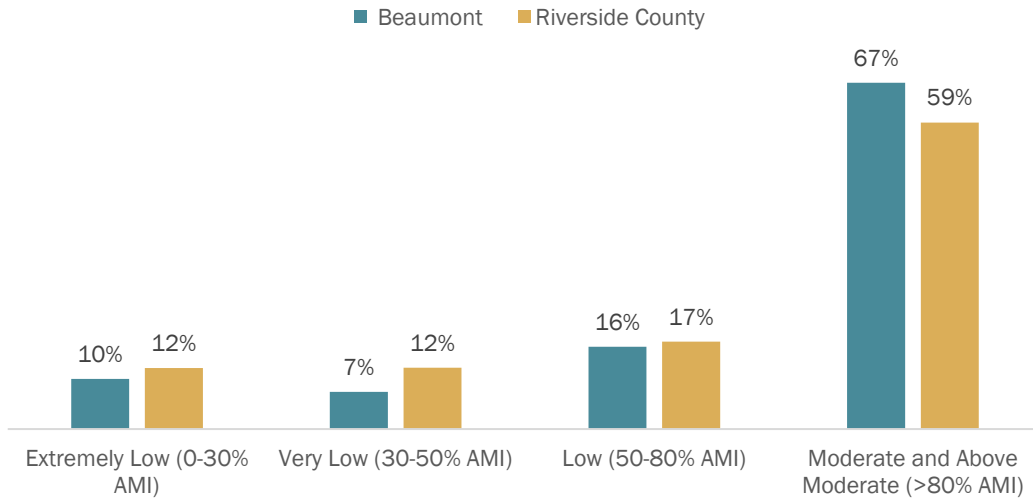
		1	2	3	4	5	6	7	8
Riverside County Area Median Income: \$77,500	Extremely Low	16,660	19,000	21,960	26,500	31,040	35,580	40,120	44,660
	Very Low	27,650	31,600	35,550	39,500	42,700	45,850	49,000	52,150
	Low	44,250	50,600	56,900	63,200	68,300	73,350	78,400	83,450
	Median Income	54,250	62,000	69,750	77,500	83,700	89,900	96,100	102,300
	Moderate	65,100	74,400	83,700	93,000	100,450	107,900	115,300	122,750

Source: Department of Housing and Community Development, 2021

Using data from the American Community Survey (ACS), HUD compiles a dataset called the Comprehensive Housing Affordability Strategy (CHAS) that allows local governments to more easily analyze their regional housing issues. The most recently available CHAS dataset indicated that of the 12,750 total households in Beaumont, approximately 10 percent of households (1,240 households) are extremely low income, and a third (33 percent, or 4,195 households) of all households in Beaumont earn less than 80 percent of AMI, or are lower income households (this includes the “low”, “very low”, and “extremely low” income categories). Lower income households in Beaumont are fairly evenly split between owners and renters, have higher housing cost burdens, experience various housing problems (e.g., incomplete kitchen or plumbing facilities, experience overcrowding), and 37 percent of lower income households (460 households) are elderly and may have needs related to accessibility and/or care. The City has added Program 15, Housing for Extremely-Low Income Persons, to facilitate the development of housing for such persons.

As shown below in Figure A-8, the distribution of household income levels is similar to that of the County’s.

Figure A-8: Household Income Distribution



Source: HUD CHAS, 2012-2016

Because income is one of the main components of housing stability, ensuring adequate housing for households considered extremely low-income (below 30 percent of AMI) can be especially challenging. According to the CHAS data, 9.7 percent of households in Beaumont are extremely low-income. The race/ethnicity with the highest share of extremely low-income households is Black, non-Hispanic (16.6 percent). In the SCAG region, the race/ethnicity with the highest share of extremely low-income households is also Black, non-Hispanic (27.1 percent versus 17.7 percent of total households). Note that the total number of households in the table below differs slightly because the CHAS data uses ACS 2012-2016 data while the rest of this appendix uses ACS 2014-2018 data.

Programs are included to facilitate housing to meet the needs of extremely low-income households, including offering incentives to developments that include units for extremely low-income households (Program 15), allowing emergency shelters and Low Barrier Navigation Centers (Programs 10 and 11), and rehabilitation grants for lower-income units and special needs households (Program 28).

Table A-5: Extremely Low-Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	6,565	570	8.7%
Black, non-Hispanic	658	109	16.6%
Asian and other, non-Hispanic	1,251	102	8.2%
Hispanic	4,269	454	10.6%
TOTAL	12,743	1,235	9.7%
Renter-occupied	3,375	665	19.7%
Owner-occupied	9,375	585	6.2%
TOTAL	12,750	1,250	9.8%
Note: HAMFI refers to Housing Urban Development Area Median Family Income			
Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)			

A.3.5 Special Housing Needs

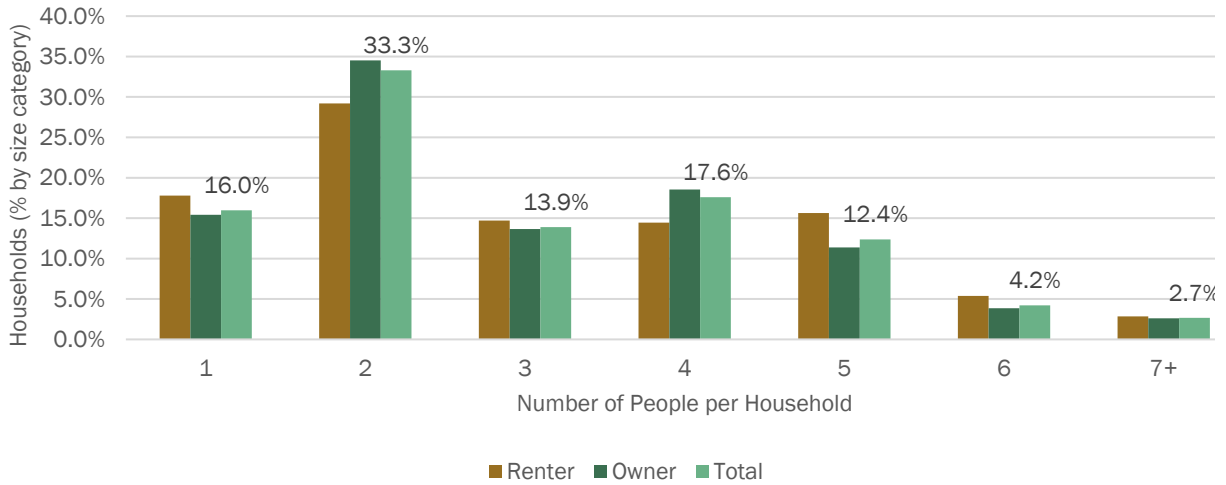
Certain segments of the population encounter more difficulty in finding decent, affordable housing due to special circumstances. Special needs may be related to one's employment type and income, family characteristics, medical condition or disability, or household characteristics. These households may require special accommodations, such as on-site supportive services, unique building design, or spatial accommodations. The special needs categories assessed in this section include large families, seniors, female-headed households, people with disabilities, farmworkers, and people experiencing homelessness. The City provides residents with fair housing information (Programs 29 and 30) to ensure tenants/prospective homeowners are not discriminated against on account of age, disability, race, color, national origin, religion, marital or familial status, or disability, among other protected classes.

Large Families

Large families are family households that consist of five or more people. Larger households require larger dwelling, such as three-, four-, or five-bedroom units. Because this housing type is in shorter supply and costs more than smaller units, housing affordability can be a challenge. Lower-income large families may also opt to live in smaller units to save money, putting them at risk of overcrowding.

The following chart illustrates a larger range of household sizes in Beaumont by housing tenure. The most common household size consists of two people (33.3 percent) and the second-most common household consists of four people (17.6 percent). Beaumont has a lower share of single-person households than the SCAG region overall (16 percent compared to 23.4 percent) and a lower share of 7+ person households than the SCAG region overall (2.7 percent compared to 3.1 percent).

Figure A-9: Households by Household Size



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Per the chart above, 19.3 percent of all households in Beaumont, or about 2,600 households, are considered large households (those that contain five or more members). Adequate housing for such households would consist of at least a 3-bedroom unit, assuming the unit has a living room and dining room. According to the table below, 70 percent of Beaumont’s housing units are 3-bedrooms or more. Therefore, the housing mix in Beaumont is considered adequate to accommodate larger household sizes.

Table A-6: Housing Units by Number of Bedrooms

	Housing Units	Percent
No bedroom	108	1%
1 bedroom	701	5%
2 bedrooms	3,584	25%
3 bedrooms	4,201	29%
4 bedrooms	4,115	29%
5 or more bedrooms	1,685	12%
Total	14,394	-
Note: 16% of households are 1-person households (see Table A-1)		
Source: American Community Survey 2014-2018, 5-year estimates, Table DP04		

Senior Households

Elderly households are defined as households consisting of at least two people who are either or both at least 62 years of age. Senior households are defined as households with one or more persons over the age of 65 years. These households have particular housing needs, such as housing affordability, as the elderly typically live on a fixed or limited income and incur higher healthcare costs. Seniors are also more likely to have a physical disability and require specific accommodations. Adequate housing for these households includes housing that is:

- Safe
- Accessible
- Able to accommodate live-in caretakers or provide on-site services
- In proximity to shopping, medical services, and transportation

There are several different types of housing appropriate for seniors, including:

- **Senior Apartment:** Age-restricted housing for older adults who are able to live without assistance.
- **Independent Living:** Housing that provides assistance such as meal preparation, housekeeping, and transportation. These facilities typically provide residents with convenient access to medical care if needed.
- **Assisted Living:** A residential community that provides similar services as above, as well as assists residents with Activities of Daily Living (ADLs), such as bathing, dressing, and eating.
- **Nursing Home:** A licensed facility that provides 24-hour nursing care, room and board, and custodial care. Nursing homes typically provide the highest level of care outside of hospitals.
- **Skilled Nursing Facility (SNF):** A nursing home that provides in-patient rehabilitation staffed by trained medical providers. Patients do not typically require long-term care.

Although there are a variety of housing options, many of the choices that provide higher levels of care can be out of reach for people living on limited means. Therefore, lower-income seniors are more likely to live in housing that does not adequately meet their needs.

Over a third of Beaumont's senior population is considered low-income. Of Beaumont's 3,455 elderly households, 37.5 percent earn less than 80 percent of AMI. 13.3 percent of the elderly population are considered extremely low-income and earn less than 30 percent of AMI (compared to 24.2 percent in the SCAG region), while 23.9 percent of these households earn less than 50 percent of AMI (compared to 30.9 percent in the SCAG region).

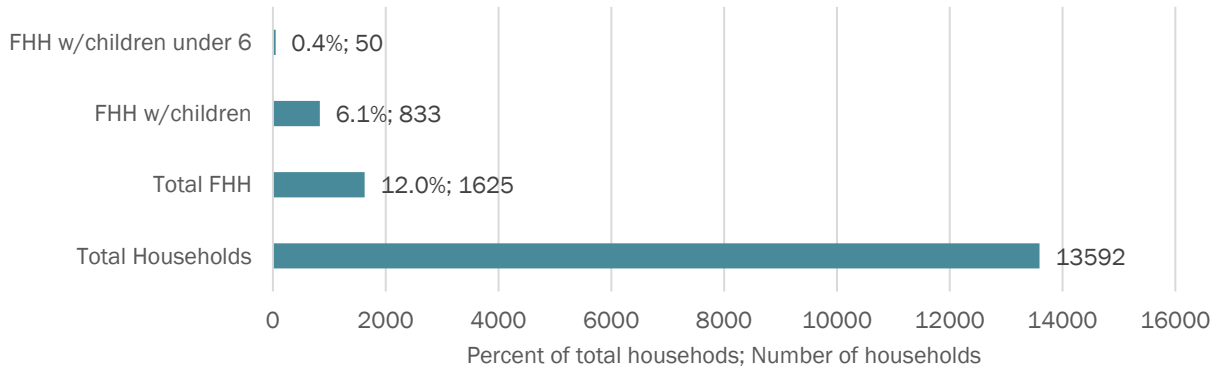
Table A-7: Elderly Households by Income and Tenure

		Owner	Renter	Total	Percent of Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	350	110	460	13.3%
	30-50% HAMFI	275	90	365	10.6%
	50-80% HAMFI	375	95	470	13.6%
	80-100% HAMFI	315	40	355	10.3%
	> 100% HAMFI	1,560	245	1,805	52.2%
	Total	2,875	580	3,455	-
Note: HAMFI refers to Housing Urban Development Area Median Family Income					
Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)					

Female-headed Households

Female-headed households are households that do not have a male adult present. They can consist of both family and non-family households and may or may not have children. Female-headed households are considered special needs because they are more likely than the overall population to be in poverty. Because income is typically lower than a two-parent household with two income earners, single-parent households can experience more challenges finding affordable housing for their family. Consequently, high-quality childcare can be more difficult to secure when household income is already limited.

Beaumont has a lower share of female-headed households than the SCAG region overall. Of Beaumont's 13,592 total households, 12 percent are female headed, compared to 14.3 percent in the SCAG region. 6.1 percent are female-headed and with children (compared to 6.6 percent in the SCAG region) and 0.4 percent are female-headed and with children under six years old (compared to 1.0 percent in the SCAG region).

Figure A-10: Female Headed Householders (FHH)

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Persons with Disabilities

People are considered to have a disability if they have one of more of the following:

- Difficulty seeing or hearing, such as blindness or deafness
- Difficulty performing basic physical activities, such as walking, climbing stairs, and lifting
- Difficulty learning, remembering, or concentrating
- Difficulty dressing, bathing, or getting around inside the home
- Difficulty going outside the home alone to shop or visit a doctor's office
- Difficulty working at a job or business

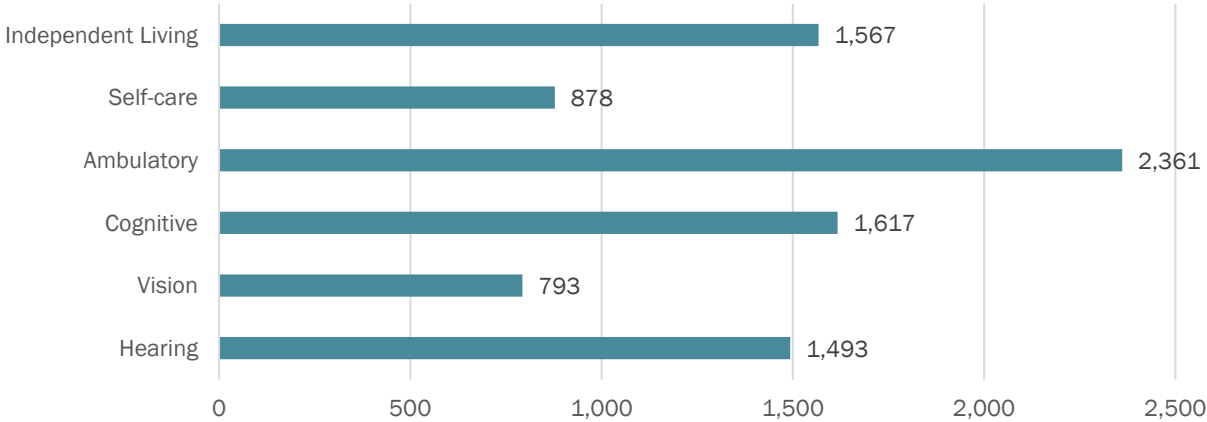
People with disabilities can face many barriers to securing accessible and affordable housing, including living on fixed and limited incomes, limited housing choices offering accessibility features, higher healthcare expenses, and potential discrimination. The need for adequate and accessible housing outstrips supply and availability. The majority of housing in most communities lack even basic mobility accessibility features such as ramps, extra-wide doors, raised toilets, and lowered counters.

Adequate housing for these households include but are not limited to, housing that is:

- Safe
- Accessible
- Able to accommodate live-in caretakers or provide on-site services
- In proximity to shopping, medical services, and transportation
- Designed to facilitate mobility and independence

Disability data can provide valuable context for assessing current and future need for accessible housing units. Since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate. The most common types of disabilities in Beaumont in 2018 were ambulatory disabilities followed by cognitive disabilities.

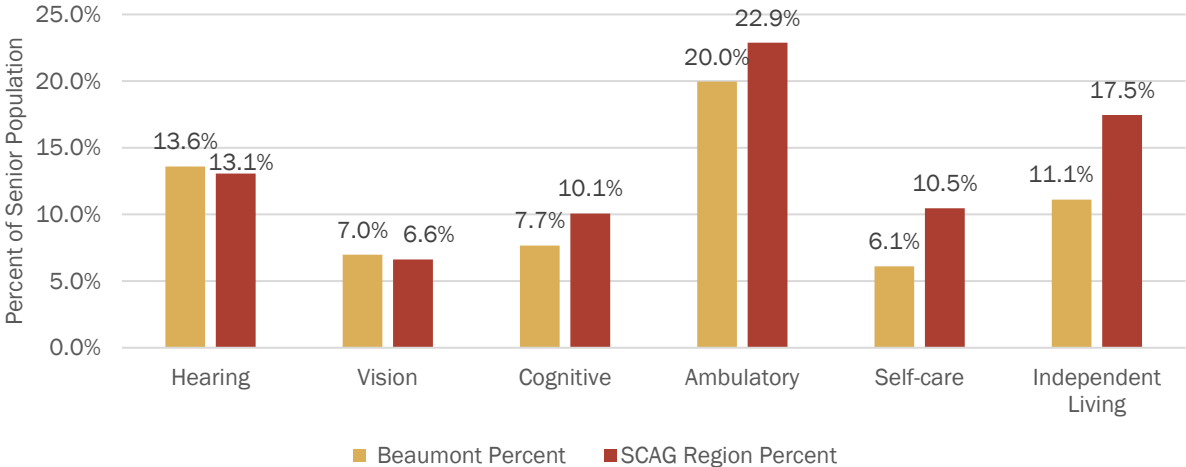
Figure A-11: Disability by Type



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Of the total senior population in Beaumont, the most common types of disabilities in 2018 were ambulatory disabilities (20.0 percent of the total senior population) and hearing disabilities (13.6 percent of the total senior population).

Figure A-12: Disability by Type – Seniors (65 and over)



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Persons with Developmental Disabilities

According to Section 4512 of the California Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual, which includes cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. DDS also provides data on developmental disabilities by age and type of residence. These data are collected at the ZIP-code level and were joined to the jurisdiction-level by SCAG. Totals may not match as counts below 11 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation. According to DDS, there are about 438 residents with a development disability in Beaumont, most of whom are able to live in their own home with their parent or guardian.

Table A-8: Development Disabilities

	Beaumont	
By Residence:	Home of Parent/Family/Guardian	371
	Independent/Supported Living	20
	Community Care Facility	17
	Intermediate Care Facility	11
	Foster/Family Home	15
	Other	5
By Age:	0 - 17 Years	243
	18+ Years	195
Total		438
Note: This table has been modified due to correct an error in the pre-certified data		
Source: SCAG 2020 Pre-Certified Local Housing Data		

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Beaumont, 32 percent of the population with a disability is employed, compared to 74 percent of the non-disabled population. Over half of people with disabilities (64 percent) are not in the labor force.

Table A-9: Disability by Employment Status

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	747	32%	17,616	74%
Unemployed	81	3%	977	4%
Not in Labor Force	1,492	64%	5,156	22%
TOTAL	2,320	-	23,749	-

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Housing for People with Disabilities

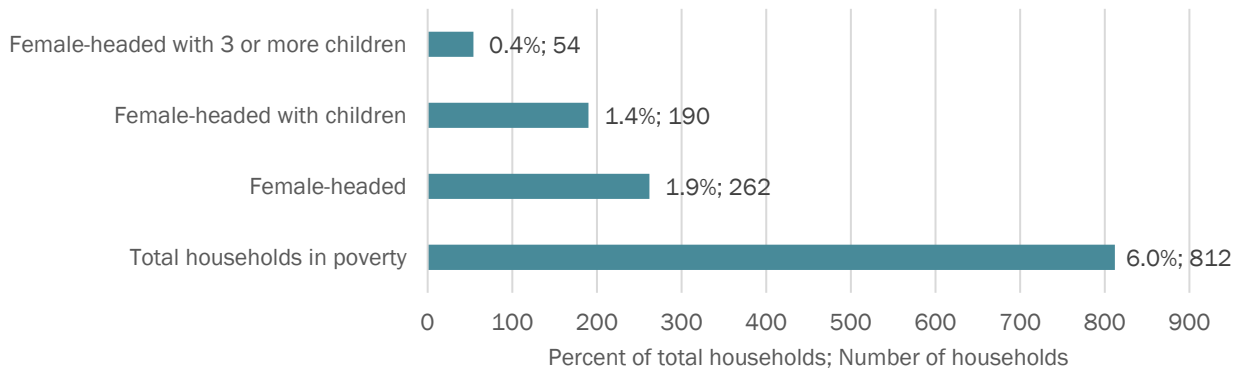
There are a variety of housing types appropriate for people with disabilities, such as licensed and unlicensed single-family homes, group homes, and transitional and supportive housing. The design of housing-accessibility modifications, proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. The Housing Constraints Appendix (Appendix C) discusses how the City permits various housing types, including the allowance for reasonable accommodations. While there are no housing facilities in Beaumont strictly for people with disabilities, various resources are available. The Inland Regional Center (IRC), which serves both Riverside and San Bernardino counties, is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The IRC, located in San Bernardino, is a nonprofit agency that contracts with DDS to coordinate services for people with developmental disabilities¹. Under Program 17, the City will promote and provide information regarding the IRC’s housing support and services.

Residents Living Below the Poverty Level

For individuals living below the poverty level, housing stability can be precarious as their low incomes make them very high risk for homelessness. Poverty thresholds, as defined by the ACS, vary by household type and size. In 2018, a single individual under 65 was considered in poverty with an income below \$13,064 per year while the threshold for a family consisting of two adults and two children was \$25,465 per year. In Beaumont, 6.0 percent of total households are experiencing poverty, compared to 7.9 percent of households in the SCAG region.

¹ <https://www.inlandrc.org/about-irc/>

Figure A-13: Households by Poverty Status



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Farmworkers

Farmworkers are considered a special needs group because these workers traditionally earn low-paying wages while frequently live in overcrowded and substandard housing conditions. While only a small share of SCAG region jurisdictions has farmworkers living in them, they are essential to the region's economy and food supply. Because of their predominantly low incomes, housing affordability is an acute need for farmworkers.

Farmworkers account for less than one percent of all workers in Beaumont in 2018. However, there are 11,365 total hired farm workers in Riverside County. Although Beaumont only has 85 farmworkers employed in the city, the regional context could indicate a higher need. Because of this, the City has added Program 14 to amend the Zoning Code to allow employee/farmworker housing consistent with Health and Safety Code §17021.5 and 17021.6.

Farmworker households are among the existing households counted as part of the CHAS housing needs and estimates of existing and projected housing needs produced by SCAG. Consequently, resident low-income farmworker households would be included among all households. Resident farmworker housing needs would be counted as part of lower income households experiencing problems of overpaying, overcrowding, and substandard housing.

Table A-10: Farmworkers by Occupation

Beaumont	Percent of total Beaumont workers:	SCAG Total	
85	0.44%	57,741	Total jobs: Farming, fishing, and forestry occupations
64	0.46%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of SOC codes)

Table A-11: Employment in the Agricultural Industry

Beaumont	Percent of total Beaumont workers:	SCAG Total	
154	0.79%	73,778	Total in agriculture, forestry, fishing, and hunting
159	1.14%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of NAICS codes)

Homeless Persons

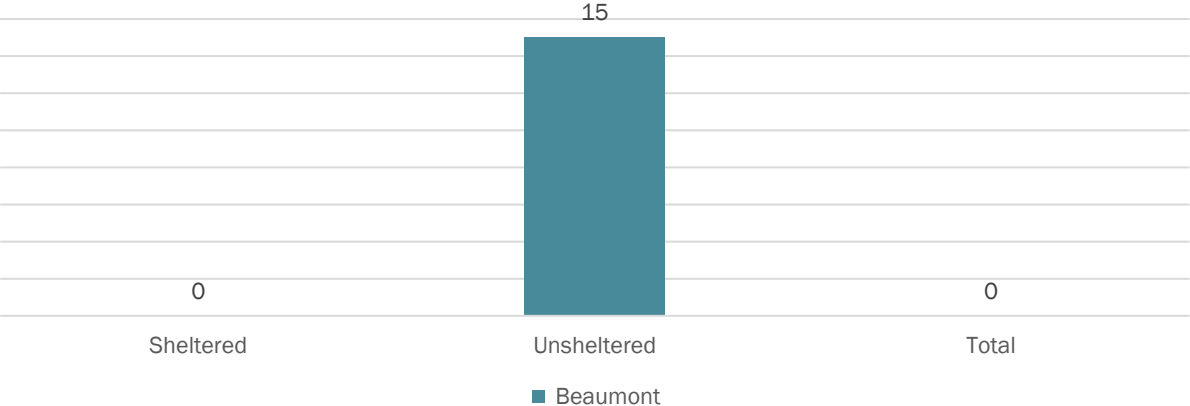
People experiencing homelessness are one of the most vulnerable special needs groups assessed due to the diversity of causes and difficulty in providing sufficient and coordinated treatment. Homelessness can result from a wide range of factors, such as housing unaffordability, job loss, and lack of services and treatment for mental illness and/or substance abuse. Despite the variety of causes, the provision of affordable housing, especially subsidized units for single individuals, can greatly contribute to the long-term solution of addressing homelessness.

As part of a community-wide effort to address homelessness, Beaumont is part the County of Riverside Continuum of Care (CoC), which is a regional planning body funded by HUD that coordinates housing and services funding across its partner jurisdictions. In order to estimate the number of people experiencing homelessness in a region, HUD requires each CoC to conduct an annual or biannual count of its sheltered and unsheltered population known as the Point-in-Time (PIT) count. Though one of the most important tools in combatting homelessness, the PIT count is likely to undercount the number of people experiencing homelessness as this effort is volunteer-driven and the count may miss people who are not visible at the time of the survey.

Because of the precariousness of people experiencing homelessness, the count of these individuals can vary over the course of the year and over extended periods of time. According to the PIT count, there were an estimated 15 persons experiencing homelessness in Beaumont in 2019. The 2020 PIT count identified 16 persons experiencing homelessness in Beaumont. An additional discussion on homelessness is included in Appendix F (Affirmatively Furthering Fair Housing, Section F.2.5).

People Experiencing Homelessness

Figure A-14: People Experiencing Homelessness



Note: Sheltered population (and thus total) counts were not available in Riverside County.

Source: SCAG 2020 Pre-Certified Local Housing Data

Emergency Shelters/Transitional Housing

At this time, there are currently no emergency shelters or shelters for domestic violence victims located in Beaumont. The Governmental Constraints section describes how the City permits emergency shelters in certain zones.

Resources for People Experiencing Homelessness

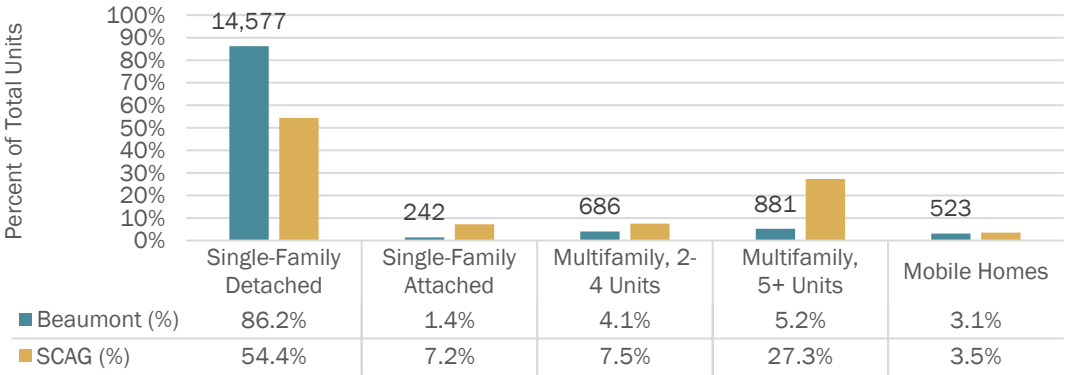
The County of Riverside Continuum of Care (CoC) is a network of private and public sector homeless service providers, designed to promote community-wide planning and the strategic use of resources to address homelessness. The CoC seeks to improve access to and effect utilization of mainstream programs by people who are experiencing or are at-risk of becoming homeless. Additionally, the CoC seeks to improve and expand the collection of data countywide, develops performance measurements, and allows for each community to tailor its program to the particular strengths and challenges within that community.

Section A.4 Housing Stock Characteristics

A.4.1 Housing Type and Vacancy

The chart below provides information on the housing stock in Beaumont, which has a total of 16,909 housing units. The most common housing type in Beaumont is single-family detached with 14,577 units. The share of all single-family units in Beaumont is 87.6 percent, which is greater than the 61.7 percent share in the SCAG region. Of the total housing units in Beaumont, 16,049 are occupied, which equates to a 5.1 percent total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 3.178.

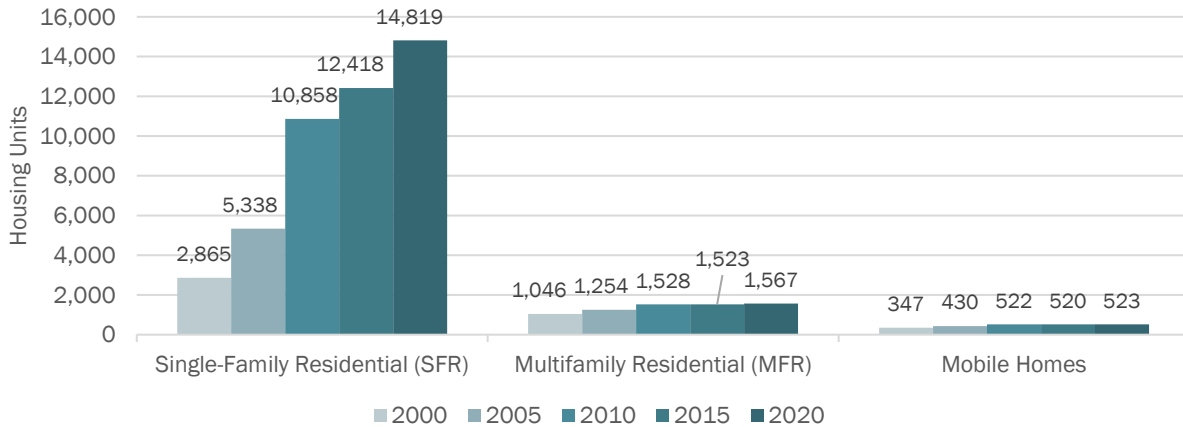
Figure A-15: Housing Type



Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

Over the past two decades, there has been substantially more construction of single-family residential units than multi-family residential units in Beaumont. From 2000 to 2020, single-family residential units increased by 417 percent (or 11,954 units), multi-family residential units increased by 50 percent (or 521 units), and mobile units increased by 51 percent (or 176 units).

Figure A-16: Housing Type Trend



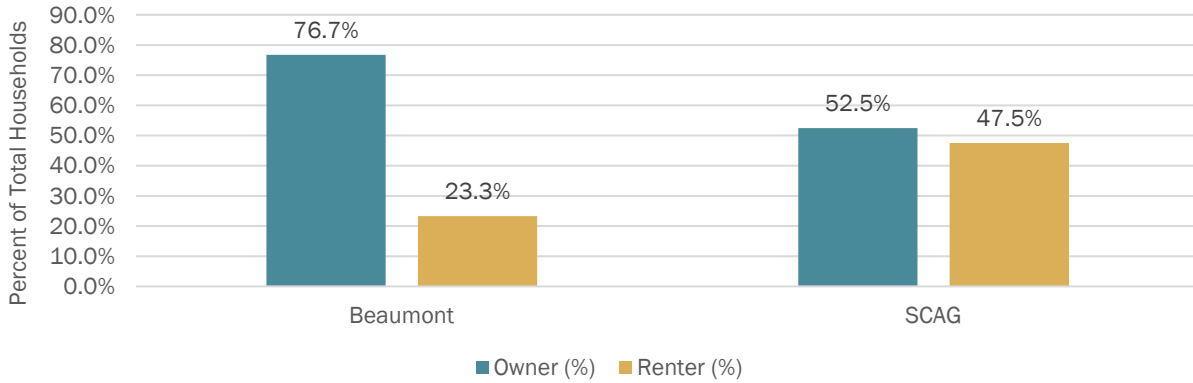
Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

A.4.2 Housing Tenure

Housing security can depend heavily on housing tenure (i.e., whether homes are owned or rented). In addition, lower-income rental households tend to experience a higher degree of housing problems as defined by the Census, such as overpaying, overcrowding, and substandard housing. Renters are also more economically vulnerable than homeowners as they can be displaced more quickly if prices increase, and renters do not build equity through asset ownership like homeowners do. Communities with higher rental populations should therefore consider the unique needs of renters versus owners.

Of Beaumont’s total housing stock, 76.7 percent are owner-occupied and 23.3 percent are renter-occupied. Amongst extremely low-income households, home ownership drops to 46.8 percent (580 households), whereas 53.2 percent (660 households) of extremely low income households rent. To encourage homeownership among lower income groups, the City will continue to promote the First Time Homebuyer Program (see Program 7). In addition, first time homebuyers in Beaumont can obtain financial assistance through the Mortgage Credit Certificate (MCC) Program (see Program 8). Beaumont has a lower share of renters than the SCAG region overall, which is expected given the City’s higher share of single-family homes. Compared to the region, Beaumont has a smaller proportion of residents who are more likely to experience housing problems due to housing tenure as many residents are accruing wealth through homeownership.

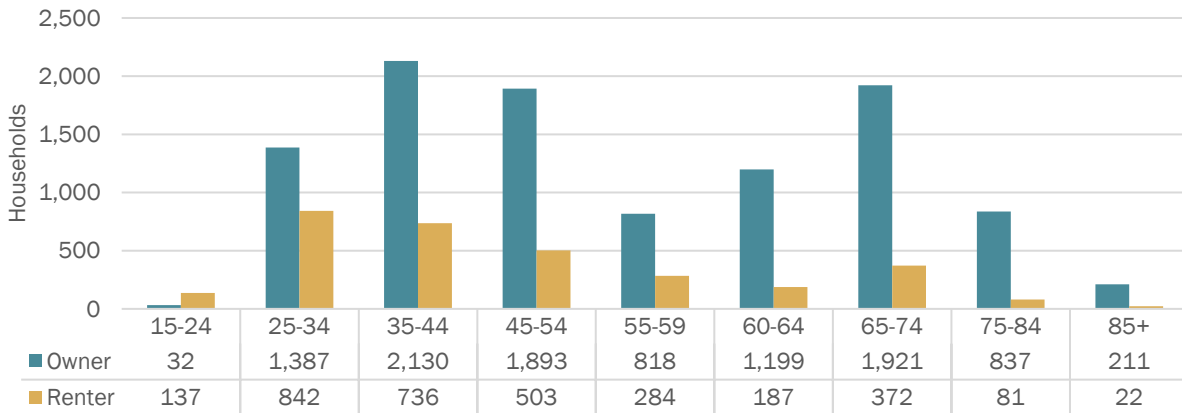
Figure A-17: Housing Tenure



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

In many communities, housing tenure varies substantially based on the age of the occupants. In Beaumont, the only age group in which renters outnumber owners is 15-24 (by 62.1 percent). The age group in which owners most outnumber renters is 75-84 (by 82.4 percent).

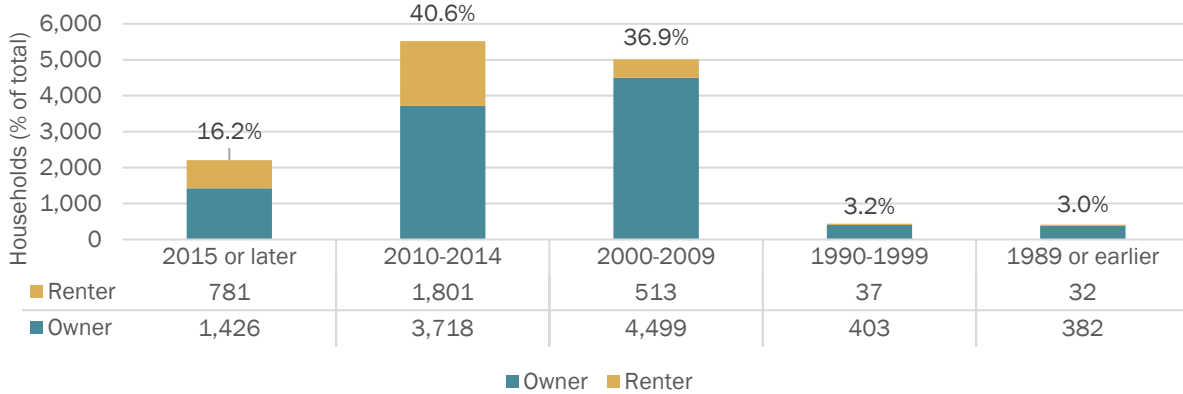
Figure A-18: Housing Tenure by Age



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Across the SCAG region, the most common move-in period was 2010-2014 (31.9 percent) followed by 2000-2009 (26.1 percent). Similarly, in Beaumont, the period during which most people started living in their current residence was 2010-2014 (40.6 percent) followed by 2000-2009 (36.9 percent). As expected, the group with the most distant move-in period has the highest proportion of owners, who are less likely to move from home to home.

Figure A-19: Housing Tenure by Year Moved to Current Residence



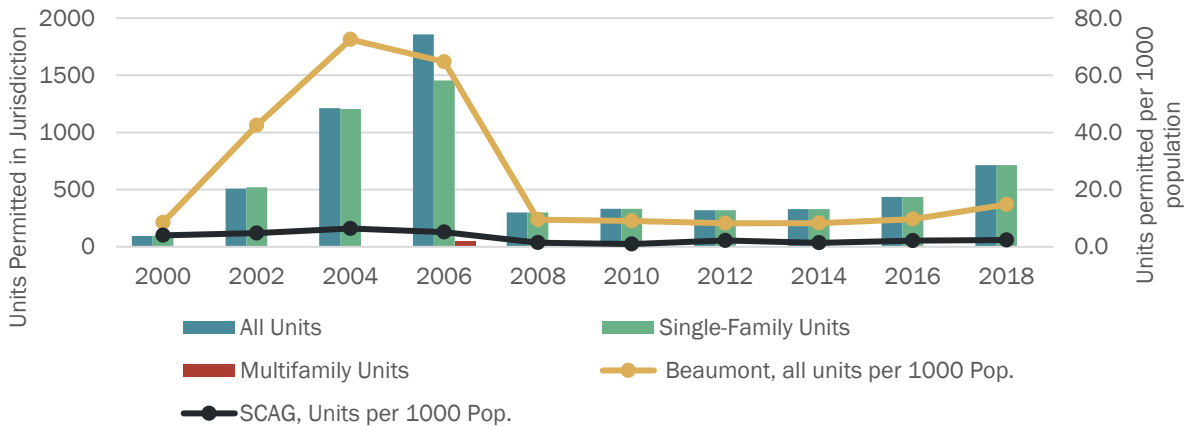
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

A.4.3 Housing Units Permitted

Housing Units Permitted

From 2000 to 2018, Beaumont permitted a total of 6,105 units, the majority of which were single-family units. Total permits issued decreased during the Great Recession and have not recovered to similar levels of permit activity since. Compared to the larger SCAG region, Beaumont permitted more units per 1,000 residents. In 2018, Beaumont had six times the rate of permit activity per 1,000 residents compared to the SCAG region.

Figure A-20: Housing Units Permitted



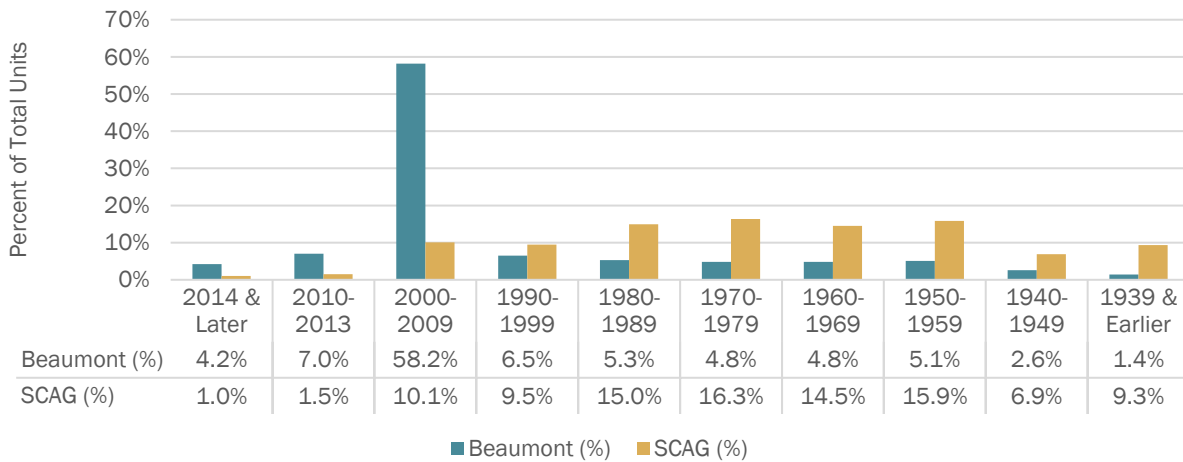
Source: SCAG 2020 Pre-Certified Local Housing Data (Core Logic/Data Quick)

A.4.5 Housing Age and Condition

The age of housing stock is a key indicator of the community’s overall housing condition. As homes get older, there is a greater need for maintenance, repair, and/or replacement of key infrastructure systems. If not properly addressed, an aging housing stock can represent poorer living standards, incur more expensive repair costs and, under certain conditions, lower overall property values.

Only 9.1 percent of all units in Beaumont are older than 60 years old, compared to 32.1 percent of units in the SCAG region. The greatest share of Beaumont's housing units was built between 2000 to 2009, while in the SCAG region more units were built between 1970 to 1979 than any other time. Therefore, Beaumont’s housing stock is generally newer than that of the overall SCAG region.

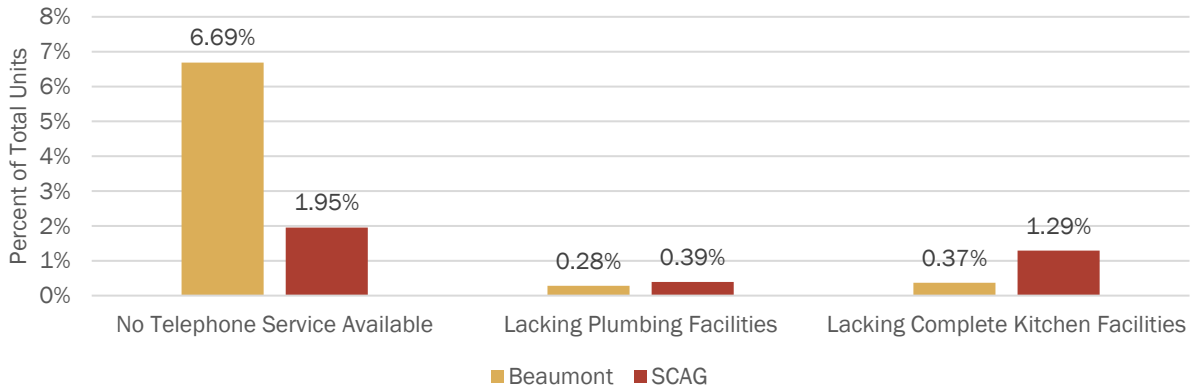
Figure A-21: Housing Units by Year Structure Built



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

The ACS includes surveys with three factors of what may be considered substandard housing. Of all the housing units in Beaumont, 6.7 percent (909 units) lack telephone service, 0.3 percent (38 units) lack plumbing facilities, and 0.4 percent (50 units) lack complete kitchen facilities. Amongst extremely low-income households, 910 have at least one of the following housing problems: incomplete kitchen or plumbing facilities, more than one person per room, or a cost burden greater than 30 percent.

Figure A-22: Substandard Housing



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

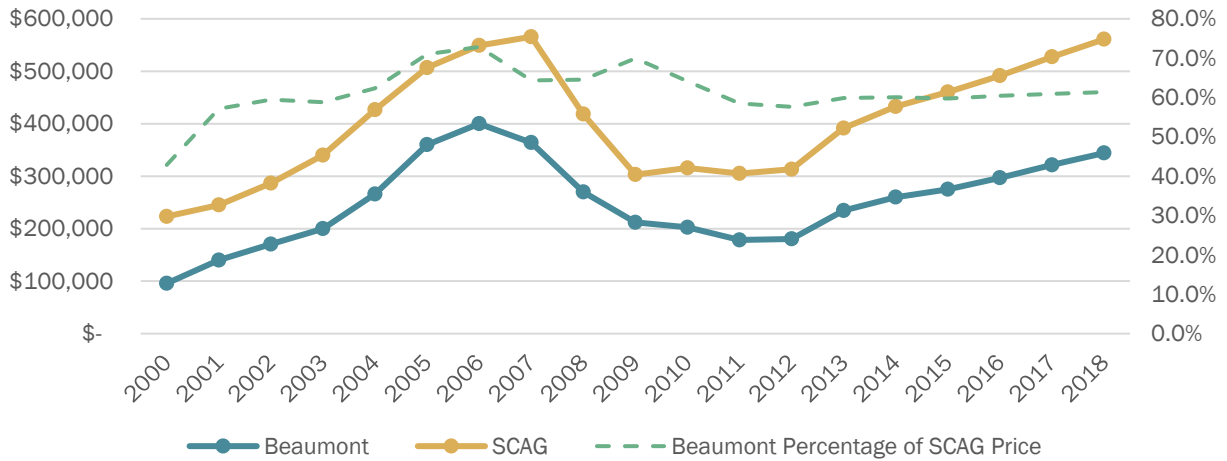
The City’s Code Enhancement (Code Enforcement) Division and Planning Department estimate that up to eight residential units in Beaumont require major rehabilitation. This estimate is based on the Code Enforcement and Planning Department staff’s processing of code compliance cases and familiarity with Beaumont neighborhoods and buildings. The City will implement programs to address substandard housing conditions, including continued residential code enforcement and the housing improvement program (Programs 26 and 27) and seeking funding for rehabilitation and maintenance assistance for lower income and special needs housing (Program 28).

Section A.5 Housing Costs and Affordability

A.5.1 Ownership Costs

In 2018, Beaumont’s median home sales price was \$344,250. The highest home sale price between 2000 and 2018 was \$400,000 in 2006. Between this time period, the median home sales price in Beaumont increased 260 percent while median sales price in the SCAG region increased 151 percent. Compared to the SCAG region, prices in Beaumont have ranged from a low of 42.9 percent of the region median in 2000 and a high of 72.9 percent in 2006.

Figure A-23: Median Homes Sales Prices for Existing Homes



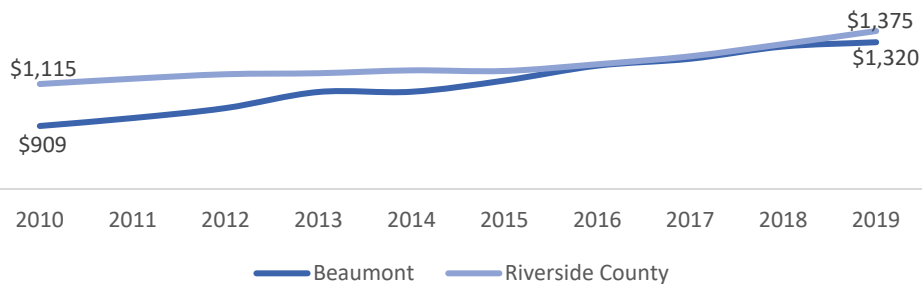
Note: SCAG median home sales price calculated as household-weighted average of county medians

Source: SCAG 2020 Pre-Certified Local Housing Data (SCAG Local Profiles, Core Logic/Data Quick)

A.5.2 Rental Costs

Beaumont rents are slightly lower than rents in Riverside County. As shown below, the median rent paid in Beaumont in 2019 was \$1,320. Over the past 10 years, rents in Beaumont have increased 45 percent while rents in Riverside County have increased 23 percent.

Figure A-24: Median Rent



Source: ACS 5-year estimates, 2010-2019

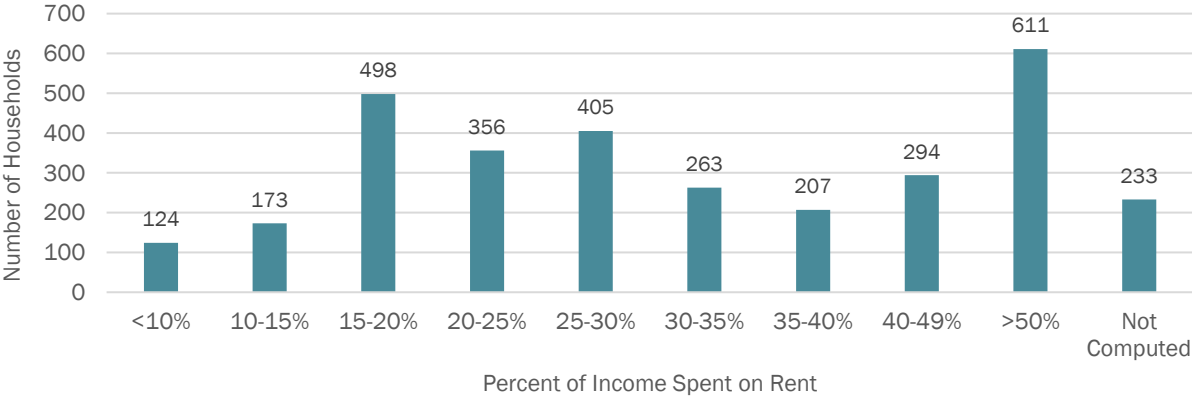
A.5.3 Overpayment

A standard measure of housing affordability can be determined by comparing the cost of market rate housing to the price residents can afford to pay for housing based on their income levels. State and federal standards specify that households spending more than 30 percent of gross annual income on housing are considered to have a housing cost burden. Severe overpaying occurs when households pay 50 percent or more of their gross income for housing. When a

household is overpaying for housing costs, the household has less disposable income for other necessities, including health care, food, and clothing. In the event of unexpected circumstances, such as loss of employment and health problems, lower-income households with a burdensome housing cost are more likely to become homeless or be forced to double-up with other households. Homeowners with a housing cost burden have the option of selling their homes and becoming renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

Beaumont residents experience a lower rate of housing overpayment than the overall SCAG region. More than four out of ten renters in Beaumont are housing cost-burdened. Across Beaumont's 3,164 renter households, 1,375 (43.5 percent) spend 30 percent or more of gross income on housing cost, compared to 55.3 percent in the SCAG region. Additionally, 611 renter households in Beaumont (19.3 percent) are severely cost-burdened and spend 50 percent or more of gross income on housing cost, compared to 28.9 percent in the SCAG region.

Figure A-25: Spending on Rent



Source: SCAG 2020 Pre-Certified Local Housing Data

Housing overpayment can affect households across all income levels. However, a lower-income household spending the same percentage of income on housing as a higher-income household will likely experience a more acute sense of cost burden. The below table indicates the number of households in Beaumont by their income category and their share of income spent on housing. As expected, lower-income households are more likely to be housing cost-burdened than higher-income households. For example, 77 percent of extremely low-income households are severely cost burdened and 12 percent are cost burdened; only 11 percent of such households are not cost burdened. To address some of these issues, the City is implementing Program 6, Rental Assistance.

Table A-12: Cost Burden by Income

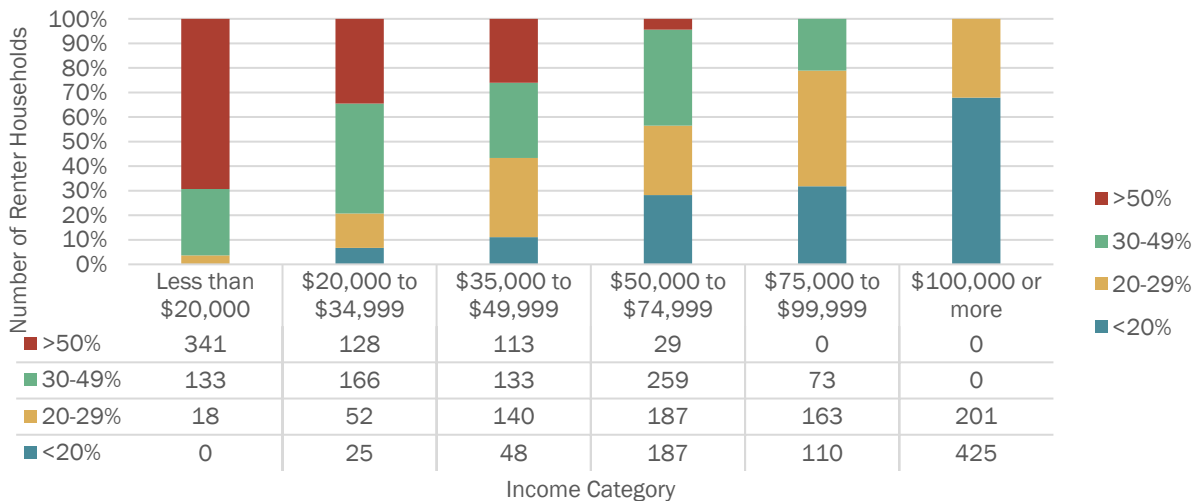
Households by Share of Income spent on Housing Cost						
Income	<30%		30-50%		>50%	
< 30% HAMFI	109	11%	125	12%	775	77%
30-50% HAMFI	194	21%	270	29%	454	49%
50-80% HAMFI	655	32%	745	37%	635	31%
80-100% HAMFI	479	43%	485	43%	155	14%
> 100% HAMFI	6,325	85%	1,019	14%	99	1%
Total Households	7,762	100%	2,644	100%	2,118	100%

Note: HAMFI refers to Housing Urban Development Area Median Family Income

Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)

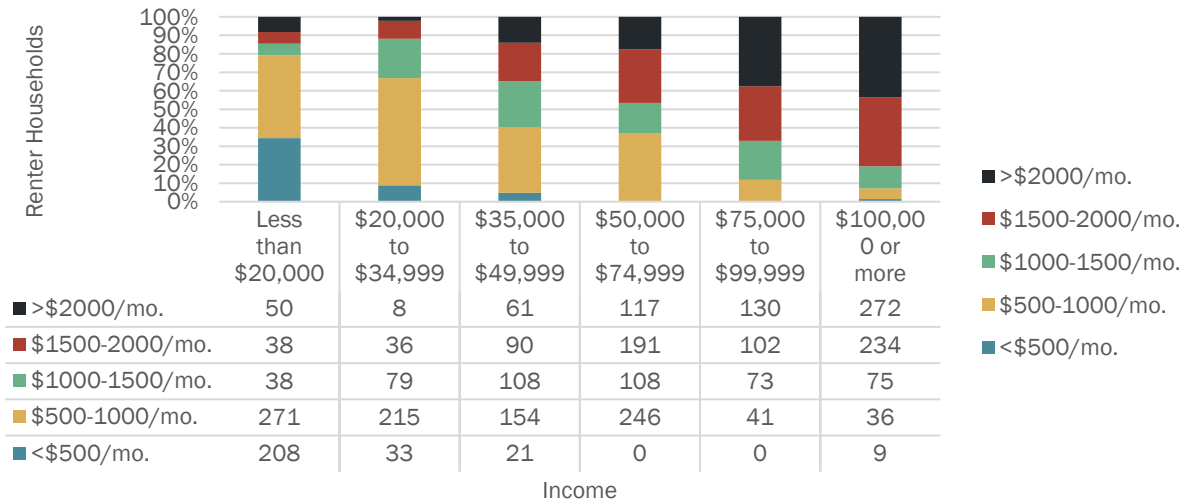
The below chart provides an analysis of Beaumont's renter households (for which income data is available) by spending on rent by income bracket. Similar to the above trends by income level, lower-income households spend a higher share of income on housing (e.g., over 50 percent) while high-income households are more likely to spend under 20 percent of income on housing.

Figure A-26: Spending on Rent by Income



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

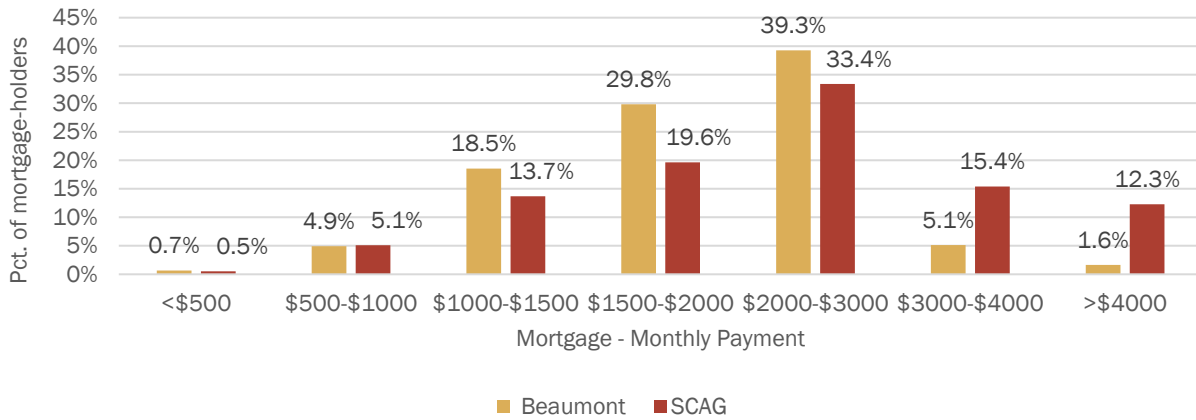
Figure A-27: Household Income by Total Rent (Cash)



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 76.7 percent of Beaumont households (compared to 52.5 percent in the SCAG region). The most commonly occurring mortgage payment in Beaumont is \$2,000 to \$3,000 per month, which is the same in the SCAG region.

Figure A-28: Monthly Owner Costs for Mortgage Holders

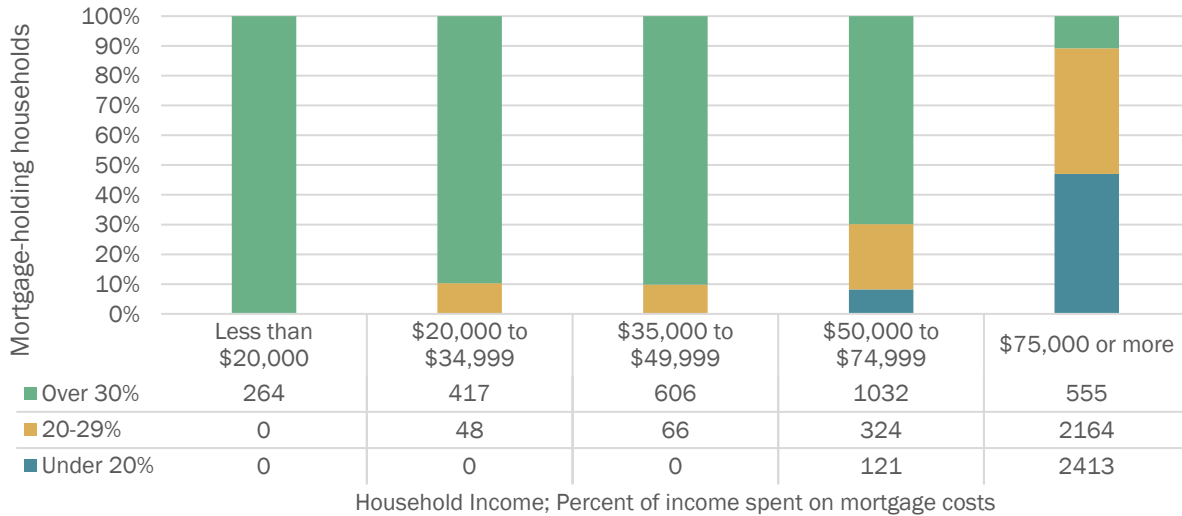


Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Mortgage-holding households in Beaumont can be broken down by income and the percentage of income spent on mortgage costs. As expected, lower-income households spend a higher share of income on housing costs, while high-income households spend a lower share of income on housing. The income category representing the largest share of mortgage-holders is \$75,000 or more (5,132 households), and the most prevalent share of income spent on mortgage costs is

over 30 percent (2,874 households), which means that a large share of mortgage-holders is cost-burdened.

Figure A-29: Costs for Mortgage Holders by Income



Source: SCAG 2020 Pre-Certified Local Housing Data

Table A-13: Beaumont Ability to Pay for Housing for Extremely Low, Very Low-, Low-, and Moderate-Income Households and Fair Market Rents

	Number of Persons in Households			
	1	2	3	4
Extremely Low				
Annual Income Limit	\$15,850	\$18,100	\$21,720	\$26,200
Monthly Income	\$1,321	\$1,508	\$1,810	\$2,183
Max. Monthly Gross Rent	\$396	\$453	\$543	\$655
Max. Purchase Price 5% down ²	\$69,750	\$80,350	\$97,250	\$118,250
Max. Purchase Price 20% down ³	\$104,250	\$104,250	\$126,000	\$153,250
Very Low				
Annual Income Limit	\$26,400	\$30,150	\$33,900	\$37,650
Monthly Income	\$2,200	\$2,513	\$2,825	\$3,138
Max. Monthly Gross Rent	\$660	\$754	\$848	\$941
Max. Purchase Price 5% down ²	\$119,000	\$136,750	\$154,250	\$171,750
Max. Purchase Price 20% down ³	\$154,500	\$177,250	\$203,750	\$227,750
Low				
Annual Income Limit	\$42,200	\$48,200	\$54,250	\$60,250
Monthly Income	\$3,517	\$4,017	\$4,521	\$5,021
Max. Monthly Gross Rent	\$1,055	\$1,205	\$1,356	\$1,506

Max. Purchase Price 5% down ²	\$195,500	\$225,000	\$254,500	\$284,000
Max. Purchase Price 20% down ³	\$257,250	\$296,000	\$335,000	\$373,750
Median				
Annual Income Limit	\$52,700	\$60,250	\$67,550	\$75,300
Monthly Income	\$4,392	\$5,021	\$5,629	\$6,275
Max. Monthly Gross Rent	\$1,318	\$1,506	\$1,689	\$1,883
Max. Purchase Price 5% down ²	\$247,000	\$284,000	\$320,000	\$358,000
Max. Purchase Price 20% down ³	\$325,250	\$373,750	\$421,250	\$471,250
Moderate				
Annual Income Limit	\$63,250	\$72,300	\$81,300	\$90,350
Monthly Income	\$5,271	\$6,025	\$6,775	\$7,529
Max. Monthly Gross Rent	\$1,581	\$1,808	\$2,033	\$2,259
Max. Purchase Price 5% down ²	\$298,750	\$343,250	\$387,500	\$431,800
Max. Purchase Price 20% down ³	\$393,250	\$452,000	\$510,000	\$568,500
<i>Notes:</i>				
¹ 30% of income devoted to maximum monthly rent or mortgage payment, including utilities, taxes, and insurance				
² Assumes 95% loan (i.e., 5% down payment) @ 2.875% annual interest rate and 30-year term				
³ Assumes 80% loan (i.e., 20% down payment) @ 2.875% annual interest rate and 30-year term				
Source: Zillow Mortgage Calculator				

A.5.4 At-Risk Housing Assessment

“At-risk” assisted housing units are multi-family rental housing units that receive government assistance and are eligible to convert to market-rate units due to termination of a rent subsidy contract, mortgage prepayment, or other expiring use restrictions within 10 years of the beginning of the housing element planning period (2021 – 2031). Beaumont has no rental complexes assisted by public funds². Therefore, the City has no multi-family rental complexes at risk of conversion to market rate.

² SCAG 2020 Pre-Certified Local Housing Data

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Appendix B: Sites Inventory & Methodology

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Section B.1 Introduction

B.1.1 Overview and Purpose

According to California Government Code §65580-65589, the housing element must include an inventory of adequate sites that are zoned and available within the planning period to meet the jurisdiction's fair share of regional housing needs across all income levels. The sites inventory, in addition to projected accessory dwelling units (ADUs) and entitled or in process development projects, assists in determining if the jurisdiction has enough developable land to meet its Regional Housing Needs Allocation (RHNA), given its current regulatory framework and market conditions. This Appendix details the sites inventory and supporting analysis methodology and assumptions.



B.1.2 Regional Housing Needs Allocation

Jurisdictions must provide sufficient land to accommodate enough housing for all economic segments of the community. Compliance is determined by the jurisdiction's ability to provide adequate development capacity through appropriate development regulations and land use policies. The number of new units that must be accommodated is established through each jurisdiction's share of the region's projected housing needs for the planning period. This share for each jurisdiction is called the Regional Housing Needs Allocation (RHNA).

Southern California Association of Governments (SCAG), a regional planning agency, is responsible for distributing the RHNA to each jurisdiction within its six-county region (including the County of Los Angeles).¹ The RHNA is distributed by income category. For the 2021-2029 Housing Element update, the City of Beaumont is allocated a RHNA of 4,210 units as follows:

- Very Low Income (less than 50 percent of AMI): 1,229 units (29.2 percent)
- Low Income (50 to 80 percent of AMI): 721 units (17.1 percent)
- Moderate Income (80 to 120 percent of AMI): 723 units (17.2 percent)
- Above Moderate Income (greater than 120 percent of AMI): 1,537 units (36.5 percent)

For this Housing Element planning period, October 15, 2021 through October 15, 2029, the City must ensure the availability of adequate residential sites to accommodate these units. This Appendix provides an overview of the methodology used to evaluate the adequacy of sites within

¹ Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

Beaumont and identifies such sites for future residential development to fulfill the City's share of regional housing needs.

B.1.3 Data

The sites inventory analysis used data provided by the City, such as GIS data and building permit/entitlement information. The following is an overview of the data used:

- City and County-level parcel GIS data, including General Plan land use designation, zoning district, ownership, parcel size, assessed improvement value, etc.
- ADU applications
- Entitled projects and projects in the entitlement phase
- Stakeholders' input
- Prior housing element site inventories
- Annual Progress Reports to HCD during the 5th Cycle
- Zoning Code density standards

Section B.2 Future Residential Development Potential

B.2.1 Accessory Dwelling Units

New State laws in effect since January 1, 2018 have significantly eased the development standards and streamlined the approval process for Accessory Dwelling Units (ADUs). As a result, the City has experienced an increase in ADU applications in recent years. Table B-1 shows the number of ADU applications approved in Beaumont over the past three years.

Table B-1: Approved ADU Applications

Year	Approved ADUs
2018	0
2019	1
2020	3
2018-2020 Total	4
Annual Average	1.33
<i>Source: City of Beaumont</i>	

In 2021, the City approved six ADU applications. However, to be conservative, using data from 2018 to 2020, the City assumes an average approval of 1.33 ADUs per year, resulting in 11 ADUs over the eight-year planning period. Under Program 4 (Accessory Dwelling Units), the City will adopt an updated ADU Ordinance, consistent with State law and prepare ADU standard plans to encourage ADU production.

SCAG conducted a regional ADU affordability analysis to provide local governments in the region with assumptions for ADU affordability that can be used to assign projected ADUs to income categories. SCAG's analysis relies on a survey of rents of 150 existing ADUs conducted between April and June 2020. The ADU affordability assumptions identified in the SCAG analysis for San Bernardino/Riverside Counties region was applied to ADU projected over the planning period.

Table B-2: SCAG ADU Affordability Assumptions

Year	San Bernardino/ Riverside Counties	ADU Projections
Extremely Low	15.0%	1
Very Low	7.7%	1
Low	34.8%	4
Moderate	34.8%	4
Above Moderate	7.7%	1
Total		11
<i>Source: SCAG</i>		

B.2.2 Entitled and Proposed Developments

Because the RHNA projection period for the 2021-2029 Housing Element begins on June 30, 2021, housing developments that have already been proposed or received entitlement but are not expected to be issued a certificate of occupancy until July 1, 2021 or after can be credited toward the RHNA. Table B-3 lists the site address for those projects that can be credited toward the 6th Cycle RHNA. Most of these projects provide above moderate housing units, and most of the units are within approved specific plan areas that are being constructed by merchant builders.

Table B-3: Entitled and Proposed Developments

APN / Address / Location	Units by Income Level			
	Very Low	Low	Moderate	Above Moderate
419-222-003 / 1341 E. 8 th Street	-	-	-	2
419-150-050	-	48 ¹	-	-
428-010-018 / Manzanita Park (TM32850)	-	-	-	95
Fairway Canyon/ Tournament Hills Specific Plan – Tournament Hills	-	-	-	268
Fairway Canyon/ Tournament Hills Specific Plan – Fairway Canyon	-	-	-	528
Sunny Cal Specific Plan	-	-	-	560
Noble Creek Vistas Specific Plan	-	-	-	274
Kirkwood Ranch Specific Plan	-	-	-	530
Sundance Specific Plan – Altis Senior Community	-	-	-	400
Heartland Specific Plan – Olivewood	-	-	-	600
Subtotal	-	48	-	3,257
Net New Total	-	48	-	3,257
¹ This is a transitional housing project by LINC Housing that will be deed restricted and is being processed consistent with AB 744 and AB 2162 guidelines. It contains 24 two-bedroom units, 23 three-bedroom units, and one three-bedroom managers unit. The project is currently in building permit plan check. Source: City of Beaumont				

Entitled and proposed developments would result in 3,257 above-moderate income units during the planning period, exceeding the City's 1,537 above-moderate income RHNA for the 6th Cycle.

B.2.3 Assumptions

Density

Table B-4 summarizes density standards for multi-family and mixed-use zones that allow residential.

Table B-4: Density for Zones that Allow Residential

Zone	Dwelling Units Per Acre
RTN	Min. 4 Max. 12
DMF	Max. 22
SSMU	Max. 22
SSMU-R	Max. 22
UV	Min. 12 Min. 21 acres at 20 Max. 24
RMF	Min. 12 Max. 30
TOD Overlay	Min. 18 Max. 30
<i>Source: City of Beaumont Zoning Code</i>	

Realistic Capacity and Development Trends

Table B-5 summarizes assumptions for realistic residential development capacity based on required minimum densities and recent development trends from multi-family projects in the entitlement process or approved within Beaumont where minimum densities are not established. Beaumont has one multi-family project in the entitlement process and another that is approved. Since only two projects informed the development trends capacity, a lower realistic capacity was assumed for zones that do not have a minimum density. Program 5 (Minimum Densities) requires the City to establish minimum densities on housing sites where minimum densities do not currently apply, ensuring sites are developed at densities to meet realistic unit estimates.

Table B-5: Zones Realistic Residential Development Capacity Assumptions

Zone	Minimum Density	Development Trends Capacity	Realistic Capacity Assumption
RTN	4 units/acre	N/A	4 units/acre
DMF	N/A	82%	50% (11 units/acre)
SSMU	N/A	82%	50% (11 units/acre)
SSMU-R	N/A	82%	50% (11 units/acre)
UV	12 units/acre	N/A	12 units/acre
RMF	12 units/acre	N/A	12 units/acre
TOD Overlay	18 units/acre	N/A	18 units/acre

Source: City of Beaumont Zoning Code, City of Beaumont, LWC

Since the new mixed-use zones were adopted (December 2020), the City has not received any new development applications in these zones. However, the City is receiving developer interest for residential mixed use projects in these zones, particularly in the eastern portion of the city around Xenia Avenue and Sixth Street, where some housing sites are identified. The City is not receiving any interest for new 100 percent commercial projects in the mixed-use zones. Additionally, prior to adoption of the new mixed-use zones, the City had an overlay to allow housing on certain parcels in commercial zones. The LINC transitional housing project, currently in building permit plan check, is located on one of those parcels, demonstrating housing production in mixed-use areas. No applications for 100 percent commercial projects were proposed on commercial parcels with the housing overlay from 2017 to 2020 (the last three years in effect prior to adoption of new mixed-use zones).

The LINC Housing lower-income transitional housing project with 48 housing units is in the Local Commercial Zone, does not contain a commercial component, and is currently in building permit plan check. With the declining trend of brick-and-mortar retail coupled with COVID-19 pandemic impacts and continued demand for housing, the likelihood of 100 percent commercial projects is not expected to increase in the near future. In fact, development trends from throughout the regional market suggest that developers are pursuing projects in mixed use zones with either minimal or no commercial component. The realistic capacity assumptions for mixed-use zones identified in Table B-5 are conservative, reflecting required minimum densities or lower densities than demonstrated trends. As previously mentioned, Program 5 (Minimum Densities) requires the establishment of minimum densities on sites where minimum densities do not currently apply (i.e., DMF, SSMU, SSMU-R zones) to ensure sites are developed at densities to meet realistic unit projections. Additionally, Program 1 requires rezoned sites to allow 100 percent residential uses.

Projects that are below maximum density are driven by market demand for larger units. The City’s recent Zoning Code amendments removed a minimum floor area requirement based on unit size that could have impeded achieving maximum density. The LINC Housing lower-income transitional housing project received a density bonus, and therefore exceeded maximum allowed

density (30 units per acre on a 1.6-acre site). Various programs are included to reduce potential constraints to housing development, including mixed-use parking incentives (Program 18), objective design standards (Program 19), and permit streamlining (Program 21) programs.

B.2.4 Methodology

To create the adequate sites inventory, the City developed a comprehensive, iterative methodology to screen parcels for near-term development potential. The methodology is described below.

Phase 1: Available Vacant Sites and Initial Categorization

The City analyzed the 5th Cycle vacant sites to determine which are still available for development (e.g., were still available for entitlement, were not precluded by future freeway on/off ramp preliminary design, etc.). The City also queried vacant sites in higher density zones to assess potential sites. Each vacant parcel was identified to potentially be able to accommodate a specific income category given its maximum allowable density standards. Income level determinations are identified in Table B-6. The lower income category threshold is consistent with the default density for Beaumont pursuant to Government Code §65583.2.

Table B-6: Income Levels by Density

Density Allowed by Zone	Income Level
< 20 dwelling units/acre	Above moderate
20 – 29 dwelling units/acre	Moderate
30+ dwelling units/acre	Lower
<i>Source: LWC, HCD</i>	

Phase 2: Screening for Potential Lower Income Sites

Per HCD guidance, sites accommodating lower-income housing should be between 0.5 and 10 acres. The City screened the available vacant sites with the potential for lower income (i.e., zoning allows 30 units per acre) for the following:

1. Lot size is greater than or equal to 0.5 acres
2. Lot size is no greater than 10 acres

All sites originally considered lower income but whose lot sizes are smaller than 0.5 or larger than 10 acres were categorized for moderate housing.

Phase 3: Site-by-Site Assessment

Following the screening analysis, a site-by-site assessment and refinement of sites was conducted using additional information from direct observation or firsthand experience from City staff. During this analysis, some potential sites were found to have other conditions (e.g., irregular shape, accessibility issues/landlocked, etc.) that could preclude them from the site inventory. This

analysis included an evaluation of environmental and infrastructure constraints, which are described in Appendix C, Section C.4. All identified sites and housing development planned to satisfy RHNA have access to sufficient infrastructure and utilities. Minimum densities were applied on the few sites where a portion of the site may be located in the 100-year flood zone. Where parcels could be consolidated into sites to address conditions, namely accessibility, consolidated sites were identified. Consolidated sites have no more than two owners and are compliant with the size screening criteria (see Phase 2).

Phase 4: Parcels in Prior Housing Elements

Vacant parcels from both the 4th and 5th Cycles and non-vacant parcels from the 5th Cycle can be reused in this Housing Element (the 6th Cycle) to accommodate lower-income housing, but they must be rezoned to allow projects with at least 20 percent of the units affordable to lower income households to be by-right. Figure B-1 shows all 6th Cycle sites and any site previously identified as a site in the 5th Cycle. All 6th Cycle sites already allow multi-family housing by right based on the City's 2020 General Plan update and Zoning Code amendments; therefore, no new program is required. Furthermore, various programs are included to facilitate housing, including housing on previously identified sites (e.g., Program 2 for Housing Facilitation in the Urban Village).

Section B.3 Adequacy of Residential Sites in Meeting RHNA

The following table summarizes the City's methods for satisfying its RHNA (Table B-7). Based on ADU projections, entitled and proposed projects, and available sites, the City has excess capacity in moderate and above-moderate income categories. The City has a small shortfall in the lower income categories, and the City has identified potential parcels for rezoning to address this shortfall (see Table B-9 and Section IV, Housing Plan, Program 1 for more details and specific parcels). The resulting rezoning would shift some of the projected moderate-income units into the lower income category. The rezoning would also result in some of these rezoned lower-income housing sites being reused from previous Housing Element site inventories. As such, Program 1 includes the requirement of all rezoned sites to allow multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households pursuant to Government Code §65583.2(i).

Table B-7: Residential Development Potential and RHNA

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,229	721	723	1,537	4,210
ADUs	1	1	4	4	1	11
Entitled/Proposed Projects ¹	-	-	48	-	3,257	3,305
Remaining RHNA	See Very Low	1,227	669	719	(1,721)	N/A
Site Inventory ¹	See Very Low/Low	1,847		3,889	5	5,741
Surplus / (Shortfall)	See Very Low/Low	(49)		3,170	1,726	N/A
¹ Considers net new units only.						
Source: City of Beaumont, LWC						

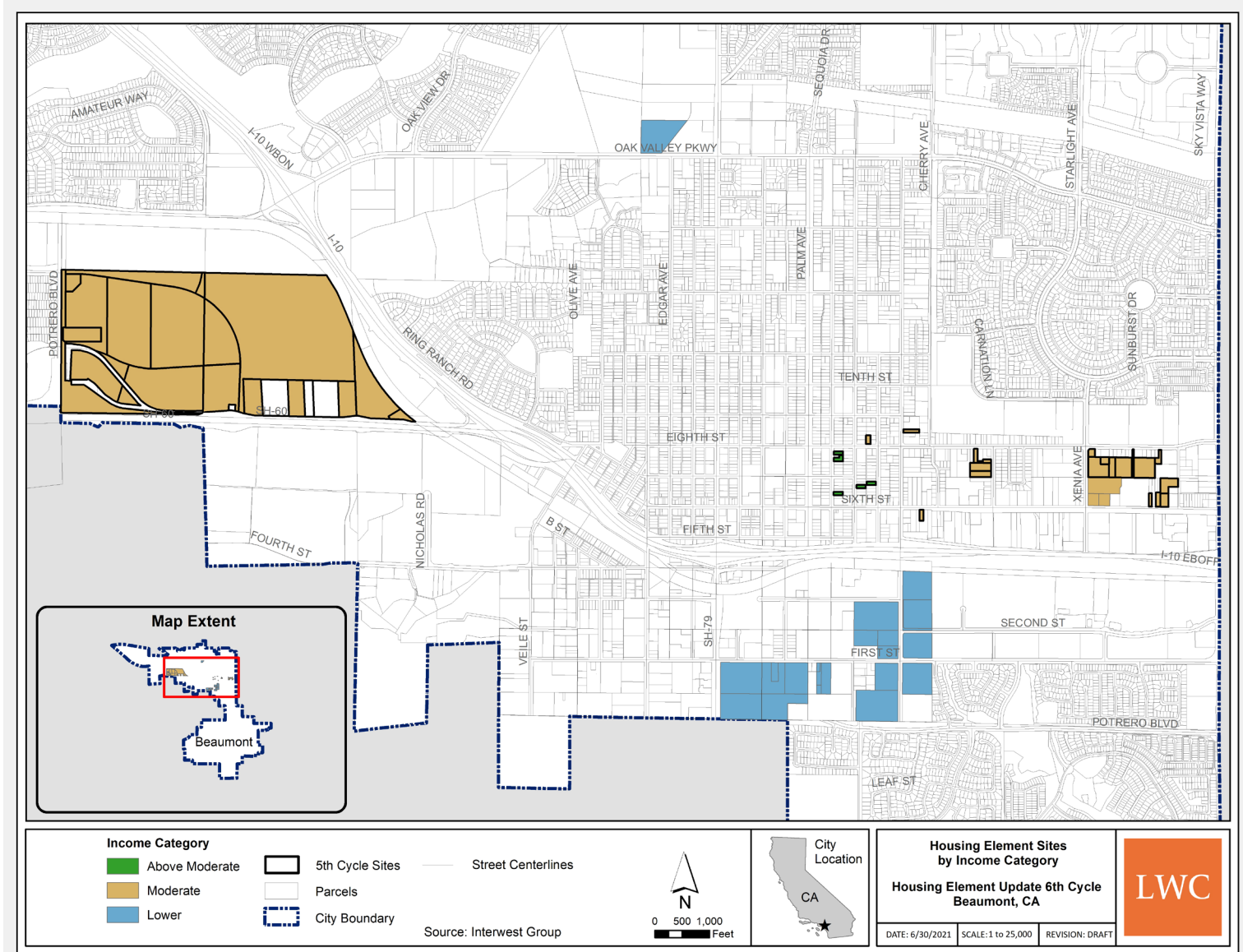
Table B-8: Residential Development Potential and RHNA – WITH POTENTIAL REZONING

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,229	721	723	1,537	4,210
ADUs	1	1	4	4	1	11
Entitled/Proposed Projects ¹	-	-	48	-	3,257	3,305
Remaining RHNA	See Very Low	1,227	669	719	(1,721)	N/A
Site Inventory ¹	See Very Low/Low	2,327		3,644	5	5,976
Surplus / (Shortfall)	See Very Low/Low	431		2,925	1,726	N/A
¹ Considers net new units only.						
Source: City of Beaumont, LWC						

B.3.1 Housing Sites Map

The following map, Figure B-1, shows the inventory of sites by income category. Sites that were also included in the 5th Cycle Housing Element are identified with a bold border.

Figure B-1: 6th Cycle Housing Element Site Inventory Map by Income Category



B.3.2 Housing Sites Table

The following table lists the parcels in the City’s housing sites inventory with unit capacity by income category.

Table B-9: Housing Sites Inventory

APN	Parcel Size (ac)	Site	Zone	General Plan	Vacant/Non-Vacant (use)	4 th & 5 th Cycle Site ¹	Income Category of Units Projected per Realistic Capacity			Total Net New Units
							Lower	Moderate	Above Moderate	
415301008	0.3	-	RMF	HDR	Vacant	YES	-	4	-	4
415303004	0.4	-	RMF	HDR	Vacant	YES	-	5	-	5
418043002	0.2	-	RTN	TN	Vacant	YES	-	-	1	1
418043019	0.3	-	RTN	TN	Vacant	YES	-	-	1	1
418053005	0.2	-	RTN	TN	Non-vacant (shed)	YES	-	-	1	1
418031010	0.2	-	RTN	TN	Vacant	YES	-	-	1	1
418031020	0.2	-	RTN	TN	Vacant	YES	-	-	1	1
419222022	0.5	-	DMF	DMF	Vacant	YES	-	6	-	6
419222019	0.2	-	DMF	DMF	Vacant	YES	-	2	-	2
419222020*	1.3	-	DMF	DMF	Vacant	YES	-	14	-	14
419222021*	1.0	-	DMF	DMF	Vacant	YES	-	11	-	11
419170016*	2.6	E	DMF	DMF	Vacant	YES	-	28	-	28
419170017*	0.4	E	DMF	DMF	Vacant	YES	-	4	-	4
419170018*	0.9	E	DMF	DMF	Vacant	YES	-	10	-	10
419170022*	0.5	E	DMF	DMF	Vacant	YES	-	5	-	5
419170026	0.4	-	DMF	DMF	Vacant	YES	-	4	-	4
419170027*	2.8	-	DMF	DMF	Vacant	YES	-	30	-	30
419160005*	3.2	F	DMF	DMF	Vacant	YES	-	36	-	36
419160024*	0.5	F	DMF	DMF	Vacant	YES	-	5	-	5
418123007	0.3	-	SSMU	SSMU	Vacant	YES	-	4	-	4
419160013	0.3	-	SSMU	SSMU	Vacant	YES	-	3	-	3
419160017*	1.6	-	SSMU	SSMU	Vacant	YES	-	17	-	17
419160019*	0.5	G	SSMU	SSMU	Vacant	YES	-	6	-	6

Table B-9: Housing Sites Inventory

APN	Parcel Size (ac)	Site	Zone	General Plan	Vacant/Non-Vacant (use)	4 th & 5 th Cycle Site ¹	Income Category of Units Projected per Realistic Capacity			Total Net New Units
							Lower	Moderate	Above Moderate	
419160020*	0.8	G	SSMU	SSMU	Vacant	YES	-	9	-	9
414130011	1.2	-	UV	UV	Vacant	YES	-	14	-	14
414130012	13.2	-	UV	UV	Vacant	YES	-	159	-	159
414120035	100.1	-	UV	UV	Vacant	YES	-	1201	-	1201
414120009	4.5	-	UV	UV	Vacant	YES	-	54	-	54
414120016	5.0	-	UV	UV	Vacant	YES	-	60	-	60
414120006	4.7	-	UV	UV	Vacant	YES	-	57	-	57
414120033	13.2	-	UV	UV	Vacant	YES	-	159	-	159
414120027	32.2	-	UV	UV	Vacant	YES	-	386	-	386
414120026	28.0	-	UV	UV	Vacant	YES	-	336	-	336
414120041	17.7	-	UV	UV	Vacant	YES	-	212	-	212
414120042	4.1	-	UV	UV	Vacant	YES	-	49	-	49
414120034	12.6	-	UV	UV	Vacant	YES	-	152	-	152
414120038	24.6	-	UV	UV	Vacant	YES	-	295	-	295
414120040	12.5	-	UV	UV	Vacant	YES	-	151	-	151
414120029	1.0	-	UV	UV	Vacant	YES	-	12	-	12
414090024	10.4	-	UV	UV	Vacant	YES	-	125	-	125
414120031	1.8	-	UV	UV	Vacant	YES	-	21	-	21
414120039	14.6	-	UV	UV	Vacant	YES	-	176	-	176
419170031*	4.2	-	SSMU	SSMU	Vacant	-	-	46	-	46
419170034*	1.0	-	SSMU	SSMU	Vacant	-	-	11	-	11
419170035*	1.0	-	SSMU	SSMU	Vacant	-	-	11	-	11
404190002	8.5	-	RMF	HDR	Vacant	-	101	-	-	101

Table B-9: Housing Sites Inventory

APN	Parcel Size (ac)	Site	Zone	General Plan	Vacant/Non-Vacant (use)	4 th & 5 th Cycle Site ¹	Income Category of Units Projected per Realistic Capacity			Total Net New Units
							Lower	Moderate	Above Moderate	
418240010	0.6	A	TOD	GC/TOD	Vacant	-	11	-	-	11
418240011	6.3	A	TOD	GC/TOD	Vacant	-	113	-	-	113
418351002	10.0	-	TOD	GC/TOD	Vacant	-	181	-	-	181
418240009	9.7	-	TOD	GC/TOD	Vacant	-	175	-	-	175
418250001	2.9	B	TOD	GC/TOD	Vacant	-	51	-	-	51
418250006	2.5	B	TOD	GC/TOD	Vacant	-	44	-	-	44
418250008	2.0	-	TOD	GC/TOD	Vacant	-	37	-	-	37
418250009	5.6	-	TOD	GC/TOD	Vacant	-	101	-	-	101
418310007	10.0	-	TOD	GC/TOD	Vacant	-	179	-	-	179
418310008	8.2	-	TOD	GC/TOD	Vacant	-	147	-	-	147
418320007	5.5	-	TOD	GC/TOD	Vacant	-	99	-	-	99
418320008	6.6	-	TOD	GC/TOD	Vacant	-	120	-	-	120
418320011	4.5	C	TOD	GC/TOD	Vacant	-	81	-	-	81
418320012	1.0	C	TOD	GC/TOD	Vacant	-	18	-	-	18
418330017	2.3	-	TOD	GC/TOD	Vacant	-	41	-	-	41
418341009	4.8	-	TOD	GC/TOD	Vacant	-	87	-	-	87
418342002	7.1	-	TOD	GC/TOD	Vacant	-	127	-	-	127
418360003	6.3	-	TOD	GC/TOD	Vacant	-	114	-	-	114
418330020	0.2	D	TOD	GC/TOD	Vacant	-	4	-	-	4
418330008	0.3	D	TOD	GC/TOD	Vacant	-	6	-	-	6
418330021	0.6	D	TOD	GC/TOD	Non-vacant (single-family residence)	-	10	-	-	9
Total							1,847	3,889	5	5,741

Table B-9: Housing Sites Inventory

APN	Parcel Size (ac)	Site	Zone	General Plan	Vacant/Non-Vacant (use)	4 th & 5 th Cycle Site ¹	Income Category of Units Projected per Realistic Capacity			Total Net New Units
							Lower	Moderate	Above Moderate	
¹ All parcels previously identified as housing sites in the 5 th Cycle Housing Element are assumed to have also been included in the 4 th Cycle Housing Element. * Potential parcels for rezoning to accommodate lower income units.										
Source: City of Beaumont, LWC										

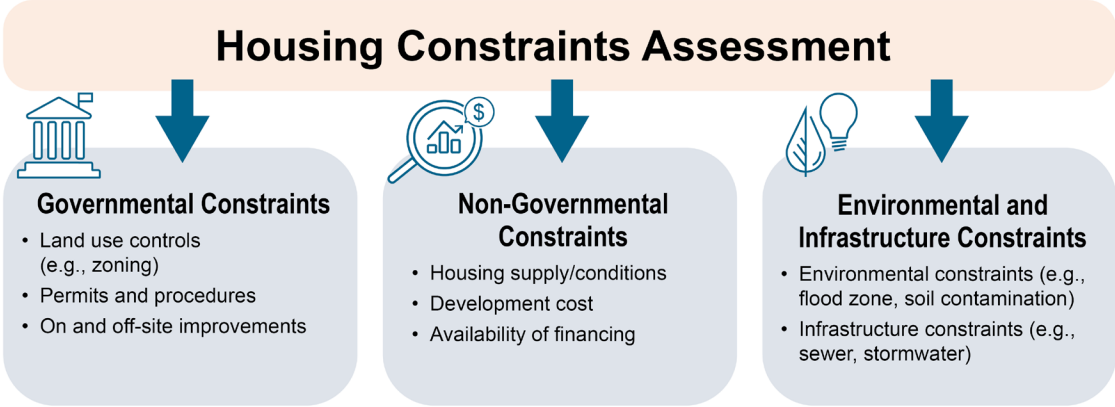
Appendix C: Housing Constraints

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Section C.1 Introduction

This Appendix covers local governmental, non-governmental, and environmental and infrastructure constraints to housing production in Beaumont.



Section C.2 Governmental Constraints

C.2.1 Introduction

Local policies and regulations can affect the quantity and type of residential development. Since governmental actions can constrain the development and the affordability of housing, State law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code § 65583(c)(3)).

The City’s primary policies and regulations that affect residential development and housing affordability include: the General Plan, the Zoning Code, development processing procedures and fees, on and off-site improvement requirements, and the California Building and Housing Codes. In addition to a review of these policies and regulations, an analysis of the governmental constraints on housing production for persons with disabilities is included in this Section.

C.2.2 Land Use Controls

This section provides an overview of the City’s land use controls and their relation to the City’s housing supply.

General Plan Land Use Designations

The City adopted the Elevate Beaumont 2040 General Plan in 2020. Chapter 3 of the General Plan is the Land Use and Community Design Element which directs the location and form of future development in the city.

The General Plan includes nine land use designations that allow a range of residential development types (see Table C-1), at a variety of densities.

Table C-1: City General Plan Residential Land Use Designations

General Plan Designation	Description
Rural Residential 40 (RR40)	Single family detached homes on 40 acre lots in a rural mountainous setting
Rural Residential 10 (RR10)	Single family detached homes on 10 acre lots in a rural setting
Rural Residential 1 (RR1)	Single family detached homes on 1 acre lots in a hillside setting
Single Family Residential (SFR)	Single-family residential (attached or detached). Neighborhood commercial in specified locations.
Traditional Neighborhood (TN)	Single-family detached houses and small-scale multi-family housing. Neighborhood commercial in specified locations.
High-Density Residential (HDR)	Multi-family housing (townhomes, condominiums, apartments, etc.). Neighborhood commercial in specified locations.
Urban Village (UV)	Variety of specialized land uses, including a regional serving commercial, higher density residential development, educational uses and abundant open space and recreation amenities.
Transit-Oriented District Overlay (TOD Overlay)	Residential and supportive employment and commercial uses near the future transit station.
Downtown Mixed Use (DMX)	Mixed-use buildings with active ground floor retail uses, upper level professional office, service activities in conjunction with multi-family residential uses and live/work units.

Source: Beaumont General Plan, Table 3.3 (Land Use Designations)

Zoning Districts

The Zoning Code, Title 17 of the Beaumont Municipal Code, was amended in December 2020 to be consistent with the recently updated General Plan. The Zoning Code and Zoning Map are available on the City’s website consistent with Government Code §65940.1(a)(1)(B). There are eleven zones that allow residential development. Table C-2 lists the zones that allow residential uses.

Table C-2: Zones Allowing Residential Uses

Zone	Description
Residential, Rural	The Residential, Rural Zone is intended to provide for and encourage the development of agriculturally oriented low density residential development to take advantage of the rural environment.
Residential, Single Family	The Residential, Single-Family Zone is intended to protect established neighborhoods of one-family dwellings and to provide space in suitable locations for additional residential, single-family development. To increase access to shopping, services, and amenities, the R-SF Zone allows for limited, appropriately located neighborhood supporting uses in specific locations.
Residential, Traditional Neighborhood	The Residential, Traditional Neighborhood Zone is intended to provide a range of housing choices, including single-family and multi-family development and supporting neighborhood service uses within a walkable and well-connected setting.
Residential, Multiple-Family	The Residential, Multiple-Family Zone is intended to protect established medium density and high-density residential development in the City, and to facilitate further development of this land use type. This includes higher density housing that includes condominiums, townhomes, duplexes, patio apartments, senior housing and supporting ancillary facilities.
Urban Village	The Urban Village Zone applies to a specific area situated between Interstate 10 and State Route 60 Freeway corridors. Within this area, a variety of specialized land uses that capitalize on the area's unique location are contemplated. These uses include a regional commercial center, higher density residential development, educational uses, and abundant open space and recreational amenities. The permitted uses and development standards are intended to be conducive to a compact, mixed use, and walkable environment.
Transit Oriented District Overlay Zone	The Transit Oriented District Overlay applies to the area around a future Metrolink transit station. The permitted uses and development standards are intended to be conducive to a transit-friendly environment, including a mix of residential and commercial uses within a walkable and transit accessible setting.
Downtown Mixed Use Zone	The Downtown Mixed Use Zone is intended to provide for a rich and diverse mixture of office, retail, commercial, civic, entertainment, and cultural activities in a lively, thriving, high-quality pedestrian environment which incorporates mixed use development. Active and retail uses are required along the Sixth Street (between California and Palm Avenues) and Beaumont Avenue (between 5th and 8th Street) street frontages to create a walkable, pedestrian-oriented and vibrant environment. This Zone is also intended to allow for residential uses on the upper floors (residential uses are not permitted on the first floor along Sixth Street and Beaumont Avenue to ensure that the Downtown character is maintained).
Beaumont Mixed Use Zone	The Beaumont Mixed Use Zone is intended to facilitate Beaumont Avenue corridor's transition to a mixed-use district with a mix of professional office, limited commercial uses and residential uses that are compatible with the abutting single-family residences to the east and west. Development is intended to be less intense than the DMU zoning district in keeping with the scale of surrounding development.
Sixth Street Mixed Use Zone	The Sixth Street Mixed Use Zone is intended to provide for commercial and multi-family residential uses along Sixth Street, east of Palm Avenue either as stand alone or in a mixed use setting. The permitted uses and development standards are intended to be conducive to a compact, mixed use, and walkable environment and supportive of the Downtown retail environment west of Palm Avenue.
Sixth Street Mixed Use – Residential Zone	The Sixth Street Mixed Use – Residential Zone is intended to provide for multi-family residential and commercial uses along the north side of Sixth Street, east of Palm Avenue. Multi-family residential uses are required, either as stand alone or in a mixed use setting. The permitted uses and development standards are intended to be conducive to a compact, mixed use, and walkable environment and supportive of the Downtown retail environment west of Palm Avenue.

Table C-2: Zones Allowing Residential Uses

Zone	Description
Downtown Residential Multifamily Zone	The Downtown Residential Multifamily Zone is intended to encourage walkable, transit ready residential development in the proximity to Downtown, and to facilitate further development of this land use type. This includes higher density housing that includes condominiums, townhomes, duplexes, patio apartments, senior housing and supporting ancillary facilities.
<i>Source: Beaumont Zoning Code, Chapter 17.03 (Zoning Map and Zone Districts) and Chapter 17.19 (Downtown Zone Districts)</i>	

Overlay Zone: The City’s sole overlay zone, the Transit-Oriented (TOD) Overlay Zone, applies to the majority of the Community Commercial Zone which does not allow residential uses, apart from Single Room Occupancy units. The TOD Overlay Zone allows many residential housing types that would not be permitted in the Community Commercial Zone, providing another area of the city with the potential for housing development. The City is being proactive in its approach to transit-oriented housing development by providing this mixed-use overlay zone in anticipation of a future Metrolink station.

Specific Plans: The City currently has 17 adopted specific plans, of which seven have been fully built-out. Table C-3 lists the specific plans that allow for residential development and are still in the process of being built out. The majority of the seven specific plans consist of single-family home developments, while two of the specific plans include some multi-family/higher density units.

Table C-3: Specific Plans – Residential, Not Built-Out

Specific Plan	Description
Fairway Canyon/ Tournament Hills	Single family residential community with a total buildout of 4,660 homes
Sunny Cal	Single family residential community with a total buildout of 560 homes
Heartland	Single family residential community with a total buildout of 1,224 homes
Noble Creek Vistas	Single family residential community with a total buildout of 648 homes
Kirkwood Ranch	Residential development including 470 single family homes and 60 multi-family units*
Sundance	Residential community with a mix of very low density to high density and a total buildout of 4,450 units
Potrero Creek Estates	Single family residential community with a total buildout of 1,028 homes
<i>Source: Beaumont General Plan, City of Beaumont</i> <i>* Tentative tract map for Kirkwood Ranch has expired.</i>	

Development Standards

Development standards can constrain new residential development when the standards make it economically unfeasible or physically impractical to develop a particular lot, or there are no suitable parcels which meet the development criteria for building form, massing, height, and density in a particular zone.

Through its Zoning Code, the City enforces minimum site development standards for new residential uses. Table C-4 summarizes the basic standards for the City’s residential and mixed-use zones.

Table C-4: Development Standards in Zones that Allow Residential Development

Zone	Zone	Min. Lot Size	Density (units/acre)	FAR	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage
					Front	Side	Rear		
Residential, Rural	RR	40 acres	N/A	N/A	25	10	20	26 ft. or 2 stories, whichever is less	N/A
Residential, Single Family	R-SF	7,000 sq.ft.	N/A	N/A	20	Single level, interior lots < 70 ft. wide: 5 Single level, interior lots > 70 ft. wide: 10 on one side, 5 on the other Two level, interior side: 10 Street side: 10	20	35 ft. or 2 stories, whichever is less	N/A
Residential, Traditional Neighborhood	R-TN	5,000 sq.ft. ¹	Max: 12 ²	N/A	15	Interior side: 5 Street side: 10	15	35 ft.	N/A
Residential, Multiple-Family	R-MF	6,000 sq.ft. ¹	Min: 12 Max: 30	N/A	20	Interior side: 5 Street side: 10	15	35 ft.	70%
Urban Village	UV	10,000 sq.ft.	Min: 12 Max: 24 ³	N/A	5	N/A	10	50 ft.	N/A
Transit Oriented District Overlay Zone	TOD	10,000 sq.ft. ⁴	Min: 18 Max: 30	N/A	N/A	N/A	N/A	50 ft. ⁴	50% ⁴

Table C-4: Development Standards in Zones that Allow Residential Development

Zone	Zone	Min. Lot Size	Density (units/acre)	FAR	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage
					Front	Side	Rear		
Downtown Mixed Use Zone	DMU	N/A	Max: 15	N/A	N/A	15 when adjacent to single family residential use	20 when adjacent to single family residential use	45 ft. or 3 stories	N/A
Beaumont Mixed Use Zone	BMU	N/A	Max: 10	N/A	5	5, 15 when adjacent to single family residential use	10, 20 when adjacent to single family residential use	35 ft. or 2 stories ⁵	N/A
Sixth Street Mixed Use Zone	SSMU	10,000 sq.ft.	Max: 22	N/A	5	5, 15 when adjacent to single family residential use	10, 20 when adjacent to single family residential use	60 ft. or 4 stories	N/A
Sixth Street Mixed Use - Residential Zone	SSMU-R	10,000 sq.ft.	Max: 22	N/A	5	5, 15 when adjacent to single family residential use	10,20 when adjacent to single family residential use	60 ft. or 4 stories	N/A
Downtown Residential Multifamily Zone	DMF	6,000 sq.ft.	Max: 22	N/A	10	Interior side: 5, 15 when adjacent to single family residential use Street side: 10 3-story building: 20	15, 20 when adjacent to single family residential use	35 ft.	N/A
<p>¹ Smaller lots may be allowed consistent with 17.11.030.D (Small Lot Development) (see following page).</p> <p>² With an average density of six units per acre across the property. A studio or one-bedroom unit of no more than 750 square feet, excluding a garage, shall count as 0.5 of a unit. Density below four units per acre may be allowed subject to conditional use permit approval, if the Planning Commission finds that the lower density does not jeopardize the City's ability to satisfy its Regional Housing Needs Allocation.</p> <p>³ No more than 21 acres in the Urban Village Zone shall be developed at a density below 20 units per acre.</p> <p>⁴ Standards are contained in the Community Commercial base zone, which would apply in the TOD Overlay.</p> <p>⁵ No housing sites are identified in the BMU Zone (see Appendix B).</p>									
<p>Source: Beaumont Zoning Code</p>									

The dimensional standards listed in Table C-4 generally do not constrain the development of housing in city. For example, FAR limitations do not apply to residential developments or residential portions of mixed-use developments, and most zones do not have lot coverage/area standards. While the R-MF Zone has a maximum lot area requirement of 70 percent, this amount of coverage does not pose an undue constraint on the development of housing in Beaumont.

Small Lot Development: The City allows for residential development on lots less than the minimum lot size established in the R-TN and R-MF zones but requires approval through a conditional use permit, and the development must comply with the following standards:

1. Maximum and minimum density shall be consistent with the zone, and as may be modified through a density bonus (Chapter 17.10).
2. The minimum lot size shall be 2,000 square feet.
3. The minimum lot width shall be 25 feet.
4. The minimum lot depth shall be 50 feet.
5. The maximum area of the lot occupied by structures shall be 75 percent.
6. Setbacks:
 - Side Yard Setbacks. The side yard setback shall be a minimum of three feet. For attached units, a minimum side yard setback of five feet shall be provided at the end of the row of attached units.
 - Rear Yard Setbacks. Rear yard setbacks shall be a minimum of 10 feet. A minimum rear yard setback of five feet is required for this parcels that have a garage abutting an alley.
 - Other Setbacks. Other setbacks shall be consistent with the zone, and as may be modified through a density bonus (Chapter 17.10).

The provision for small lot developments makes it feasible for residential development to occur on lots that would likely sit vacant under more restrictive standards. While a small lot development requires a conditional use permit, the findings for approval are objective and clear. These provisions make smaller single-family housing development more feasible, attainable for lower-income households, and promote more housing development overall.

Overall, the City's development standards are comparable to those in other local communities and do not pose undue constraints on the development of housing in Beaumont.

Parking Requirements

Table C-5 displays the parking rates for residential land uses, applicable to all zoning districts.

Table C-5: Parking Rates for Residential Land Uses

Residential Use	Required Number of Spaces
Single-Family Residential Units	2 enclosed spaces/unit (accessory units that are rentals must provide 1 space, of which one shall be enclosed)
Attached Single Family and Duplex Units	2 enclosed spaces/unit
Multi-Family (efficiency/1-bedroom units)	1.25 spaces per unit (spaces may be uncovered)
Multiple-Family (2 or more bedrooms/unit)	2 spaces per unit (at least 1 space must be covered)
Motels/Boarding Houses	1 space for each sleeping unit. 1 space per guest room or unit; plus, other spaces as required for auxiliary uses such as banquet facilities, bars, and restaurants
<i>Source: Beaumont Zoning Code</i>	

Shared and Remote Parking: In addition to the standards in Table C-5, the City has parking reduction strategies in the Zoning Code. Section 17.05.080 (Shared and remote parking) provides procedures applicable for certain types of developments or combinations of land uses within a specific development that may be eligible for parking reductions, if it can be demonstrated that the development would benefit from shared parking. The procedures include providing a “Special Study” which constitutes a parking demand analysis for the uses proposed to share parking facilities. The study must demonstrate, to the satisfaction of the Director, that the uses have different peak parking requirements, but the parking requirement cannot be reduced below the highest peak parking requirement of the use demanding the most parking. Lastly, an applicant may apply for remote parking for multi-family uses, provided that the parking facilities are located no more than 300 feet from the multi-family use. Additionally, Section 17.02.120 (Modification of Standards) allows required parking amounts to be reduced by a maximum of 20 percent, with certain findings, similar to a variance; however, modifications to standards are approved by the Community Development Director.

The parking requirements for each housing type are consistent across all zoning districts and are consistent with other jurisdictions in the region. However, since the City recently updated its General Plan and Zoning Code to provide for more mixed-use zones intended for walkable and transit-oriented development, parking reduction strategies should be expanded to include more options such as unbundling parking costs, reductions for the inclusion of bicycle parking, or reductions for proximity to transit. These strategies would be appropriate in mixed-use, walkable zones, particularly in the Downtown, Urban Village, and Transit Oriented District Overlay. Additional parking reduction strategies could allow for more area to be used to build housing instead of parking. Program 18 (Mixed-Use Parking Incentives) will result in further revisions to parking requirements based on the City’s Parking Management Master Plan effort, expected to lower parking rates for mixed-use projects.

Provisions for a Variety of Housing

The City has adopted provisions in its Zoning Code that facilitate a range of residential development types. Table C-6 provides a list of housing types and the zones in which they are permitted, require a conditional use permit, or are not permitted.

Table C-6: Housing Types Permitted by Zone

Housing Type	Citywide Zones						Downtown Zones				
	RR	RSF	RTN	RMF	UV	TOD	DMU	BMU	SSMU	SSMU-R	DMF
Accessory Guest Houses	P	P	P	P	P	P	P	P	P	P	P
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P
Boarding or Rooming Houses	C	C	C	C	P	N	C	N	C	C	C
Caretaker's Unit	P	N	P	P	P	P	P	P	P	P	P
Congregate Care Facilities	N	N	C	C	P	C	N	N	C	C	C
Duplexes	N	N	P	P	P	P	P	P	P	P	P
Group or Community Care Facilities—6 or fewer persons)	P	P	P	P	P	P	P ²	P	P	P	P
Group or Community Care Facilities—7 or more persons)	C	C	C	C	C	C	C ²	C	C	C	C
Mobile Home Parks	N	N	C	C	N	N	N	N	N	N	N
Mobile Home or Manufactured Housing Units Single Lot	P	P	P	P	P	P	N	P	N	N	P
Multiple-Family, Apartment & Condominiums	N	N	P	P	P	P	P ^{2,3}	N	P ³	P ³	P ³
Planned Residential Developments	P	P	P	P	P	P	P	P	P	P	P
Senior Housing Developments	P	P	P	P	P	P	P	P	P	P	P
Single-Family Dwellings	P	P	P	P	P	P	N	P ³	N	N	P ³
Farmworker Housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Emergency Shelters ⁴	N	N	N	N	N	C	N	N	C	C	N
Single-Room Occupant (SRO) Facilities	N	N	N	N	N	C	P ²	C	P	P	N
Transitional Housing	N	N	C	C	N	C	P ²	C	P	P	N
Unlicensed Group Home	N	S	S	S	N	N	N	N	N	N	N
P = Permitted C = Conditionally Permitted N = Not Permitted N/A = Not Specified											

Table C-6: Housing Types Permitted by Zone

Housing Type	Citywide Zones						Downtown Zones				
	RR	RSF	RTN	RMF	UV	TOD	DMU	BMU	SSMU	SSMU-R	DMF
S = Special Use Permit											
¹ Only allowed for properties on Sixth Street.											
² Use is allowed only on upper floor locations on parcels fronting Sixth Street and Beaumont Avenue. Limited lobby or entry areas are allowed on the ground floor.											
³ A live/work unit is only permitted in the primary structure.											
⁴ Both the Community Commercial (CC) and Local Commercial (LC) zones allow emergency shelters by right with ministerial approval consistent with State law.											
Source: <i>Beaumont Zoning Code</i>											

Supplemental Use Standards

Accessory Dwelling Units (ADUs): Multiple sections in the Zoning Code (e.g., Section 17.03.060.D, 17.03.070.G, etc.) contain supplemental standards for detached ADUs, attached ADUs, and Junior ADUs, all of which are limited to one per single-family residence. Zones where ADUs are allowed have been updated, but the standards for ADUs do not reflect current State law and should be brought into compliance accordingly. Examples of conflict with current State law arise include the 15-foot setback required from the rear property line and a parking requirement of one space per ADU (see Table C-5). Current State ADU law lessens the regulatory burden of many development standards applied to ADUs such as setbacks and parking.

Multi-Family: Section 17.03.065.J (Supplemental Multiple Family Development Standards) contain supplemental standards that only apply to multi-family residential developments. The standards include provisions for building entrances, building facades, building roofs, pedestrian access, and private storage spaces. All standards in this Section are objective and do not pose a constraint to the development of multi-family housing.

Single Room Occupancy (SROs): A Single Room Occupancy (SRO) unit is considered a small, affordable housing unit that can serve as an entry point into the housing market for people who previously experienced homelessness. Chapter 17.16 (Single Room Occupancy Facilities) provides supplemental standards for single room occupancy (SRO facilities as well as standards for SRO units. Notably, SROs are not limited to the density standards dictated in the General Plan, giving this housing type more flexibility within its respective zoning districts. In addition to the zones listed in Table C-6, SROs are allowed with a conditional use permit in the Commercial, Neighborhood (CN) and Community Commercial (CC) zones. Chapter 17.16 contains facility standards for common areas, laundry facilities, cleaning supply rooms, as well as standards for individual units including unit size, occupancy thresholds, bathrooms, kitchens, closets, and Code compliance. The facility and unit standards are objective and do not present a constraint to the development of SROs.

Manufactured Homes: Section 17.11.120 (Manufactured homes on foundations) prescribes seven specific conditions for manufactured homes that may be installed on a foundation in any zone that allows single-family dwellings. The conditions are listed below:

1. The manufactured home shall be certified under the national Mobilehome Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.) and shall bear a California insignia or Federal label as required by Section 18550(b) of the Health and Safety Code.
2. The foundation system shall meet the requirements of Section 18551 of the Health and Safety Code.
3. The manufactured home shall contain a minimum of 1,100 square feet of living area within a minimum width of 20 feet. On all lots less than 60 feet in width the manufactured home shall contain a minimum of 950 square feet of living area with a minimum width of 20 feet. Porches, garages, patios and similar features, whether attached or detached, shall not be included when calculating the floor living area.
4. The manufactured home shall have a roof overhang of not less than 16 inches with a minimum 12-inch gable overhang, unless it is determined that it is not compatible to the neighborhood in which the manufactured home is being located.
5. The manufactured home shall have non-reflecting roofing material and siding material that is compatible with the neighborhood in which the manufactured home is to be located.
6. A garage compatible to the neighborhood in which the manufactured home is being installed shall be constructed.
7. The manufactured home shall be used only as a single-family residential use and shall comply with all the setback and height requirements of the zone in which it is located.

While State law does allow for supplemental standards such as condition #4, condition #3 only applies to manufactured homes and is not applied to single-family homes citywide. Condition #3 should be removed because it treats manufactured homes on a foundation differently than non-manufactured single-family homes which is inconsistent with the intent of State law and could present a constraint to the development of manufactured homes (see Program 20 (Manufactured Housing)).

Mobile Homes: Section 17.11.130 (Mobilehome parks) provides supplemental standards for the establishment, maintenance, and operation of mobile home parks in Beaumont. Mobile home parks are subject to the following development standards:

1. Minimum Gross Area: 10 acres
2. Maximum Density: Seven units per gross acre
3. Minimum Access Frontage: 250 feet continuous frontage on a dedicated public street
4. Minimum Park Perimeter Yards: Five feet adjacent to a public street

5. Maximum Height: 35 feet

This Section also contains specific classifications of mobile home parks: pre-existing mobile home parks, planned residential mobile home parks, and integrated mobile home parks. A pre-existing mobile home park shall not be deemed nonconforming if it does not comply with standards in the Zoning Code, allowing existing mobile home parks to make improvements and continue operations without triggering additional requirements that may be financially burdensome.

Additionally, multiple interior site standards apply to mobile home parks, including those relating to access drives, sidewalks, landscaping, community recreation areas, and electrical and television service. These standards would not apply to pre-existing mobile home parks and do not pose a constraint to the development of mobile homes in Beaumont.

Emergency Shelters: Emergency shelters¹ are allowed as a permitted by-right use without discretionary review in the CC and Local Commercial (LC) zones pursuant to Sections 17.03.150 and 17.19.120, respectively, of the Beaumont Municipal Code. The CC Zone is located along Oak Valley Parkway (near its intersection with Interstate 10), as well as south of Interstate 10 between California Avenue and the eastern city limits of Beaumont, north of Potrero Boulevard. The LC Zone is located at the eastern edge of Beaumont, between 8th Street and Interstate 10, west of Highland Springs Avenue. The above-described areas are serviced by the City's transit priority network, operated by the Beaumont Pass Transit System bus service². Specifically, the bus system provides access on weekdays and weekends from many residential areas to amenities including schools, parks, churches, retail, groceries, a recreation center, the local hospital (San Gorgonio Memorial Hospital), and the local library (Beaumont Library), and provides transfers to commuter transit and Morongo Casino.³

According to the 2019 Point-in-Time (PIT) count, there were an estimated 15 persons experiencing homelessness in Beaumont (see Appendix A, Figure A-14). Many parcels in the CC Zone are vacant and therefore could be built upon to construct an emergency shelter (to serve homeless persons) by right. This is true of both the Oak Valley Parkway area zoned CC and the area south of Interstate 10, east of California Avenue zoned CC. Although said areas are not within walking distance of retail and supportive services such as schools, churches, groceries, hospital, or library, both areas have bus access to these amenities.

¹ While the Beaumont Zoning Code does not define "emergency shelters", California Health and Safety Code §50801(e) states that an emergency shelter is "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

² City of Beaumont General Plan, December 1, 2020.

³ See particularly Routes 3, 4, 7, and 9 at the following website: <https://www.beaumontca.gov/160/Fixed-Route-System>.

In addition, an emergency shelter could be constructed on any number of vacant parcels zoned LC that have walking access to retail, hospitals, schools, churches, and grocery stores, as well as bus access to all of the above-described amenities within Beaumont. A transitional housing project located in the LC Zone (APN 419-150-050) is currently in building permit plan check, demonstrating the desirability of extremely low-income housing in this area. The minimum parcel size for both the CC and LC zones is 10,000 square feet, and many parcels in these zones meet or exceed this minimum threshold. The floor area ratio limits are 0.75 in the CC Zone and 0.70 in the LC Zone. Below is a list of vacant parcels in the LC Zone, which is most desirable for near-term emergency shelters due to surrounding existing uses:

- APN 419-150-026 (695 Highland Springs Ave.) – 0.79 acres
- APN 419-150-027 (675 Highland Springs Ave.) – 0.79 acres
- APN 419-150-034 (no situs address) – 2.08 acres
- APN 419-150-022 (790 Allegheny Ave.) – 0.34 acres

Therefore, considering existing vacant parcels, both the CC and LC zones provide opportunities for by-right emergency shelters that could accommodate the estimated homeless population in Beaumont with access to transit and services.

While the Beaumont Zoning Code does not specifically regulate parking requirements for emergency shelters, Beaumont Municipal Code Section 17.05.040(B) states that if parking for a land use (such as emergency shelters) is not specifically listed, the Community Development Director shall decide which standard most closely reflects the demand for parking that will be generated by the proposed project. Program 10 includes that the City revise parking standards to ensure they do not impose more parking than is required for other residential or commercial uses within the same zone, and also require sufficient parking for emergency shelter staff (e.g., require one parking space per employee and agency vehicle).

Low Barrier Navigation Centers: Low Barrier Navigation Centers are Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low Barrier Navigation Centers must be allowed by-right in all areas zoned for mixed-uses and nonresidential zones permitting multi-family uses. Program 11 (Low Barrier Navigation Centers) is included to amend the Zoning Code to allow Low Barrier Navigation Centers consistent with State law (AB 101, Government Code §65660).

Transitional Housing and Supportive Housing: Supportive and transitional housing should be allowed in all zones that allow residential uses and subject to the same development standards that apply to other residential uses of a similar type within these zones. The Zoning Code permits transitional housing in the DMU, SSMU, and SSMU-R zones; however, a conditional use permit is required for transitional housing in the RTN, RMF, and TOD zones, and transitional housing is

not allowed in other zones that allow residential (e.g., RR, RSF, UV zones). Also, the Zoning Code does not define transitional or supportive housing and does not include supportive housing in the use tables. The City will amend the Zoning Code to fully address transitional and supportive housing consistent with State law, including AB 2162 as appropriate (Program 9). AB 2162 requires deed restricted supportive housing that meets certain criteria to be a permitted use in all zones where multi-family and mixed-use are permitted (Government Code 65651).

Employee/Farmworker Housing: The Zoning Code does not explicitly allow farmworker housing in any zone. The Zoning Code has not been amended to comply with Health and Safety Code §17021.5 and 17021.6. Section 17021.5 generally requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. Section 17021.6 generally requires that employee housing consisting of no more than 36 beds in group quarters designed for use by a single family or household to be treated as an agricultural use. No conditional use permits, zoning variances, or other zoning clearance are to be required. As shown in Table A-10, there are 64 full-time year-round farming, fishing, and forestry occupations in Beaumont, which presents a low demand for this residential housing type. However, a program has been included for the City to amend the Zoning Code to allow employee housing consistent with Health and Safety Code §17021.5 and 17021.6 (Program 14).

Housing for Persons with Disabilities

The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. This classification includes facilities that are licensed by the State of California to provide permanent living accommodations and 24 hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. It includes hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions. The use of property as a licensed residential care facility for the care of six or fewer persons is considered a residential use that is permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes than otherwise required for homes in the same district.

Persons with disabilities normally have a number of housing needs that include accessibility of dwelling units; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services. Beaumont ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

As displayed in Table C-6, Group or Community Care Facilities (6 or fewer persons and 7 or more persons) are permitted uses. Consistent with State law, facilities with six or fewer persons are permitted by-right in zones that allow residential uses, and facilities with seven or more are subject to conditional use permit approval.

Additionally, the Code includes provisions for Unlicensed Group Homes in Chapter 17.13. The intent of the Chapter is to provide standards for this residential use to further housing anti-discrimination laws while also preserving the residential character of single-family neighborhoods in which these group homes would be located. As shown in Table C-6, Unlicensed Group Homes are permitted by special use permit in three residential zones. The approval of the special use permit is at the discretion of the Community Development Director. Section 17.13.020 (Special use permit required) provides multiple standards in which an unlicensed group home must abide by, including the requirement for a house manager, that the home has six or fewer occupants (excluding the house manager, if the house manager resides on-site), that the group home is not located within 300 feet from any other State-licensed group home or group home issued a special use permit, prohibition of alcohol and non-prescription drugs, visitation policy, and on-site parking restrictions. The requirements associated with unlicensed group homes are typical of the residential use-type and do not present a constraint to their development in Beaumont.

In 2020, 17 people with developmental disabilities lived in community care facilities in Beaumont (Appendix A, Table A-8). All zones shown in Table C-6 allow community care facilities for seven or more persons with a conditional use permit, typically processed in two to four months (see Table C-8). However, to facilitate housing for persons with disabilities, Program 22 (Group or Community Care Facilities) would result in allowing community care facilities for seven or more persons as a permitted use where multi-family is permitted (i.e., RTN, RMF, UV, TOD, DMU, SSMU, SSMU-R, and DMF zones), instead of requiring a conditional use permit. Furthermore, Program 19 requires findings for approval of housing developments, including both licensed and unlicensed group homes and community care facilities to be amended to be objective, so that these uses are allowed without discretionary review regardless of whether they are permitted by right or require a conditional use permit (also see Program 22).

Lastly, the Zoning Code defines a “family” as “[o]ne or more persons living together as a single housekeeping unit in a dwelling unit. A family includes the residents of residential care facilities and group homes for people with disabilities. A family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries or nunneries.” This definition does not require relation by blood or by marriage, and therefore does not present a constraint to housing for persons with disabilities.

Reasonable Accommodation

Municipal Code Chapter 15.26 (Reasonable Accommodations) establishes a formal procedure for individuals with disabilities seeking equal access to housing to request a reasonable accommodation and establishes criteria to be used when considering such requests. Section 15.26.030 (Procedures) states, “A written request for reasonable accommodations shall be made by any individual with a disability, or his or her representative, or a developer or provider of housing for individuals with disabilities when the application of a land use or zoning regulation or policy acts as a barrier to fair housing opportunities.” The Community Development Director must make a determination on a reasonable accommodation request within 45 days, and the

Community Development Director's determination may be appealed to the City Council. Over the last few years, the City received one reasonable accommodation request to widen a doorway and ramp, which the City approved. The City is not aware of any reasonable accommodation requests that were denied.

Incentives for Affordable Housing

Chapter 17.10 (Affordable Housing Incentives/Density Bonus Provisions) provides incentives for very low income, low income, moderate income, and senior housing. These provisions for affordable housing bonuses and concessions were adopted in 2010, and there have been substantial changes to State density bonus laws since 2010, including recent amendments that allow up to 50 percent density bonus (AB 2345). Chapter 17.10 (Affordable Housing Incentives/Density Bonus Provisions) will be updated to reflect current State law (Program 12).

Other Local Ordinances

The City does not have other ordinances, such as an inclusionary housing ordinance, short-term rental ordinance, or growth control ordinance or other growth control measures, that directly impact the cost and supply of residential development.

C.2.3 Building and Housing Codes and Enforcement

New construction in Beaumont, including additions, must comply with the 2019 California Building Code (CBC), which amends the International Building Code. The City adopted the California Building Code, Title 24, California Code of Regulations, Part 2, Volumes 1 and 2, including Chapter 1, Division II - Scope and Administration, and Appendix J - Grading with minor revisions.

Existing residences may be remodeled or expanded provided there are no obvious sanitary or safety hazards, all building code requirements have been met, and the necessary permits have been issued. Additions to existing buildings must comply with current building codes. Building code requirements are enforced through plan check review and inspections; while these requirements may add material and labor costs, they are required across the state and are necessary minimums to ensure the health and safety of Beaumont residents.

The City's Community Enhancement Department is responsible for code enforcement. The Department ensures that properties within the city comply with all municipal, zoning, and building codes as well as assist with health and safety issues. Per Program 26 (Housing Code Enforcement), the City follows the State's Abatement of Dangerous Buildings manual in evaluating substandard housing and uses the State Health and Safety Code as a guideline for correcting substandard housing conditions. The City uses various methods for addressing substandard housing: complaints; code enforcement; referral system; and mandated inspections (e.g., Fire Department). Most code complaints are regarding unmaintained yards, green pools, abandoned vehicles, and unpermitted structures. In addition, pursuant to Program 27, the City

will promote and advertise County of Riverside programs that provide financial assistance (grants and loans) for homeowners to repair or improve their homes.

C.2.4 Permits and Procedures

Permits and Procedures

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table C-7 identifies approvals and/or permits that could be required for planning entitlements along with their corresponding approval body. It should be noted that each project would not have to obtain each permit/approval (e.g., small scale projects consistent with General Plan and zoning standards do not require General Plan Amendments, Zone Changes, or Variances).

Table C-7: Permit Approval Authority

Permit/Approval	Approval Authority
Architectural Review	City Staff
Modification of Standards	City Staff
Plot Plan	Planning Commission
Conditional Use Permit	Planning Commission
Variance	Planning Commission
Tentative Parcel Map	City Council
Tentative Tract Map	City Council
Final Map	City Council
Zone Change	City Council
Specific Plan	City Council
General Plan Amendment	City Council
Negative Declaration	Planning Commission or City Council
EIR	Planning Commission or City Council

Source: Beaumont Zoning Code, City of Beaumont

Table C-8 identifies estimated permit processing times for the most relevant application/permit types.

Table C-8: Permit Estimated Processing Time

Permit/Approval Type	Typical Processing Time
Architectural Review	1 Month
Plot Plan	2-4 Months
Conditional Use Permit	2-4 Months
Variance	2 Months
Tentative and Final Parcel Map	3-5 Months
Tentative and Final Tract Map	4-6 Months
Zone Change	4-6 months
General Plan Amendment	4-6 Months
Negative Declaration	2-4 Months
EIR	Varies
<i>Source: City of Beaumont</i>	

Additionally, the lapse between approval and building permit submittal is quite short. Typically, the City experiences a period of no more than two months before building permits are submitted. Building permits are reviewed within 10 businesses days and resubmittals are reviewed within five business days.

Plot Plan: Plot Plans are required for any new land use or new development assuming an existing use, in conformance with the zoning district. The Plot Plan permit is intended to implement the provisions of the Zoning Ordinance and to “protect the character and integrity of resident, commercial, and industrial areas in the City.” Administrative Plot Plans are processed by the Community Development Director, and residential projects of up to four units on one lot are subject to Administrative Plot Plan approval. Administrative Plot Plans are typically approved within two months. Any larger residential project requires Plot Plan approval by the Planning Commission with a public hearing and are typically approved within three to four months. Only one public hearing is required, and projects are typically approved with one hearing.

The approval authority may impose conditions as deemed necessary to “ensure that the public health, safety, and general welfare are protected and the proposed use is not a detriment to the community.” The required findings are that the project is consistent with the General Plan and Zoning Code; the City does not have any design guidelines. One finding is subjective (17.02.070.G.4: *The location, size, design and operating characteristics of the proposed use is compatible with existing land uses within the general area in which the proposed use is located*). While this finding may be applied to non-housing developments, the City is limiting the application of subjective findings to housing developments consistent with State law (e.g., Housing Accountability Act). The City is underway with the development of objective design standards to

further streamline residential and mixed-use approvals, which will also include amendments to subjective findings (Program 19).

While the potential for conditions at the discretion of the approval authority does present some uncertainty into the Plot Plan approval process, there are clear thresholds between Plot Plans that are administrative and those that require Planning Commission public hearings. Furthermore, a two to four-month processing time does not pose a constraint to the development of housing.

Conditional Use Permits (CUP): A CUP is required for certain uses that necessitate special review due to the nature of the use, intensity, or size to ensure the use is compatible with the surrounding uses or will be through the imposition of development and use conditions. The Planning Commission is the review authority for CUPs, and may approve and/or modify the development proposal with or without additional conditions provided that the following findings are made:

1. The proposed use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions of the Zoning Ordinance;
2. The proposed use would not impair the integrity and character of the zone in which it is located;
3. The subject site is physically suitable for the type of land use being proposed;
4. The proposed use is compatible with the land uses presently on the subject property;
5. The proposed use would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located;
6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety;
7. There would be adequate provisions for public access to serve the subject proposal;
8. The proposed use is consistent with the objectives, policies, general land uses, and programs of the City of Beaumont General Plan;
9. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare;
10. The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood; and
11. The proposed use does not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations.

The Zoning Code provides clear direction on which uses require a CUP to be approved. However, the potential subjectivity in certain required findings (e.g., “the proposed design and elevations preserve and maximize the image, character, and visually quality of the neighborhood”) could result in uncertainty and lead to a protracted approval process. However, CUPs are only required for certain residential uses and are not required for multi-family housing (see Table C-6).

Modification of Standards: The Modification of Standards procedure is intended to grant minor relief from development standards when such relief will provide for better design and function of the proposed development or addition. The procedure allows for the following deviations:

1. A decrease of not more than 20 percent of the minimum required setback area.
2. An increase of not more than 10 percent of the maximum permitted building height.
3. Any deviation in the permitted maximum height or location of a fence or wall.
4. An increase of not more than 10 percent of the maximum permitted lot coverage.
5. A decrease of not more than 20 percent of the minimum usable open space requirement.
6. Any deviation in the applicable development standards of not more than 20 percent to allow for improved productivity of solar energy systems.
7. A decrease of not more than 20 percent of the minimum number of required parking spaces.

Modification of Standards are approved by the Community Development Director. The Modification of Standards procedure provides valuable flexibility for applicants that could need it to make the development feasible, and therefore does not constrain the development of housing.

Permit Streamlining: Chapter 15.40 (Permit Streamlining), outside of the Zoning Ordinance, is intended to implement the Permit Streamlining Act (Chapter 4.5, commencing with Section 65920 of Division 1 of Title 7 of the Government Code, as added by Assembly Bill 884 Chapter 1220, Statutes of 1977, and as subsequently amended). This ordinance was adopted in 1983 and is inconsistent with current State law. Chapter 15.40 (Permit Streamlining) should be deleted to avoid confusion for applicants (see Program 21 (Permit Streamlining)).

SB 35 Processing: The City does not have a process specific to SB 35 but would process such requests in compliance with State law and HCD guidelines. A program has been included for the City to prepare an SB 35 eligibility checklist and form identifying submittal requirements consistent with State law (Program 23 (SB 35 Processing)).

Permit and Development Fees

The City's permit and development fees are available on the City's website consistent with Government Code §65940.1(a)(1)(A).

Planning Fees

Table C-9 details the Community Development Department's processing fees relevant to residential applications.

Table C-9: Planning Fees

Service/Permit Type	Fee Amount
Appeals to the Planning Commission	\$642.46
Appeals to the City Council	\$1,945.98
Conditional Use Permit (CUP), Stand Alone	\$2,038.94
CUP Time Extension	\$829.42
CUP Large Family Daycare/Group Home	\$1,117.60
Condominium Conversion	\$10,548 (Deposit)
Density Bonus Application Agreement	\$2,994.38
Development Agreement	\$42,426 (Deposit)
Development Agreement Annual Review	\$3,027.43
Development Agreement Amendment	\$41,231 (Deposit)
Environmental Assessment/Notice of Exemption	City Cost + Admin 20%
Negative Declaration/EIR/Addendum	City Cost + Admin 20%
General Plan Amendments (Under 50 Acres)	\$3,368 (Deposit)
General Plan Amendments (51 Acres and Over)	\$5,563 (Deposit)
Ordinance Text Change	\$4,324 (Deposit)
Plot Plans	\$3,778 (Deposit)
Plot Plan Amendments	\$2,148 (Deposit)
Plot Plan Time Extension	\$565
Administrative Plot Plan	\$516.45
Minor Plot Plan	\$1,219.85
Pre-Application Meeting	\$907.92
Pick-A-Lot Site Plan Review	\$103.29
Planning Commission Hearing Required by Any Action	\$786.04
Specific Plan	\$11,081 (Deposit)
Specific Plan Amendment	\$2,686 (Deposit)
Tentative Parcel Map	\$1,723 (Deposit)
Tentative Parcel Map/Tentative Tract Map Time Extension	\$846.98
Tentative Tract Map	\$4,390 (Deposit)
Variance	\$1,530.76
Minor Variance/Modification of Standards	\$154.94
Zone Change/Pre-zoning	\$4,324 (Deposit)

Source: City of Beaumont Development Related Fee Schedule (7/01/2020)

Impact Fees

Tables C-10, C-11, and C-12 detail the Impact and Pass Through fees that apply on a per-unit basis. The City does not establish the fee amounts for Pass Through fees.

Table C-10: Impact Fees ¹

Impact Fee	Single-Family	Multi-Family	Mobile Home
Fire Protection	\$584.74	\$187.12	\$280.68
Police Facilities	\$504.90	\$424.76	\$469.63
Recreation Facilities	\$735.70	\$618.93	\$684.32
Community Park (In-Lieu and Impact)	\$2,384.48	\$2,005.99	\$2,217.94
Neighborhood Park (In-Lieu and Impact)	\$2,885.62	\$2,427.58	\$2,684.08
Public Facilities	\$430.45	\$362.12	\$400.38
Streets and Bridges	\$2,496.20	\$1,677.08	\$1,455.11
Traffic Signal	\$274.17	\$184.21	\$159.82
Railroad Crossing	\$294.64	\$197.96	\$171.75
General Plan Fee	\$50	\$50	\$35
Emergency Preparedness	\$729.63	\$729.63	\$729.63
Recycled Water Facility (Sewer EDU)	\$786.64	\$786.64	\$786.64
Sewer Connection Fee	\$5,468.58	\$5,468.58	\$5,468.58
1. All fees are per dwelling unit.			
Source: City of Beaumont Development Related Fee Schedule (7/01/2020)			

Table C-11: Pass Through Fees (Multiple Species Habitat Conservation Plan) ¹

Multiple Species Habitat Conservation Plan	Residential (Less than 8 DU per acre)	Residential (8-14 DU per acre)	Residential (>14 DU per acre)
Fee Amount	\$2,234	\$1,430	\$1,161
1. Fees Subject to change per RCA. All fees are per dwelling unit.			
Source: City of Beaumont Development Related Fee Schedule (7/01/2020)			

Table C-12: Pass Through Fees (Transportation Uniform Mitigation Fee) ¹

Transportation Uniform Mitigation Fee	Single-Family	Multi-Family
Fee Amount	\$9,478	\$6,389
1. Fees subject to change per WRCOG. All fees are per dwelling unit.		
Source: City of Beaumont Development Related Fee Schedule (7/01/2020)		

Table C-13: Total Fee Amount Per Residential Type¹

	Single-Family	Multi-Family	Mobile Home
Total Fee Amount	\$17,625.75	\$15,120.60	\$15,543.56
1. All fees are per dwelling unit. Excludes Pass Through Fees.			

When assessing the total City fee amounts in Table C-13, multi-family units are the least costly to develop on per unit basis while single-family units are the highest cost per unit. Since affordable housing is more likely to be in multi-family developments, the City’s fees do not present a constraint to the development of housing units in Beaumont.

C.2.5 On and Off-site Improvements

Section 17.11.050 (Off-site Improvements) dictates specific requirements regarding off-site improvements that must be completed prior to the issuance of a building permit for erecting a new structure, an enlargement or addition in excess of 300 square feet or more than 25 percent of the original area of an existing residential structure, or movement of a structure on any lot abutting a public street. This Section contains specific requirements regarding street dedication and other off-site improvements:

1. No building shall be erected, enlarged by more than 25 percent or moved to any lot or parcel of lots, which abuts or adjoining a street unless the one-half portion of such street adjoining or abutting the developed area has been dedicated and improved in accordance with the current standards and specifications on file in the Office of the City Engineer.
2. Curb and gutter in front of the lot upon which the building or structure is to be erected shall be provided as required by the City Engineer in compliance with the Standard Specifications of the City.
3. If sidewalks exist on 25 percent or more of the total frontage of the lots in the block on that side of the street adjoining the lot upon which the building or structure is to be erected or constructed, then a sidewalk shall be provided in front of said lot provided that the City Council may waive the provisions for sidewalks in front of single-family residences, if appealed by property owner.
4. The City Council may extend the time for improvements for a period of one year with a signed agreement.

The off-site improvements required for new development are typical improvements and similar in other jurisdictions. The required off-site improvements do not present a constraint to the development of housing.

Section C.3 Non-Governmental Constraints

Market factors over which a local government has only limited ability to control can influence the jurisdiction's capacity to develop more housing. These market-related constraints include land cost, construction cost, and the availability of financing. An assessment of these non-governmental constraints can inform the development of potential actions that can ameliorate its impact.

C.3.1 Housing Supply/Conditions

Market Overview: For-Sale

As shown in the Needs Assessment (Appendix A, Figure A-23), the financial crisis of 2007/2008 and the ensuing Great Recession caused home values in Beaumont to drop 51 percent from 2007 to 2011. Beaumont home values have since rebounded close to their pre-Recession levels. As of 2018, the median sales value for a single-family home in Beaumont was \$344,250 compared to \$270,000 in 2008 (28% increase). While Beaumont median home sales price is about 60% of the sales price in the SCAG region, the City and region price trends remain consistent over time.

Since the beginning of the recovery from the Great Recession in 2013, interest rates have been maintained at low levels of 3.5 to 4.5 percent. Due to the COVID-19 pandemic, however, national 30-year mortgage rates have dropped to historically low levels, declining to 2.7 percent in late 2020. When interest rates are low, capital investment and housing production generally increase, and more people are likely to take out a mortgage than when interest rates are higher. In addition, consumers are able to borrow more money for the same monthly payment. Extremely low interest rates are one of the factors that has led to overall increased home values in Beaumont above what has been seen in the past several years. Coupled with the general desire during the pandemic to move from denser to more spacious neighborhoods, the housing market will likely continue to be competitive in the near future.

Market Overview: Rental

As shown in the Needs Assessment (Appendix A, Figure A-24), Beaumont rents are slightly lower than rents in Riverside County. The median rent paid in Beaumont in 2019 was \$1,320. Over the past 10 years, rents in Beaumont have increased 45 percent while rents in Riverside County have increased 23 percent.

Per the Needs Assessment (Appendix A, Figure A-27), the most common rent category across all Beaumont renters is \$500 to \$1,000 per month, which represents 31.6 percent of renters. Rent categories range from less than \$500 per month (8.9 percent of Beaumont renters) to more than \$2,000 per month (21 percent of Beaumont renters). While lower-income households spend a larger proportion of their income on rent, they generally spend less on rent overall.

C.3.2 Development Costs

Land Costs

Land cost was estimated through a review of vacant land sale transactions within the past year (2020 and 2021). Land in Beaumont is estimated to cost an average of \$2.80 per square foot (PSF), or about \$122,000 per acre. Individual lots ranged from \$1.25 to \$5.50 PSF, or about \$53,650 to \$239,130 per acre. These lots ranged in sizes from 10,000 to 200,000 square feet. The cost differential is due to the level of site improvement required to develop the property. For new developments on unimproved land, Community Facilities Districts (CFDs) are often used to finance and maintain infrastructure investment. This use of CFDs, or Mello-Ross bonds, can add to the annual occupancy cost of housing.

Land is not considered a constraint to development, as there is availability of vacant land for future housing construction.

Construction Costs

According to a March 2020 report published by the Turner Center for Housing Innovation at UC Berkeley, construction costs for multi-family housing in California have climbed 25 percent between 2009 and 2018. This increase is in part due to the higher cost of building materials, such as wood, concrete, and steel, as well as prevailing wage requirements. According to RSMeans, construction costs (including materials and labor but excluding soft costs such as fees) for a small apartment complex in the Riverside area ranged between \$132 to \$151 per square foot in 2021. Construction costs can vary depending on the type of development, ranging from more expensive steel-frame Type I construction to more affordable wood-frame Type V. Due to the smaller scale, single family homes tend to be more expensive to construct on a per square foot basis than multi-family. This cost can fluctuate depending on the type and quality of amenities to the property, such as expensive interior finishes, fireplace, swimming pool, etc.

Soft costs are the costs that are not directly incurred by the physical construction of the development. These costs include services for architectural, consultant, and legal services, as well as permitting requirements and impact fees. They generally range from 15 to 30 percent of total development costs but can fluctuate depending on local fees and exactions. Please refer to the Permit and Development Fees section, above, for a discussion of the City's required permit and development fees.

C.3.3 Availability of Financing

The availability of financing can impact rates of homeownership. The ability to secure financing can be influenced by several factors, including creditworthiness, debt-to-income ratio, and the restrictiveness of mortgage lending standards. Reviewing data collected through the Home Mortgage Disclosure Act (HMDA) can reveal the role the lending market has had on local home sales. Home purchase loans in 2019 are summarized in the table below.

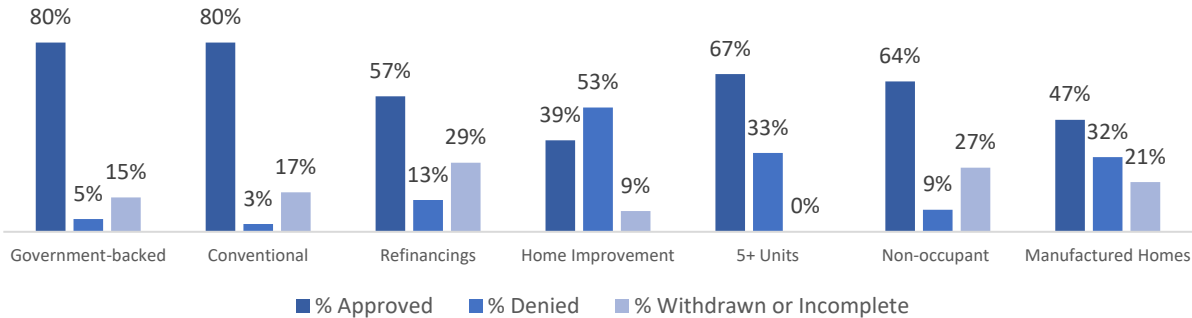
There was a total of about 1,200 loan applications for either government-backed or conventional loans in Beaumont in 2019. The approval rate for both types of loans was 80 percent. However, driven by continued low mortgage interest rates, there were over 1,800 applications for refinancing. These applications had a lower rate of approval at 57 percent.

In competitive housing environments when purchasing a new home may be out of reach for some, home renovations can be a desirable and more affordable way to add value to property. There were 137 home improvement applications in 2019. The approval rate for these types of applications was only 39 percent.

Table C-14: Total Home Loan Applications

Type	Total Applications
Government-backed	461
Conventional	701
Refinancing	1,862
Home Improvement	137
5+ Units	3
Non-occupant	129
<i>Source: HMDA, 2019</i>	

Figure C-1: Home Loan Application Disposition



Source: HMDA, 2019

C.3.4 Summary

Despite lower for-sale prices and comparable market rents to the region, other economic conditions, particularly low land costs, are favorable for attracting new single-family and multi-family housing development in Beaumont. Most of the new construction, however, is expected to be for above-moderate income households while affordable housing projects are less common. This tendency may be due to lower housing costs in Beaumont that result in fewer housing cost-burdened residents and therefore a greater proportion of residents who own their own home rather than need to rent.

Section C.4 Environmental and Infrastructure Constraints

C.4.1 Environmental Constraints

Beaumont is located in the San Gorgonio Pass with an elevation of approximately 2,500 to 3,000 feet above mean sea level. The City certified an Environmental Impact Report (EIR) for a General Plan Update (“Elevate Beaumont”) in December 2020 (EIR SCH No. 2018031022). The General Plan EIR also analyzed the impacts of revisions to the Zoning Ordinance and Zoning Map, which were adopted in 2020. There are no environmental constraints related to hazardous materials and soil that would impede the development of housing at the capacities identified in the sites inventory and analysis. Much of Beaumont is included in Multiple Specific Habitat Conservation Plan (MSHCP) areas; MSHCPs streamline the biological-related authorization process on a project basis, and therefore, would not be a constraint to housing development. None of the identified housing sites are designated as Prime Farmland or Unique Farmland⁴.

C.4.2 Infrastructure Constraints

Drainage

Riverside County Flood Control and Water Conservation District (RCFCWCD) provides flood control facility planning, design, operation, and maintenance within the City limits. Beaumont and surrounding area have experienced occasional flooding. Consistent with the RCFCWCD’s Master Drainage Plan for the Beaumont Area (MDP, July 1983), drainage and flood control facilities constructed by the City and the District aim to reduce nuisance flooding problems in much of Beaumont. Due to the age of the MDP, the alignment, location, and sizing of MDP facilities are general and are subject to more detailed analysis at the design stage. This will be evaluated on

⁴ General Plan Update Draft Program Environmental Impact Report Figure 5.2-1 (2020).

during the permitted process, but no drainage mitigation measures were required or included in the General Plan Update EIR.

Water

The Beaumont-Cherry Valley Water District (BCVWD) is the water supplier to Beaumont. BCVWD provides an updated Urban Water Management Plan (UWMP) every five years that details the current and future projected potable water supplies and customer demands. BCVWD also has a Potable Water System Master Plan Update (2015 WMP Update), which details water supplies and demands.

At present, water supplies available to support development within the City consist primarily of groundwater extracted from the Beaumont Basin and Edgar Canyon. BCVWD's total well capacity as of 2015 is about 27.5 million gallons per day (mgd) and current maximum customer demand for water is estimated at 15.3 mgd.

The population served by BCVWD is expected to nearly double by 2040-2045. BCVWD is considering a "very aggressive" growth rate for Beaumont, which is appropriate for water supply planning purposes. No mitigation measures were required or included for water supply in the General Plan Update EIR.

Sewer

All sewage generated within the City, as well as some unincorporated areas in Cherry Valley, are treated at the City-owned Beaumont Wastewater Treatment Plant No. 1 (WWTP). Built in 1929, the WWTP has a permitted capacity of 4.0 mgd and is receiving an average daily flow of approximately 3.1 mgd. The City is obligated to discharge a minimum of 1.8 mgd of treated effluent from the WWTP to Cooper's Creek, located adjacent to the WWTP. The purpose of this discharge is to maintain the established riparian habitat.

Wastewater collection within the City is realized through a system of service lines connecting to trunk sewer lines implemented consistent with the approved City of Beaumont Master Sanitary Sewer Plan (1996). New development proposed will require trunk sewer system lines and service lines to be extended consistent with the Sewer Master Plan. The City also charges sewer impact fees to mitigate development's impact on the City's sewer infrastructure (see Table C-10).

The City is currently upgrading and expanding WWTP capacity in accordance with its Environmental Protection Agency National Pollution Discharge Elimination System (NPDES) Permit Renewal pending before the Santa Ana Regional Water Quality Control Board (RWQCB), and with Regional Board Order No. R8-2014-0005. Completion of the upgrade is expected in 2021. With the WWTP upgrade/expansion project, the City will increase permitted capacity to 6.0 mgd, which will handle the anticipated flows generated over the next 20 years, and upgrade various system components so that the effluent is of such quality to be distributed as recycled water and used for recharging the groundwater basins (Beaumont Basin and San Timoteo Subbasin).

Dry Utilities

Southern California Edison (SCE) provides electricity services and additional dry utilities include telephone, cable TV, and internet (Frontier Communications and Spectrum (Charter Communications), mobile telecommunication (AT&T, Sprint, and T-Mobile), gas (Southern California Gas Company), and solid waste (Waste Management, Inc.). Future projects that require new connections would have to coordinate with responsible dry utility providers, and none have identified deficiencies or inability to provide utilities throughout Beaumont for any future development.

Appendix D: Existing Programs Review

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Section D.1 Existing Housing Programs Review

This Appendix documents the implementation status of the current Housing Element programs. The main purpose is to evaluate which programs were successful and should be continued, and which programs were ineffective and should be eliminated or modified.

Many of the City's current Housing Element programs were successfully completed or include effective ongoing City efforts. These programs have facilitated the development of housing during the planning period, such as the City's General Plan Update and Zoning Code amendments that have increased allowed densities and expanded allowed uses, including allowing residential development by-right in many zones and residential mixed use. During the last planning period, the City also approved a 48-unit low-income transitional housing project with a density bonus. Lastly, the City continues to support and promote available programs through the Housing Authority of Riverside County and the County Economic Development Agency, and highlights services on its website such as housing for the developmentally disabled as well as fair housing resources. The 2021-2029 Housing Element will enhance the effectiveness of existing programs and include new programs to address all housing needs, including special needs populations. Please see Table D-1 for the analysis of existing programs.

Table D-1: Existing Housing Element Programs Review

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
PROGRAM CATEGORY #1: Describe Actions to Make Sites Available to Accommodate the City’s Share of the Regional Housing Need and Encourage the Development of a Variety of Housing Types						
1. RHNA Housing Sites Implementation	<p>The City has sufficient sites to accommodate its share of the regional housing. During the 2013-2021 planning period, this program will continue to implement the following four components:</p> <ul style="list-style-type: none"> • Community Development Element Implementation • Urban Village Specific Plan Implementation • 8th Street Multi-Family Residential Implementation • 6th Street Mixed Use Implementation <p>In March 2007, the City Council adopted the City of Beaumont General Plan. The Community Development Element indicates the location and extent of land uses, the type of development permitted throughout the City, and identifies those areas where existing land uses and development will be maintained, as well as those areas where new development or recycling will be encouraged.</p> <p>The Urban Village Specific Plan Overlay applies to a specific area situated between the I-10 and SR-60 Freeway corridors. This Overlay permits the development of 1,800 units at a minimum density of 20 dwelling units per acre and 336 units in the density range of 12-16 dwelling units per acre. The City plans to increase the number of acres designated in the density range of 12- 16 dwellings per acre from 21 to</p>	Maintain sites to accommodate RHNA.	Planning Department	Ongoing 2013-2021	The City adopted an updated General Plan and Zoning Code in 2020 that includes revised development standards, including increased densities for certain zones (e.g., RMF Zone now allows 30 units per acre, new TOD Overlay allows 30 units per acre).	Modify – Update program language to be consistent with 6 th Cycle sites inventory and updated programs (e.g., #2, 3, 4, etc.) (see below).

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>25. Housing capacity will be increased by 64 housing units.</p> <p>Under the Multiple-Family Residential land use designation, development densities of up to 22 housing units per acre are permitted. The majority of the parcels included in this land use designation are located in the area bounded by 6th Street, 8th Street, California Avenue and Highland Springs Avenue. The housing capacity of this area is 450 housing units.</p> <p>The 6th Street Mixed Use area permits housing at a density of 24 dwellings per acre. The housing capacity of this area is 391 housing units.</p>					
<p>2. Large Sites for Housing for Lower Income Households</p>	<p>To facilitate the development of housing for lower income households (i.e., 2,160 units), in the Urban Village Overlay the City will encourage land divisions and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households in light of state, federal and local financing programs (i.e., Low Income Housing Tax Credits, HOME funds, and other funding programs to be enacted during the eight-year planning period).</p> <p>The City will offer the following incentives for the development of affordable housing including but not limited to priority processing of subdivision maps that include affordable housing units, expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, Urban</p>	<p>Facilitate the development of housing for lower income households (i.e., 2,160 units), in the Urban Village Overlay.</p>	<p>Planning Department</p>	<p>Ongoing 2013-2021</p>	<p>The City removed the specific plan requirement and established an Urban Village base zone that allows multi-family housing by-right in the 2020 Zoning Code amendments.</p>	<p>Modify – “Housing Facilitation in the Urban Village”. Facilitate housing of both moderate and low-income households in the Urban Village Zone through City incentives (e.g., expedited processing, reduced parking, etc.).</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	Village Specific Plan and master environmental impact report, financial assistance (based on availability of federal, state, local foundations, and private housing funds) and modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis.					
3. 6 th Street Lot Consolidation Program	<p>The City will play an active role in facilitating lot consolidation, particularly as it relates to the mixed-use parcels along 6th Street between California Avenue to Highland Springs Avenue. The parcels are listed in Table A-25 (page A-36) and shown on Exhibit A-4 (page A-35). For example, the City will work with non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation procedure also will be posted on the City's website and discussed with developers during the preliminary review process. Lot consolidation requests will be processed ministerially. Incentives offered for lot consolidation could include:</p> <ul style="list-style-type: none"> • Waiving of the application fee for parcel mergers • Development of conceptual plans on consolidated lots • Allowing higher densities for larger parcels to encourage consolidation. 	Program established and implemented on an ongoing basis.	Planning Department	July 1, 2014	The City adopted an updated General Plan and Zoning Code in 2020 that includes revised development standards for 6 th Street focused on facilitating infill development.	Delete

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
<p>4. 6th Street Mixed Use Incentives Program</p>	<p>A Mixed-Use Incentives Program specific to the 6th Street area will be implemented during the 2013-2021 planning period. Incentives to encourage and facilitate mixed-use development could include:</p> <ul style="list-style-type: none"> • Workshops with property owners • Public infrastructure improvements • Reduced and/or shared parking • Expedited processing • Fee deferrals, reductions or waivers 	<p>Program established and implemented on an ongoing basis.</p>	<p>Planning Department</p>	<p>July 1, 2014</p>	<p>The City offers expedited processing for these parcels. The City adopted an updated General Plan and Zoning Code in 2020 that includes revised development standards for 6th Street focused on mixed-use development.</p>	<p>Modify – Analyze parking requirements in mixed use zones to determine if lower parking rates or additional parking reduction strategies should be considered.</p>
<p>5. No Net Loss Program</p>	<p>This is a model program developed by HCD and that Department recommends inclusion of this program in the Housing Element Update. The program implements Government Code Section 65863. The “no net loss” program is described as follows:</p> <p><i>To ensure adequate sites are available throughout the planning period to meet the City’s RHNA, the City will annually update an inventory that details the amount, type and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development.</i></p> <p><i>The City will also report on the number of extremely low, very low, low and moderate income units constructed annually. If the inventory indicates a shortage of available sites; the City will rezone sufficient sites to accommodate the City’s RHNA.</i></p>	<p>Procedure established and implemented on an ongoing basis.</p>	<p>Planning Department</p>	<p>Procedure established by July 1, 2014; ongoing</p>	<p>Ongoing</p>	<p>Continue</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p><i>To ensure sufficient residential capacity is maintained to accommodate the City's RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and zone sufficient sites to accommodate the shortfall.</i></p>					
<p>6. Zoning Ordinance Amendments to Encourage a Variety of Housing Types</p>	<p>In order to remove identified governmental constraints, Zoning Ordinance amendments will be adopted to provide for the following housing types:</p> <ul style="list-style-type: none"> • Transitional Housing • Supportive Housing • Employee Housing 	<p>Amended zoning requirements.</p>	<p>Planning Department</p>	<p>July 1, 2014</p>	<p>Transitional housing is partially addressed in the Zoning Code, but supportive housing is not explicitly addressed.</p>	<p>Continue/Modify – Define and allow supportive and transitional housing and employee housing consistent with State law.</p>
<p>Program Category #2: Assist in the Development of Adequate Housing to Meet the Needs of Extremely Low-, Very Low-, Low-, and Moderate-Income Households</p>						
<p>7. Section 8 Rental Assistance Program</p>	<p>The Section 8 Housing Choice Voucher Program assists very low and extremely low-income elderly, disabled, and families in renting privately owned existing housing. Rental units are inspected for Housing Quality Standards (HQS) and participants pay 30% to 40% of their monthly, adjusted income towards rent. The landlord or property owner is responsible for tenant selection, rent collection, and</p>	<p>82 lower income households assisted with 62 of those being ELI</p>	<p>Housing Authority of Riverside County</p>	<p>Ongoing 2013-2021</p>	<p>Ongoing. In 2020, 95 households assisted with Housing Choice Vouchers</p>	<p>Modify – City to promote participation of eligible residents in the Housing Choice Voucher program.</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>maintenance of the unit. The Housing Authority must certify the amount of rent charged by the owner as reasonable in the rental market. Rental assistance pays the difference between what the tenant pays and the market rents for these units. HUD annually sets rent ceilings by bedroom size; the FY 2013 rent ceilings are:</p> <p>Bedrooms - Rent 0 - \$763 1 - \$879 2 - \$1,116 3 - \$1,5,77 4 - \$1,924</p> <p>The Housing Authority assists 82 lower income families, seniors and disabled householders. The objective maintains this number of assisted households given the uncertainty of funding in the future for the Section 8 Housing Choice Voucher Program.</p> <p>The City will provide input to the Housing Authority by transmitting the results of the apartment housing survey completed in 2013. The apartment survey has information on the complexes with monthly rents below the Section 8 Fair Market Rents. The City also will review and comment on the Authority's 5-Year and 1-year Action Plans. The City will encourage the Housing Authority to ensure that 75% of the families, elderly, and disabled assisted in Beaumont be extremely low income households. Currently, 62 extremely low income resident households are receiving Section 8 rental assistance.</p>					

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
<p>8. First Time Home Buyer Program (FTHB)</p>	<p>This program provides HOME funds for down-payment assistance to lower income (<80% area median income) households that have not owned homes within a three-year period. The FTHB Program provides up 20% of the purchase price with a 15-year affordability period as a “silent second” loan. No payments are required until the home is sold, transferred, or ceases to be the buyer’s principal residence.</p> <p>The Economic Development Agency of the County is responsible for implementation. In order to contribute to program implementation during the planning period, the City will continue to take the following actions:</p> <ul style="list-style-type: none"> • Advertise the program in the City’s newsletter • Provide at City Hall and other public buildings, handouts and brochures describing and advertising of the FTHB Program. 	<p>Because the program may be utilized to purchase a home in Riverside County’s unincorporated area and 13 participating cities, only a few households can be assisted in any one city. The quantified objective is 20 lower income households, an estimate that is based on the number of households assisted in the prior planning period.</p>	<p>County Economic Development Agency</p>	<p>Ongoing 2013-2021</p>	<p>Ongoing. Three lower income households assisted during the planning period.</p>	<p>Continue</p>
<p>9. Mortgage Credit Certificates Program</p>	<p>First time homebuyers in Beaumont can obtain financial assistance through the Mortgage Credit Certificate Program (MCC). The MCC offers qualified applicants with incomes up to 115% of the State median income to take an annual tax credit against their federal income taxes of up to 15% of the annual interest paid on the applicant’s mortgage. An MCC, therefore, reduces the amount of federal income taxed owed by a qualified borrower by 15% of the annual interest paid on the</p>	<p>Because the MCC program may be utilized in Riverside County’s unincorporated area and 13 participating cities, only a few households can be assisted in</p>	<p>County Economic Development Agency</p>	<p>Ongoing 2013-2021</p>	<p>Ongoing. 12 households assisted during the planning period.</p>	<p>Continue</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>mortgage.</p> <p>Through the tax credit, the homeowner's disposable income is increased thereby allowing the household to afford higher housing costs given their income. When using the MCC tax credit, the borrower is still eligible to deduct the remaining 85% of the annual mortgage interest payment not claimed as a credit. Each year, the County of Riverside submits an application to the California Debt Limit Allocation Committee (CDLAC) for tax exempt private activity bonds for conversion to MCC's.</p> <p>The City will continue to take the following actions:</p> <ul style="list-style-type: none"> • Advertise the program in the City's newsletter • Provide at City Hall and other public buildings, handouts and brochures describing and advertising the MCC Program. 	<p>any one city. The quantified objective is 20 lower income households, an estimate that is based on the number of households assisted in the prior planning period.</p>				
<p>10. Affordable Housing Density Bonus Program</p>	<p>The City has enacted an ordinance describing its procedures for implementing the revised density bonus law. SB 1818, which took effect on January 1, 2005, revised the State density bonus law – Government Code Section 65915-65918. The law requires all cities to adopt procedures that describe how compliance with Section 65915- 65918 will be implemented. Density bonuses may be given for affordable housing, senior housing, land donations for affordable housing, and child care facilities. The City's Density Bonus Ordinance (DBO) facilitates the production of affordable housing units.</p>	<p>Construction of 30 density bonus units during the planning period. The City will target that a minimum of 5 of the 30 density bonus units serve extremely low income households.</p>	<p>Planning Department</p>	<p>Ongoing 2013-2021</p>	<p>During the planning period one low-income housing project was approved with a density bonus (APN 419-150-050). That project consists of 48 low-income units.</p>	<p>Modify – Update density bonus provisions to be consistent with State law. Continue to promote density bonus provisions through a brochure and supplemental workshops.</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>In order to promote this program, the Planning Department will:</p> <ol style="list-style-type: none"> 1. Prepare a user-friendly brochure explaining the DBO 2. Hold annual workshops for land owners and developers 					
<p>11. Affordable Housing Developer Partnership Program</p>	<p>The Planning Department will implement an Affordable Housing Developer Partnership Program in order to promote housing for low- and moderate-income households. The Planning Department has already:</p> <ul style="list-style-type: none"> • Compiled a list of affordable housing developers who have developed projects in Beaumont and other cities located within Riverside County • Identified the type of affordable housing developed (large family, senior, special needs) • Type of financing (HOME, Low Income Housing Tax Credits) • Developer contact information (addresses, lead person(s)) <p>The City will transmit a survey to the affordable housing developers to:</p> <ul style="list-style-type: none"> • Determine the kinds of affordable housing communities they believe could/should be developed Beaumont. • Identify the funding sources they intend to apply for • Identify the types of assistance that could/should be provided by the City to facilitate affordable housing development 	<p>Survey affordable housing developers to encourage developers to address Beaumont's housing needs.</p>	<p>Planning Department</p>	<p>October 15, 2014</p>	<p>Ongoing; however, no formal outreach to affordable housing developers has been conducted</p>	<p>Modify - Compile a current list of regional affordable housing developers and conduct targeted annual outreach to inform developers of City incentives for affordable housing and potential available sites.</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>(e.g. expedited processing; density bonus units; fee waivers, reductions, or deferrals; reduced parking, etc.)</p> <ul style="list-style-type: none"> Annually conduct outreach by informing developers of City initiatives to encourage and facilitate affordable housing development. Invite affordable housing developers to workshops that would be held in 2015, 2017 and 2019. <p>The goal of this program is to encourage developers to address a variety of Beaumont's housing needs.</p>					
<p>12. Developmentally Disabled Outreach Program</p>	<p>Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, amended State housing element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities.</p> <p>HCD guidance indicates that there are a number of housing types appropriate for people living with a developmental disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.</p>	<p>Coordinated City and Inland Regional Center developmentally disabled outreach program.</p>	<p>Planning Department; Inland Regional Center (IRC)</p>	<p>October 15, 2015</p>	<p>The City's website includes a link to the IRC resources.</p>	<p>Modify – Improve efforts to support and promote the IRC's programs and outreach.</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>Through this program, the City will work with the Inland Regional Center to implement an outreach program that informs families within Beaumont on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City’s website, and providing housing-related training for individuals/families through workshops. The City also will work with the Inland Regional Center to identify funding sources that can address the housing needs of developmentally disabled persons.</p>					
<p>13. Extremely Low Income (ELI) Program</p>	<p>The needs of extremely low-income households are addressed within the framework of the programs administered by the City and Housing Authority of the County of Riverside. Each of these entities addresses the needs of low- and moderate-income households, including extremely low-income households. The quantified objectives for extremely low-income households are based on individual programs that address the existing and future needs of extremely low-income households, as follows:</p> <ul style="list-style-type: none"> • Program #6 – Section 8 Rental Assistance - 62 ELI households • Program #9 - Affordable Housing Density Bonus Program - 5 ELI households • Program #14– Housing Improvement Program – 5 ELI households • Beaumont Commons - 20 ELI households <p>Beaumont Commons is an approved affordable housing development. The City will work with the developer to help ensure that at least 20</p>	<p>Provide for needs of extremely low-income households.</p> <p>92 ELI households</p>	<p>Housing Authority of the County of Riverside; County Economic Development Agency; Planning Department</p>	<p>Ongoing 2013-2021</p>	<p>Ongoing; see specific programs listed</p>	<p>Delete – ELI assistance is addressed in other programs listed (i.e., this program is redundant). Reframe as policy. Other/new ELI programs added.</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	housing units serve extremely low income households.					
PROGRAM CATEGORY #3: Address and, Where Appropriate and Legally Possible, Remove Governmental Constraints to the Maintenance, Improvement and Development of Housing						
14. Parking Mitigation Program for Special Needs Populations	<p>The 2008-2014 Housing Element included an action program to accomplish:</p> <ul style="list-style-type: none"> • Reductions in the number of parking spaces required for disabled persons such as the physically and developmentally disabled provided that the owners demonstrate that there will be reduced or no parking requirements. (The developmentally disabled usually do not possess driver's licenses.) • Reductions in the parking spaces for Single Room Occupancy housing units which is typically housing designed for occupancy by one person. <p>As this action program was not accomplished it will be carried forward into the 2013-2021 planning period.</p>	The housing program efforts do not involve the production or rehabilitation of housing. Therefore, quantified objectives cannot be set for this Program Category.	Planning Department	July 1, 2014	The Zoning Code includes lower parking rates for efficiency/1-bedroom units and reasonable accommodations for individuals with disabilities.	Delete
PROGRAM CATEGORY #4: Conserve and Improve the Condition of the Existing Stock of Affordable Housing						
15. Housing Code Enforcement Program	<p>The City also follows that State's Abatement of Dangerous Buildings manual in evaluating substandard housing. The City uses the State Health and Safety Code as a guideline for correcting substandard housing conditions. The City uses three methods for addressing substandard housing: complaints; code enforcement; and referral system.</p> <p>Upon notification of a potential code violation, or</p>	Investigate 800 housing units for potential code violations. (100 per year) - 100 corrected code violations per year	Police Department; Quality-of-Life Team; Code Compliance	Ongoing 2013-2021	Ongoing; Code enforcement efforts have addressed 136 life safety violations since 2013; additional mandated inspections are	Continue

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>suspected substandard housing conditions, the Quality-of-Life Team completes a thorough investigation using the guidelines discussed above. Owners are required to correct the code violations. The Quality-of-Life Team informs owners of the available housing improvement programs.</p>				<p>conducted by the Fire Department</p>	
<p>16. Housing Improvement Program</p>	<p>This program involves the rehabilitation of housing with substandard conditions. The program is coordinated with the City's code enforcement efforts. Grants and loans provide financial assistance for owner housing through four County of Riverside programs.</p> <p>Home Rehabilitation Program (HRP): The HRP provides one-time grants of up to \$20,000 to qualified low-income homeowners to repair or improve the quality of their homes. The grant allows homeowners to address both interior and exterior health and safety issues, housing quality standards (HQS) and enhance the exterior appearance of their properties.</p> <p>Home Improvement Program (HIP) Loan: The Home Improvement Program (HIP) is an auxiliary program to the HRP. The primary purpose of HIP is to improve the living conditions of low income homeowners. HIP provides low interest loans for essential repairs to low-income owner occupants of single-family homes whose scope of work goes beyond the HRP. The owner occupant must first apply to the HRP grant. If the grant cannot address all the substandard conditions of the dwelling, the project may be considered for additional HIP assistance. Assistance is provided in the form</p>	<p>The quantified objective is 25 rehabilitated housing units during the planning period. The City will target assistance so that a minimum of 5 extremely low-income households obtain financial assistance to improve their homes.</p>	<p>County Economic Development Agency; Building and Safety Department; Planning Department; Finance Department</p>	<p>Ongoing 2013-2021</p>	<p>Ongoing; funds for the County EDA home repair programs have currently been exhausted</p>	<p>Modify – City to promote and communicate relevant and available home improvement programs to the community.</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>of a loan, secured by a Note and Deed of Trust against the property, for the amount necessary to meet minimum Housing Quality Standards (HQS). Properties are considered on a case-by-case basis.</p> <p>Senior Home Repair (SHR) Program: The SHR Program provides one-time grants of up to \$6,000 to qualified low-income senior homeowners (62 years or older) or low-income handicapped persons of any age to repair or improve their homes. The grant requires that the repairs and or enhancements address health and safety issues exclusively. The Riverside County Office on Aging, in a Memorandum of Understanding (MOU), has agreed to undertake and assist with community development activities utilizing CDBG funds for the purpose of SHR.</p> <p>Enhanced Home Repair (EHR) Program: The EHR Program provides grants to very low-income households, up to \$6,000, for home repair or enhancement to address health and safety issues. The program is available to all homeowners regardless of age and it does not require a specific disability.</p>					
PROGRAM CATEGORY #5: Promote Housing Opportunities for All Persons						
<p>17. Fair Housing Services Program</p>	<p>The Fair Housing Council of Riverside County, Inc. is the County of Riverside's fair housing provider. Beaumont participates in the County's CDBG Program. The City of Beaumont, when funds become available, will contract with the Fair Housing Council to conduct:</p> <ul style="list-style-type: none"> Fair housing training to City staff 	<p>Because the City has no fair housing provider, quantified objectives cannot be estimated.</p>	<p>Planning Department; Fair Housing Council of Riverside County, Inc.</p>	<p>Ongoing 2013-2021</p>	<p>Ongoing; the City has not contracted with the Fair Housing Council to provide identified</p>	<p>Modify – Support and promote the Fair Housing Council of Riverside County, Inc.'s resources and</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<ul style="list-style-type: none"> Fair housing workshop for the benefit of tenants Fair housing workshop for the benefit of apartment managers Fair housing workshop for the benefit of the real estate industry 				training and outreach	informational workshops and events.
18. Fair Housing Information Program	<p>The City will provide residents with fair housing information primarily by posting links to a variety of fair housing resources including, but not limited, to:</p> <ul style="list-style-type: none"> California Department of Fair Employment and Housing U. S. Department of Housing and Urban Development (HUD) Fair Housing/Equal Opportunity (HUD) Fair Housing Council of Riverside County, Inc. National Fair Housing Advocate A Guide to Residential Tenants' and Landlord Rights and Responsibilities <p>The largest number of housing discrimination complaints are filed by disabled persons often due to a lack of understanding by resident apartment managers of the rules for granting reasonable accommodations and reasonable modifications. To continue its efforts at disseminating fair housing information, the City or Fair Housing Council will transmit to on-site resident apartment managers the important documents listed below:</p> <ul style="list-style-type: none"> U.S. Department of Justice, Civil Rights Division and U.S. Department of Housing 	Because the City has no fair housing provider, quantified objectives cannot be estimated.	Planning Department	March 2014	Fair housing links are provided on the City's website.	Continue – Continue to provide updated fair housing links on the City's website.

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>and Urban Development, Office of Fair Housing and Equal Opportunity, Joint Statement of the Department of Housing and Urban Development and Department of Justice, Reasonable Accommodations Under the Fair Housing Act, May 17, 2004</p> <ul style="list-style-type: none"> U.S. Department of Justice, Civil Rights Division and U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, Joint Statement of the Department of Housing and Urban Development and Department of Justice, Reasonable Modifications Under the Fair Housing Act, March 5, 2008 <p>The City also will post links to these documents on the Planning Department webpage and makes copies available at the Senior Services Department, Beaumont Library and Community Access Center (official County of Riverside Independent Living Center).</p> <p>The accessibility requirements of the Fair Housing Act are often misunderstood by developers and builders. To increase a better understanding of these requirements, the City will post on its website the following document:</p> <ul style="list-style-type: none"> U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity and U.S. Department of Justice, Civil Rights Division, Joint Statement on Accessibility (Design and Construction) Requirements for Covered Multifamily Dwellings Under the Fair Housing Act, April 30, 2013 					

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>The City also will post links to these documents on the Planning Department webpage, Building and Safety Department webpage, and makes copies available at the Senior Services Department, Beaumont Library and Community Access Center (official County of Riverside Independent Living Center).</p>					
PROGRAM CATEGORY #6: Preserve Lower Income Assisted Housing Developments						
<p>19. At-Risk Housing Preservation Program</p>	<p>The program consists of the following actions:</p> <p>Monitor Units at Risk: Maintain contact with providers and owners to monitor the status of the two existing at-risk developments (129 housing Units) since they may lose their subsidies due to discontinuation of the Section 8 program at the federal level or opting out by the property owner.</p> <p>Work with Potential Purchasers: Where feasible, provide assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.</p> <p>Tenant Education: The California legislature extended the noticing requirement of at-risk units opting out of low income use restrictions to one year. Within 60 days of a notice of intent to convert at-risk units to market rate rents, the City will work with potential purchasers using HCD's current list of Qualified Entities (http://www.hcd.ca.gov/hpd/hrc/tech/presrv/).</p> <p>Should a property owner pursue conversion of the units to market rate, the City will ensure that</p>	<p>Preserve 129 affordable housing units at risk of conversion to market rate housing.</p>	<p>Planning Department</p>	<p>Ongoing 2013-2021</p>	<p>The City has no at-risk units (i.e., no units at risk of conversions to market rate in the next 10 years). The soonest an affordable unit in Beaumont could convert to market rate is 2038.</p>	<p>Delete</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>tenants were properly noticed and informed of their rights and that they are eligible to receive Section 8 vouchers that would enable them to stay in their units.</p> <p>Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Voucher Assistance: Tenants of housing units with expired Section 8 contracts are eligible to receive special Section 8 vouchers that can be used only at the same property. The City will assist tenants of "at-risk" units to obtain these Section 8 vouchers from the Housing Authority of the County of Riverside.</p>					
PROGRAM CATEGORY #7: Encourage Energy Conservation						
<p>20. Energy Conservation Program</p>	<p>Local energy efficiency programs are often provided by local utility purveyors to offer incentives for energy conservation and efficiency. The Gas Company offers rebates for energy efficiency improvements involving clothes washers, low-flow showerheads, furnaces, insulation, water heaters, and tankless water heaters. The following describes the policies and implementation actions of the Energy Conservation Program:</p> <p>Policy: Educate residents regarding the need for energy conservation, techniques that can be employed, and systems and resources available.</p> <p>Implementation:</p> <ul style="list-style-type: none"> Develop an educational outreach program that provides the community 	<p>Reduce energy consumption.</p>	<p>Planning Department; Building and Safety Department</p>	<p>Ongoing 2013-2021</p>	<p>The City adopted a Climate Action Plan, called Sustainable Beaumont, in 2015. The City updated the Zoning Code in 2020, which included provisions for solar energy generation facilities to deviate from standards to increase productivity.</p>	<p>Modify – Update program to reflect Sustainable Beaumont and Zoning Code update. Continue to promote available energy conservation programs.</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>with useful information regarding energy efficiency and conservation.</p> <ul style="list-style-type: none"> Consider expanding the residential rehabilitation program to include improvements that promote energy conservation. <p>Policy: Encourage the use of passive solar design for new projects, to optimize sun exposure and reduce energy consumption.</p> <p>Implementation: Revise the Zoning Ordinance to include guidelines to support energy efficient residential and nonresidential design.</p> <p>Policy: Encourage the use of green building techniques and sustainable building practices in new residential and nonresidential development.</p> <p>Implementation: Revise the Zoning Ordinance to include green building guidelines for new residential and nonresidential development.</p>					

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Appendix E: Public Participation Summaries

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Section E.1 Introduction

The City of Beaumont is currently in the process of updating its Housing Element, which will guide the City in planning to meet its housing needs through the planning period of 2021-2029. The Housing Element is one component of the City's General Plan that provides the City with a roadmap for accommodating the projected number of housing units needed to safely and affordably house existing and future residents.



A key component of the Housing Element update process is robust public engagement to solicit information and feedback that will inform the City's housing context and strategies. Due to the COVID-19 pandemic and resulting shelter-in-place orders, the community engagement for the Housing Element Update was held virtually to allow the public to attend meetings and workshops from the safety of their homes.

This Appendix summarizes both the outreach efforts and comments received. It includes four main sections:

- **Outreach Strategy:** Provides an overview of the outreach strategy throughout Housing Element Update process.
- **Outreach Process:** Provides information on notification methods, materials developed, and summary of outreach methods conducted.
- **Summary of Outreach Meetings and Events:** Provides an overview of the participants and public comments received.
- **Documentation:** Provides copies of the City's noticing materials, presentations, and other documents produced to support the outreach efforts.

Section E.2 Outreach Strategy

Since March 2021, the City conducted outreach through a variety of methods to proactively engage key stakeholder and the community broadly in the Housing Element Update. The City held public outreach meetings, as well as hosted public Planning Commission and City Council meetings to solicit public feedback. Throughout the process, the City posted the presentation materials and supplemental information online on the project webpage, directly contacted representatives from all economic segments of the community, and provided broad notifications through various communication outlets (e.g., email, social media, news releases, etc.). The City was available to provide translation and interpretation services during all outreach and reasonable accommodation as needed.

Beaumont held a series of public meetings focused on the Housing Element Update. The goal of the first community workshop was informing the public of the purpose and update process for the Housing Element, providing an overview of the city's demographics and housing needs, and offering an opportunity to provide input at a very early stage in the process. The meeting was also intended to gather input on housing goals to inform policies and programs, and to provide a forum for community concerns. The community workshop offered a different meeting structure than Planning Commission or City Council meetings, to encourage those who may not typically attend formal Commission or Council meetings to participate.

Public meetings with City Council and Planning Commission were held to discuss the draft Housing Element. Prior to the meetings, the City prepared staff reports summarizing the draft Housing Element to facilitate review and understanding of key aspects in the draft Housing Element. These meetings provided an opportunity for elected and appoint officials with a role in adoption of the Housing Element to give feedback ahead of public hearings. Since these were also public meetings, community members and stakeholders were encouraged to attend and were provided an opportunity to give input.

Interpretation services were available at each event upon request. The City has multiple staff that are bilingual (e.g., Code Enforcement Officer, Building Department staff, customer service staff, etc.).

A list of events are included in Section I.E (Summary of Public Participation). Throughout this engagement effort, the City gathered feedback about housing needs, opportunities, constraints, and priorities from community members. The City also solicited general comments regarding the Housing Element Update process, the current housing crisis, feedback on proposed goals, and related City policies and programs to successfully guide the draft Housing Element.

This summary documents the outreach activities completed to support the draft Housing Element. Outreach materials, including notifications and presentations, for the community meetings are included for reference at the end of this Appendix.

Section E.3 Outreach Process

As part of the outreach process, the City developed a project webpage and determined objectives for each outreach event (see Outreach Strategy above). The City then prepared presentation materials and notifications to engage the public and provide opportunities for community involvement and feedback.

E.3.1 Affirmatively Furthering Fair Housing Targeted Outreach

In addition to be previously listed outreach efforts, the City conducted targeted outreach to solicit input on the affirmatively furthering fair housing (AFFH) analysis (Appendix F). The City distributed 1,135 letters in both English and Spanish, contacting the following for input and feedback to inform the development of the Housing Element:

- Beaumont Senior Center
- Area Agency on Aging
- Community Access Center
- State Independent Living Center
- Inland Regional Center
- Homeless Programs Unit – County of Riverside Department of Public Social Services
- Affordable and market rate apartment managers
- Housing Authority of the County of Riverside
- Riverside County Economic Development Agency
- Residents in the El Barrio Neighborhood
- Residents in the Town Center
- Churches
- Beaumont Unified School District

While some of these contacts were also directly notified of the public outreach meetings, this more expansive list was necessary to broaden the public engagement effort and reach all communities and populations within city. These contacts are located, or represent households that are located, across the city. Specific attention was given to contacting households in areas with lower access to opportunity (e.g., El Barrio and Town Center neighborhoods) (see Affirmatively Furthering Fair Housing Analysis, Appendix F).

These groups were directly contacted via mail with follow up emails and/or telephone calls based on the contact information the City had on file. Letters communicated that feedback could be submitted via email, mail, phone, in person, or through an online comment form with the QR code provided. Letters were distributed in both English and Spanish. Comments received during this effort are summarized in Section I.E.

Figure E-1: Outreach Letter Excerpt



Input Sought for Beaumont’s Housing Element Update

Se buscan opiniones de grupos comunitarios y sin fines de lucro para la actualización del Elemento de Vivienda de Beaumont

Since January 2021, the City of Beaumont (including City staff, Planning Commission, City Council, and members of the community) have been working to prepare the **2021-2029 Housing Element Update**.

The Housing Element addresses how Beaumont can meet its projected housing need for the next eight years and includes programs to preserve, improve, and develop housing for all income levels.

Translation services are available upon request.
Los servicios de traducción están disponibles a pedido.

Public input and participation are crucial to the success of the Housing Element Update process. This letter is being sent to a wide variety of residents and groups which serve residents of Beaumont to ensure the unique challenges and concerns faced by residents and the groups you represent are considered.

The 2021-2029 Housing Element Public Review Draft and information on past meetings and workshops are available on the City’s website at <https://www.beaumontca.gov/1089/Housing-Element-Update>

E.3.2 Presentations

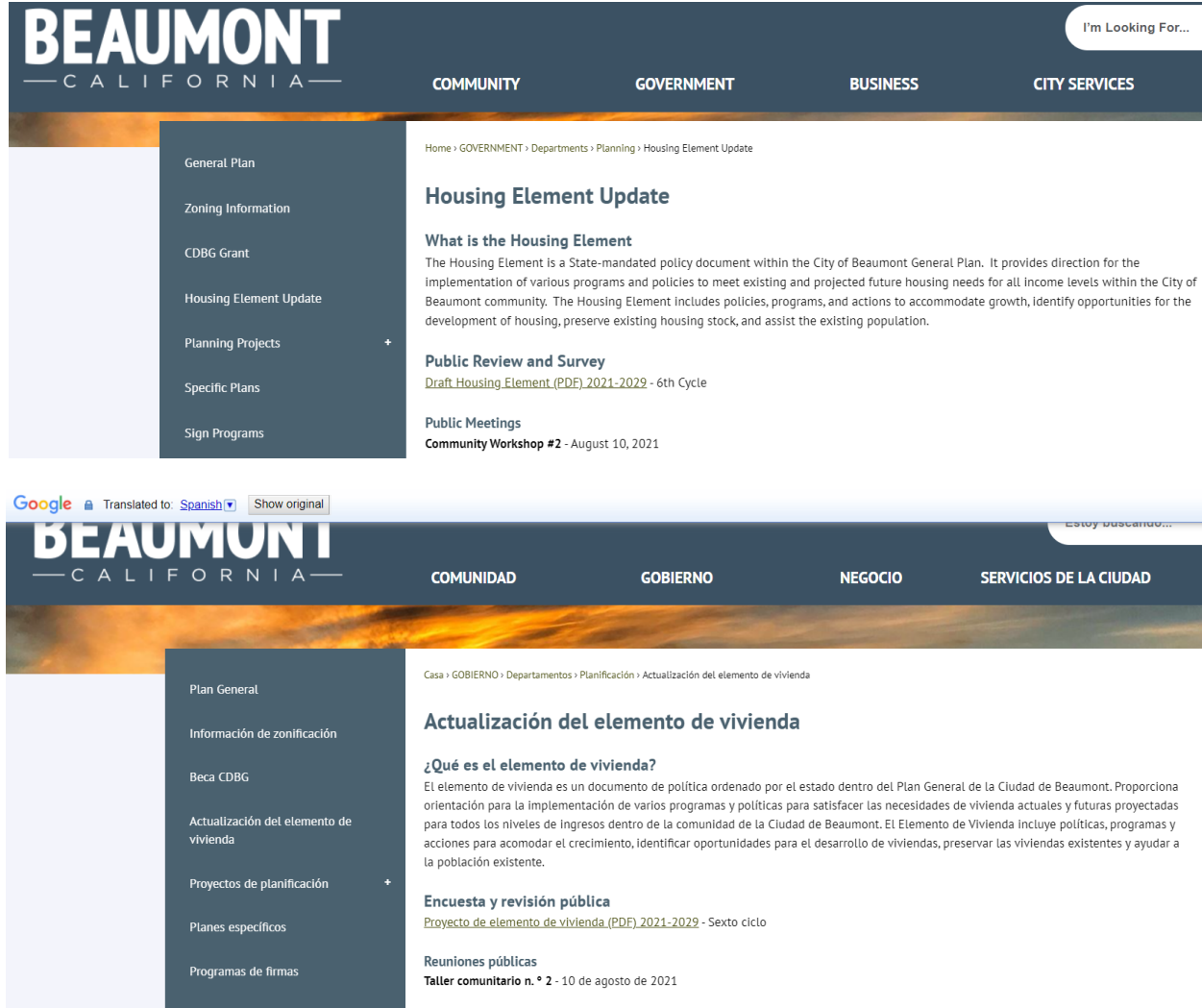
The City prepared a PowerPoint presentation for the public events and public hearings. Each presentation included background information on the Housing Element, new legislation impacting the 6th cycle, housing needs and assessment, and an overview of the Regional Housing Needs Allocation (RHNA). Copies of the presentations are included at the end of this Appendix.

E.3.3 Housing Element Update Webpage

The Housing Element Update webpage (<https://www.beaumontca.gov/1089/Housing-Element-Update>) was used to provide a resource for Housing Element information (e.g., meeting presentations, notices, and summaries, etc.) and additional information, such as links to local housing programs and fair housing information. The webpage is shown in Figure E-1. The project website was updated throughout the duration of the Housing Element Update to post new information about key milestones, presentation materials, and additional resources, among other Housing Element-related items. The City offered a QR code with an online feedback form to submit comments via the webpage during the Housing Element Update process. The City website,

including the Housing Element Update webpage, is available in multiple languages, including Spanish.

Figure E-1: Housing Element Update Webpage



E.3.4 Notifications

Utilizing the project database, email notifications reached approximately 1,020 stakeholder contacts with known or functional email addresses. The notifications provided a link to the public meeting and City contact information.

The City also posted notifications about the Housing Element Update on the City’s Housing Element Update webpage, as well as on its Facebook page. These materials are available at the end of the Appendix.

Section E.4 Summary of Outreach Meetings

E.4.1 Community Meeting

Thursday, March 18, 2021 at 6:00 pm
Zoom Webinar

Introduction

On March 18, 2021, the City of Beaumont hosted a virtual community meeting, the first of a series of public meetings for the 6th Cycle Housing Element Update. The meeting was opened by Christina Taylor, Community Development Director, who welcomed attendees, gave an introduction, and informed attendees about the City's Housing Element Update webpage. Ms. Taylor introduced Jennifer Murillo, Senior Associate at Lisa Wise Consulting, Inc. (LWC), who presented on the following topics:

- Housing Element Basics
- New State Legislation
- Housing Element Update Process
- What is Affordable Housing?
- Housing in Beaumont
- Regional Housing Needs Allocation (RHNA)

The presentation included the purpose of the Housing Element, components of a Housing Element, additional State requirements during the 6th Cycle, and the project timeline. The presentation also provided an overview of socio-economic data of Beaumont that will provide context for future housing goals and programs.

The meeting then provided an opportunity for public comment to clarify any questions or provide any comments attendees might have about the Housing Element or the update process. The meeting was attended by approximately **6 members** of the Beaumont community.

Format

The public meeting was facilitated by City staff, with assistance from LWC in responding to questions. Due to COVID-19 conditions, the meeting was held virtually via Zoom and streamed on the City's YouTube channel, with the option to participate over the phone. Participants were encouraged to respond to the questions verbally and through the chat function.

Invitations to the public meeting were distributed by the City via email to 1,020 individuals who consist of residents, elected and appointed officials, and other stakeholders in Beaumont.

The meeting was recorded and posted on the City's webpage so it may be viewed at any time. Also, the presentation was posted on the City's Housing Element Update webpage prior to the

meeting. The City's project contact information was included in the presentation to facilitate additional comments or questions being provided at any time via phone or email.

Summary of Comments

The following is a summary of questions and comments received during the public meeting.

- Participants were curious about how accessory dwelling units (ADUs) can be used to meet the City's Regional Housing Needs Allocation (RHNA) and whether the City has rules and regulations regarding ADUs. LWC responded that ADUs can be used to meet the City's RHNA. Though the City is experiencing an increase in ADU applications, annual ADU activity is still low (in the single digits), excluding newly built single-family homes with Junior ADUs (e.g., certain D.R. Horton homes). The City described that ADU standards in the Code are not up to date, but the City will prepare an ADU ordinance that is consistent with State regulations immediately following the Housing Element update process. Since the City's ADU regulations are not consistent with State law, the City reviews ADUs against State regulations, which are more lenient than the City's Code.
- One participant asked if potential future units on underdeveloped property can be used to meet RHNA. These parcels will be considered and, if appropriate, be included in the City's site inventory to meet RHNA.
- The City provided an overview of recent zoning changes alongside the 6th Street Corridor.
- The City discussed the differences between residential mixed-use and non-residential mixed-use development.
- LWC discussed how applying units within the City's Sphere of Influence to the City's RHNA requirement may increase the City's overall RHNA obligation, and that it would likely be a complicated and protracted process, including negotiations with Riverside Local Agency Formation Commission (LAFCO) and Riverside County.

Comments provided will be incorporated in the updated Housing Element and support the development of policies and programs for the City.

Screenshots

Screenshots from the Community Meeting are included below:

Zoom Meeting | You are viewing Jen Murillo, LWC's screen | View Options

City of Beaumont

Housing Element Update

March 18, 2021

Participants: 11 | Chat | Share Screen | Record | Reactions | Leave

Zoom Meeting | You are viewing Jen Murillo, LWC's screen | View Options

What is the Housing Element?

The Housing Element is a required section of the City's General Plan. It must:

- Assess the residents' housing needs and conditions of housing stock
- Establish a roadmap for accommodating projected housing unit demand over the next eight years
- Set citywide housing-related goals, objectives, policies, and programs
- Show how the City will meet demand for housing at all income levels

Other General Plan Elements

- Land Use
- Mobility
- Conservation
- Open Space
- Safety
- Noise

Participants: 12 | Chat | Share Screen | Record | Reactions | Leave

Zoom Meeting | You are viewing Jen Murillo, LWC's screen | View Options

Update Process

November 2020
Project Kick-off and Data Collection

December
Start of Technical Assessment

WE ARE HERE → **March 2021**
Community Meeting

June - July
Community Meetings

June - July
Public Review Draft Housing Element

August
Final Deliverables

September
Planning Commission Hearing

October
Final Housing Element Adoption

LWC | Beaumont, Housing Element Update | 12

Unmute | Start Video | Participants (13) | Chat | Share Screen | Record | Reactions | Leave

Participants: Carole Kendri..., Karen Huynh, L..., Christina Tayl..., Jen Murillo, LWC

Zoom Meeting | You are viewing Jen Murillo, LWC's screen | View Options

Regional Housing Needs Allocation (RHNA)

Regional Housing Needs Allocation or RHNA (pronounced re-nah):

- Number of new housing units needed on a regional basis
- Each jurisdiction must show it can accommodate its total RHNA number, and its allocations by income level
- Mandated by State law

Income Level	6th Cycle RHNA (2021 - 2029)	5th Cycle RHNA (2013 - 2021)
Above moderate income (>120% of AMI)	1,537	2,160
Moderate income (80-120% of AMI)	723	969
Low income (50-80% of AMI)	721	854
Very-low income (<50% of AMI)	1,229	1,267
Total	4,210	5,250

LWC | Beaumont, Housing Element Update | 27

Unmute | Start Video | Participants (13) | Chat | Share Screen | Record | Reactions | Leave

Participants: Carole Kendri..., Karen Huynh, L..., Christina Tayl..., Jen Murillo, LWC

E.4.2 City Council Study Session

Tuesday, July 20, 2021 at 6:00 pm
Hybrid In-Person/Virtual City Council Meeting

Introduction

On July 20, 2021, the City of Beaumont hosted a hybrid in-person/virtual City Council meeting, which included a study session on the draft 6th Cycle Housing Element Update. The Housing Element Update item was opened by Christina Taylor, Community Development Director, who provided initial remarks and introduced Jennifer Murillo, Senior Associate at Lisa Wise Consulting, Inc. (LWC), who presented on the following topics:

- Housing Element Overview
- Process and Public Outreach
- Housing Needs and Conditions in Beaumont
- Draft Housing Element
- Next Steps
- Discussion

The presentation included the purpose of the Housing Element, the project timeline, an overview of socio-economic data, and the Regional Housing Needs Allocation (RHNA). The presentation also introduced the draft updated Housing Element with focus on the sites inventory and key programs. The period for public review and methods of submitting comments were presented.

The meeting then provided an opportunity for public and City Council questions and comments.

Format

The public meeting was a regularly scheduled City Council meeting and facilitated by the Mayor and City staff, with assistance from LWC in responding to questions. The meeting was held in hybrid format, offering both in-person and virtual attendance, with the option to participate over the phone. The meeting was also live streamed on the City's YouTube channel and recorded and posted on the City's website to allow viewing at any time.

The presentation was posted on the City's Housing Element Update webpage prior to the meeting. The City's project contact information was included in the presentation to facilitate additional comments or questions being provided at any time via phone or email.

Invitations to the public meeting were distributed by the City via email to 1,020 individuals who consist of residents, elected and appointed officials, and other stakeholders in Beaumont.

Summary of Comments

The following is a summary of comments received during the public meeting.

- One member of the public was supportive of transit-oriented development (TOD) and was encouraged to hear the TOD Overlay housing sites discussed in the presentation. He was also interested in the City taking steps toward supporting a regional transit hub in Beaumont.
- Some participants voiced concern about accessory dwelling units (ADUs) and the State's approach (i.e., one-size-fits-all). However, one participant expressed support for ADUs.
- One Council Member voiced support for the rezone program and the program to facilitate housing in the Urban Village.
- There was discussion regarding the density bonus programs. It was clarified that updating the City's density bonus provisions to comply with state law is required, but the enhanced density bonus program is a policy decision for the City.
- The high demand for rental apartments was raised (i.e., 75 applications for one rental unit).
- It was discussed that the sites inventory is identifying housing sites that are available to accommodate the City's RHNA, and that the City will have to maintain capacity for the remaining RHNA throughout the eight-year Housing Element period.

Comments will be incorporated in the revised draft Housing Element as appropriate and considered by Planning Commission and City Council for adoption.

E.4.3 Planning Commission Workshop

Tuesday, August 10, 2021 at 6:00 pm

Hybrid In-Person/Virtual Planning Commission Meeting

Introduction

On August 10, 2021, the City of Beaumont hosted a hybrid in-person/virtual Planning Commission meeting, which included a discussion item on the draft 6th Cycle Housing Element Update. The Housing Element Update item was opened by Christina Taylor, Community Development Director, who provided initial remarks and introduced Jennifer Murillo, Senior Associate at Lisa Wise Consulting, Inc. (LWC), who presented on the following topics:

- Housing Element Overview
- Process and Public Outreach
- Housing Needs and Conditions in Beaumont
- Draft Housing Element
- Next Steps
- Discussion

The presentation included the purpose of the Housing Element, the project timeline, an overview of socio-economic data, and the Regional Housing Needs Allocation (RHNA). The presentation also introduced the draft updated Housing Element with focus on the sites inventory and key programs. The period for public review and methods of submitting comments were presented.

The meeting then provided an opportunity for public and Planning Commission questions and comments.

Format

The public meeting was a regularly scheduled Planning Commission meeting and facilitated by the Planning Commission Chair and City staff, with assistance from LWC in responding to questions. The meeting was held in hybrid format, offering both in-person and virtual attendance, with the option to participate over the phone. The meeting was also live streamed on the City's YouTube channel and recorded and posted on the City's website to allow viewing at any time.

The presentation was posted on the City's Housing Element Update webpage prior to the meeting. The City's project contact information was included in the presentation to facilitate additional comments or questions being provided at any time via phone or email.

Invitations to the public meeting were distributed by the City via email to 1,020 individuals who consist of residents, elected and appointed officials, and other stakeholders in Beaumont.

Summary of Comments

The following is a summary of comments received during the public meeting.


- One member of the public complimented the user-friendliness of the draft Housing Element and that it was easy to understand. The participant was an owner of residential property in Beaumont.
- Rezoning for accommodating the small shortfall in lower income capacity was discussed. It was noted that the potential sites for rezoning are identified in Appendix B, Table B-8, and that those are in high resources areas along transportation corridors where higher densities are already allowed (i.e., 22 units per acre). While underutilized (nonvacant) sites may be considered for the housing sites inventory, those sites are subject to more exacting requirements and scrutiny by the State Department of Housing and Community Development (HCD). With such a small shortfall in the lower income category and such a large surplus in the moderate income category, the rezoning of available vacant sites was a reasonable approach. It was discussed that the City is beginning the environmental review (CEQA analysis) and that may inform the sites to rezone.
- It was noted that affordable units are not limited by configuration or type (i.e., not restricted to apartments or mixed-use development or age-restricted covenants), but rather the threshold is the housing cost (i.e., home sales price or rent).

Comments will be incorporated in the revised draft Housing Element as appropriate and considered by Planning Commission and City Council for adoption.

Section E.5 Documentation

E.5.1 E-Blast Notifications

The following News Releases were distributed community-wide ahead of public events for the Housing Element.

 **NEWS RELEASE**
MARCH 12, 2021

HOUSING ELEMENT UPDATE - COMMUNITY MEETING

Beaumont, CA - Join the City of Beaumont as we prepare our 2021-2029 Housing Element Update – a policy document that addresses programs and actions to accommodate growth, identify opportunities for the development of housing, preserve existing housing stock, and assist the existing population.

A community meeting will be held on March 18 to provide an overview of the Housing Element and cover topics such as affordable housing and the City's share of regional housing needs.





Meeting Details:

- Thursday, March 18, 2021
- 6:00 P.M. to 7:00 P.M.
- Beaumont Civic Center, 550 E. 6th Street
 - Limited in-person seating available. Virtual attendance encouraged
- Zoom meeting details
 - To participate by phone: 1-669-900-9128
 - Meeting ID: 897 0271 9201
 - Passcode: 010852

For additional information and meeting details, please visit BeaumontCa.gov/Housing or contact our Planning Department at (951)769-8520. Questions can also be directed to ctyalor@beaumontca.gov

Housing Element

FOR DETAILS CONTACT
Ashley Starr, Public Information Officer
City of Beaumont
(951) 572-3207 | astarr@beaumontca.gov

BEAUMONT | A CITY ELEVATED



NEWS RELEASE

JULY 12, 2021

City of Beaumont Housing Element Update

The City of Beaumont is in the process of updating the 2021-2029 Housing Element and is looking for your input on the draft document!

What is the Housing Element?

The Housing Element is a state-mandated and city-initiated policy document included in the City of Beaumont General Plan. The Housing Element identifies policies and programs to meet existing and projected future housing needs across all income levels in Beaumont. The 2021-2029 Housing Element identifies specific actions to be taken over the planning period to address local housing needs.

[View the DRAFT Housing Element](#)

Community Presentation

On Tuesday, July 20, a presentation on the draft Housing Element will be made to the Beaumont City Council. Meeting details will be available at BeaumontCa.gov/Housing.

To provide your comments and feedback on the draft document listed above, click [here](#) OR scan the QR Code listed below:



Comments may also be given in-person at the July 20, 2021, City Council meeting. For more information, please contact (951) 769-8520.

BEAUMONT | A CITY ELEVATED



NEWS RELEASE

JULY 27, 2021



Housing Element Community Workshop *6th Cycle Draft Housing Element Update*

The City of Beaumont is in the process of updating the 2021-2029 Housing Element and is looking for your input on the draft document!

The Housing Element is a state-mandated and city-initiated policy document included in the City of Beaumont General Plan. The Housing Element identifies policies and programs to meet existing and projected future housing needs across all income levels in Beaumont. The 2021-2029 Housing Element identifies specific actions to be taken over the planning period to address local housing needs.

COMMUNITY WORKSHOP

The public is invited to attend our second community workshop to learn about the Draft Housing Element, discuss draft policies and provide input!

WHEN: Tuesday, August 10 at 6:00 p.m.

WHERE: In-person at the Beaumont Civic Center, located at 550 E. 6th Street OR live on Beaumont's Youtube channel.


[View the DRAFT Housing Element](#)

For more information on the Draft Housing Element, please visit BeaumontCa.gov/Housing or contact the Planning Department at (951)769-8520.

E.5.2 Webpage Notification

Housing Element Update Kick-off

Thursday, March 18, 2021

 Join the City of Beaumont as we prepare our 2021-2029 Housing Element Update – a policy document which addresses programs and actions to accommodate growth, identify opportunities for the development of housing, preserve existing housing stock, and assist the existing population.

Join the City of Beaumont as we prepare our 2021-2029 Housing Element Update – a policy document which addresses programs and actions to accommodate growth, identify opportunities for the development of housing, preserve existing housing stock, and assist the existing population.

A community meetings will be held on March 18 to provide an overview of the Housing Element and cover topics such as affordable housing and the City's share of regional housing need.

Details:

- Thursday, March 18, 2021
- 6:00 P.M. to 7:00 P.M.
- Meeting hosted via Zoom
- To participate by phone: 1-669-900-9128
- Meeting ID: 897 0271 9201
- Passcode: 010852

For additional information and meeting details, please visit BeaumontCa.gov/Housing or contact our Planning Department at (951)769-8520. Questions can also be directed to ctylor@beaumontca.gov

Join Zoom Meeting

<https://us02web.zoom.us/j/89702719201?pwd=WU1EQ3NDWUlrVWNIYnBnMEFmMEQ1Zz09>




Date: March 18, 2021

Time: 6:00 PM - 7:00 PM


Time Details: Meeting begins at 6 PM via Zoom. Council Chambers open for limited in-person participation.


Location: Beaumont Civic Center

Address: 550 E. 6th Street
Beaumont, CA 92223







E.5.3 Social Media Notifications





City of Beaumont, CA - City Hall

Like This Page · March 10 · 

Join the City of Beaumont as we prepare our 2021-2029 Housing Element Update  a policy document which addresses programs and actions to accommodate growth, identify opportunities for the development of housing, preserve existing housing stock, and assist the existing population.


A community meetings will be held on March 18 to provide an overview of the Housing Element and cover topics such as affordable housing and the City's share of regional housing need.

Details:

Thursday, March 18, 2021
6:00 P.M. to 7:00 P.M.
Meeting hosted via Zoom

To participate by phone: 1-669-900-9128
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For additional information and meeting details, please visit BeaumontCa.gov/Housing or contact our Planning Department at (951)769-8520. Questions can also be directed to ctylor@beaumontca.gov



HOUSING ELEMENT

COMMUNITY MEETING

Photos from City of Beaumont, CA - City Hall's post in Timeline Photos BeaumontCa.gov/Housing



UPCOMING EVENT



**COMMUNITY WORKSHOP
HOUSING ELEMENT UPDATE**

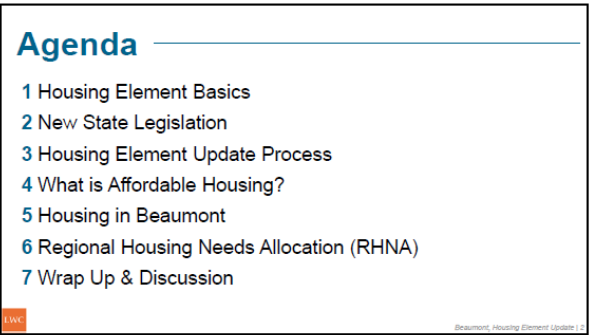
Tuesday, August 10 | 6 pm
550 E. 6th Street OR **LIVE** on YouTube

VIRTUAL	IN-PERSON
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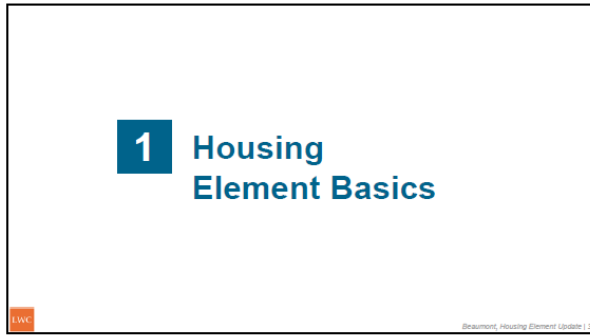
E.5.4 Presentations



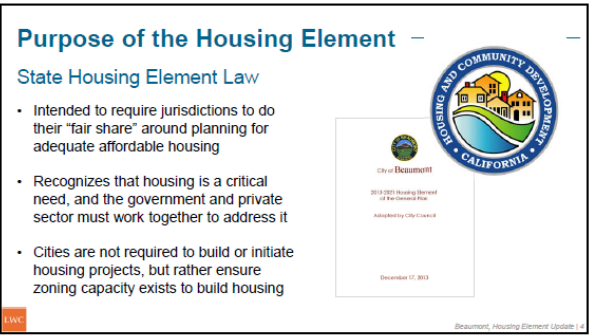
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4

What is the Housing Element?

The Housing Element is a required section of the City's General Plan. It must:

- Assess the residents' housing needs and conditions of housing stock
- Establish a roadmap for accommodating projected housing unit demand over the next eight years
- Set citywide housing-related goals, objectives, policies, and programs
- Show how the City will meet demand for housing at all income levels

Other General Plan Elements

- Land Use
- Mobility
- Conservation
- Open Space
- Safety
- Noise

Beaumont, Housing Element Update | 5

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Housing Element Components

- Policy and Programs Review:** A performance evaluation of policies and programs from the current (5th Cycle) housing element
- Housing Needs Assessment:** A review of the existing and projected housing needs, with particular consideration for special needs populations
- Adequate Sites Inventory:** List of land suitable suitably zoned to accommodate the City's share of regional housing need
- Housing Resources Assessment:** Resources identified to support the development, preservation, and rehabilitation of housing
- Housing Constraints Assessment:** An assessment of governmental and non-governmental (market, environmental, etc.) constraints to housing development
- Implementation Plan:** Goals, policies, and programs for addressing the City's housing need

Beaumont, Housing Element Update | 6

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2 New State Legislation

Beaumont, Housing Element Update | 7

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New Legislation

The State continues to pass new housing legislation, including:

- AB 1397: Adequate Housing Element Sites
- SB 166: No Net Loss
- AB 686: Affirmatively Furthering Fair Housing
- AB 72: Housing Element Enforcement
- AB 671: ADU plan
- AB 879: Reporting Requirements
- AB 1763: Enhanced Density Bonus
- AB 2162: Supportive Housing Streamlined Approval
- SB 6: Design and Development of the Site Inventory
- AB 1851: Religious Institutions Affiliated Housing (Yes in God's Back Yard, YIGBY)

The following slides provide a high-level overview of a select few.

Beaumont, Housing Element Update | 8

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AB 1397 & SB 166

AB 1397 Adequate Housing Element Sites (2017): Strengthens local governments' obligation to identify a supply of adequate sites available to meet their share of regional housing needs at all income levels.

- Non-vacant sites must have a realistic development potential.
- Currently identified (5th Cycle) sites must be re-zoned by-right and include 20% affordable units.
- Requires history of affordable housing development on < 1/2 acre and >10-acre sites.

SB 166 No Net Loss (2017): Requires jurisdictions to maintain adequate sites to always accommodate its remaining regional housing needs allocation throughout the housing element planning period.

Beaumont, Housing Element Update | 9

9

AB 686 & AB 72

AB 686 Affirmatively Furthering Fair Housing (AFFH) (2018): Requires housing elements to demonstrate the local jurisdiction is affirmatively furthering fair housing. Jurisdictions need to demonstrate compliance with the statute by:

- Analyzing existing fair housing and segregation issues;
- Identifying fair housing goals;
- Developing strategies to implement these goals; and
- Ensuring sites in the inventory are identified in such a way that promotes AFFH.

AB 72 Housing Element Enforcement (2017): Allows HCD to review any action or lack of action by a jurisdiction that is inconsistent with its housing element. HCD can revoke housing element compliance and notify the Attorney General.

AFFH is the taking of meaningful actions that "overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for communities of color, persons with disabilities, and others protected by California law

Beaumont, Housing Element Update | 10

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3 Housing Element Update Process

Beaumont, Housing Element Update | 11

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Update Process

WE ARE HERE → March 2021 Community Meeting

Beaumont, Housing Element Update | 12

12

4 What is Affordable Housing?

Beaumont, Housing Element Update | 13

13

What is Affordable Housing?

- These income categories are defined by the State and are based on varying percentages of the Area Median Income (AMI) in Riverside County
- Housing is considered "affordable" if occupants pay no more than 30% of their income on housing costs

* Moderate Income is calculated at 120% of AMI by the State (HCD). The other income thresholds are calculated by the U.S. Department of Housing and Urban Development (HUD).

Beaumont, Housing Element Update | 14

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Types of Affordable Housing

Affordable Housing is provided in a variety of ways, by both the public and private sector.

- Deed Restricted:** Units that are legally set aside for people of certain incomes.
- Supportive Housing:** Can be built publicly or privately with supportive services.
- Public Housing:** Owned and operated publicly. Residents pay no more than 30% of their income for rent. (least common)
- Rent Stabilized:** Units with some level of price control that is guaranteed to the tenant.
- Rent Subsidies:** A voucher that allows a qualified tenant to rent a market rate unit by covering the difference.

Beaumont, Housing Element Update | 15

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5 Housing in Beaumont

Beaumont, Housing Element Update | 16

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Population

Beaumont's population has been growing at a significantly faster rate than the region.

Year	Beaumont	SOAC
2000	11,284	16,814,703
2005	20,090	17,541,493
2010	36,877	18,056,254
2015	43,108	18,731,461
2020	54,475	18,921,787

Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF 6.8 Population and Housing Unit Estimates)

Beaumont, Housing Element Update | 17

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Household Size

Most common household size is 2 people (33.3%) followed by 4 people (17.6%)

Number of People per Household	SOAC (%)	Beaumont (%)
1	18.0%	18.0%
2	28.0%	33.3%
3	13.0%	13.0%
4	17.0%	17.6%
5	13.0%	13.0%
6	6.0%	6.0%
7+	1.0%	1.0%

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018, Syner estimates)

Beaumont, Housing Element Update | 18

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Housing Tenure

Beaumont has a higher rate of homeownership compared to the region.

Category	Beaumont (%)	SOAC (%)
Owner (%)	76.7%	63.6%
Renter (%)	23.3%	36.4%

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018, Syner estimates)

Beaumont, Housing Element Update | 19

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Overcrowding

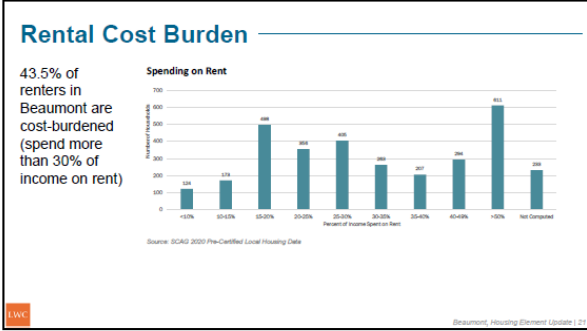
Renter-occupied units are more likely to be overcrowded than owner-occupied units

Tenure Type	SOAC (%)	Beaumont (%)
Owner	3.2%	4.9%
Renter	6.2%	13.3%

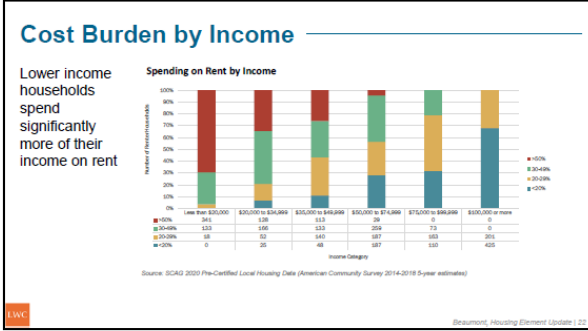
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018, Syner)

Beaumont, Housing Element Update | 20

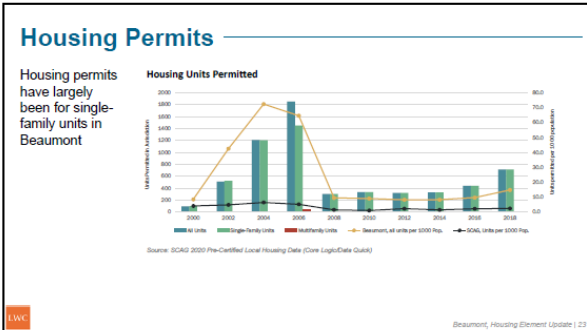
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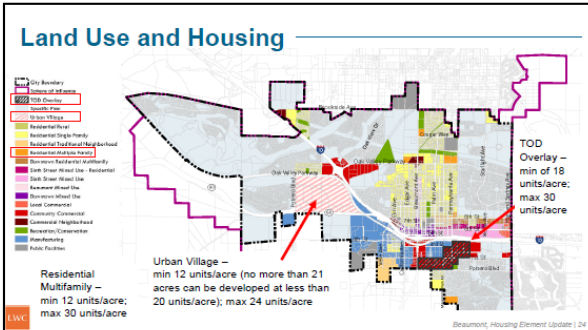
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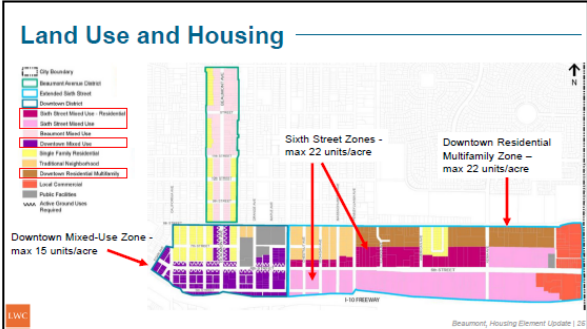
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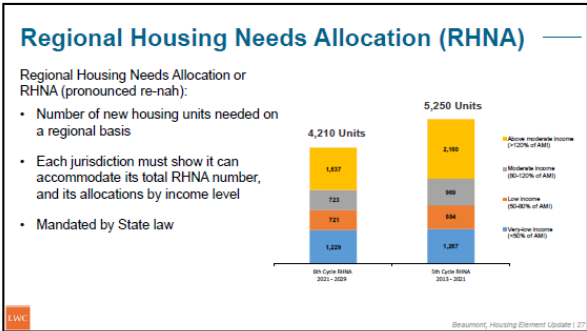
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6 Regional Housing Needs Allocation (RHNA)

26



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RHNA & the Housing Element Update

How Does the Housing Element Update Help the City Meet its Goals?

- Develop an inventory of sites sufficient to meet Beaumont's RHNA allocation
- Establish additional policies and programs to incentivize both market-rate and affordable housing development and expand housing production

Source: Beaumont, Housing Element Update | 28

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7 **Wrap Up & Discussion**



Beaumont, Housing Element Update | 29

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Stay Informed and Involved!

Beaumont Housing Element Webpage:
<https://www.beaumontca.gov/1089/Housing-Element-Update>

Beaumont Project Contact:
Christina Taylor
Community Development Director
(951) 572-3212
ctaylor@beaumontca.gov

Future Items:


- Draft Housing Element available for public review – June (anticipated)
- Next Community Meeting – June (anticipated)



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Thank you!



Beaumont, Housing Element Update | 31

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LWC

City of Beaumont

Housing Element Update Study Session

July 20, 2021

1

Agenda

- 1 Housing Element Overview
- 2 Process and Public Outreach
- 3 Housing Needs and Conditions in Beaumont
- 4 Draft Housing Element
- 5 Next Steps
- 6 Discussion

LWC

2

1 Housing Element Overview

LWC

3

What is the Housing Element?

The Housing Element is a required section of the City's General Plan. It must:

- Assess the residents' housing needs and conditions of housing stock
- Establish a roadmap for accommodating projected housing unit demand over the next eight years
- Set citywide housing-related goals, objectives, policies, and programs
- Show how the City can accommodate demand for housing at all income levels

Other General Plan Elements

- Land Use
- Mobility
- Conservation
- Open Space
- Safety
- Noise

Cities are not required to build or initiate housing projects, but rather ensure zoning capacity exists to build housing

LWC

4

Housing Element Components

- Policy and Programs Review:** A performance evaluation of policies and programs from the current (5th Cycle) housing element
- Housing Needs Assessment:** A review of the existing and projected housing needs, with particular consideration for special needs populations
- Adequate Sites Inventory:** List of land suitable suitably zoned to accommodate the City's share of regional housing need
- Housing Resources Assessment:** Resources identified to support the development, preservation, and rehabilitation of housing
- Housing Constraints Assessment:** An assessment of governmental and non-governmental (market, environmental, etc.) constraints to housing development
- Implementation Plan:** Goals, policies, and programs for addressing the City's housing need

LWC

5

Housing Legislation

The State continues to pass new housing legislation

- More stringent requirements for identifying and maintaining a supply of adequate housing sites
- Expanded requirements for addressing fair housing and segregation issues
- Additional penalties for housing element non-compliance

LWC

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2 Process and Public Outreach

LWC

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Update Process

WE ARE HERE

Timeline:


- November 2020: Project Kick-off and Data Collection
- December: Start of Technical Assessment
- March 2021: Community Meeting
- July: Public Review Draft Housing Element
- July: Council Study Session
- July: HCD-99 due
- August: Community Meeting
- October: Final Draft Housing Element
- November: Planning Commission Hearing
- December: Final Housing Element Adoption

LWC

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Public Outreach

- Housing Element Update webpage
- Community Meeting - March 18th
- Email notifications / news release
- Social media



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3 Housing Needs and Conditions in Beaumont

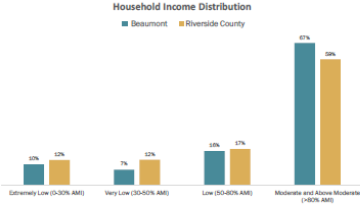
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Household Income Distribution

About one-third (33%) of Beaumont households are lower income (earning less than 80% of Area Median Income (AMI))

Similar income distribution to Riverside County, but Beaumont has a higher household median income



Source: HUD CHAS, 2013-2018

AMI = Area Median Income
AMI for a 4-person household is \$77,500

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Housing Cost Burden / Overpayment

Beaumont residents experience a lower rate of housing overpayment than the region

Lower-income households are much more likely to be housing cost burdened

More than 4 out of 10 renters in Beaumont are housing cost burdened

Households by Share of Income spent on Housing Cost			
Income	Not Cost Burdened (<30% of income)	Cost Burdened (30-50% of income)	Severely Cost Burdened (>50% of income)
< 30% HAMFI	11%	12%	77%
30-50% HAMFI	21%	29%	49%
50-80% HAMFI	32%	37%	31%
80-100% HAMFI	43%	43%	14%
> 100% HAMFI	85%	14%	1%

Note: HAMFI refers to Housing Urban Development Area Median Family Income
Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2013-2018)


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Housing Permits

Beaumont permits more units compared to the region

Housing permits have largely been for single-family units



Source: SCAG 2020 Pre-Certified Local Housing Data (Core Logic/Data Guide)

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Regional Housing Needs Allocation (RHNA)

Regional Housing Needs Allocation or RHNA (pronounced re-nah):

- Projected number of new housing units needed
- Each jurisdiction must show it can accommodate its total RHNA number, and its allocations by income level
- Mandated by state law

	SCAG		Beaumont	
	6th Cycle RHNA	6th Cycle RHNA Share	6th Cycle RHNA	6th Cycle RHNA Share
Very Low (0-35% AMI)	351,796		1,229	
Low (35-50% AMI)	208,807		721	
Moderate (50-80% AMI)	223,957		723	
Above Moderate (>120% AMI)	559,267		1,537	
Total	1,341,827		4,210	

Median income 4-person household: \$77,500

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4 Draft Housing Element

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- Section IV Housing Plan

- Appendix A: Housing Needs Assessment
- Appendix B: Sites Inventory and Methodology
- Appendix C: Housing Constraints
- Appendix D: Existing Programs Review
- Appendix E: Public Participation Summaries

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- Goal B: Promote Housing for Lower- and Moderate-Income Households
- Goal C: Remove Governmental Constraints to Housing
- Goal D: Conserve and Improve Existing Affordable Housing Stock
- Goal E: Promote Housing Opportunities For All Persons
- Goal F: Encourage Energy Conservation

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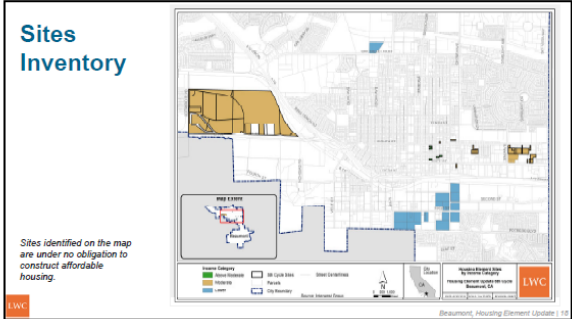
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Sites Inventory

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,229	721	723	1,537	4,210
ADUs	1	1	4	4	1	11
Entitled/Proposed Projects ¹	-	-	48	-	3,257	3,305
Remaining RHNA	See Very Low	1,227	669	719	(1,721)	N/A
Site Inventory ¹	See Very Low/Low	1,647	669	4,048	5	5,115
Surplus / (Shortfall)	See Very Low/Low	(49)		3,329	1,726	N/A

¹ Considers net new units only.
Source: City of Beaumont, LWC

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Key Programs

RHNA Housing Sites Implementation; Rezone Program (Program #1)
To accommodate lower-income RHNA shortfall, the City will identify and rezone a minimum of 2.5 acres of vacant land to a min. of 20 and max. 30 units per acre. Rezoned sites shall allow 100% residential use and require residential to occupy at least 50% of the floor area in a mixed-use project.

Minimum Densities (Program #5)
The City will establish minimum densities on housing sites in the sites inventory where minimum densities do not currently apply, ensuring sites are developed at densities to meet realistic unit estimates.

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Key Programs

Accessory Dwelling Units (ADUs) (Program #4)
The City will adopt an ADU ordinance consistent with current state laws and prepare ADU standard plans to streamline the permitting and production of ADUs.

Affordable Housing Density Bonus Program (Program #10)
The City will update its Zoning Code to be consistent with state law.

Enhanced Density Bonus Program (Program #11)
The City will evaluate increasing density bonus provisions for projects that include affordable housing above that required by state law (e.g., more than the 50% density bonus).

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Key Programs

Mixed-Use Parking Incentives (Program #14)
The City will analyze parking requirements in mixed use zones (e.g., downtown, urban village, and transit-oriented development areas, etc.) to determine if reductions in required parking rates and/or strategies that allow for parking reductions should be considered and included in the Zoning Code.

Objective Design Standards (Program #15)
The City will adopt objective design standards for residential and mixed-use projects.

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Review Period

Overview of the Review Period:

- Submitted to HCD on July 7, 2021 (60-day HCD review period)
- Available for public review from 7/9/2021 to 9/9/2021 on the City's website: <https://www.beaumontca.gov/1089/Housing-Element-Update>
- Hard copies at the Community Development Department and the Beaumont Public Library

How to Provide Input:

- Write-in to Christina Taylor via ctaylor@beaumontca.gov
- Speak up at today's meeting
- Speak up at the next community meeting (August)
- Public hearings (anticipated in November and December)
- HCD directly

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5 Next Steps

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Next Steps

Complete and Publish Affirmatively Furthering Fair Housing (AFFH) Analysis Per Recent State Law

- Guidelines released late April 2021

End of Review Period

- Submit all comments by September 9, 2021
- City will review and update the Housing Element, as appropriate

HCD Review

- City will make any necessary modifications to meet requirements to be certified by the State

Adoption

- Planning Commission and City Council Adoption Hearings – November and December
- Final Housing Element – December 2021

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Stay Informed and Involved!

Beaumont Housing Element Webpage:
<https://www.beaumontca.gov/1089/Housing-Element-Update>

Beaumont Project Contact:
Christina Taylor
Community Development Director
(951) 572-3212
ctaylor@beaumontca.gov

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6 Discussion

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Thank you!

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Appendix F: Affirmatively Furthering Fair Housing (AFFH)

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Section F.1 Introduction

Assembly Bill 686, signed in 2018, establishes a statewide framework to affirmatively further fair housing (AFFH) with the goal of achieving better economic and health outcomes for all Californians through equitable housing policies. AB 686 requires cities and counties to take deliberate actions to foster inclusive communities, advance fair and equal housing choice, and address racial and economic disparities through local policies and programs. Housing elements are now required to address the following five components:

- **Inclusive and Equitable Outreach:** A summary of fair housing outreach and capacity that includes all economic segments of the community.
- **Assessment of Fair Housing:** An assessment of fair housing issues, including integration and segregation patterns, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs for all identified populations.
- **Analysis of Sites Inventory:** An evaluation of whether the Housing Element's sites inventory improves or exacerbates conditions for fair housing.
- **Identification of Contributing Factors:** The identification and prioritization of contributing factors related to fair housing issue.
- **Priorities, Goals, and Actions to AFFH:** The identification of fair housing goals and actions that directly address the contributing factors outlined above. The housing element should include metrics and milestones for evaluating progress and fair housing results.

This section documents four of the five components of the AFFH components. The summary of AFFH-related outreach is included in Appendix E and in Housing Element Section I.E (Summary of Public Participation).

F.1.1 Notes on Figures and Analysis

This appendix contains geospatial data downloaded from HCD's AFFH Data and Mapping Resources Hub. Additional analysis is sourced from the Census American Community Survey (ACS) and HCD's pre-certified data, where appropriate.

For clarity purposes, the maps produced in this appendix show the northern half of the city of Beaumont. The southern end has is zoned for Recreation use and does not allow residential development.

Section F.2 Assessment of Fair Housing

F.2.1 Fair Housing Outreach and Enforcement

Fair housing complaints can be an indicator of housing discrimination in Beaumont. Fair housing issues can arise through discrimination against an individual based on disability, race, national origin, familial status, disability, religion, or sex when renting or selling a dwelling unit.

The U.S. Department of Housing and Urban Development's (HUD) Office of Fair Housing and Equal Opportunity (FHEO) is the federal agency dedicated to eliminating housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities. FHEO services and activities include investigating fair housing complaints, conducting compliance reviews, ensuring civil rights in HUD programs, and managing fair housing grants.

Locally, the Fair Housing Council of Riverside County (FHCRC) investigates fair housing complaints. FHCRC is a non-profit, approved by HUD, that works with local government offices to ensure Fair Housing laws are upheld. FHCRC provides a number of services to Riverside County stakeholders, including tenant/landlord mediation, credit counseling, and fair housing training and workshops. As a result of the COVID-19 pandemic, FHCRC is also providing eviction prevention resources and contact information in both English and Spanish. FHCRC has physical offices in Riverside, Moreno Valley, Palm Springs, and Corona.

According to HCD Data Viewer, FHEO complaints in Beaumont during 2013-2021, represent fewer than 0.25 inquiries for every 1,000 people, similar to most nearby cities (e.g., Banning, San Jacinto, Moreno Valley, Yucaipa), except for Calimesa, which has a higher rate of between 0.25 and 0.5 inquiries for every 1,000 people.

In 2020, there was an overall countywide reduction of FHEO complaints in comparison to 2010. However, the proportions of complaints received based on disabilities bias and race remained consistent (i.e., 45 to 65 percent of cases related to disabilities bias and 20 to 35 percent related to race).

FHCRC provided the number of fair housing racial discrimination and landlord-tenant cases in the 2020-2021 fiscal year (20-21 FY) for the entire county in response to a request for fair housing discrimination inquiries in Beaumont. The provided data did not include information about other protected classes and was the best responsive data FHCRC was able to provide for Beaumont. In total, Riverside County had 26 racial discrimination fair housing inquiries in 20-21 FY. The highest number of inquiries came from the single race category of White at 13, the single race category of Black had nine inquiries, the multi-race category of Hispanic/White had three inquiries, and the Other multi-race category had one inquiry. Disposition of these inquiries was not indicated.

The number of landlord-tenant service cases processed by FHCRC totaled 5,758 cases and was categorized by race. The largest racial group represented was White with 2,239 cases. The next largest group was Hispanic/White with 2,060 cases. The third largest number of cases was 1,094

from Black tenants. The next largest number of cases was the multi-race Other group with 235 cases. The Asian racial category accounted for 60 of the cases and 39 of the landlord-tenant cases involved Native Hawaiian or other Pacific Islander tenants. A total of eight cases were reported by American Indian/Native Alaskans. The multi-racial categories of Black and White and Black and American Indian/Native Alaskan reported three and two cases, respectively. Disposition of these cases was not provided.

Comments during the Housing Element Update process identified residents lack information, resources, and opportunity for affordable housing as a concern. Housing Element programs are included to promote awareness of available resources, information, and services related to fair housing and affordable housing generally. Based on enforcement data and community comments, programs for raising awareness of services and resources and landlord education and outreach are included.

The City does not have any pending lawsuits, enforcement actions, judgements, settlements, or findings related to fair housing and civil rights. The City does not currently have any local fair housing laws.

The City complies with State and federal housing laws as follows:

- **Fair Housing Act; Title VI of the Civil Rights Act of 1964** – the City complies by ensuring its actions related to housing are not discriminatory through City protocols, decision-making procedures, and adhering to non-discrimination requirements of federal funding programs.
- **Rehabilitation Act of 1973** – see Fair Housing Act; also, the City complies through its accessibility protocols, administered and enforced by the City’s ADA/504 Coordinator and Building Official.
- **American Disabilities Act** – the City complies with the ADA through building permit review and issuance and as described in Appendix C (Housing Constraints, Section C.2.2, Housing for Persons with Disabilities).
- **California Fair Employment and Housing Act (FEHA) and FEHA Regulations** – the City complies with FEHA and its regulations through established City protocols for hiring and decision-making, mandatory trainings for City staff, and legal counsel and advisement.
- **Government Code Section 65008** – the City ensures that the City’s actions are not discriminatory through training programs conducted by the City’s Human Resources Department. Programs are included in this Housing Element to facilitate housing for all households, including protected classes (e.g., programs regarding community care facilities and emergency shelters).
- **Government Code Section 8899.50** – Appendix F of this Housing Element documents compliance with Affirmatively Furthering Fair Housing requirements.

- **Government Code Section 11135 et. seq.** – the City complies with anti-discrimination requirements through the City’s Human Resources programs and the City’s procurement protocols.
- **Density Bonus Law (Government Code Section 65915)** – the City must update its density bonus provisions in compliance with the Density Bonus Law as described in Appendix C (Housing Constraints) and Program 12.
- **Housing Accountability Act (Government Code Section 65589.5)** – the City has documented compliance with the HAA as described in Appendix C (Housing Constraints) and Program 19.
- **No-Net-Loss Law (Government Code Section 65863)** – the City has documented compliance with sufficient capacity for RHNA and will ensure compliance with no-net-loss via programs (Programs 1 and 3).
- **Least Cost Zoning Law (Government Code Section 65913.1)** – the City includes programs in this Housing Element to ensure that sufficient land is zoned with appropriate standards to accommodate its RHNA.
- **Excessive subdivision standards (Government Code Section 65913.2)** – the City has typical subdivision standards in compliance with the Government Code (see Appendix C, Section C.2.5).
- **Limits on growth control (Government Code Section 65302.8)** – the City complies as it has no growth control measures.
- **Housing Element Law (Government Code Section 65583)** – this Housing Element documents compliance with Housing Element Law.

The City provides residents with fair housing information primarily by posting links to a variety of fair housing resources on the City’s website including California Department of Fair Employment and Housing, U.S. Department of Housing and Urban Development (HUD), Fair Housing/Equal Opportunity (HUD), and Fair Housing Council of Riverside County, Inc. The City also make copies of resource information available at the Senior Services Department, Beaumont Library, and Community Access Center (official County of Riverside Independent Living Center) (see Programs 29 and 30). Finally, the City advertises the Inland Regional Center’s services for developmentally disabled persons through number of channels, including handouts and brochures at public buildings and through the City’s communication channels (e.g., newsletters and social media).

F.2.2 Integration and Segregation

This section of the assessment analyzes integration and segregation, including patterns and trends, related to people with protected characteristics.

Race and Ethnicity

According to the ACS, approximately 35 percent of the Beaumont population belongs to a racial minority group (non-white) in 2019, an increase from 29 percent in 2010. Beaumont has a slightly lower proportion of racial minority groups compared Riverside County overall; 40 percent of Riverside County's population belongs to a racial minority group. Similarly, 43 percent of the population of Beaumont is Hispanic or Latino (of any race), compared to 48 percent of the population of Riverside County.

As with many urban areas, the concentration of minority groups is not evenly distributed across the city. Figure F-1 provides historical non-white population percentages by block group from 2010 ACS data. At this time, the southeast portion of the city had the highest non-white percentages. Figure F-2 shows the non-white population percentage by census block group for 2018, which increased in various areas of the city since 2010. The population in the northwest and eastern portions of the city consist of 61 percent or more racial/ethnic minorities. The central portion of the city has a slightly lower concentration of non-white residents. This central area includes older portions of Beaumont, particularly Downtown and Town Center, where more aging residences are located (see Figure F-33 in Section F.3.1 for location of these subareas). The area south of the intersection of San Bernardino Freeway (I-10) intersects with Beaumont Avenue (SR-79) has the highest non-white population (over 81 percent). The El Barrio neighborhood is located here, southwest of the intersection of SR-79 and I-10. El Barrio was one of Beaumont's first neighborhoods, built by the railroad company beginning in the late 1800s for employees' families who were Hispanic.¹ Some families have owned property in El Barrio for generations.² El Barrio contains businesses, homes, and Rangel Park. A July 4th baseball tournament has taken place at Rangel Park since 1977 and draws more than 1,000 players.³ Signs for the "Historic Barrio Railroad District" were installed in 2011 and detail the neighborhood's history with text and photos. Similar to the Downtown and Town Center areas, El Barrio has older housing stock compared to other areas of the Beaumont.

¹ Waldner, Erin. "Beaumont: New historic signs recognize city's barrio." The Press-Enterprise (July 28, 2011).

² Ibid.

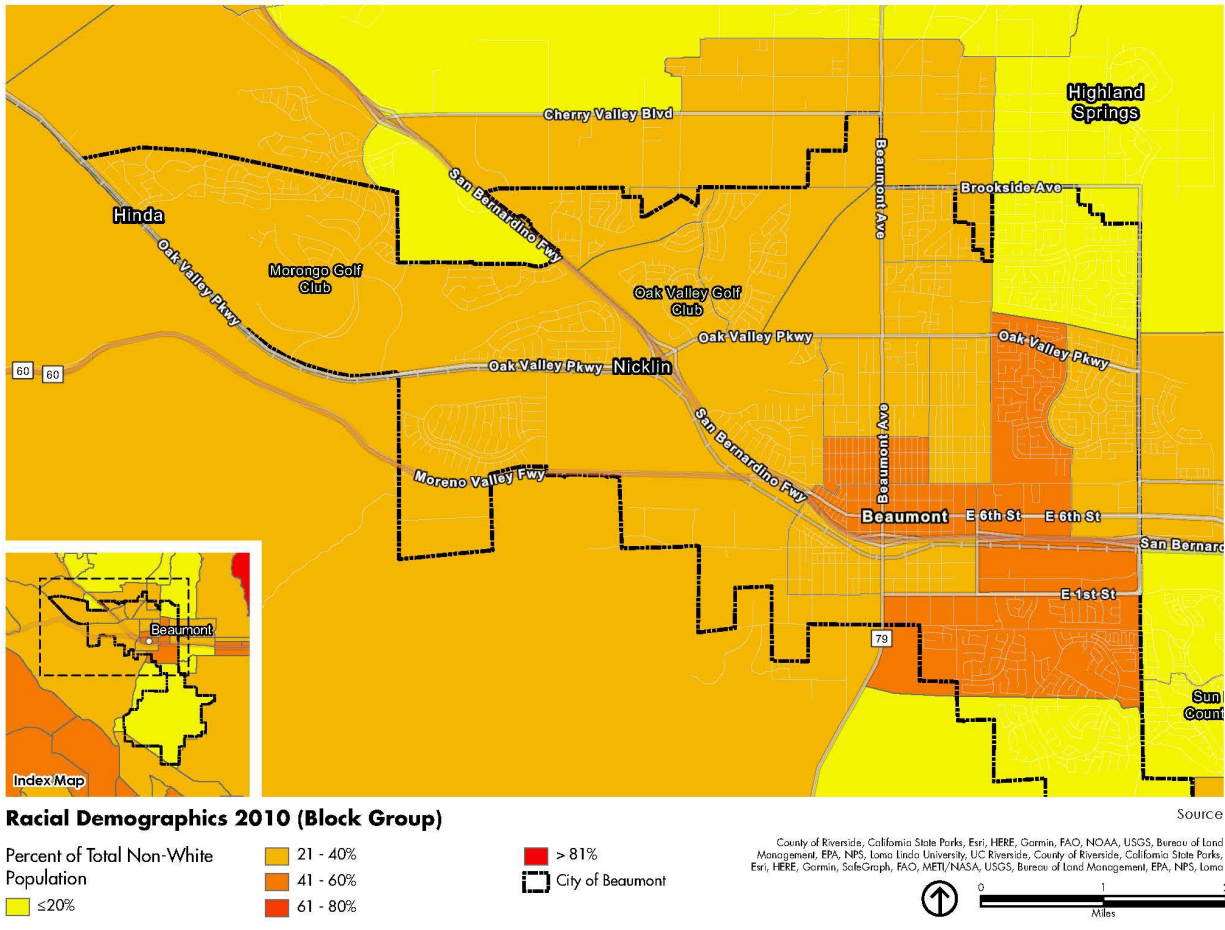
³ Ibid.



Source: Google Maps, captured September 2019.

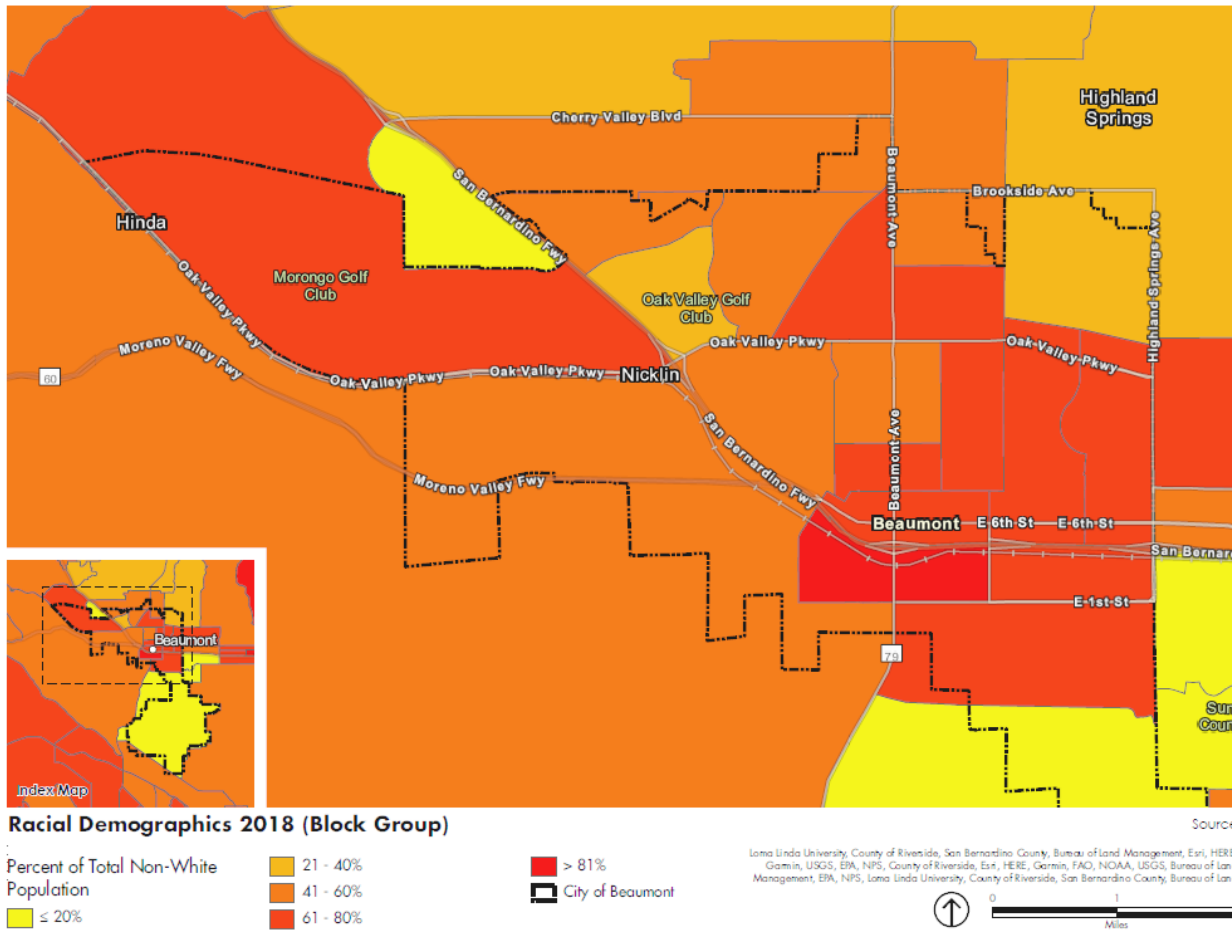
From a regional perspective, Beaumont has a lower proportion of non-white population than Riverside County, but the community generally has a more diverse racial composition to the block groups adjacent to the city.

Figure F-1: Non-White Population (2010)



Source: HCD AFFH Data Viewer

Figure F-2: Non-White Population (2018)



Source: HCD AFFH Data Viewer

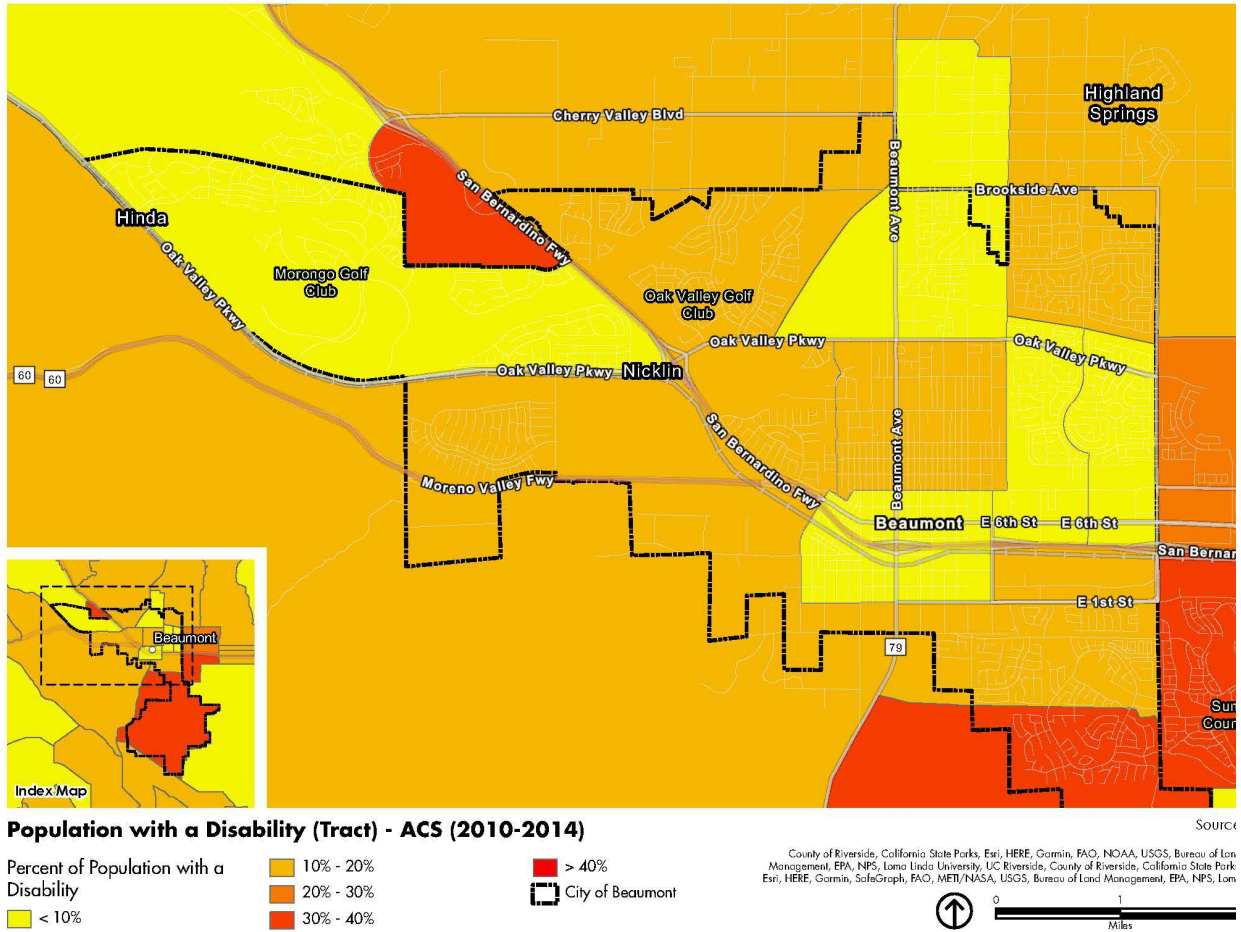
Disability

People are considered to have a disability if they have one or more of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.

Figure F-3 presents the ACS 2010 to 2014 data for percentage of population with a disability, and Figure F-4 shows the ACS 2015 to 2019 data for percentage of population with a disability. According to the 2015 to 2019 ACS, approximately 9.7 percent of Beaumont residents experience a disability, compared to 11.6 percent countywide. Since the 2008 to 2012 ACS, both Beaumont and the county have a slightly greater portion of residents experiencing a disability (from 7.5 percent and 10.5 percent, respectively). However, since the 2010 to 2014 ACS, tracts in the central and southwest areas of Beaumont are showing a decrease in percentage of population with a disability.

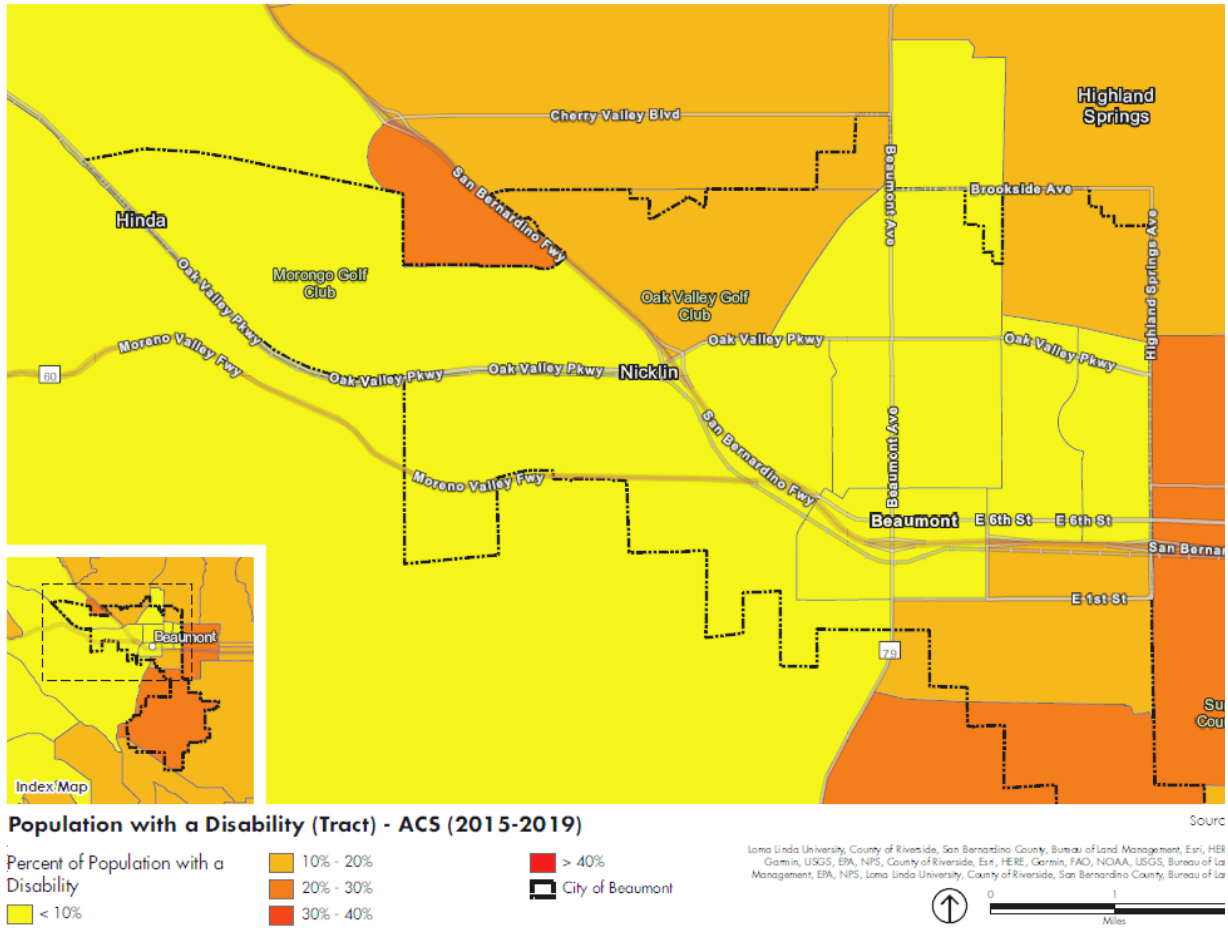
Most census tracts in Beaumont consist of less than 10 percent residents experiencing disability. This distribution is generally consistent with the county, in which most tracts consist of less than 20 percent of residents experiencing disability. The majority of tracts in which 10 to 20 percent of the population has a disability is located on the eastern portion of Riverside County as shown in Figure F-5.

Figure F-3: Percent of Population with a Disability – City (2010 - 2014)



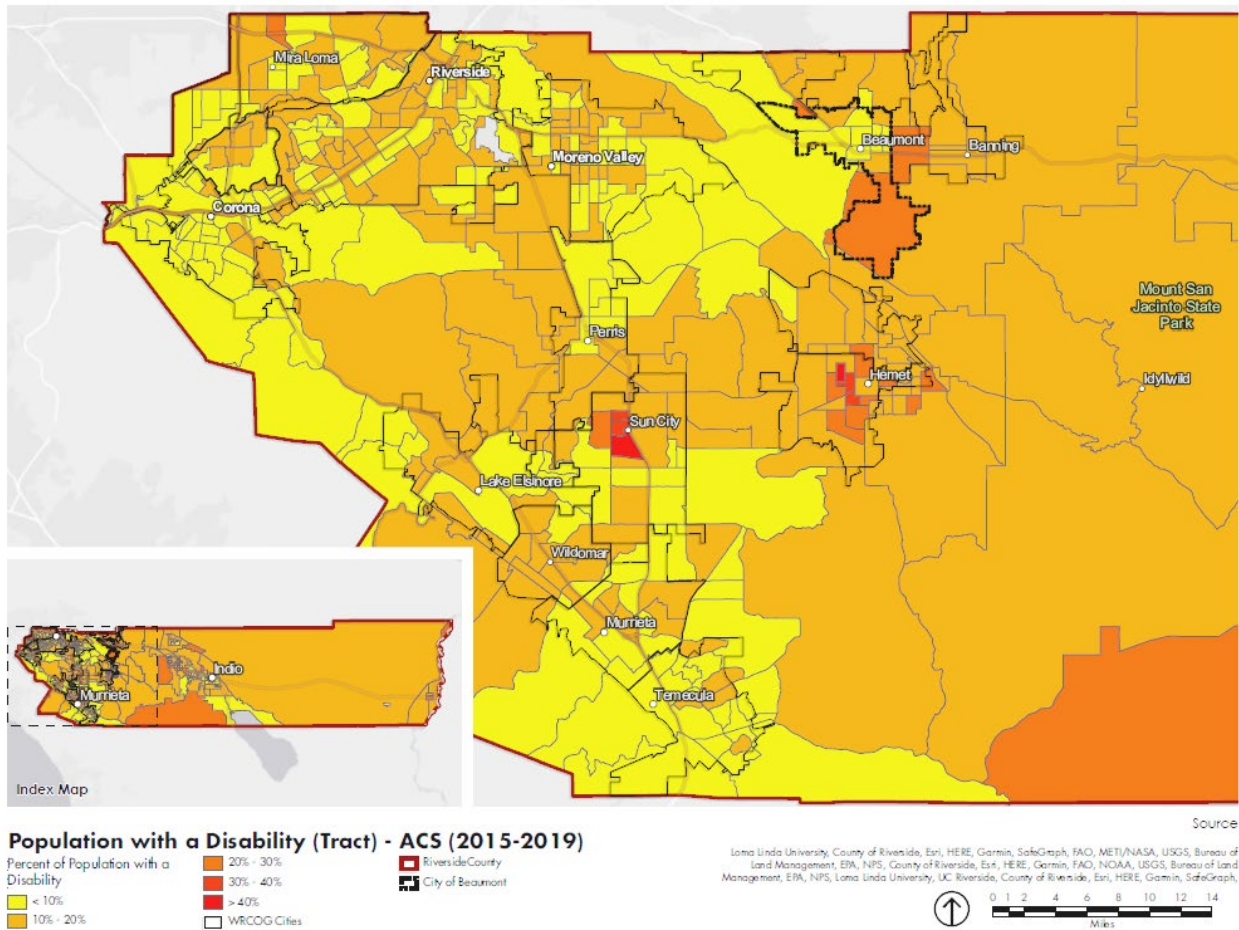
Source: HCD AFFH Data Viewer

Figure F-4: Percent of Population with a Disability – City (2015 - 2019)



Source: HCD AFFH Data Viewer

Figure F-5: Percent of Population with a Disability – County (2015 - 2019)



Source: HCD AFFH Data Viewer

Familial Status

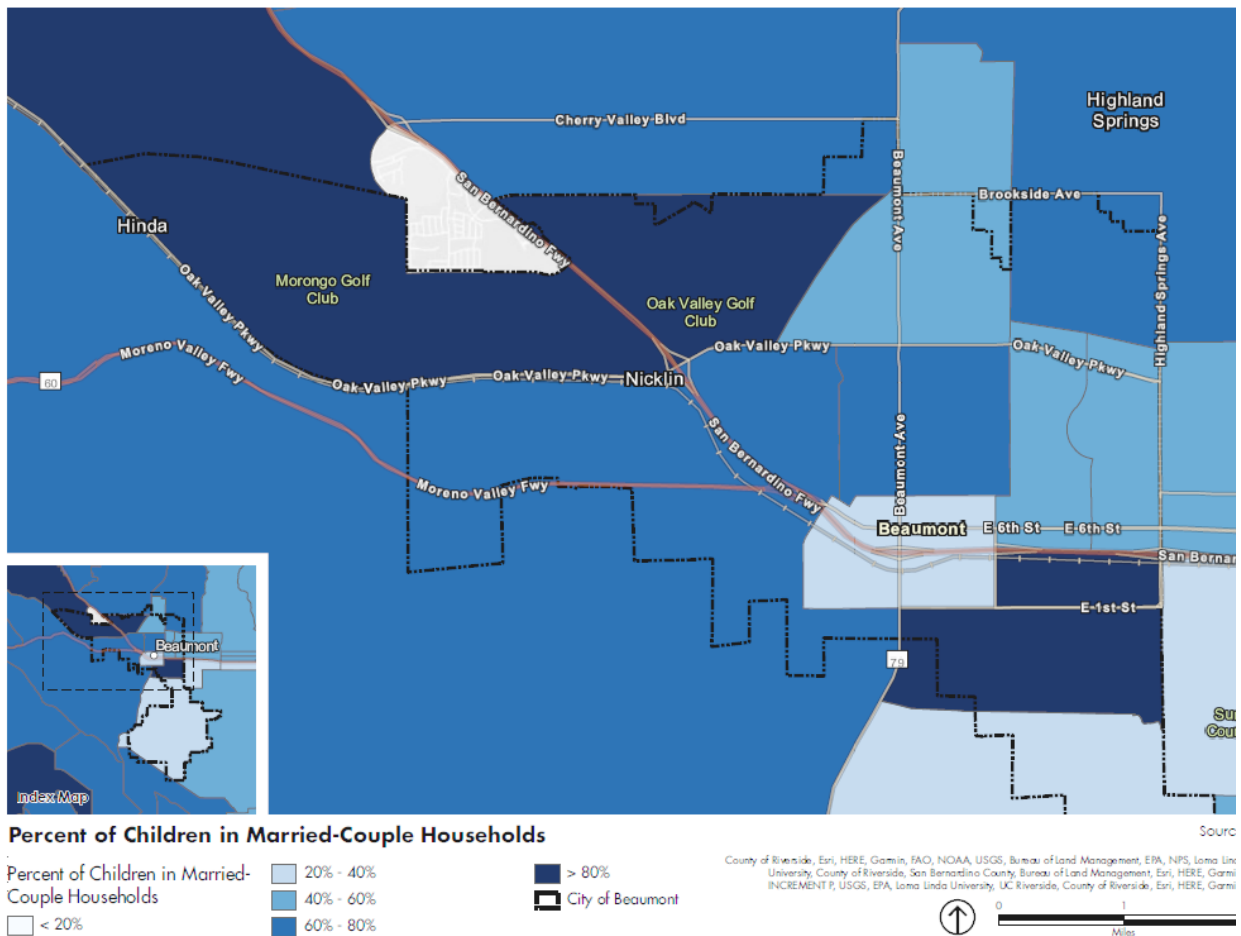
Familial status refers to the presence of at least one child under 18 years old. Examples of familial status discrimination include refusal to rent to families with children, eviction of families once a child joins, confinement of families to specific floors of a building, and overly restrictive rules regarding children’s use of common areas.

Beaumont is a family-oriented city. As of the 2015 to 2019 ACS, 43.9 percent of households in Beaumont have one or more children under the age of 18. The city’s share of households is higher than that of the county (37.6 percent), and neighboring jurisdictions, such as Riverside (39.6 percent), Redlands (32.3 percent), and Hemet (33.0 percent).

Single parent households are also a protected class. 7.3 percent of households in Beaumont consist of single-parent households. Of particular consideration are female-headed households, who may experience greater housing affordability challenges due to typically lower household incomes for these households compared to two-parent households. 5.9 percent of households in

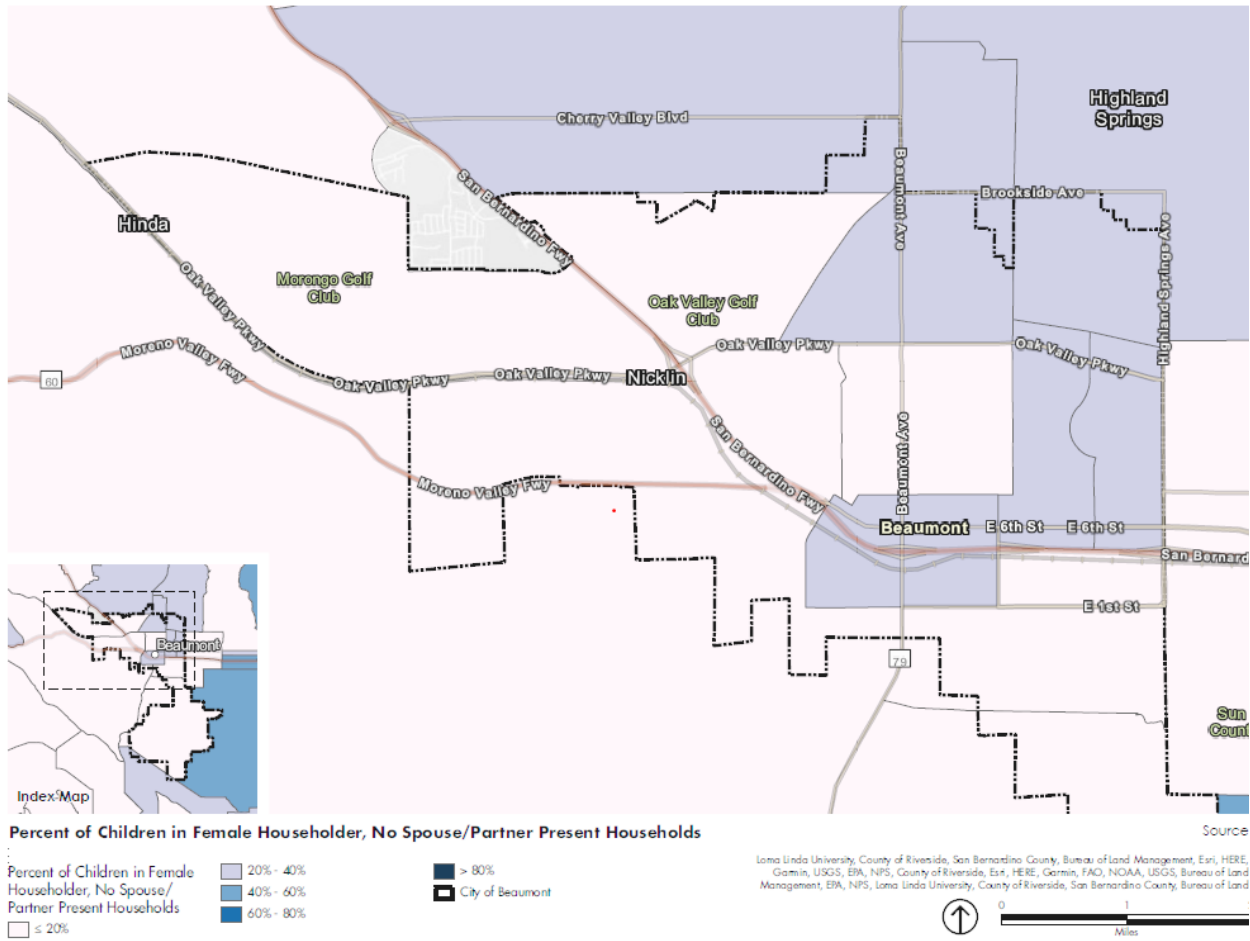
Beaumont are single female-headed households with children. As shown in Figure F-6 and Figure F-7, the western portion of Beaumont has a higher concentration of children in married-couple families, while the eastern portion of Beaumont has a higher concentration of single female-headed households with children. Beaumont has a lower proportion of female-headed households with children compared to the SCAG region, 6.1 percent compared to 6.6 percent, respectively (see Appendix A, Housing Needs Assessment, Section A.3.5). The area of Beaumont around the intersection of SR-79 and I-10, which includes El Barrio neighborhood, has the lowest concentration of children in married-couple households and a higher concentration of female-headed households with children compared to other areas of Beaumont.

Figure F-6: Children in Married-Couple Households



Source: HCD AFFH Data Viewer

Figure F-7: Children in Female-Headed Households with No Partner Present

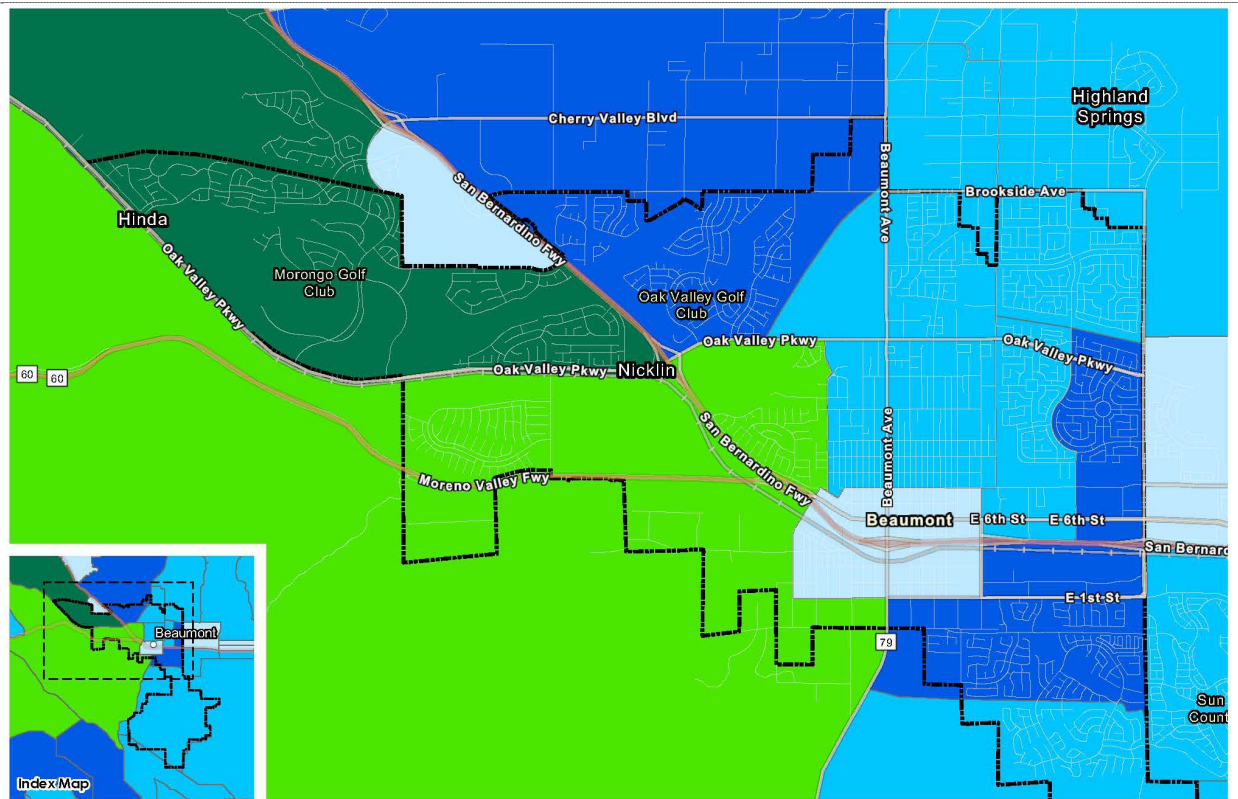


Source: HCD AFFH Data Viewer

Income

According to the 2015 to 2019 ACS, Beaumont’s median household income is \$84,105, which is greater than Riverside County (\$67,005). Figure F-8 displays the distribution of median household income by census tract in Beaumont for 2010 to 2014. Since 2010, Beaumont’s median income grew 27 percent (from \$66,121), a higher rate than the county, which only grew by 16 percent (from \$57,768). Figure F-9 displays the distribution of median household income by census tract in Beaumont for 2015 to 2019, which shows increasing incomes in central area of the city. Also as shown in Figure F-9, households with the highest incomes are generally located west of San Bernardino Freeway (I-10), with lower income households on the eastern portion of the city. Tracts surrounding the city have similar incomes to those tracts within the city.

Figure F-8: Median Household Income (2010 - 2014)



Median Income (Tract) - ACS (2010-2014)

Median Household Income in past 12 months (inflation-adjusted dollars to last year of 5-year range)

- < \$40,000
- < \$60,000
- < \$80,000
- < \$100,000
- Greater than \$100,000

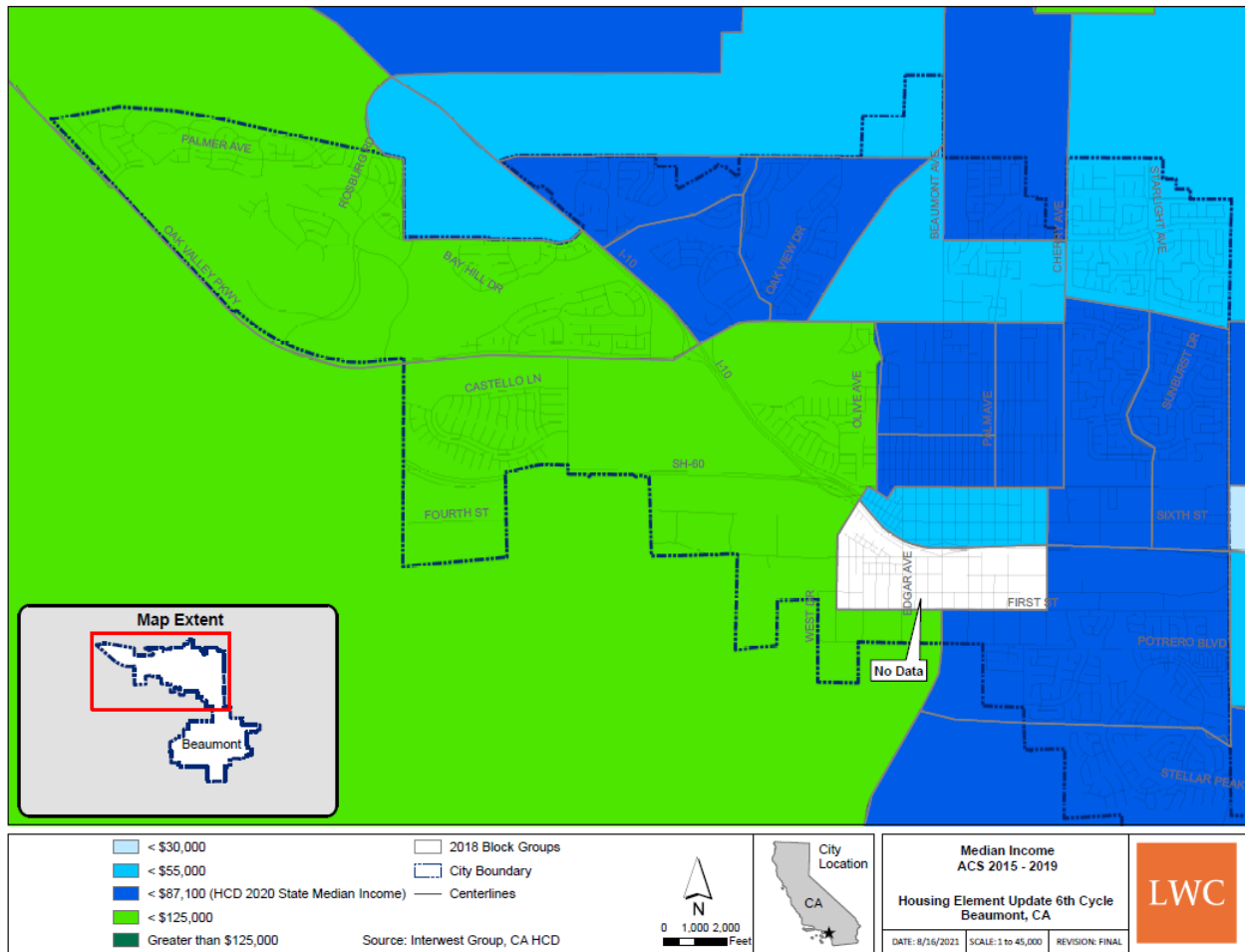
- City of Beaumont

Source: County of Riverside, California State Parks, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, Loma Linda University, UC Riverside, County of Riverside, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, Loma



Source: HCD AFFH Data Viewer

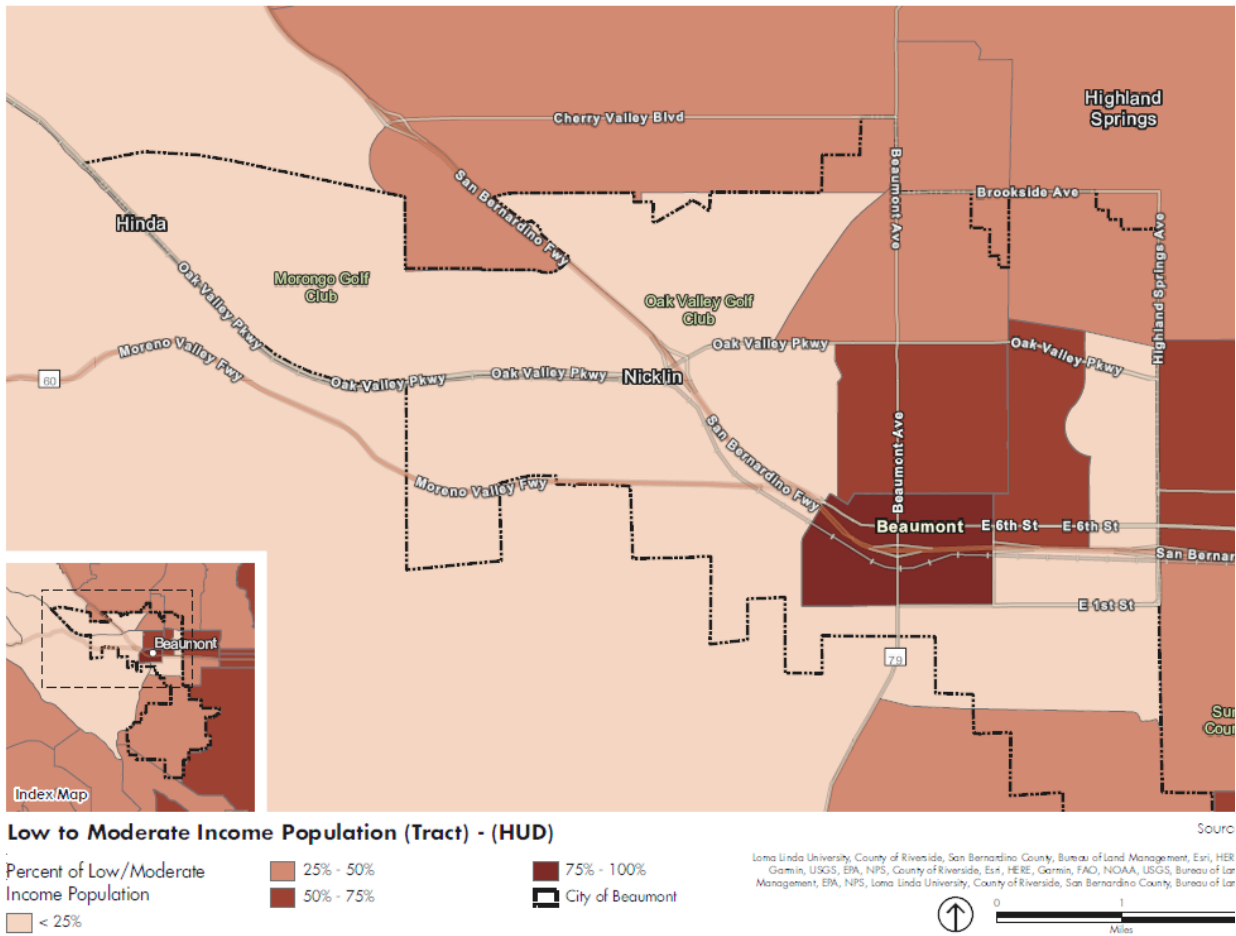
Figure F-9: Median Household Income (2015 - 2019)



Source: HCD AFFH Data Viewer

Figure F-10 also displays income distribution across Beaumont by showing the percentage of low to moderate (LMI) income households by census tracts. Many tracts in the eastern parts of the city have a majority of their population living in low and moderate-income households. The area in which San Bernardino Freeway (I-10) intersects with Beaumont Avenue (SR-79) has the highest concentration of low and moderate-income households in the entire city; this is where the El Barrio neighborhood and portions of Downtown and Town Center areas are located, which have older housing stock. The lowest percentages (below 25 percent) of low to moderate income households (or households with higher incomes) are generally located in the tracts west of Beaumont Avenue. Overall, the city has lower proportion of lower income households than the county at 33 to 41 percent, respectively (see Appendix A, Housing Needs Assessment, Section A.3.4).

Figure F-10: Low to Moderate Income Population - City



Source: HCD AFFH Data Viewer

Income should also be disaggregated by race and ethnicity to further understand local patterns of segregation and integration. Although the citywide poverty rate was 10.5 percent in 2019, not all racial and ethnic groups in Beaumont have the same likelihood of experiencing poverty.⁴ As shown in Table F-1, about one in four Black or African American residents experience poverty, which is significantly higher than other racial or ethnic groups. Additionally, residents who identified as Black or African American, American Indian and Alaska Native, or two or more races were disproportionately represented in the share of the total population experiencing poverty in comparison to their actual proportion of the city’s population.

⁴ In Beaumont, 6.0 percent of total households are experiencing poverty, compared to 7.9 percent of households in the SCAG region (see Appendix A, Housing Needs Assessment, Section A.3.5).

Table F-1: Poverty by Race/Ethnicity (2019)

Beaumont	Poverty Rate	% Of Population
Total Population	10.5%	-
White alone	9.8%	65%
Black or African American alone	23.1%	9%
American Indian and Alaska Native alone	7.0%	1%
Asian alone	8.0%	9%
Native Hawaiian/Other Pacific Islander alone	0.0%	0%
Some other race alone	6.1%	12%
Two or more races	12.9%	4%
Hispanic or Latino origin (of any race)	10.2%	46%
<i>Source: ACS 5-Year Estimates, Table S1701</i>		

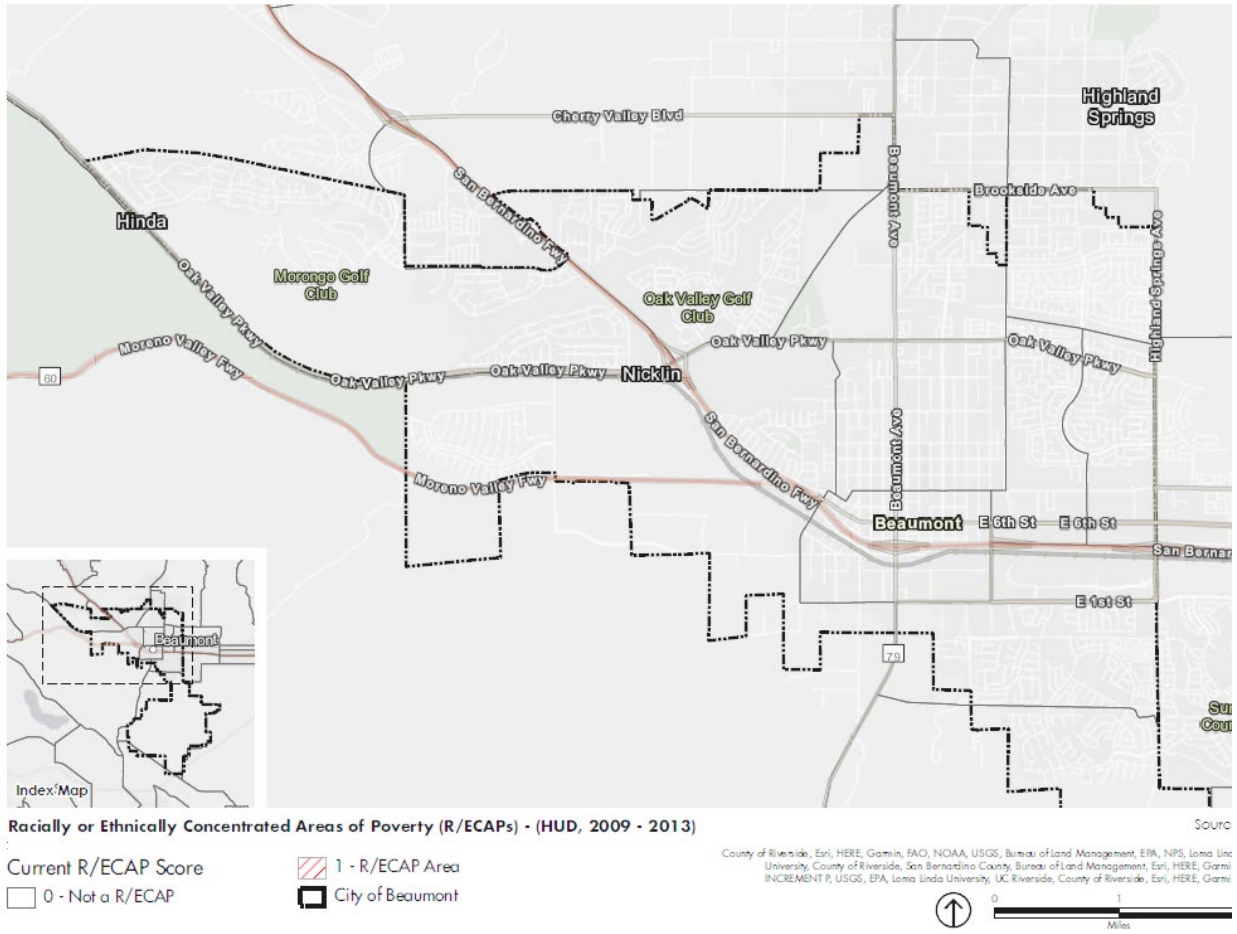
F.2.3 Racially or Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are areas that exhibit both high racial/ethnic concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with a majority non-White population (50 percent or more) and a poverty rate that exceeds 40 percent or is three times the average poverty rate for the county, whichever is lower.

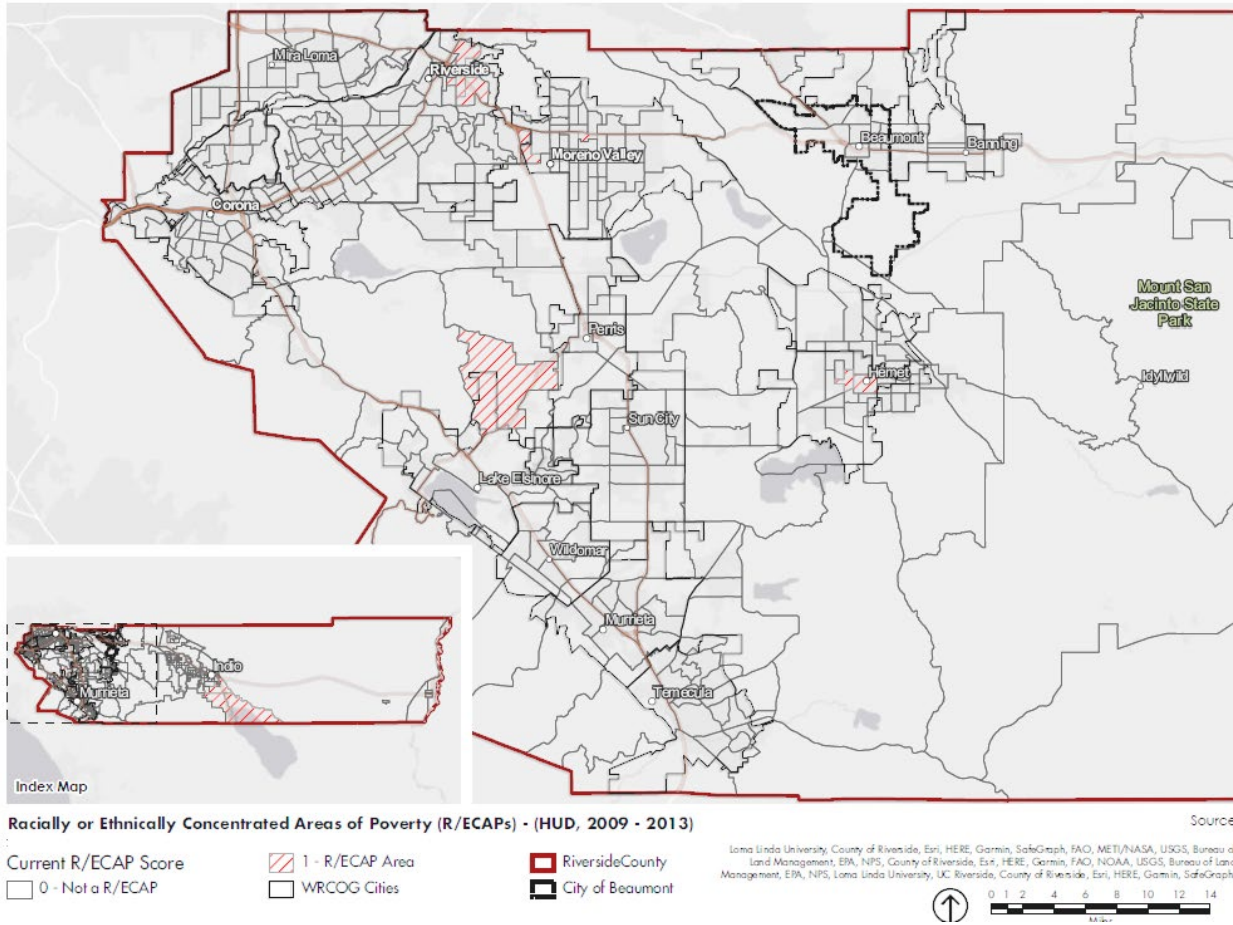
R/ECAPs may indicate the presence of disadvantaged households facing housing insecurity and need. They identify areas whose residents may have faced historical discrimination and who continue to experience economic hardship, furthering entrenched inequities in these communities. According to Figures F-11 and F-12, there are no R/ECAPs in Beaumont or in the surrounding area. However, the City’s Health and Environmental Justice Element of the General Plan describes the census tract at the intersection of SR-79 and I-10, which includes El Barrio neighborhood and a portion of the Downtown, as a disadvantaged community. This is discussed under Other Relevant Factors (Section F.2.6).

Figure F-11: Racially/Ethnically Concentrated Areas of Poverty - Citywide



Source: HCD AFFH Data Viewer

Figure F-12: Racially/Ethnically Concentrated Areas of Poverty - Regional



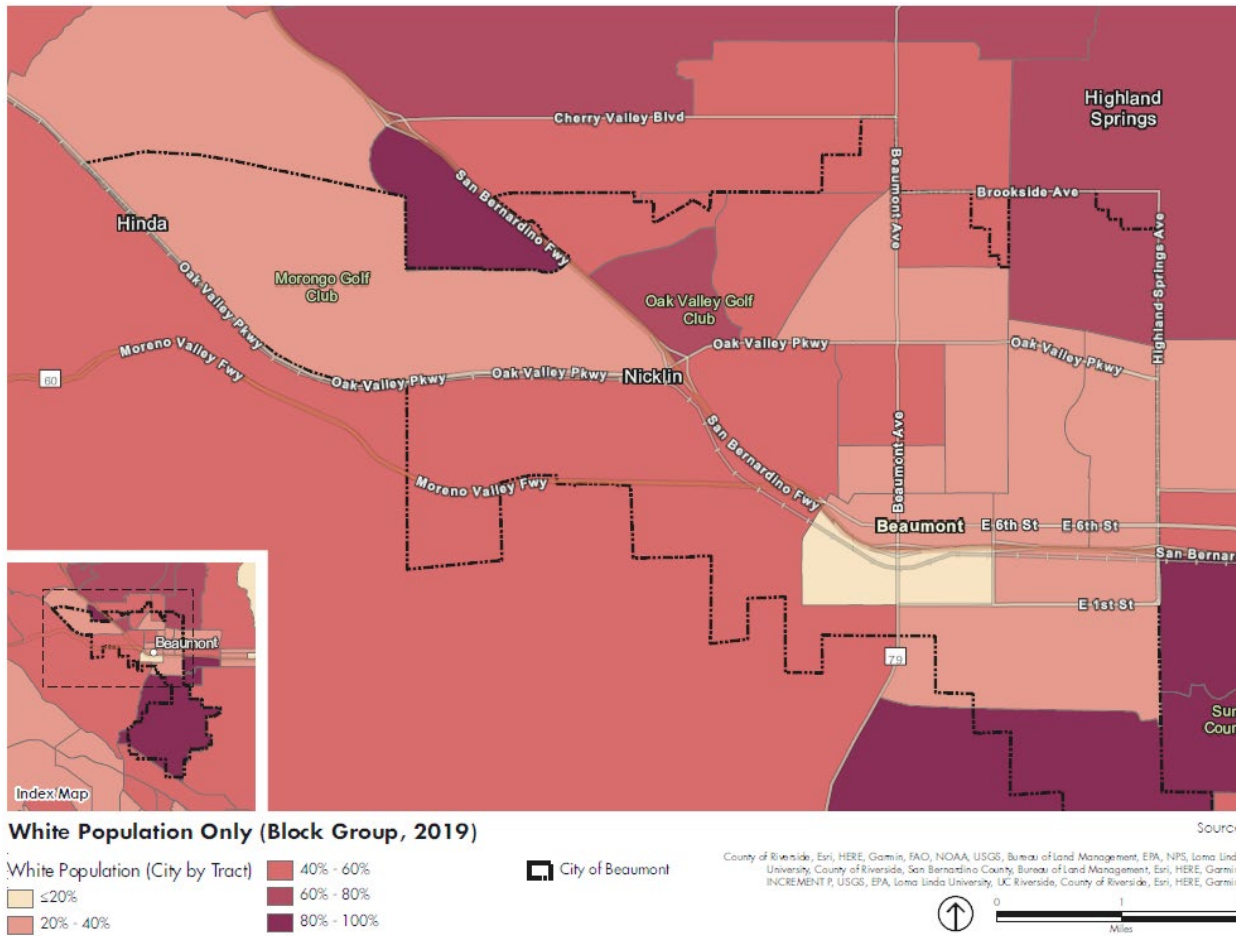
Source: HCD AFFH Data Viewer

Racially or Ethnically Concentrated Areas of Affluence (RCAAs)

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Based on research from the University of Minnesota Humphrey School of Public Affairs, RCAAs are defined as census tracts where 80 percent or more of the population is white, and the median household income is \$125,000 or greater (which is slightly more than double the national median household income in 2016).

However, HCD has adjusted the RCAA methodology to more appropriately consider California's higher levels of diversity. According to Figures F-9 above and F-13 below, while there are areas of Beaumont that have a higher proportion of white residents and higher median incomes, they do not meet the thresholds to be considered RCAAs.

Figure F-13: Percent of White Population



Source: HCD AFFH Data Viewer

F.2.4 Access to Opportunity

One important component of fair housing is a neighborhood’s access to opportunity, which correlates relative place-based characteristics of an area, such as education, employment, safety, and the environment, with critical life outcomes, such as health, wealth, and life expectancy. Ensuring access to opportunity means both investing in existing low-income and underserved communities, as well as supporting residents’ mobility and access to ‘high resource’ neighborhoods.

In February 2017, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task Force to provide research and evidence-based policy recommendations to further HCD’s fair housing goals of (1) avoiding further segregation and concentration of poverty and (2)

encouraging access to opportunity through land use policy and affordable housing, program design, and implementation.

HCD and TCAC prepared opportunity maps to identify census tracts with the highest and lowest resources. High resource areas are areas with high index scores for a variety of opportunity indicators. Examples of indicators of high resources areas include high employment rates, low poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards. High resources tracts are areas that offer low-income residents the best chance of a high quality of life, whether through economic advancement, high educational attainment, or clean environmental health. Census tracts in the city that are categorized as moderate resource areas have access to many of the same resources as the high resource areas but may have fewer job opportunities, lower performing schools, lower median home values, or other factors that lower their indexes across the various economic, educational, and environmental indicators.

Low resource areas are characterized as having fewer opportunities to employment and education, or a lower index for other economic, environmental, and educational indicators. These areas have greater quality of life needs and should be prioritized for future investment to improve opportunities for current and future residents.

The opportunity maps inform TCAC, which oversees the Low-Income Housing Tax Credit (LIHTC) Program, to more equitably distribute funding for affordable housing in areas with the highest opportunity. The analysis evaluates total access to opportunity (e.g., high, moderate, low), but also individually assesses opportunity access across more specific indicators, such as education, transportation, economic development, and environment.

TCAC Opportunity Areas – Composite Score

The TCAC Opportunity Areas Composite Score provides an aggregate index of three domains: economic, education, and environmental. Census tracts with higher composite scores indicate higher resource areas overall. As shown in Figure F-14, the majority of Beaumont consists of high or highest resource areas, which includes the western portion of the city (west of Elm Avenue), the census tracts north of Oak Valley Parkway, and the eastern census tract north of the I-10 and east of Starlight Avenue.

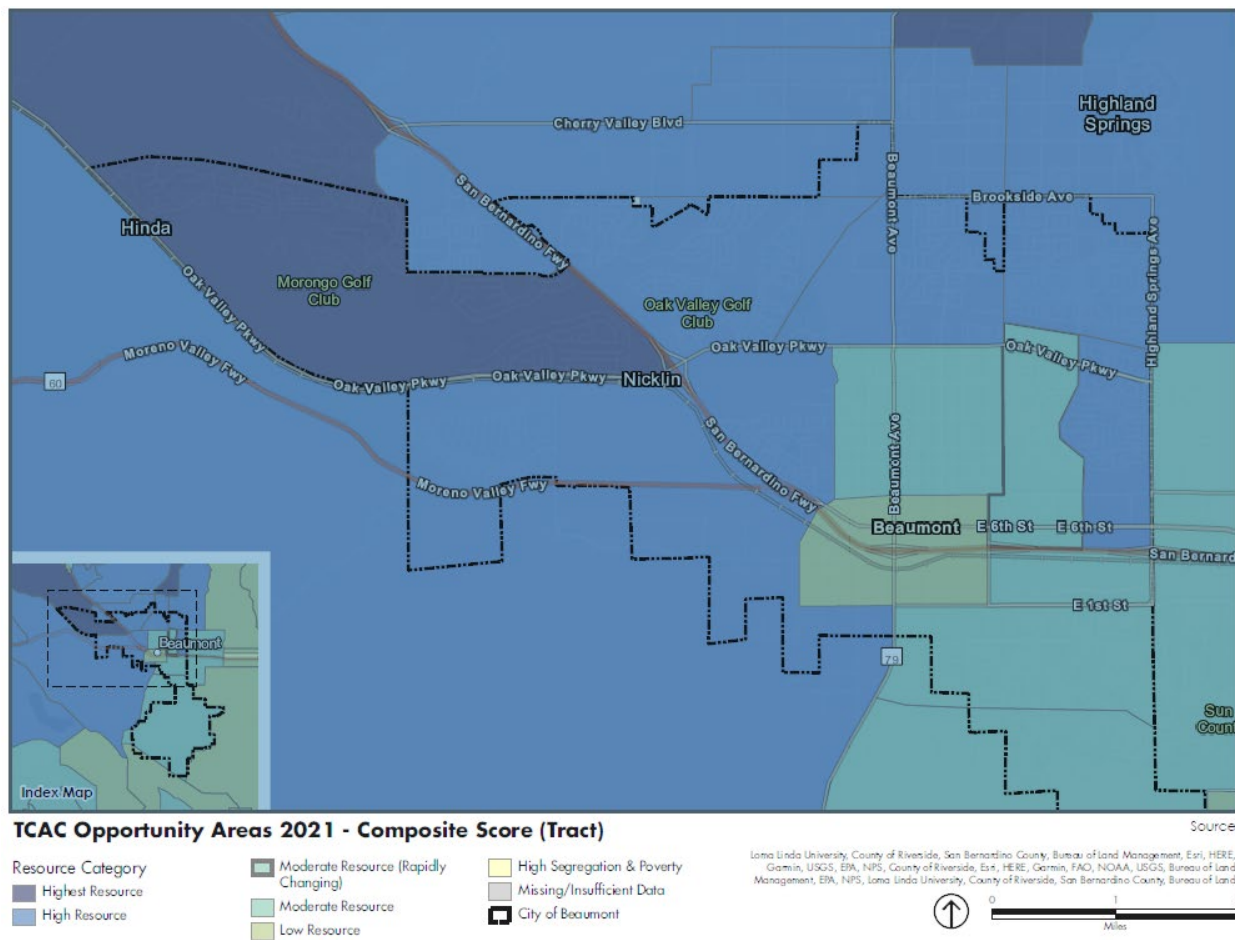
Several census tracts in the city are categorized as moderate resource areas, including the area bound by Elm Avenue, Oak Valley Parkway, Starlight Avenue, and 8th Street, as well as the southern part of the city east of Beaumont Avenue and south of the I-10. This includes portions of the Downtown and Town Center area, which include some of the older areas of the city.

The census tract at the intersection of SR-79 and I-10, which includes El Barrio neighborhood and a portion of the Downtown, is considered low resource. This low resource designation is due to lower median incomes, median home values, and the environmental pollutants caused by the intersection of two major freeways. As noted in other sections, this area has an older stock of homes and includes a higher concentration of non-white residents.

Census tracts surrounding Beaumont exhibit a similar level of opportunity. The one exception is Banning to the east and north of I-10, which is moderate resource compared to high resource in adjacent Beaumont. The lower resource area in Banning is currently under construction for a new residential subdivision as part of a larger specific plan area (Butterfield Specific Plan) that includes neighborhood parks, community parks, a public golf course, schools, and retail and commercial areas. Furthermore, after construction is completed, those residents will have access to the hospital and medical facilities along Highland Springs Avenue and retail and services along 6th Street.

After this analysis was prepared, the 2022 TCAC Opportunity Map was released. The 2022 opportunity areas continue to show the same tract at the intersection of SR-79 and I-10 (El Barrio neighborhood and portions of the Downtown) as the only low resource area. Tracts to the northwest declined from highest and high resource to moderate resource, but the moderate resource tracts to the east and southeast of the low resource area improved to high resource. This is further discussed in the sites inventory analysis (Section F.3.2).

Figure F-14 TCAC Opportunity Areas (2021) - Composite Score - Tract



Source: HCD AFFH Data Viewer

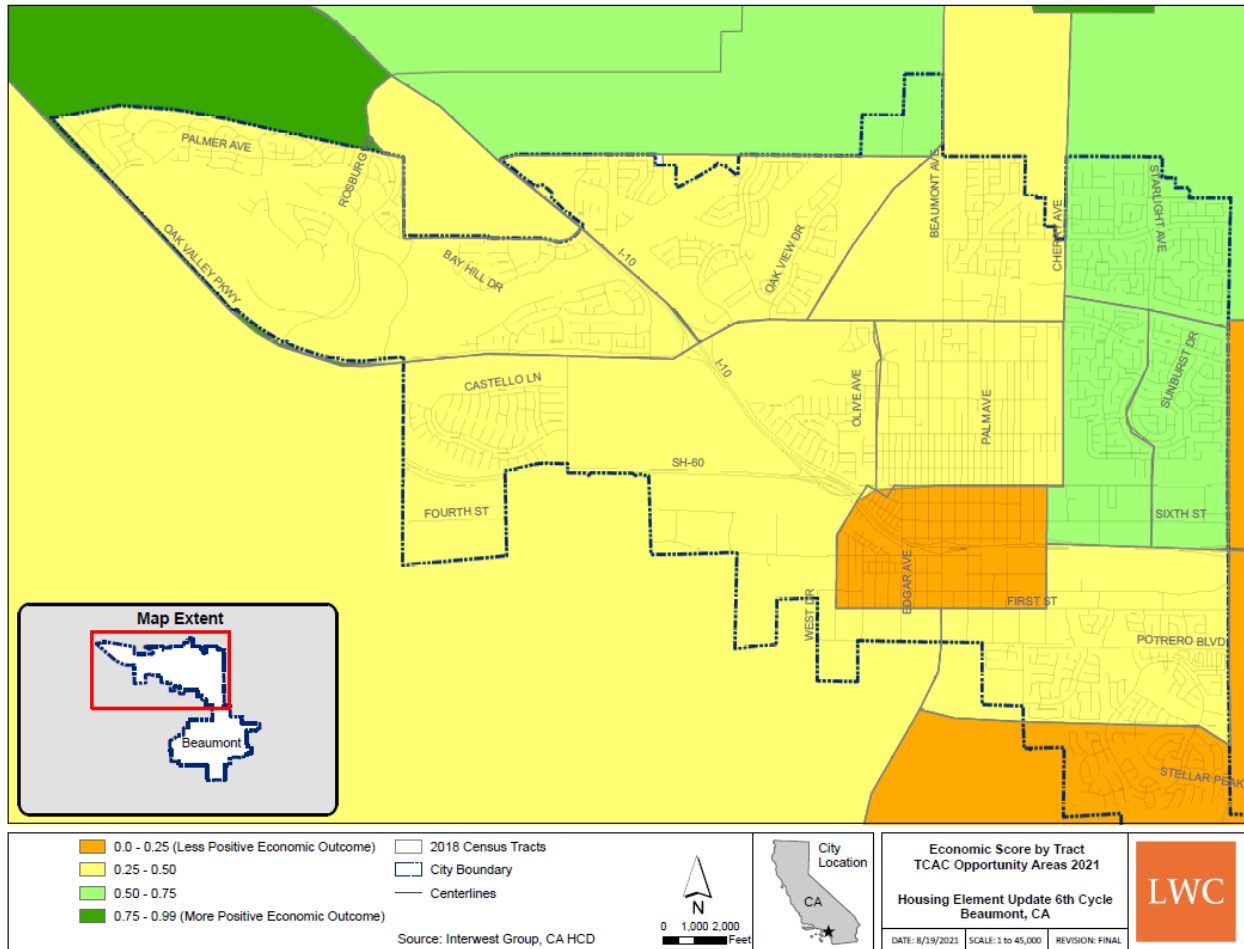
Economic Score

The TCAC Opportunity Areas Economic Score for a census tract is based on poverty, adult education, employment, job proximity, and median home value indicators. The score is broken up by quartiles, with the highest quartile indicating more positive economic outcomes and the lowest score indicating least positive outcomes.

Figure F-15 shows the majority of the city consists of tracts with a 0.25 to 0.50 economic score, which is on the lower outcome range. According to Beaumont's Economic Development Strategic Plan (Table A-2), a greater portion of residents working in Beaumont earn less than \$3,333 per month compared to residents commuting outside of the city to San Bernardino or Riverside. One census tract in the city, located at the intersection of SR-79 and I-10, is categorized as having the least positive economic outcomes. This area, which includes El Barrio neighborhood, also has the highest concentration of non-white residents and low to moderate income households, suggesting that lower-income residents of color in Beaumont exhibit a greater negative localized impact on economic outcome compared to other residents.

Beaumont's most recent General Plan (Elevate Beaumont 2040) outlines several programs to spur economic growth and development in the city, including Program EDF5 (Business Recruitment), which will implement a business recruitment strategy to attract high-paying employment-based uses in the Employment District and Program EDF13 (Local Business Internships), which will create a program to provide incentives for local businesses to offer internship and mentoring programs to high school and college students in partnership with educational institutions and major employers.

Figure F-15: TCAC Opportunity Areas (2021) - Economic Score - Tract



Source: HCD AFFH Data Viewer

Education Score

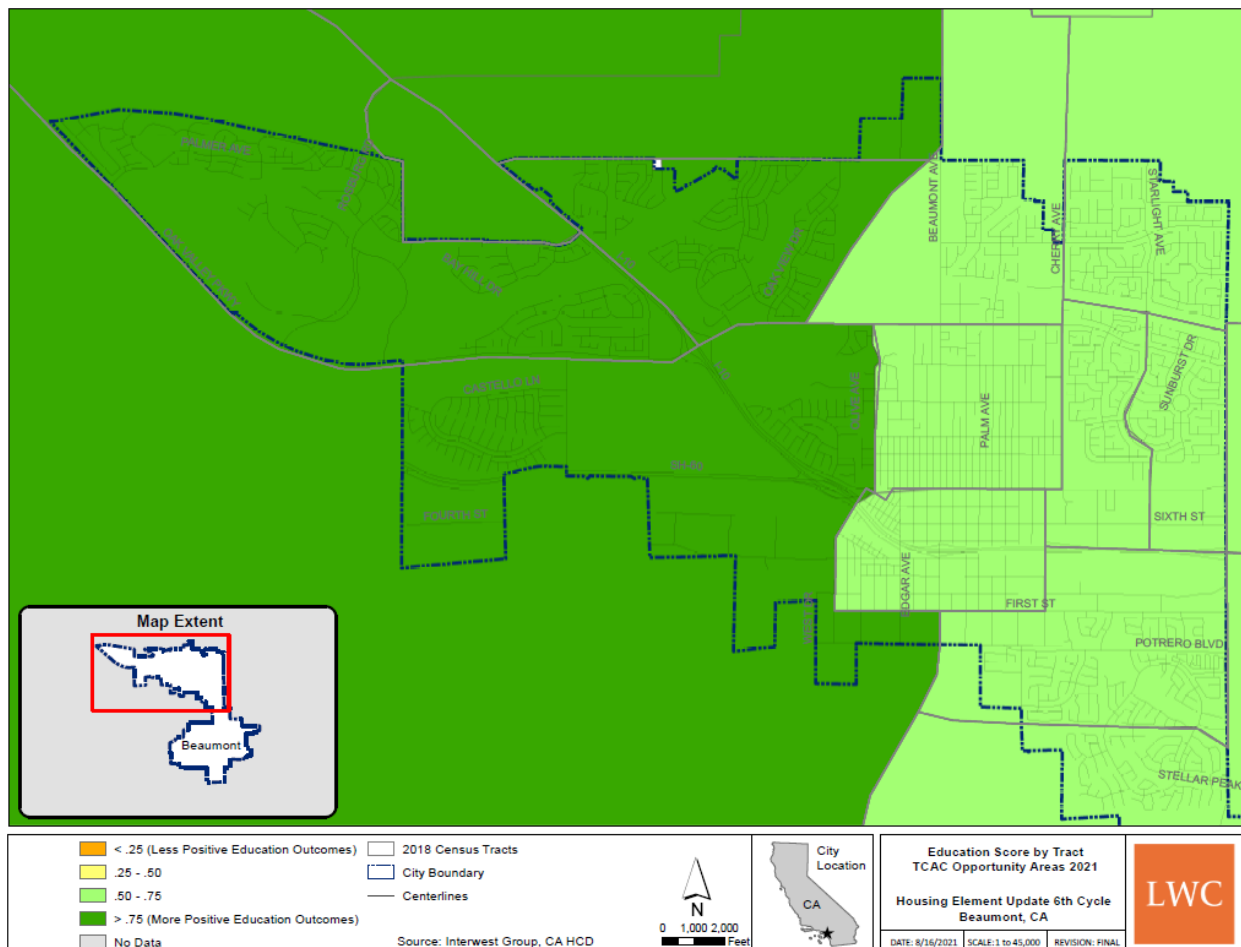
The TCAC Opportunity Areas Education Score for a census tract is based on math and reading proficiency, high school graduation rate, and student poverty rate indicators. The score is broken up by quartiles, with the highest quartile indicating more positive education outcomes and the lowest quartile signifying less positive outcomes.

As shown in Figure F-16, census tracts across the city have education scores of 0.5 or greater, with half of the city having the highest education score of greater than 0.75 (more positive education outcomes). Beaumont schools are generally neighborhood serving, and the city has eight elementary schools. The portion of the city with the highest education score is located in the western section of Beaumont (west of Elm Avenue). This half of the city also has a higher rate of white residents and lower rate of low to moderate income households than the eastern portion of the city, indicating that higher quality educational opportunities are more available to white residents in wealthier neighborhoods. Palm Innovation Academy, near the intersection of SR-79

and I-10, serves the more disadvantaged core of the city and yielded lower test scores than schools in other parts of town.

The Economic Development and Fiscal Element in Elevate Beaumont 2040 contains several policies to improve educational opportunities and foster more inclusive and equitable communities, such as Policy 5.3.1, which directs the City to partner with the Beaumont Library District to promote educational programs that teach children, teens, and adults with low literacy to improve reading skills, improve English conversational skills, and provide homework support; Policy 5.3.3, which directs the City to promote free or low-cost child and family enrichment programs and afterschool supplemental education programs; and Policy 5.3.4, which directs the City to support a high-quality, universal system of early childhood education, especially in low income communities. In addition, the Beaumont Unified School District allows for transfers from one school to another based on availability of space.

Figure F-16: TCAC Opportunity Areas (2021) - Education Score - Tract



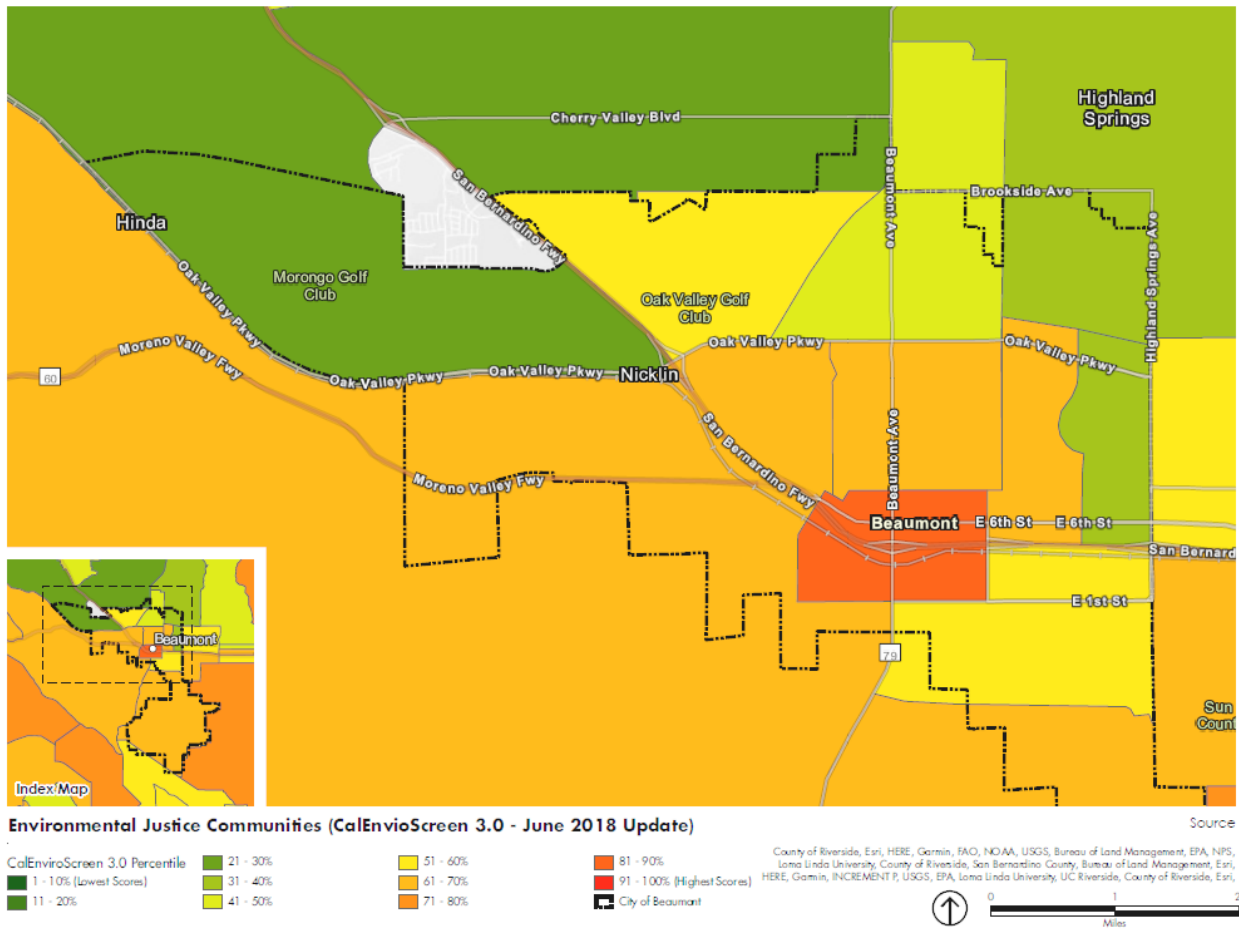
Source: HCD AFFH Data Viewer

Environmental Score

The environmental score for a census tract is based on CalEnviroScreen 3.0 pollution indicators and values. The CalEnviroScreen is a mapping tool that helps identify areas in the state that are most impacted by various sources of pollution. The score considers four major indicators: exposure (e.g., air quality, lead risk, and drinking water quality, etc.), environmental effects (e.g., hazardous waste generators, solid waste sites, etc.), sensitive population (e.g., asthma, cardiovascular disease, etc.), and socioeconomic factor (e.g., poverty, unemployment, etc.). The score on the map is broken up by deciles, with the lowest decile (1 to 10 percent) indicating the most positive environmental conditions. As shown in Figure F-17, census tracts on the southern end of the city (south of Oak Valley Parkway) have higher CalEnviroScreen scores, indicating lower environmental health conditions. This area of Beaumont is impacted by the clustering of several major freeways (the I-10, SR-79, and SR-60) and various industrial operations that reduce overall air quality from increased pollution emitted from a greater concentration of vehicles. According to the South Coast Air Quality Management Plan (2016), the distribution of ozone concentrations during the May–October smog season, for the 2012–2014 period, peaks higher in the afternoon hours in areas close to Beaumont. The ozone peaks coincide with times kids and other residents are most often outside. Inhaling ozone, even in small amounts, can irritate the lungs and increase the risk for respiratory infections. Respiratory disease may be under-diagnosed and under-reported due to the City’s low levels of access to health insurance, educational information, and preventative care in the Downtown and El Barrio neighborhoods.⁵ Additionally, higher concentrations of older buildings in these areas result in potential lead exposure risk. Elevate Beaumont 2040, the City’s General Plan, summarizes several programs the City plans to undertake to address local environmental concerns. As outlined in the Environmental Justice Element, the City will adopt mitigation measures to limit vehicular and construction-related particulate emissions (Program HEJ20 – Particulate Mitigation) and adopt a lead testing and abatement program in El Barrio and Town Center, the neighborhoods with a highest concentration of pre-1978 homes and thus the highest likelihood for lead paint (Program HEJ17 – Lead Abatement Program). The El Barrio neighborhood is within the tract containing the intersection of I-10 and SR-79.

⁵ Ibid.

Figure F-17: CalEnviroScreen Score - Tract



Source: HCD AFFH Data Viewer

Jobs Proximity Index

HUD’s Jobs Proximity Index for a census tract measures the area’s distance from employment. This index can be used as a proxy to indicate relative transportation need in a community. The score is broken up by quintiles, with the highest quintile representing areas closest to job centers.

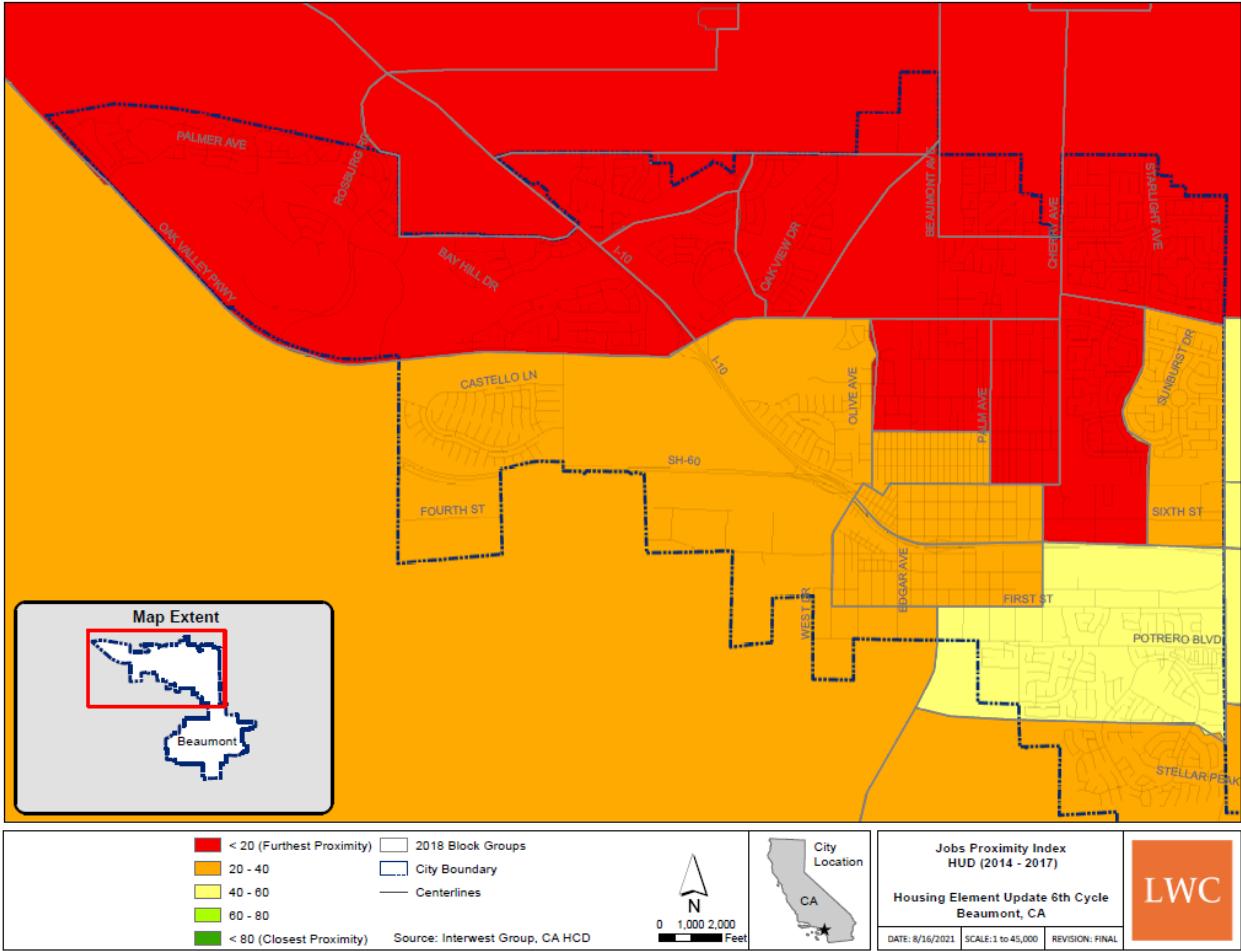
The Jobs Proximity Index score is relatively low across Beaumont. Approximately 751 people both work and live in Beaumont, which is 5.9 percent of employed Beaumont residents.⁶ The largest proportion of employed Beaumont residents (6.3 percent) work in the City of Redlands, followed by the City of San Bernardino (6.1 percent), the City of Beaumont (5.9 percent), and the City of Riverside (5.8 percent). As shown in Figure F-18, census tract groups in the southern

⁶ Longitudinal Employer-Household Dynamics (LEHD), OnTheMap, 2019.

areas of Beaumont, particularly the southeastern portion, have greater access to employment opportunities than tracts in the northern part of the city.

Beaumont operates its own bus system throughout the city, with routes running to employment areas on the south portion of town, to the High School, and to connect with regional bussing with Riverside Transit Authority and Omnitrans. The City, however, does not have any rail service nor high quality transit as identified by HCD.

Figure F-18: Jobs Proximity Index (HUD, 2014-2017) – Block Group



Source: HCD AFFH Data Viewer

Disparities in Access to Opportunity for Persons with Disabilities

People with disabilities often experience challenges with accessibility, discrimination, and housing choice that make it difficult to find suitable housing to meet their needs. This section analyzes such disparities to ensure the City is able to adequately serve its residents with disabilities.

According to the Needs Assessment (Appendix A, Figures A-11 and A-12), the most common types of disabilities in Beaumont in 2018 were ambulatory disabilities followed by cognitive

disabilities. Of the total senior population in Beaumont, the most common types of disabilities in 2018 were ambulatory disabilities (20.0 percent of the total senior population) and hearing disabilities (13.6 percent of the total senior population).

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. DDS also provides data on developmental disabilities by age and type of residence. According to DDS and as shown in the Needs Assessment (Appendix A, Table A-8), there are about 438 residents with a development disability in Beaumont, most of whom are able to live in their own home with their parent or guardian.

There are a variety of housing types appropriate for people with disabilities, such as licensed and unlicensed single-family homes, group homes, and transitional and supportive housing. The design of housing-accessibility modifications, proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. The Housing Constraints Appendix discusses how the City permits various housing types, including the allowance for reasonable accommodations. While there are no housing facilities in Beaumont strictly for people with disabilities, various resources are available. The Inland Regional Center (IRC), which serves both Riverside and San Bernardino counties, is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The IRC, located in San Bernardino, is a nonprofit agency that contracts with DDS to coordinate services for people with developmental disabilities.⁷

Disparities in Access to Transportation Opportunities

The HUD Low Transportation Cost Index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region. These estimates originate from the Location Affordability Index (LAI). Transportation costs are modeled for census tracts as a percent of income for renters in these households. Index values are inverted, and percentile ranked nationally, with values ranging from 0 to 100. Higher index values indicate lower transportation costs in that neighborhood. Transportation costs may be low within a tract for a range of reasons, including greater access to public transportation and the density of homes, services, and jobs in that area.

Figure F-19 displays the Transportation Cost Index ranges in Beaumont. The city contains lower levels for the index, indicating that Beaumont generally has higher transportation costs. However,

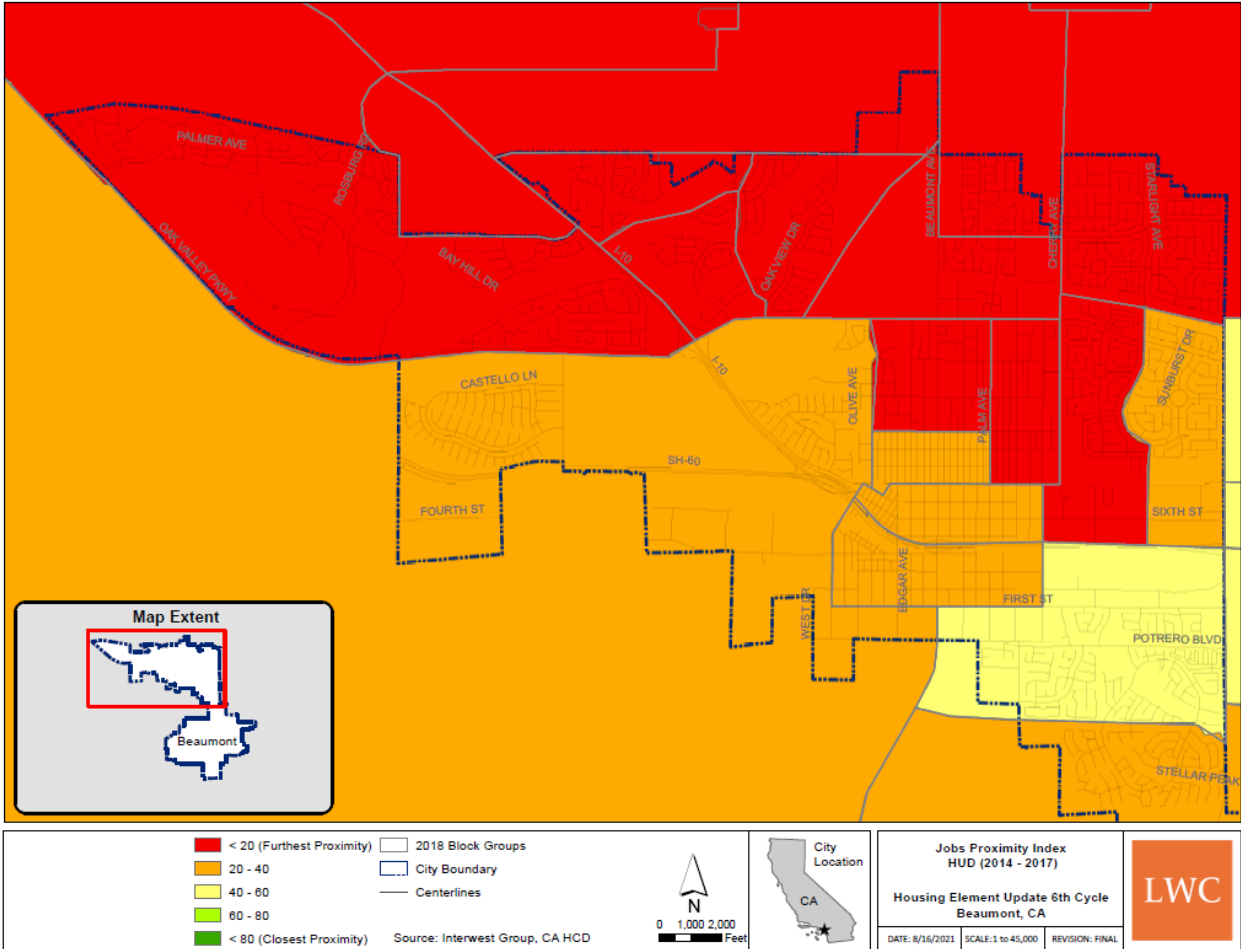
⁷ <https://www.inlandrc.org/about-irc/>

better access to transportation opportunities is available in the central area of the city and along and extending from Beaumont Avenue.

The Beaumont fixed route bus system provides access on weekdays and weekends from many residential areas to amenities including schools, parks, churches, retail, groceries, a recreation center, the local hospital (San Gorgonio Memorial Hospital), and the local library (Beaumont Library), and provides transfers to commuter transit and Morongo Casino (in Cabazon). Dial-a-ride is also available, which is a door-to-door ride program for certified individuals with disabilities that prevent them from using other public transportation options and low cost on-call transportation for residents with disabilities and those 62 years or older (Senior Dial-a-Ride).

Beaumont’s General Plan Mobility Element describes plans to expand its active transportation network including pedestrian (e.g., sidewalks, crosswalks, trails), bicycle, and golf cart transportation infrastructure.

Figure F-19: HUD Low Transportation Cost Index



Source: HCD AFFH Data Viewer

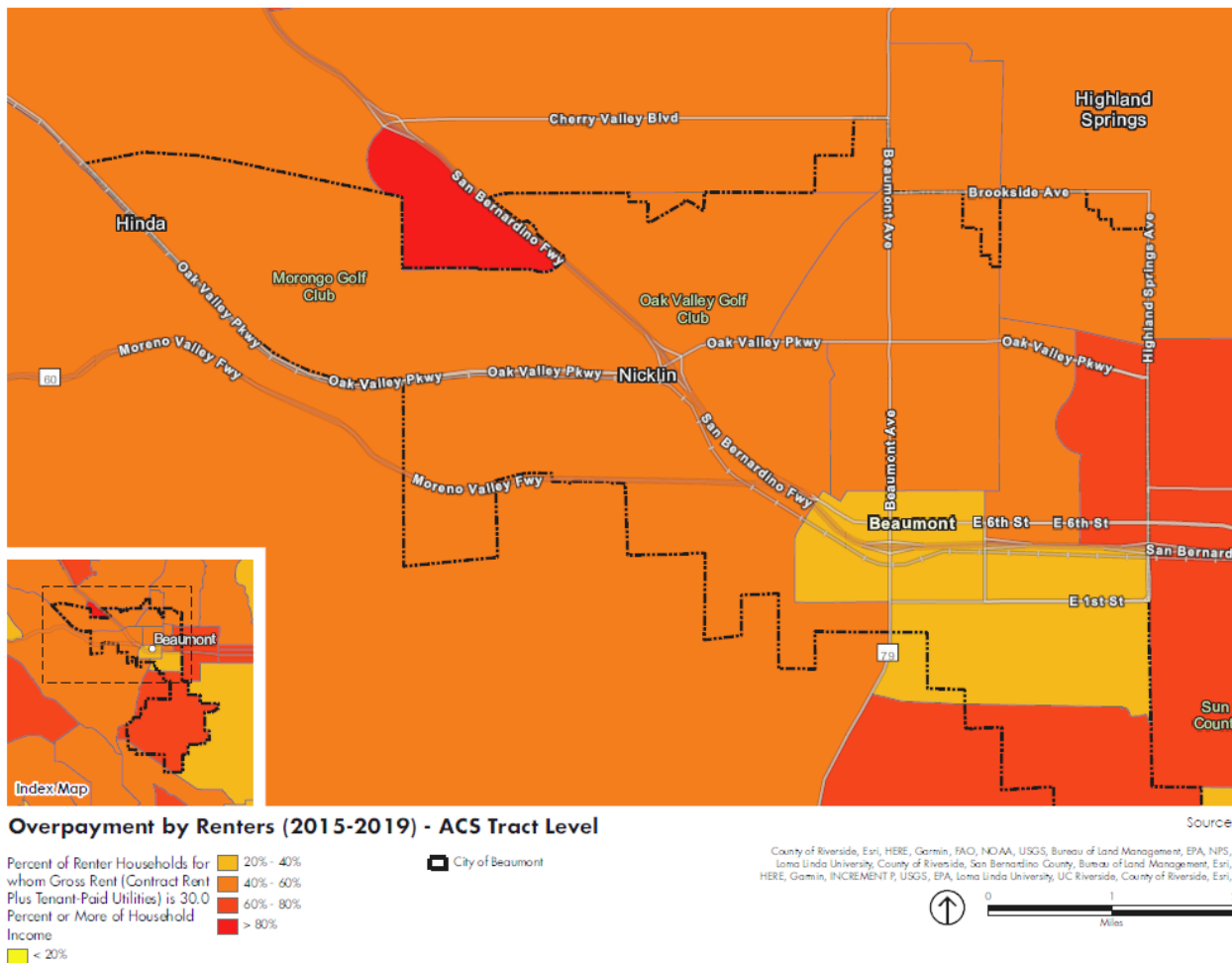
F.2.5 Disproportionate Housing Needs

Overpayment

HUD defines overpayment, or “housing cost burden”, as households paying more than 30 percent of their gross income on housing expenses, including rent or mortgage payments and utilities. Housing cost burden is considered a housing need because households that overpay for housing costs may have difficulty affording other necessary expenses, such as childcare, transportation, and medical costs.

Renters are more likely to overpay for housing costs than homeowners. According to the Needs Assessment (Appendix A), 43.5 percent of renters in Beaumont is cost burdened, which is lower than the overpayment rate in the SCAG region at 55.3 percent. As shown in Figure F-20, the concentration of renters exhibiting cost burden (40 to 60 percent) is similarly high across the city. This is consistent with residents’ comments expressing that there is a high demand for rental apartments in Beaumont and not enough housing for lower income residents. Additionally, comments identified the need for condominiums and townhomes as single-family house prices continue to increase. There are two census tracts in the southeastern portion of Beaumont (one at the intersection of SR-70 and I-10 and another adjacent tract southeast of it) with a lower rate of overpayment. These areas of lower overpayments have older housing stock. Areas adjacent to the city experience similar levels of overpayment, except higher levels of overpayment occur in areas of Banning to the southeast.

Figure F-20: Overpayment by Renters (2015 - 2019)



Source: HCD AFFH Data Viewer

Homeowners experience a lower rate of cost burden. The rate of overpayment for homeowners in Beaumont is similar across the city, with most census tracts exhibiting 20 to 40 percent homeowner cost burden (Figure F-21). One census tract (located where SR-70 and I-10 intersect) with the El Barrio neighborhood, has the lowest rate of homeowner overpayment in Beaumont; and as previously noted, this area contains older housing stock, and some families in El Barrio have owned properties for generations.⁸ This area exhibits a homeowner cost burden rate of less than 20 percent. Areas adjacent to the city experience similar levels of overpayment, except higher levels of overpayment occur in Banning to the east.

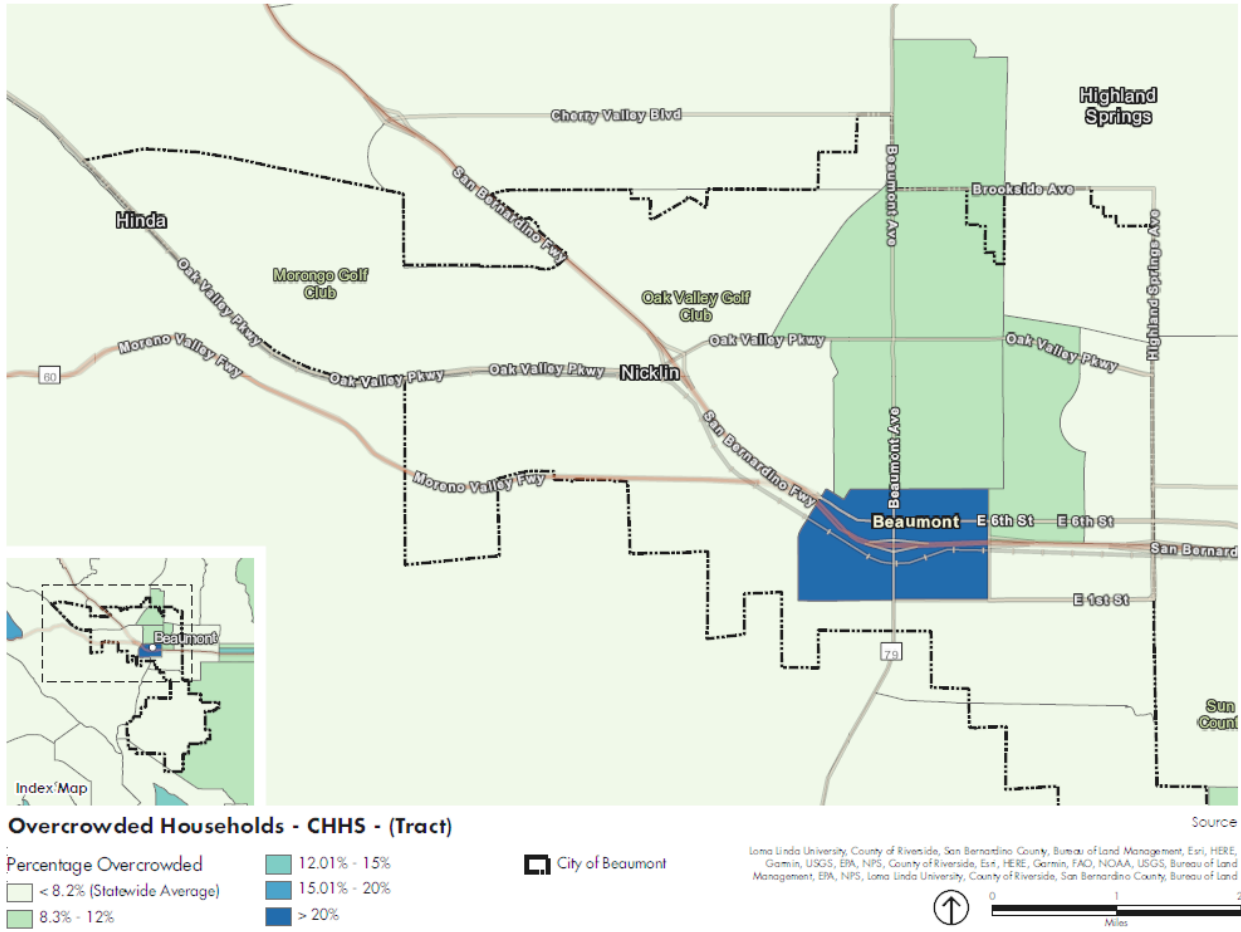
⁸ Ibid.

Table F-2: Overcrowding and Severe Overcrowding Rates

	Beaumont	Riverside County
Occupants Per Room	Percent of Occupied Housing Units	
1.01 to 1.5	2.5%	5.1%
1.51 or more	1.0%	1.8%
<i>Source: ACS 5-Year Estimates, Table DP04</i>		

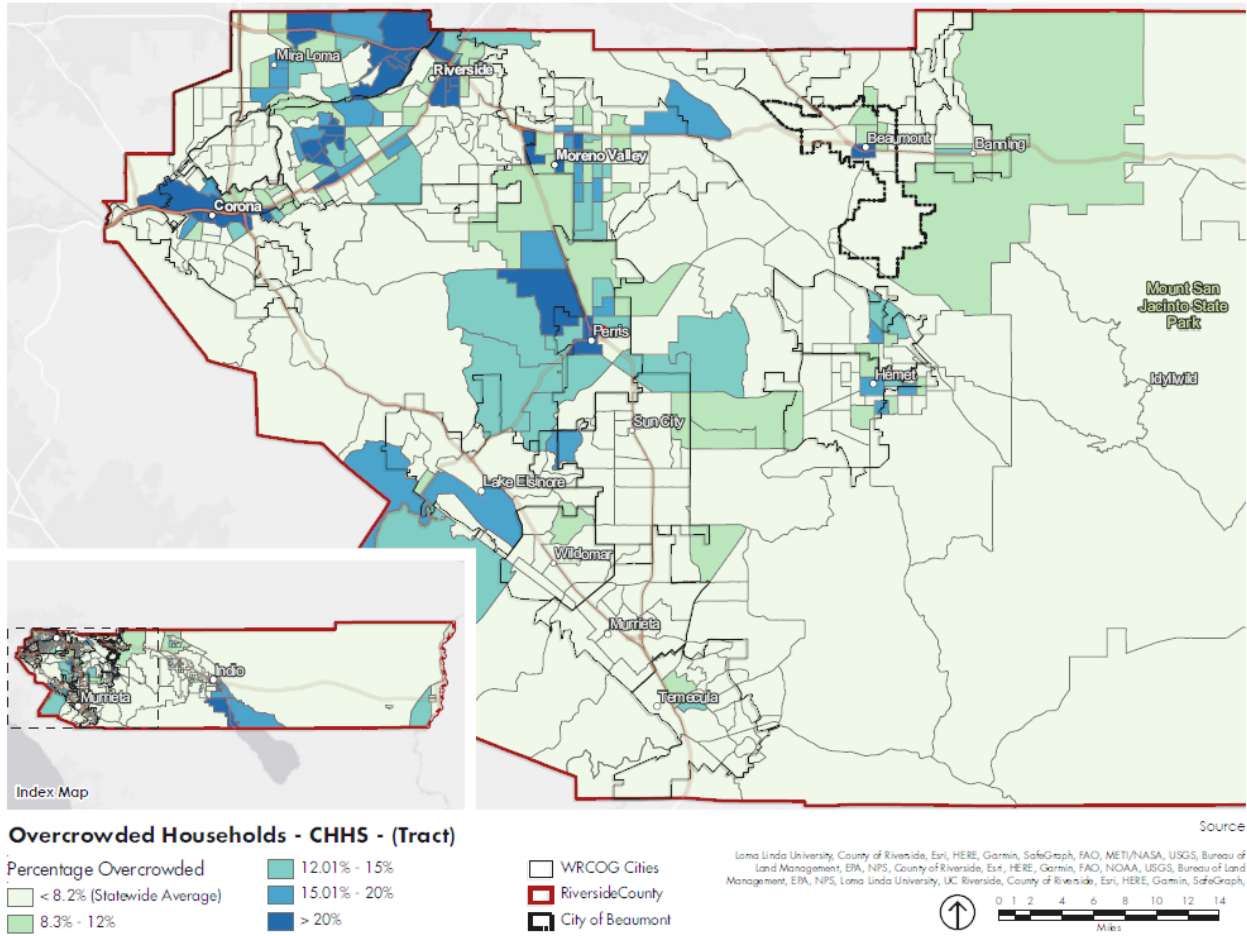
Overcrowding rates in Beaumont are concentrated on the eastern side of the city (Figure F-22). The census tract at the intersection of SR-79 and I-10, including El Barrio neighborhood and a portion of the Downtown, has the highest rate of overcrowding (greater than 20 percent), while census tracts to its northside exhibit overcrowding rates of 8.3 to 12 percent. The rest of the city has overcrowding rates of below the statewide average of 8.2 percent. Beaumont generally has less overcrowding than the regional overall, especially compared to cities like Riverside, Corona, and Moreno Valley (Figure F-23).

Figure F-22: Overcrowded Households



Source: HCD AFFH Data Viewer

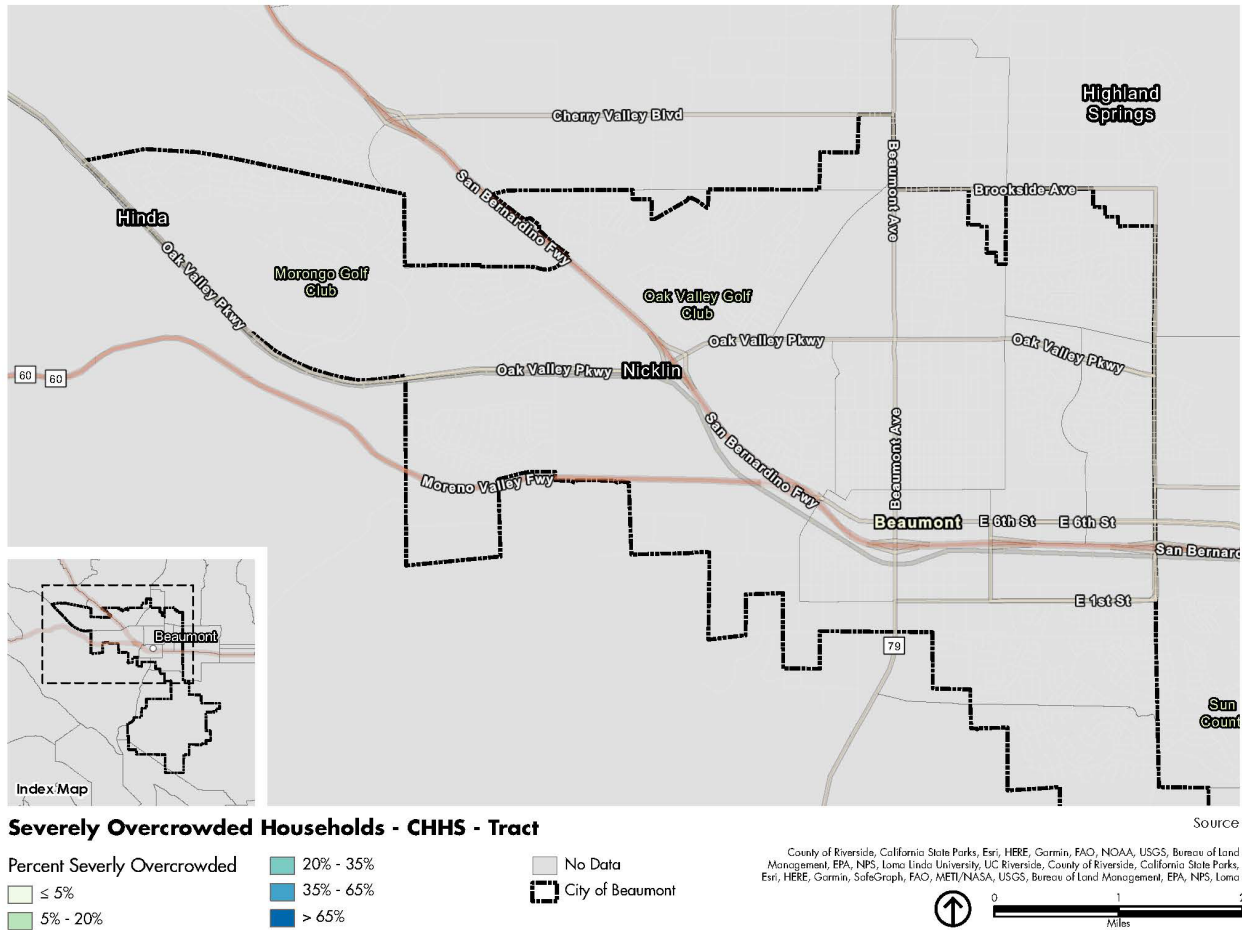
Figure F-23: Overcrowded Households - Region



Source: HCD AFFH Data Viewer

The statewide spatial data for severe overcrowding did not contain any values in the vicinity of Beaumont as shown in Figure F-24.

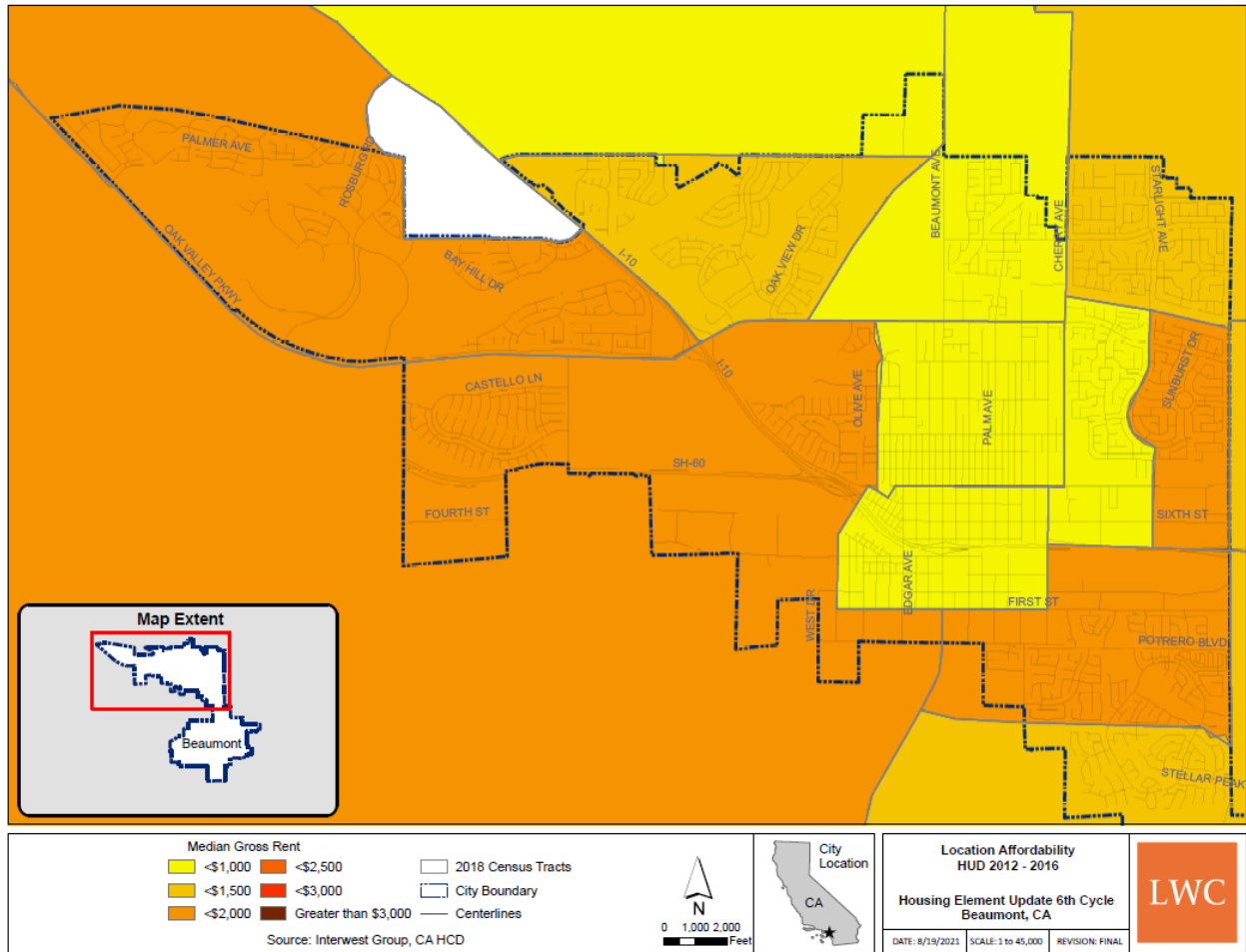
Figure F-24: Severely Overcrowded Households



Location Affordability Index

Figure F-25 below shows the median gross rent across Beaumont per HUD’s Location Affordability Index for the years 2012 to 2016. This index estimates household housing and transportation cost on a neighborhood-scale. As shown in this figure, Beaumont has lower median rents in the census tracts east of I-10 along the northern and eastern portions of the city. The index ratings show that the city has median gross rents up to \$2,000 a month. This range is aligned with the Needs Assessment (Appendix A), which shows the median monthly rent paid in Beaumont in 2019 was \$1,320. These rents are primarily affordable to moderate-income households but would be considered a cost-burden for many lower-income households.

Figure F-25: Location Affordability



Source: HCD AFFH Data Viewer

Substandard Housing

Incomplete plumbing or kitchen facilities can be used to as a proxy to indicate substandard housing conditions. According to the 2015 to 2019 ACS, 0.3 percent of households in Beaumont lacked complete plumbing and/or kitchen facilities, slightly fewer than that of the county, and lower than the SCAG region (see Appendix A, Housing Needs Assessment Section A.4.5).

Table F-3: Substandard Housing Rates

	Beaumont	Riverside County
Substandard Condition	Percent of Occupied Housing Units	
Lacking complete plumbing facilities	0.3%	0.3%
Lacking complete kitchen facilities	0.3%	0.7%

Source: ACS 5-year estimates 2015-2019, Table DP04

The age of housing stock can also be an indicator of substandard housing. As homes get older, there is a greater need for maintenance and repair. If not properly addressed, an aging housing stock can result in poorer living standards, incur more expensive repair costs and, under certain conditions, lower overall property values.

According to the Needs Assessment (Appendix A), 9.1 percent of all units in Beaumont are older than 60 years old, compared to 32.1 percent of units in the SCAG region. The greatest share of Beaumont's housing units was built between 2000 to 2009, while in the SCAG region more units were built between 1970 to 1979 than any other time. Therefore, Beaumont's housing stock is generally newer than that of the overall SCAG region.

Older residential neighborhoods are concentrated in Downtown and El Barrio, with the oldest homes concentrated in the Town Center. There is a high concentration of households in these older residential neighborhoods that are both low income and overcrowded. Also as noted in the Needs Assessment (Appendix A), the City's estimates that up to eight residential units in Beaumont require major rehabilitation. As previously noted and outlined in the Environmental Justice Element, the City will adopt a lead testing and abatement program in El Barrio and Town Center, the neighborhoods with a highest concentration of pre-1978 homes and thus the highest likelihood for lead paint (Program HEJ17 – Lead Abatement Program). The City will implement programs to address substandard housing conditions, including continued residential code enforcement and the housing improvement program (Programs 26 and 27) and seeking funding for rehabilitation and maintenance assistance for lower income and special needs housing (Program 28).

Displacement Risk

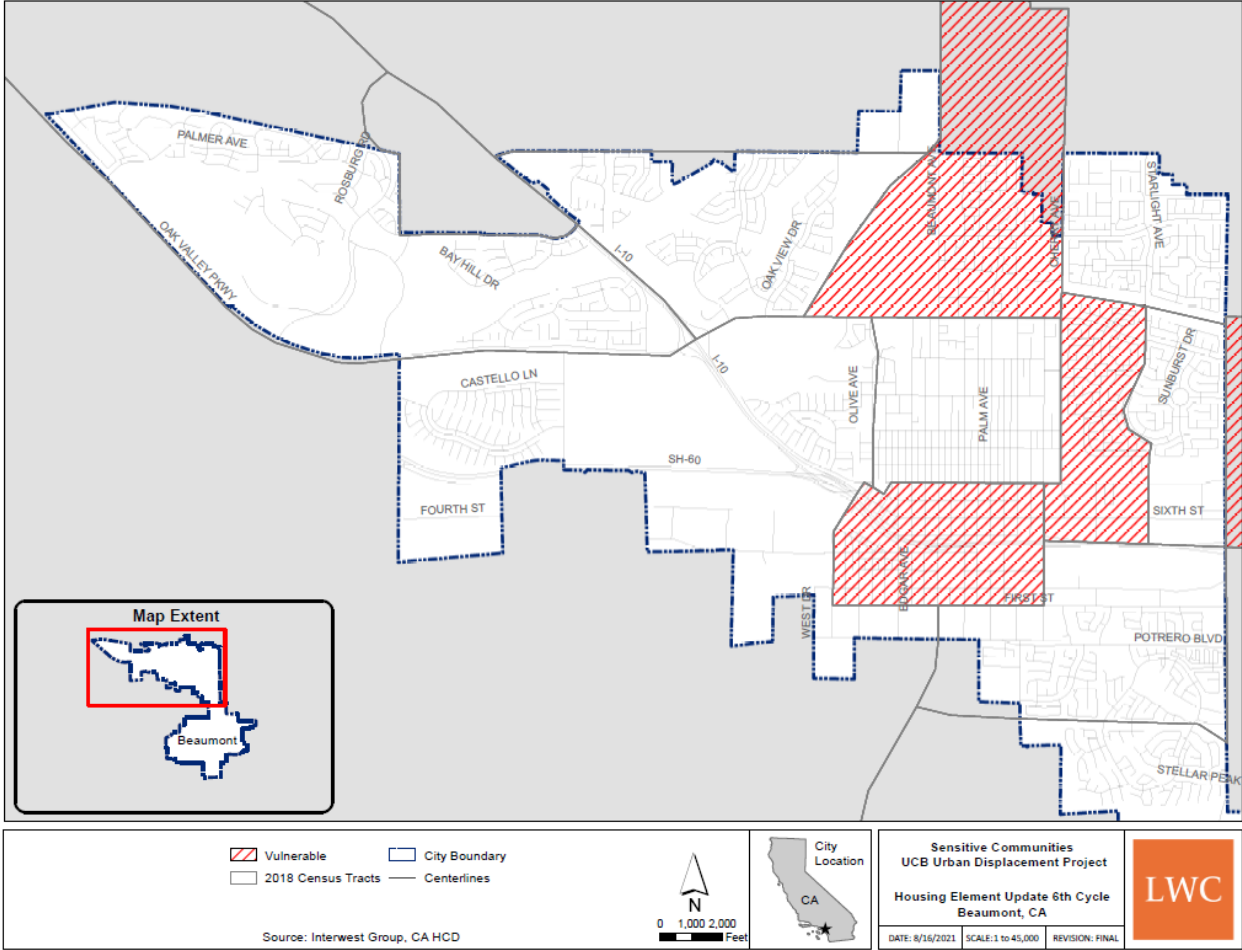
The University of California Berkeley's Urban Displacement Project (UDP) uses data-driven research to produce maps identifying sensitive communities that are at-risk of displacement. UDP defines sensitive communities as currently having "populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost". Vulnerability was determined based on the following characteristics:

- The share of very low income residents is above 20 percent;
AND
- The tract meets two of the following criteria:
 - Share of renters is above 40 percent
 - Share of people of color is above 50 percent
 - Share of very low-income households that are severely rent burdened households is above the county median
 - Percent change in rent is above county median rent increase
 - Rent gap, which is the difference between tract median rent and median rent for surrounding areas

UDP has identified vulnerable communities across three census tracts in the eastern portion of the city (Figure F-26). The tract at the intersection of SR-79 and I-10, with the El Barrio neighborhood and a portion of Downtown, where older homes are located is shown as vulnerable. Other vulnerable tracts have higher concentrations of LMI households and are more racially diverse. These tracts include areas along Pennsylvania Avenue, Beaumont Avenue, 6th Street, and 8th Street with multi-family rental buildings. These areas have higher concentrations of low to moderate income households and are more likely to experience overcrowding, demonstrating a greater need for more affordable housing to alleviate demand. More housing for lower-income households in these neighborhoods can provide greater access to housing opportunity and stability for residents that need it most.

Based on public comments regarding a lack of awareness or understanding of information and resources, Housing Element programs include the City’s promotion of available resources, information, and services related to fair housing, tenants’ rights, and affordable housing.

Figure F-26: Vulnerable Communities



Source: HCD AFFH Data Viewer

Homelessness

The Riverside County 2020 Point-in-Time (PIT) Count identified a total of 2,884 sheltered and unsheltered homeless adults and children countywide, an increase of three percent from the 2019 Count. Compared to 2019, the shelter count decreased by five percent (766 to 729), while the unsheltered count increased five percent (2,045 to 2,155).⁹ Almost 75 percent of the county homeless population is unsheltered. There was a significant increase in families with children experiencing homelessness (200 percent) between 2019 and 2020.

According to the 2019 and 2020 PIT Counts, the number of persons experiencing homelessness in Beaumont was estimated at 15 and 16, respectively. Of these, 14 were non-Hispanic, nine were male, and all were adults and unsheltered. The majority do not have a physical or developmental disability. Beaumont is part the County of Riverside Continuum of Care (CoC), which is a regional planning body funded by HUD that coordinates housing and services funding across Riverside County. The CoC provides a list of emergency shelters and services for each district in the County. Although no shelters or services in Beaumont, there are services in adjacent Banning (Riverside University Health System for assessment, crisis counseling, support, etc.).

F.2.6 Other Relevant Factors

History of Fair Housing Issues

Before the arrival of the white and European settlers, the San Gorgonio Pass (later renamed to the City of Beaumont) was home to the Pass Cahuilla Indians living in the San Jacinto mountains and in the Coachella Valley.¹⁰ Due to white and European settlers, Catholic missionaries, and United States government survey parties arriving in the 19th century, the Pass Cahuilla Indians were displaced to other villages. Despite the establishment of reservations by the federal government, the Pass Cahuilla Indians continue to live in and maintain ties to the Cahuilla traditional homelands, including Beaumont.¹¹

Pauline Weaver and Isaac “Julian” Williams are considered to be the first colonial settlers at San Gorgonio Pass in 1845, five years prior to California becoming part of the United States.¹² Weaver and Williams took possession of the land from the Mexican government and never received the legal papers to claim ownership; thus, the subsequent possession and sale of land plots to future landowners was illegal.¹³ Settlers continued to occupy the land in the 1850s seeking a railway connection to the Pacific Ocean. The arrival of the Southern Pacific Railroad in the 1860s

⁹ County of Riverside Continuum of Care (CoC) and Riverside County Department of Public Social Services, 2020 Homeless Point-in-Time County and Survey (June 2020).

¹⁰ City of Beaumont General Plan (2020).

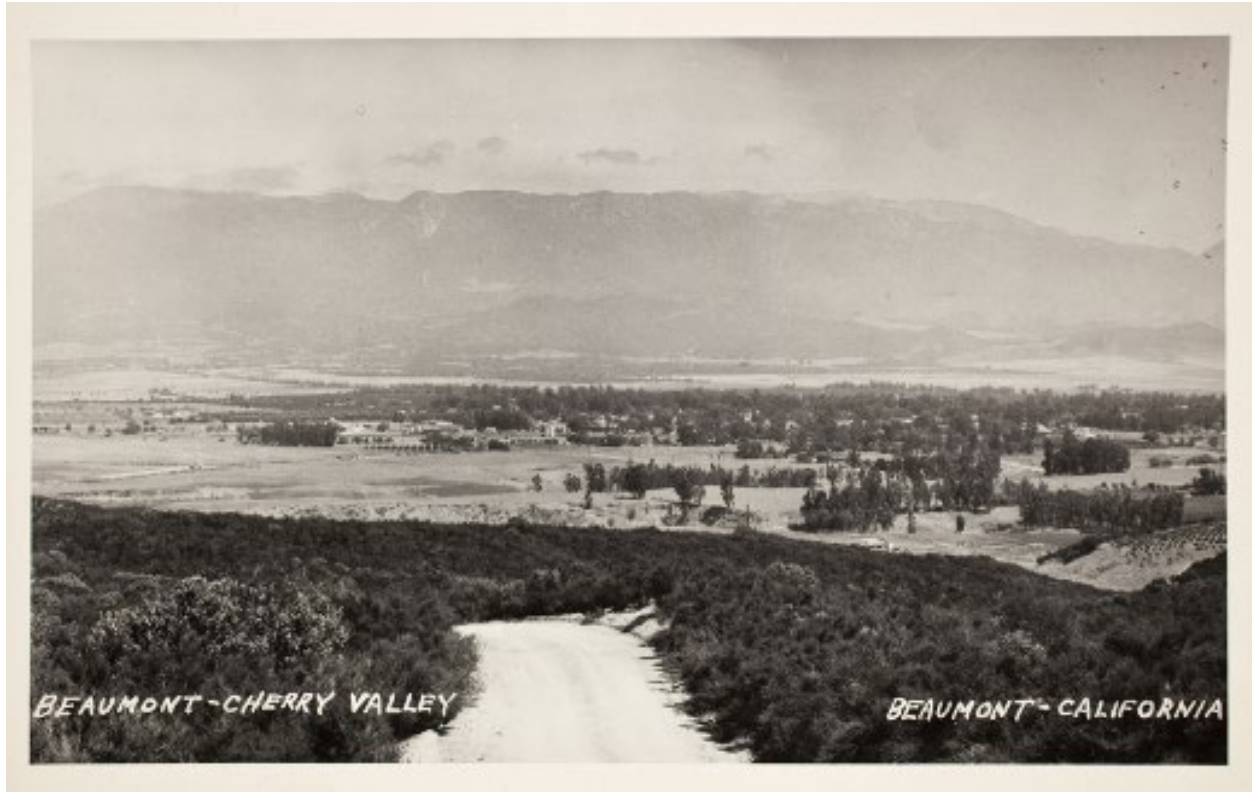
¹¹ Ibid.

¹² Beaumont Library District, Local History (n.d.).

¹³ Ibid.

increased white and European settlement. The El Barrio neighborhood, located southwest of the intersection of SR-79 and I-10, was one of Beaumont's first neighborhoods, built by the railroad company beginning in the late 1800s for Hispanic employees and their families.¹⁴ The first church was built in 1885 and served as the first school in Beaumont, thus establishing Christianity in the community.¹⁵ Between the late 19th and early 20th century, Beaumont experienced a financial and housing boom and burst. The housing burst led to private developers purchasing most of Beaumont's land in 1907 and then developing the city.¹⁶

Figure F-27: Beaumont in Development



Source: *Online Archive of California*

In 1907, the formation of the San Geronio Water Company sparked development of new houses and fruit orchards in the north doubling the population to over 1,100 by 1910. The city was incorporated in 1912, and it soon became well-known for its agriculture and a settler and tourist hub. The arrival and settlement of white and European landowners for private and agricultural purposes exacerbated the displacement of indigenous populations. As the El Barrio neighborhood

¹⁴ Waldner, Erin. "Beaumont: New historic signs recognize city's barrio." *The Press-Enterprise* (July 28, 2011).

¹⁵ Beaumont Library District, *Local History* (n.d.).

¹⁶ *Ibid.*

provided housing for Hispanic families, revisions to the federal government’s Immigration Act of 1917 limited the employment opportunities to only agricultural work for Mexican nationals immigrating to the United States. Federal policies such as the Immigration Act of 1917 placed barriers on societal mobility for Hispanic immigrants and has lasting repercussions for access to fair housing conditions.

Figure F-28: Farming in Beaumont



Source: *Online Archive of California*

Beaumont’s proximity to Los Angeles and affordable housing production led to a population boom starting in 2000. A 2008 study by the Public Policy Institute of California noted that Beaumont and its surrounding communities had the highest population growth throughout the Riverside County region.¹⁷ According to U.S. Census data, 71.2 percent of Beaumont’s housing stock was built in

¹⁷ Ibid.

2000 or later.¹⁸ Several residential subdivisions were built in the first two decades of the 21st century, more than tripling the population (11,384 in 2000 to 36,877 in 2010, and to 51,475 in 2020). As a result of Beaumont's housing boom taking place in the early 21st century, only 12.9 percent of the housing stock was built in 1969 or earlier, prior or around the same time of the 1965 Fair Housing Act.¹⁹ The older residential neighborhoods are primarily concentrated in the Downtown and El Barrio neighborhoods, with the oldest homes concentrated in the Town Center.²⁰

The Downtown and El Barrio neighborhoods are of particular concern for economic and environmental justice and health issues as described in the General Plan's Health and Environmental Justice Element. These neighborhoods are in the census tract identified as a disadvantaged community and located around the intersection of SR-79 and I-10. According to the 2012-2016 American Community Survey, the median household income for the City of Beaumont is \$68,369, which is drastically higher compared to \$41,222 in the Downtown and El Barrio neighborhoods and \$43,782 in the Town Center.²¹ These areas have low California Healthy Places Index (HPI) scores, indicating social, economic, and environmental conditions that may lead to unequal, inequitable, or disparate outcomes for a community.²² The El Barrio neighborhood is surrounded by industrial uses and is largely a Hispanic population. The nearby industrial uses exacerbate public health issues, and residents in the Downtown and El Barrio districts face disproportionately socioeconomic challenges and environmental burdens. The Town Center area also has a low HPI score and a higher proportion of residents considered especially vulnerable to public health risks, including children, the elderly, the disabled, recent immigrants, and those living in poverty.²³ This subarea is dominated by residential development, which largely consists of single-family homes with some multi-family residential development sporadically interspersed. Partly due to the age of the housing stock, the homes in this area are smaller and less expensive than some of the newer residential neighborhoods built in the last 20 years.²⁴

Access to recreational opportunities and parks is also an important factor that affects community health. Parks are not evenly distributed across the city. While access to parks in Beaumont is generally high, the older parts of Beaumont (i.e., El Barrio, Town Center and Downtown) have limited access to local parks.²⁵

¹⁸ U.S. Census Bureau, 2020 ACS 5-Year Estimates Data Profiles (2020).

¹⁹ Ibid.

²⁰ City of Beaumont General Plan (2020).

²¹ Ibid.

²² City of Beaumont Health and Environmental Justice Element (2020).

²³ Ibid.

²⁴ City of Beaumont General Plan (2020).

²⁵ Ibid.

Rates of Homeownership by Race and Ethnicity

The homeownership rate is about 77 percent in Beaumont compared to about 53 percent for the SCAG region. The 2019 ACS data for percentages of occupied housing units by race is presented in Table F-4.

Not all racial and ethnic groups have a similar probability of owning a home. The rates of homeownership are lower than renting for Blacks, Native Hawaiian/Other Pacific Islander residents, residents of two or more races and identifying as some other race, and Latinos according to the ACS data. As these racial and ethnic groups that have much lower rates of homeownership, they are more at risk of being displaced due to rising rental prices.

Table F-4: Housing Tenure by Race/Ethnicity in Beaumont (2019)

Beaumont	Renter Occupied Units		Owner Occupied Units		Total Occupied Units
	Number	% of Total	Number	% of Total	
White alone, not Latino	996	31.4	5,024	46.9	6,020
Black or African American alone	428	13.5	855	8.0	1,283
American Indian and Alaska Native alone	26	0.8	238	2.2	264
Asian alone	176	5.6	869	8.1	1,045
Native Hawaiian/Other Pacific Islander alone	13	0.4	25	0.2	38
Some other race alone	303	9.6	924	8.6	1,227
Two or more races	140	4.4	285	2.7	425
Hispanic or Latino origin	1,488	47.0	3,625	33.8	5,113
TOTAL	3,169	-	10,717	-	13,886

Source: ACS 2019 5-Year Estimates, Table S2502

Access to Banking or Credit

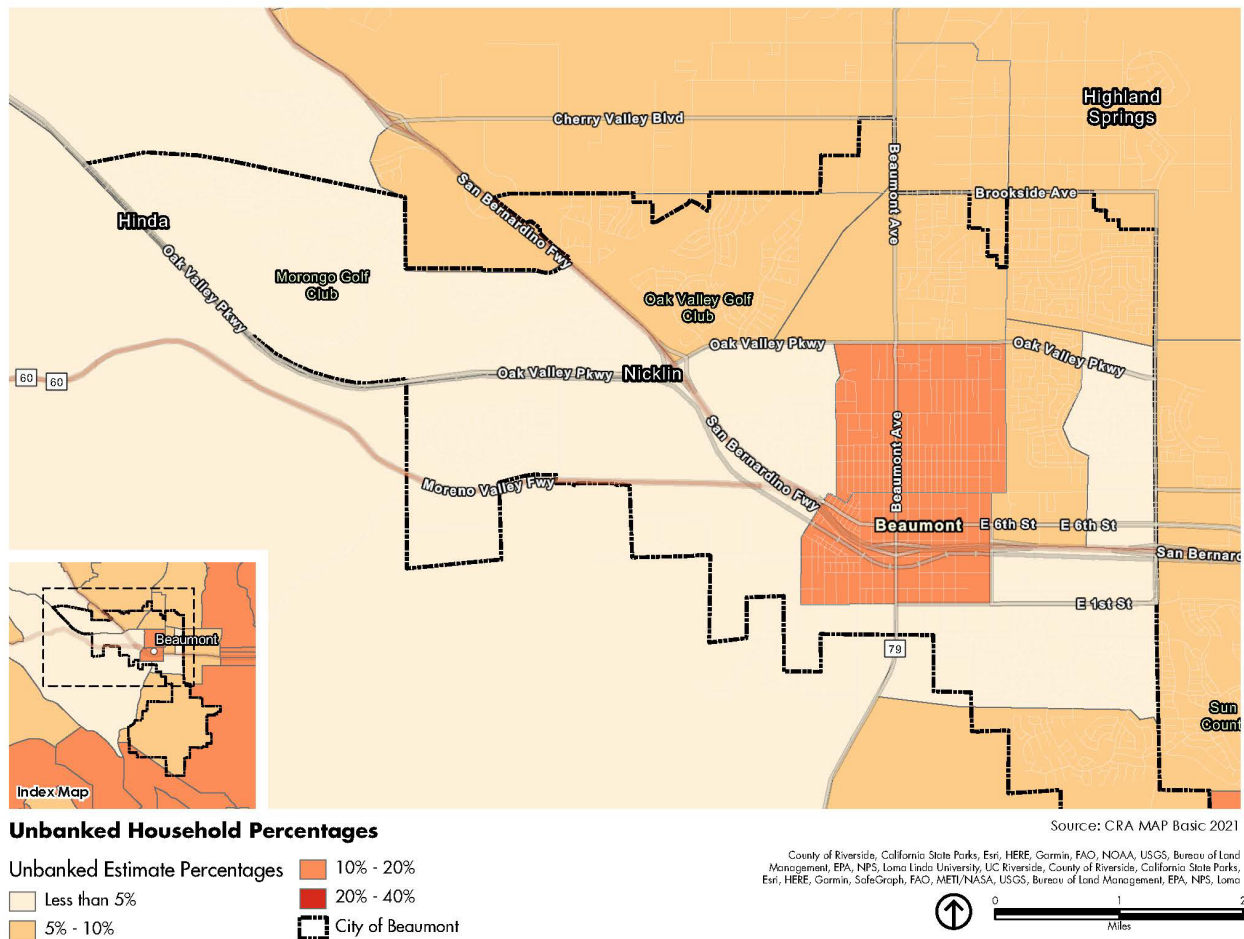
One obstacle to home ownership is lack of access to the first tier of the financial system to obtain banking services and loans. The Federal Financial Institutions Examination Council (FFIEC) provides the Community Reinvestment Act (CRA) July 2021 census tract spatial data known as CRAMap 2021 (www.ffiec.gov/cra/). Included in the CRAMap 2021 spatial data is the Unbanked index (developed by RPM Consulting) which provides an estimate of households lacking access to the primary banking system. This index estimates the likelihood of a household will lack both a savings and checking account with a bank, thrift, or credit union.

Figure F-29 presents the estimates for the percentages of households that lack access to banking and credit from the CRAMap 2021 Unbanked index. Identifying areas with relatively higher levels of residents without access to the primary banking system can facilitate the process of providing

them first-tier financial services. This may aid lower income residents in avoiding a dependency on second-tier services, particularly predatory lenders.

As displayed in Figure F-29 the percentage of households without access to primary banking and credit varies by census tract. The lowest estimated percentages of unbanked households (less than five percent) are in census tracts generally located to the west and south of San Bernadino Freeway (Interstate I-10). The highest estimates of 10 to 20 percent of unbanked households occur in two tracts centered on Beaumont Avenue. Unbanked household percentages in the intermediate range of five to 10 percent are located to the east and north of those two tracts. Areas with higher levels of unbanked households correlate with higher concentrations of LMI households which suggests that lower income households lack access to the primary banking system at higher rates.

Figure F-29: Percentage of Households without Access to Banking or Credit



Source: FFIEC CRAMap 2021 Spatial Data

Housing Units by Type

As described in the Needs Assessment (Appendix A), there has been substantially more single-family than multi-family unit construction in Beaumont over the past two decades. From 2000 to 2020, single-family residential units increased by 417 percent (or 11,954 units), multi-family residential units increased by 50 percent (or 521 units), and mobile units increased by 51 percent (or 176 units). Almost 87 percent of the current housing stock is detached single family homes, and this undiversified housing stock may be a limiting factor for accommodating the needs of residents with varying income levels and housing preferences.²⁶ The City's General Plan, updated in 2020, promotes multi-family housing and mixed-use development to allow for a variety of housing types with the intent to meet the needs of a diverse population.

F.2.7 Summary of Fair Housing Issues

Access to opportunity in Beaumont is not equally distributed across the city. Minority communities on the east side tend to have lower incomes and poorer educational outcomes. These communities also have a greater rate of single-parent, specifically female-headed, households. These households also generally experience a higher prevalence of overcrowding, indicating a need for more affordable housing to address the propensity to live in poorer housing conditions to save on housing costs. More specifically, the tract at the intersection of SR-79 and I-10 is disproportionately LMI households, with lower access to opportunities (based on TCAC Composite Score) and the highest concentrations of overcrowding. This tract contains the El Barrio neighborhood and has been identified as a vulnerable community, at risk of displacement with high rates of overcrowding and exposed to the poorest environmental conditions in the city.

A citywide fair housing issue is high rates of overpayment by renters, with 43.5 percent of renters being cost burdened. Additionally, various areas in the city contain vulnerable communities that may be at greater risk of displacement.

The primary fair housing issue in Beaumont is disproportionate housing needs because it is likely to affect the most residents. The main contributing factor that influences this issue is displacement of residents due to economic pressures, especially in the census tracts located at the intersection of SR-79 and I-10 (El Barrio neighborhood) and tracts along Pennsylvania Avenue, Beaumont Avenue, 6th Street, and 8th Street with multi-family rental buildings. This is identified as the main contributing factor due to the correlation of low-income vulnerable communities; more single-parent female-headed households with children that may experience greater housing affordability challenges which also put them at risk of displacement in these same areas; and higher rates of overcrowding which may suggest that residents are struggling to afford housing costs. Similarly, a lack of renter protections is a contributing factor because those households are more

²⁶ City of Beaumont Economic Development and Fiscal Element (2020).

economically vulnerable even though they comprise a smaller proportion of households in the city. Renters experience a higher rate of cost burden than homeowners.

An additional contributing factor under disproportionate housing needs is a lack of availability of affordable units in a range of sizes. This contributing factor is evident due to the levels of overpayment across the city within both higher and lower income areas. These indicators suggest that both higher and lower income households, encompassing various household sizes, would choose more affordable housing if available.

The secondary fair housing issue in Beaumont is disparities in access to opportunity. The major contributing factor to this issue is identified as the location of environmental health hazards in the city. This issue is pronounced in the census tract at the intersection of I-10 and SR-79, containing El Barrio neighborhood, which has the poorest environmental conditions.

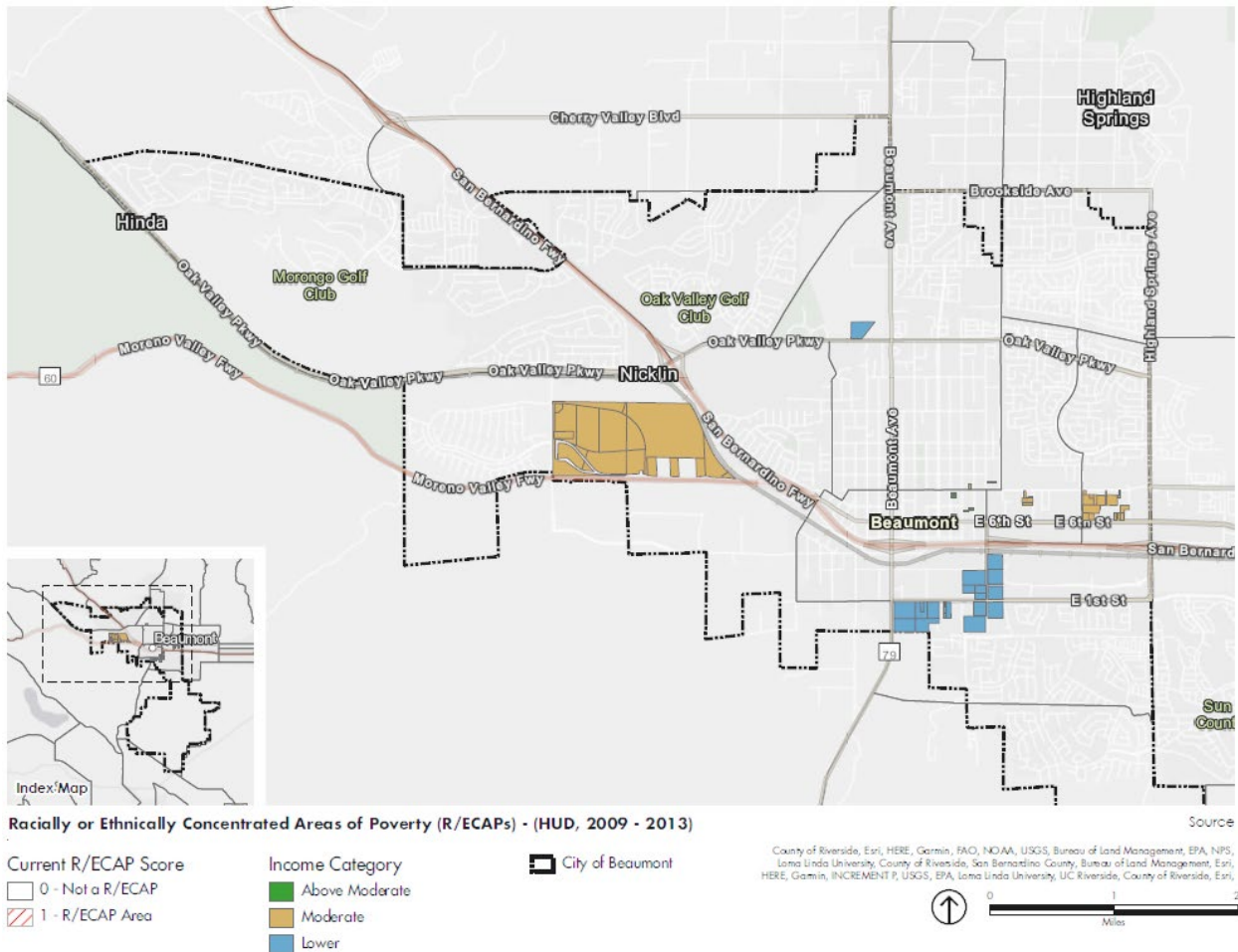
Section F.3 Sites Inventory

AB 686 requires a jurisdiction's site inventory to be consistent with its duty to affirmatively further fair housing. This section identifies the City's site inventory evaluated against the various measures within in the Assessment of Fair Housing that includes income level, racially and ethnically concentrated areas of poverty, access to opportunity, and environmental risk to determine any socio-economic patterns or implications.

F.3.1 Potential Effects on Patterns of Segregation

A comparison of a jurisdiction's site inventory against its LMI households and R/ECAP area can reveal if the city's accommodation of housing is exacerbating or ameliorating segregation and social inequity. Many of the lower income sites are adjacent to, but not in, the census tract at intersection of SR-79 and I-10 as shown in Figure F-30. This portion of the city has the highest level of LMI households in Beaumont, as well as one of the highest concentrations of non-white residents and overcrowding. The amount of lower income sites adjacent to this area is in part due to the higher development intensities allowed under the Transit Oriented District (TOD) Overlay near major corridors by the City's land use regulations and is consistent with the State's climate goals of reducing carbon emissions. The majority of sites are located in areas with fewer than 25 percent of LMI households, which would avoid exacerbating existing concentrations of LMI households.

Figure F-31: Sites Inventory and R/ECAPs

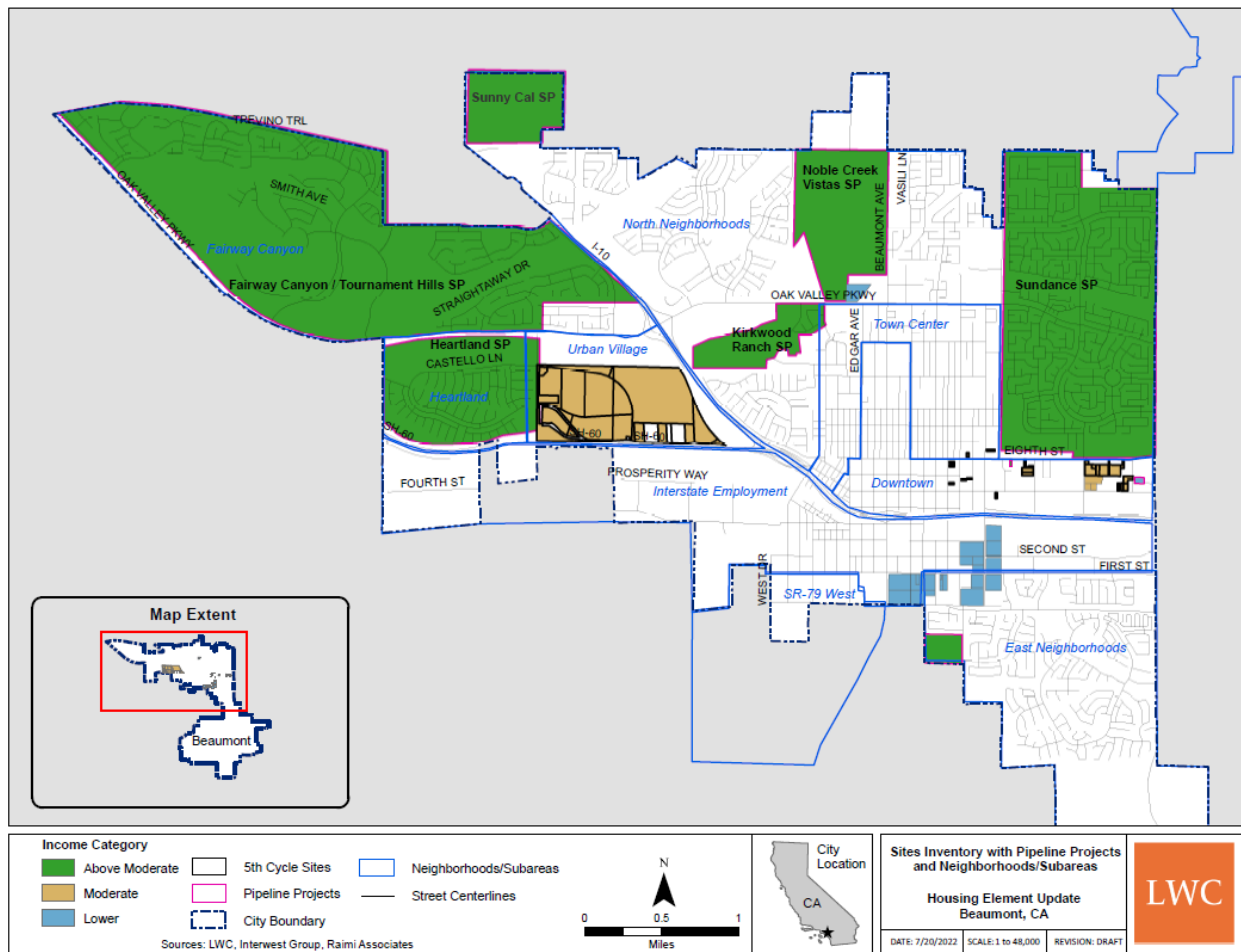


Source: HCD AFFH Data Viewer and Lisa Wise Consulting, Inc.

Figure F-32 shows Beaumont’s sites inventory, including pipeline projects, in relation to neighborhoods/subareas in Beaumont. Figure F-33 show the neighborhoods/subareas in more detail. Tables F-5 and F-6 provide the distribution of realistic unit capacity by income in each of the neighborhoods/subareas. Above moderate-income capacity is largely within the North Neighborhoods, Fairway Canyon, and Heartland subareas. These subareas have approved specific plans with vacant land where substantial subdivisions are continuing to be constructed. Moderate income capacity is focused in the Urban Village area, a large vacant portion of the city intended to be developed into a complete community with a mix of housing types together with retail, employment uses, open space, and recreational amenities. Additional moderate-income capacity is within the Downtown subarea. Lower income capacity is provided in the Interstate Employment, East Neighborhoods, North Neighborhoods, and Downtown subareas. However, no lower income sites are in the El Barrio neighborhood, Town Center, or the older built portion of Downtown. With rezoning, lower income capacity would be further distributed into the Downtown subarea, where CDBG funding has been allocated for sidewalk and accessibility improvements.

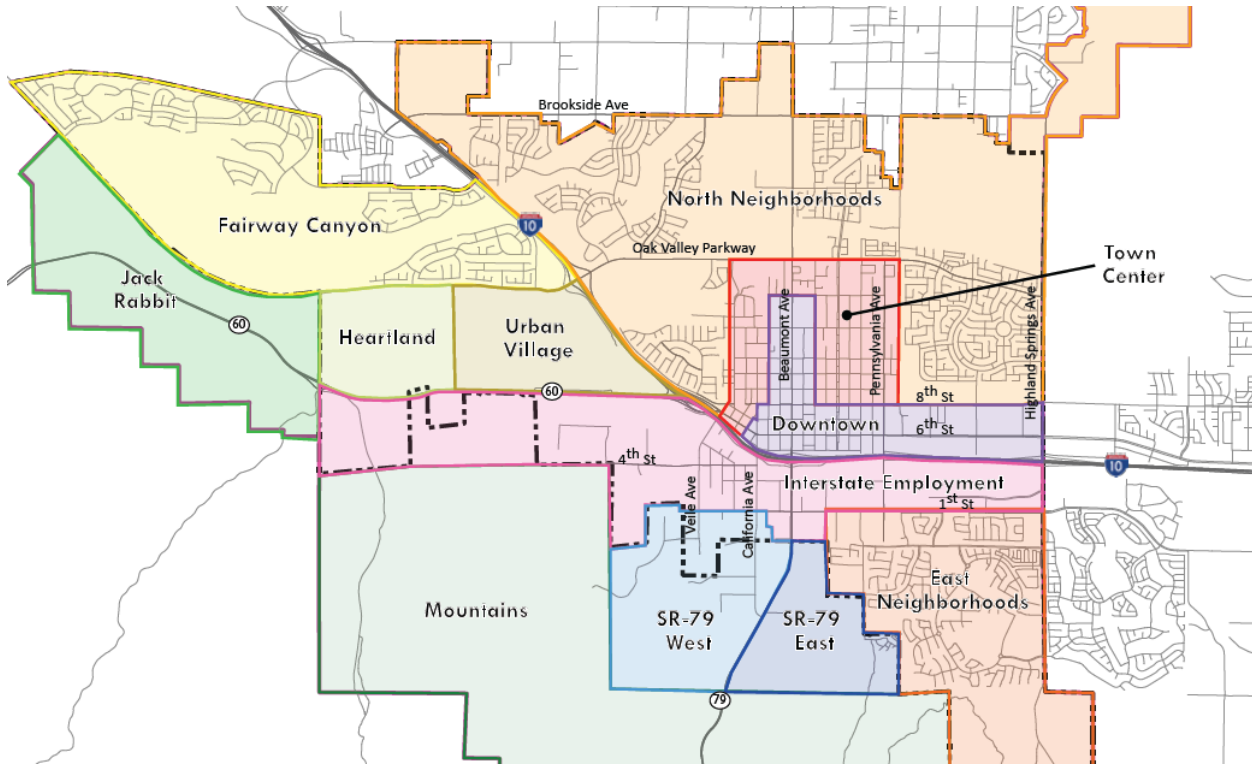
The sites inventory is comprised of vacant land. This available vacant land includes medium and higher density sites located within or adjacent to areas of high resource and market rate housing, thereby not exacerbating existing segregation issues. Furthermore, the General Plan update and associated upzoning provides an incentive for investment and development in the Downtown where density was increased and Interstate Employment subarea where residential is now allowed (i.e., new Transit Oriented Development (TOD) Overlay). The TOD Overlay, where low-income sites are located, surrounds a potential fixed rail station site envisioned for higher density and a mix of commercial and employment uses. Also, improving conditions in areas of lower and moderate-income capacity are reflected by 2022 TCAC Opportunity Map; this map identifies tracts where most sites, including moderate and lower income, are located as high resource (see Section F.3.2 for further discussion). Therefore, the distribution of sites does not perpetuate segregation, and programs are included to promote lower and moderate-income housing in areas of market rate housing (e.g., high resource areas) and improve conditions in areas of disproportionate housing need and lower access to opportunity.

Figure F-32: Sites Inventory with Pipeline Projects and Neighborhoods/Subareas



Source: City of Beaumont and Lisa Wise Consulting, Inc.

Figure F-33: Beaumont Neighborhoods/Subareas



Source: City of Beaumont

Table F-5: Sites Inventory Neighborhood Analysis (without Rezoning)

Realistic Unit Capacity by Subarea by Income Level													
Neighborhood/ Subarea	Low Income				Moderate Income				Above Moderate Income				% of Total Capacity
	Pipeline	Sites	Total	%	Pipeline	Sites	Total	%	Pipeline	Sites	Total	%	
Fairway Canyon	-	-	-	0%	-	-	-	0%	796	-	796	24%	9%
Heartland	-	-	-	0%	-	-	-	0%	600	-	600	18%	7%
Urban Village	-	-	-	0%	-	3,617	3,617	93%	-	-	-	0%	40%
Interstate Employment	-	1,191	1,191	63%	-	-	-	0%	-	-	-	0%	13%
SR-79 West	-	-	-	0%	-	-	-	0%	-	-	-	0%	0%
East Neighborhoods	-	555	555	29%	-	-	-	0%	95	-	95	3%	7%
Downtown	48	-	48	3%	-	264	264	7%	2	5	7	0%	4%
Town Center	-	-	-	0%	-	9	9	0%	-	-	-	0%	0%
North Neighborhoods	-	101	101	5%	-	-	-	0%	1,764	-	1,764	54%	21%
Total	48	1,847	1,895	100%	-	3,890	3,890	100%	3,257	5	3,262	100%	100%

¹ Slight discrepancies with RHNA summary totals are due to rounding.

Source: City of Beaumont, LWC

Table F-6: Sites Inventory Neighborhood Analysis (with potential rezoning)

Realistic Unit Capacity by Subarea by Income Level													
Neighborhood/ Subarea	Low Income				Moderate Income				Above Moderate Income				% of Total Capacity
	Pipeline	Sites	Total	%	Pipeline	Sites	Total	%	Pipeline	Sites	Total	%	
Fairway Canyon	-	-	-	0%	-	-	-	0%	796	-	796	24%	9%
Heartland	-	-	-	0%	-	-	-	0%	600	-	600	18%	6%
Urban Village	-	-	-	0%	-	3,617	3,617	99%	-	-	-	0%	39%
Interstate Employment	-	1,191	1,191	50%	-	-	-	0%	-	-	-	0%	13%
SR-79 West	-	-	-	0%	-	-	-	0%	-	-	-	0%	0%
East Neighborhoods	-	555	555	23%	-	-	-	0%	95	-	95	3%	7%
Downtown	48	479	527	22%	-	20	20	1%	2	5	7	0%	6%
Town Center	-	-	-	0%	-	9	9	0%	-	-	-	0%	0%
North Neighborhoods	-	101	101	4%	-	-	-	0%	1,764	-	1,764	54%	20%
Total	48	2,326	2,374	100%	-	3,646	3,646	100%	3,257	5	3,262	100%	100%

¹ Slight discrepancies with RHNA summary totals are due to rounding.
 Source: City of Beaumont, LWC

F.3.2 Potential Effects on Access to Opportunity

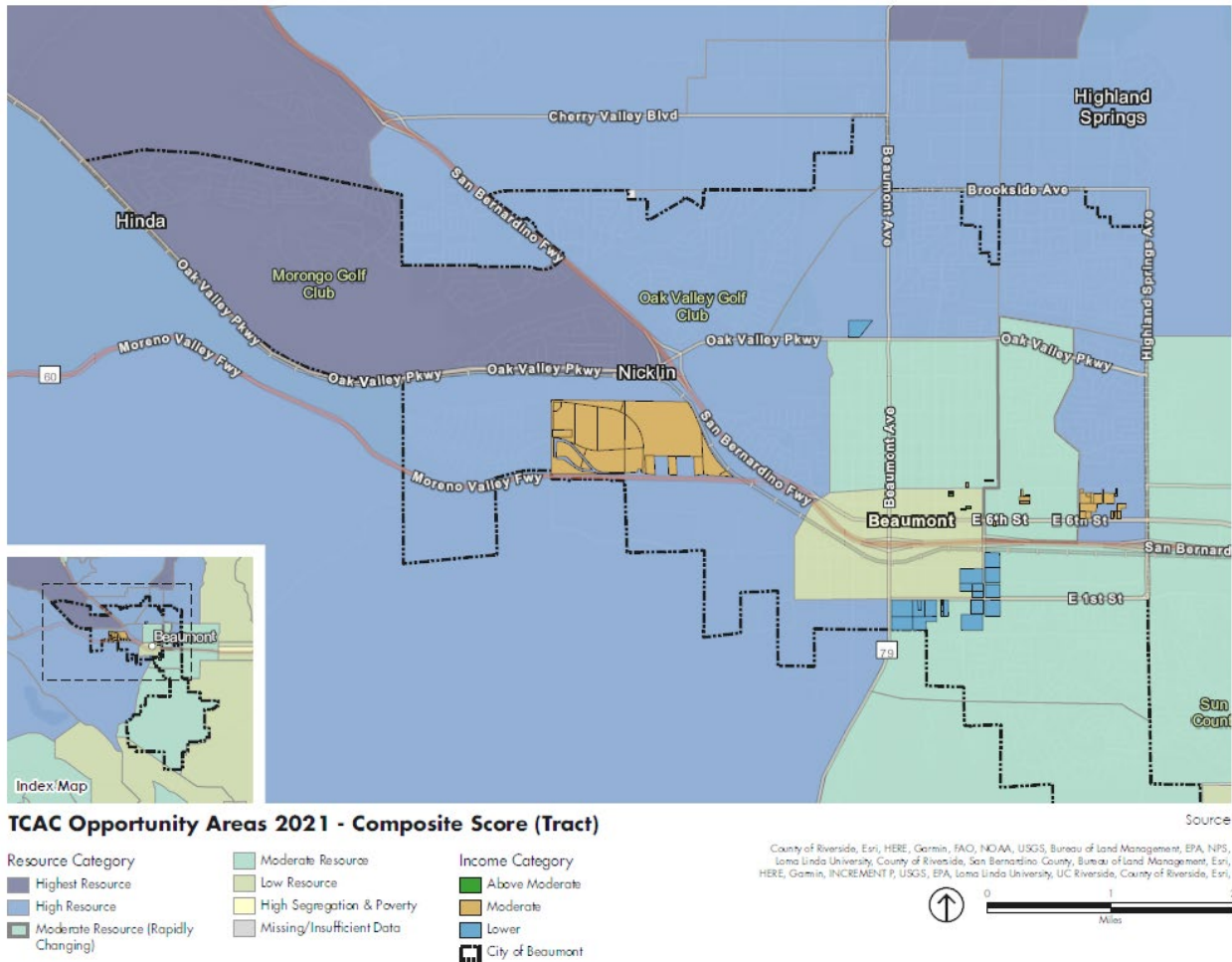
Figure F-34 shows the sites inventory across the city's 2021 TCAC Opportunity Areas. As mentioned earlier, the majority of the city is categorized as highest or high resource. Sites identified to satisfy the moderate-income RHNA are located in highest or high resources areas. Some of the sites identified to satisfy the lower-income RHNA are located in moderate resource areas of the city. These areas are considered to have moderate access to high quality schools and economic opportunities. However, some of the moderate income sites in the high resource area are identified for rezoning to accommodate lower income households. Therefore, the site inventory is not considered to exacerbate fair housing trends with regard to access to opportunities.

New development near the low resource portion of the city would increase access to housing opportunities near the Downtown area and provide greater ease of transit to jobs. In addition, an increase of housing development in these areas may spur greater private investment along the city's major commercial areas. The sites in this area are adjacent to Beaumont's Urban Village

South, which is expected to build out with a mix of retail and commercial uses to accommodate the City’s expected residential and job growth projections.

As previously noted, the 2022 TCAC Opportunity Map was released after this analysis was prepared. The 2022 opportunity areas changed the moderate resource tracts to the east and southeast of the low resource area to high resource. Therefore, all low-income sites and sites identified for potential rezoning to lower income are located in high resource areas per the 2022 TCAC Opportunity Map.

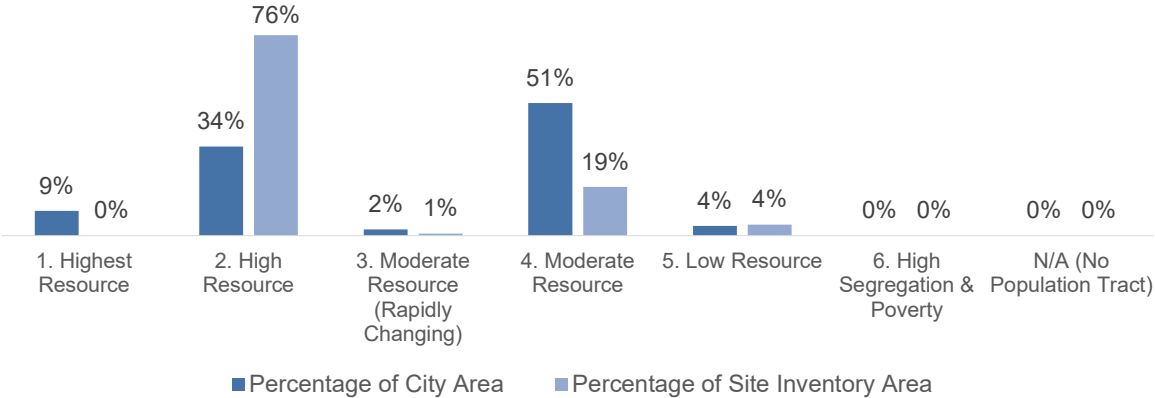
Figure F-34: Sites Inventory and TCAC Opportunity Areas (2021)



Source: HCD AFFH Data Viewer and Lisa Wise Consulting, Inc.

Figure F-35 shows the distribution of sites across the range of 2021 TCAC Opportunity Areas in Beaumont. The city consists of 43 percent highest or high resource areas, while 53 percent of the city is moderate resource and 4 percent is low resource. 76 percent of the identified sites are in high resource areas. Given the proportion of such areas across Beaumont, the site inventory is more heavily weighted towards high resource areas. Though over half of the city is considered a moderate resource area, only 20 percent of the identified sites are in these areas. The City has the same proportion of sites in low resource areas as the proportion of low resource areas in Beaumont. Overall, Beaumont’s site inventory is considered to mitigate fair housing concerns regarding access to opportunity, as the majority of housing development potential is equitably located in higher resource neighborhoods. Additionally, under the 2022 TCAC Opportunity Map, more housing sites would be located in high resource areas, and programs encourage housing development in high resources areas.

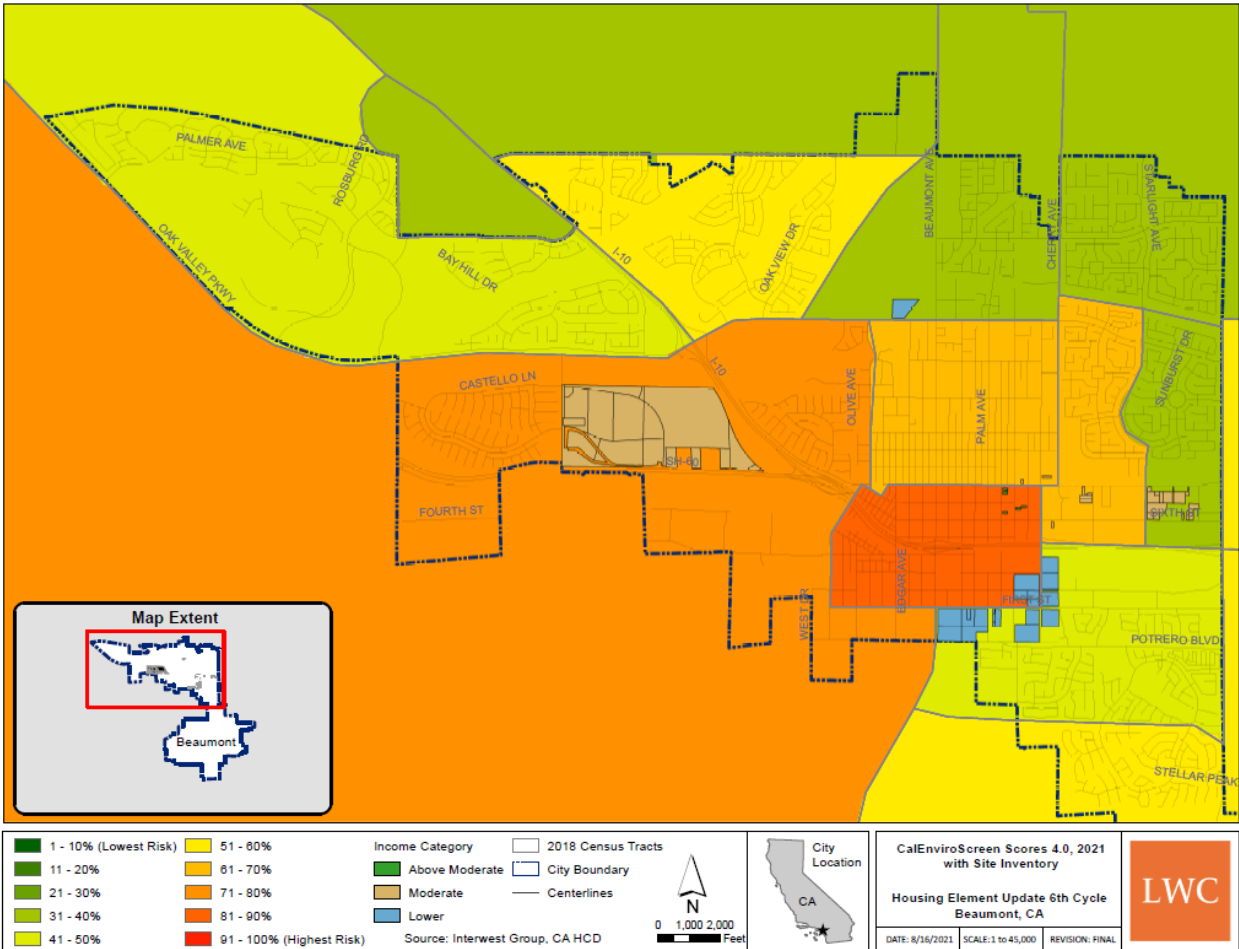
Figure F-35: Distribution of Sites Inventory across TCAC Opportunity Areas (2021)



Source: HCD AFFH Data Viewer and Lisa Wise Consulting, Inc.

Figure F-36 shows the sites inventory across the city’s CalEnviroScreen scores. As mentioned earlier, the northern portion of the city generally has lower CalEnviroScreen scores and the southern part of the city generally has higher CalEnviroScreen scores, indicating that the southside has a greater concentration of environmental pollutants than the northside. The largest concentration of sites that can accommodate lower-income housing are located on tracts with fairly low CalEnviroScreen scores but clustered near the area where SR-79 and I-10 intersect. This area has the highest CalEnviroScreen score across the entire city.

Figure F-36: Sites Inventory and CalEnviroScreen Score

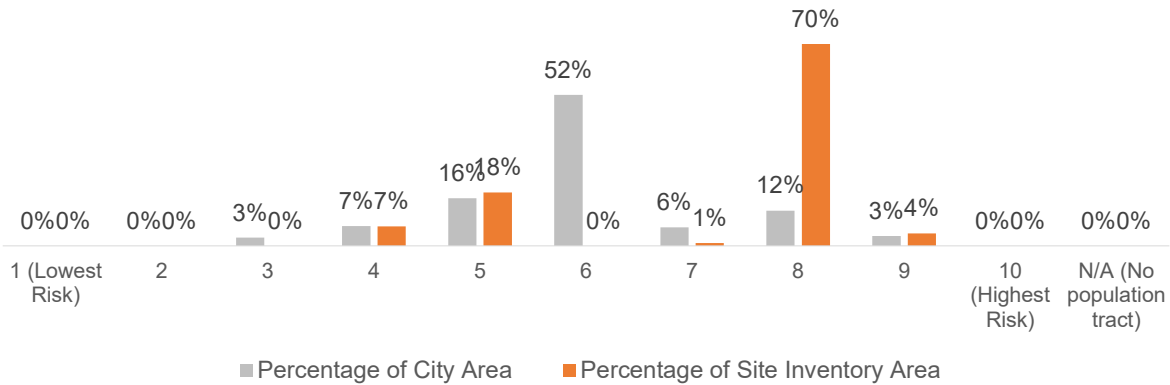


Source: HCD AFFH Data Viewer and Lisa Wise Consulting, Inc.

Figure F-37 shows the distribution of sites across the range of the CalEnviroScreen scores in Beaumont. Approximately 73 percent (or three-quarters) of the city has a CalEnviroScreen of six or greater and pose a greater environmental risk to residents. A similar proportion (75 percent) of Beaumont’s sites are located in higher risk areas. Moreover, the overwhelming majority of these sites (74 percent) are located in areas with a score of eight or above. This is due to the large area within the Urban Village identified for moderate income sites; this is a large vacant area located between the I-10 and State Route 60 with some industrial uses to the south and southeast. The lower income sites are identified in areas of lower environmental scores (i.e., better environmental conditions), and sites identified for potential rezoning for lower income RHNA capacity are in areas of the best environmental conditions in the city (i.e., central easternmost tract).

As mentioned in the section above, the City’s Environmental Justice Element outlines several key policies and programs aimed at mitigating environmental health hazards, especially in neighborhoods that most need such measures, such as El Barrio and Town Center.

Figure F-37: Distribution of Sites Inventory across CalEnviroScreen Score



Source: HCD AFFH Data Viewer and Lisa Wise Consulting, Inc.

Section F.4 Contributing Factors and Meaningful Actions

Table F-7 lists the most prevalent fair housing issues and its corresponding contributing factors for the City of Beaumont, as prioritized through the findings from the City’s outreach efforts and the above assessment. As outlined in Section F.2.7, a summary of the findings is also presented here.

The primary fair housing issue in Beaumont is disproportionate housing needs because it is likely to affect the most residents. The three contributing factors, in order of priority, that influence this issue are:

- Displacement of residents due to economic pressures
- Lack of renter protections
- Lack of availability of affordable units in a range of sizes

These contributing factors are impacting residents’ housing security, especially low-income vulnerable communities and special needs populations that are struggling to afford housing costs. Similarly, a lack of renter protections is a contributing factor because those households experience a higher rate of cost burden and are more economically vulnerable even though they comprise a smaller proportion of households in the city. Furthermore, lack of available and affordable units in a range of sizes is impacting a variety of residents and households.

The secondary fair housing issue in Beaumont is disparities in access to opportunity as this affects specific areas of the city, particularly existing neighborhoods (El Barrio). The contributing factor that influences this issue is:

- Location of environmental health hazards

This contributing factor is impacting the quality of life and opportunities for those living in certain areas of Beaumont that have lower opportunity and environmental scores (El Barrio neighborhood, census tract at the intersection of I-10 and SR-79).

Table F-7: Contributing Factors

Priority	Contributing Factor	Fair Housing Issue
1	Displacement of residents due to economic pressures	Disproportionate Housing Needs
2	Lack of renter protections	Disproportionate Housing Needs
3	Availability of affordable units in a range of sizes	Disproportionate Housing Needs
4	Location of environmental health hazards	Disparities in Access to Opportunities

Table F-8 consists of proposed housing programs the City will pursue to specifically overcome identified patterns and trends from the above assessment and proactively affirmatively further fair housing in Beaumont. The programs are detailed with metrics and milestones in the Housing Plan, Section IV.

Table F-8: Meaningful Actions

Contributing Factor	AFFH Strategy	Housing Implementation Programs
Displacement of residents due to economic pressures	Housing Mobility Strategies	6. Rental Assistance Program 7. First Time Homebuyer Program 16. Affordable Housing Developer Outreach Program
	New Housing Choices and Affordability in Areas of Opportunity	12. Affordable Housing Density Bonus Program 13. Enhanced Density Bonus 32. Target Housing Development in High Resource Areas 33. Identify Additional Potential Sites in High Resource Areas
Lack of renter protections	Protecting Existing Residents from Displacement	29. Fair Housing Services Program 30. Fair Housing Information Program
	Housing Mobility Strategies	31. Landlord Education and Outreach
Availability of affordable units in a range of sizes	New Housing Choices and Affordability in Areas of Opportunity	1. RHNA Housing Sites Implementation; Rezone Program 4. Accessory Dwelling Units (ADUs) 5. Minimum Densities
Location of environmental health hazards	Place-based Strategies to Encourage Community Conservation and Revitalization	34. CDBG Funding in Low or Moderate Resource Areas 35. Intergovernmental Collaboration for Air Quality Mitigation 36. Environmental Justice Implementation 37. Park Improvements and Access for El Barrio Neighborhood

CHAPTER 9. SAFETY

The purpose of the Safety Element is to establish a policy framework for maintaining and improving the safety of Beaumont's residents. It identifies proactive measures to minimize public safety challenges to community residents, structures, public facilities, infrastructure, and to enable the City to expediently and efficiently respond in the event of a public safety challenge. Public safety challenges include crime prevention and natural hazards and disasters from earthquake, fires, storms, and floods. The Safety Element also promotes education about disasters and hazards, to ensure all members of a community understand how to prepare and recover from potential disasters.

Topics covered in this chapter include seismic, flooding, ~~and~~ geological hazards, ~~and~~ hazardous waste, and climate change. Crime prevention, police and fire protection, and emergency preparedness and response are also addressed within this Element.

STATUTORY REQUIREMENTS

As required by State law (Government Code Section 65302(g)), the Safety Element identifies forces of nature and events resulting from human action that have the potential to cause harm to life and property in the city. The goal of the Safety Element is to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards. Identifying the source of such threats allows decision-makers to take preemptory action to minimize the damage, particularly as it relates to new development. Other locally relevant safety issues, such as police services, crime prevention, emergency response, and hazardous materials spills, are also included in this Element.

RELEVANT PLANS + DOCUMENTS

LOCAL HAZARD MITIGATION PLAN

The City's Local Hazard Mitigation Plan (LHMP) was last updated in 2017. The LHMP's purpose is to identify potential City hazards, review and assess past disaster occurrences, estimate the probability of future occurrences, and set goals to mitigate potential risks to reduce or eliminate long-term damage to people and property from natural and man-made hazards. The plan identifies vulnerabilities, prioritizes mitigation actions, evaluates resources and identifies mitigation shortcomings, provides future mitigation planning, and maintenance guidelines for the existing plan. Mitigation strategies included in the LHMP will serve as the implementation plan for the Safety Element. Under Assembly Bill 2140, cities may adopt their LHMP into their Safety Elements in order to ensure eligibility for potential reimbursement of post-disaster public assistance.

EMERGENCY OPERATIONS PLAN

The City of Beaumont has an adopted Emergency Operations Plan (EOP) and Standardized Emergency Management System (SEMS) / National Incident Management System (NIMS). This plan establishes the emergency organization, assigns tasks, specifies policies and general procedures, and provides for coordination of planning efforts of the various emergency staff and service elements. Further, it is an extension of the State Emergency Plan. The EOP addresses the planned response to extraordinary situations associated with natural disasters and/or human caused incidents. The plan is intended to facilitate multi-agency and multi-jurisdictional coordination, particularly between the City of Beaumont and Riverside County, special districts, and state agencies. The EOP references and is consistent with the Safety Element goals and policies.

CLIMATE ACTION PLAN

The City updated its Climate Action Plan called *Sustainable Beaumont* in October 2015. The Plan outlines a summary of greenhouse gas (GHG) emissions and establishes a roadmap to reduce GHG emissions and

conserve energy. By using energy more efficiently and reducing emissions, Beaumont will keep dollars in the local economy, create jobs, and improve the community's quality of life and public health. Through the *Sustainable Beaumont Plan*, the City has established goals and policies that incorporate environmental responsibility into its daily community and municipal operations. These are coordinated with and implemented through the Safety Element General Plan goals, policies and actions.

CAL FIRE/RIVERSIDE COUNTY UNIT STRATEGIC FIRE PLAN

The California Department of Forestry and Fire Protection (CAL FIRE)/Riverside County Unit Strategic Fire Plan (Fire Plan) was updated in May 2016. The Fire Plan is a cooperative effort between the State Board of Forestry, California Department of Forestry and Fire Protection, and CAL FIRE. The plan provides a road map for prevention and reduction of firefighting costs and losses to property, life, and the environment in San Jacinto Mountain communities including Beaumont. The Safety Element incorporates relevant policies from the Fire Plan.

RESILIENT IE

Western Riverside Council of Governments (WRCOG) and San Bernardino County Transportation Authority (SBCTA) developed climate change vulnerability assessments and adaptation strategies to support regional and local efforts to prepare for and mitigate risks associated with climate change. The Western Riverside County Adaptation and Resiliency Strategy Part 1, Vulnerability Assessment and Part 2, Adaptation Strategies (2019) includes a summary of expected climate change effects, identifies assets in the Western Riverside County region that are vulnerable to climate change effects, and presents adaptation strategies intended to reduce vulnerability and increase resilience. The WRCOG Member Community Vulnerability Profiles identify climate-related hazards and critical assets at-risk within the City limits of Beaumont. The Community Vulnerability Profile report also identifies evacuation routes that pass-through hazard zones, over bridges, and water crossings. In addition, WRCOG and SBCTA prepared a regionally-tailored climate resilient transportation infrastructure guidebook that identifies adaptation strategies specific to increasing resilience of the transportation system in the region.

BEAUMONT DRAINAGE MANAGEMENT PLAN

In accordance with the requirements of the State Regional Water Quality Control Board, the Beaumont-Cherry Valley Water District adopted a 2015 Urban Water Management Plan. The purpose of this plan is to analyze drainage problems in Beaumont and consider flood protection for existing and future development. Additionally, the plan aims to provide guidance on reducing levels of pollutants within stormwater runoff and increasing public awareness of water quality problems.

The Riverside County Flood Control and Water Conservation District (District) provides flood control facilities planning, design, operation, and maintenance within the City limits. The District's Master Drainage Plan for the Beaumont Area analyzes drainage issues in Beaumont and provides solutions for

drainage issues within the plan area. The Plan also describes the location, size, and capacity of flood control facilities that are needed for current development and anticipated growth.

SETTING THE SCENE

Public safety challenges include crime prevention and natural hazards and disasters from earthquakes, fires, storms, winds, and floods. Emergencies and natural disasters can create a variety of hazards for community members and response teams. Both natural conditions and social behaviors generate risks to individuals and properties in the community. Preparing for the disaster risk can help reduce community exposure to hazards. This section presents existing conditions relative to public safety in Beaumont.

POLICE

The City of Beaumont Police Department (BPD) currently operates with a total of 38 sworn staff members. In addition to traditional law enforcement services, the Department administers animal services, code enforcement, and a K-9 program. The Department has a long-standing and successful tradition of maintaining positive relationships with community members through effective community partnerships, such as Police Explorers and Cadets, Police Chaplains, Citizen Volunteers, and a Community-Oriented Policing and Problem Solving (COPPS) team. Community outreach events include Trunk or Treat, a Drug and Gang Awareness Workshop, and National Night Out.

The City has a three-minute response time objective. As of 2017, the BPD met this goal with average response times of three minutes for in-progress calls.

FIRE

The City of Beaumont contracts with the Riverside County Fire Department in conjunction with CAL FIRE for City-wide fire protection, emergency medical services, and fire safety education. Additionally, the U.S. Forest Service, a Federal agency, manages nearby public land in national forests and grasslands.

CAL FIRE has access to seven shared engines in San Jacinto, five shared engines in Desert Hot Springs and nine shared engines in Moreno Valley. Current fire service response times in the City of Beaumont are approximately 8 to 12 minutes. The City's goal is a five-minute response time.

In addition to fire services provided by CAL FIRE / Riverside County Fire Department, the City employs a Fire Safety Specialist who oversees plan review, installation, and inspections of fire suppressant systems.

EMERGENCY PREPAREDNESS¹

The City of Beaumont's public safety personnel plan trains for responses to all types of emergency and disaster situations that could affect the health and safety of the City's residents, visitors, and business owners. The City of Beaumont seeks to reduce loss of life and protect the environment and property from

¹ City of Beaumont EOP, 2018

natural hazards and man-made disasters by promoting citizen awareness and preparedness emergency situations.

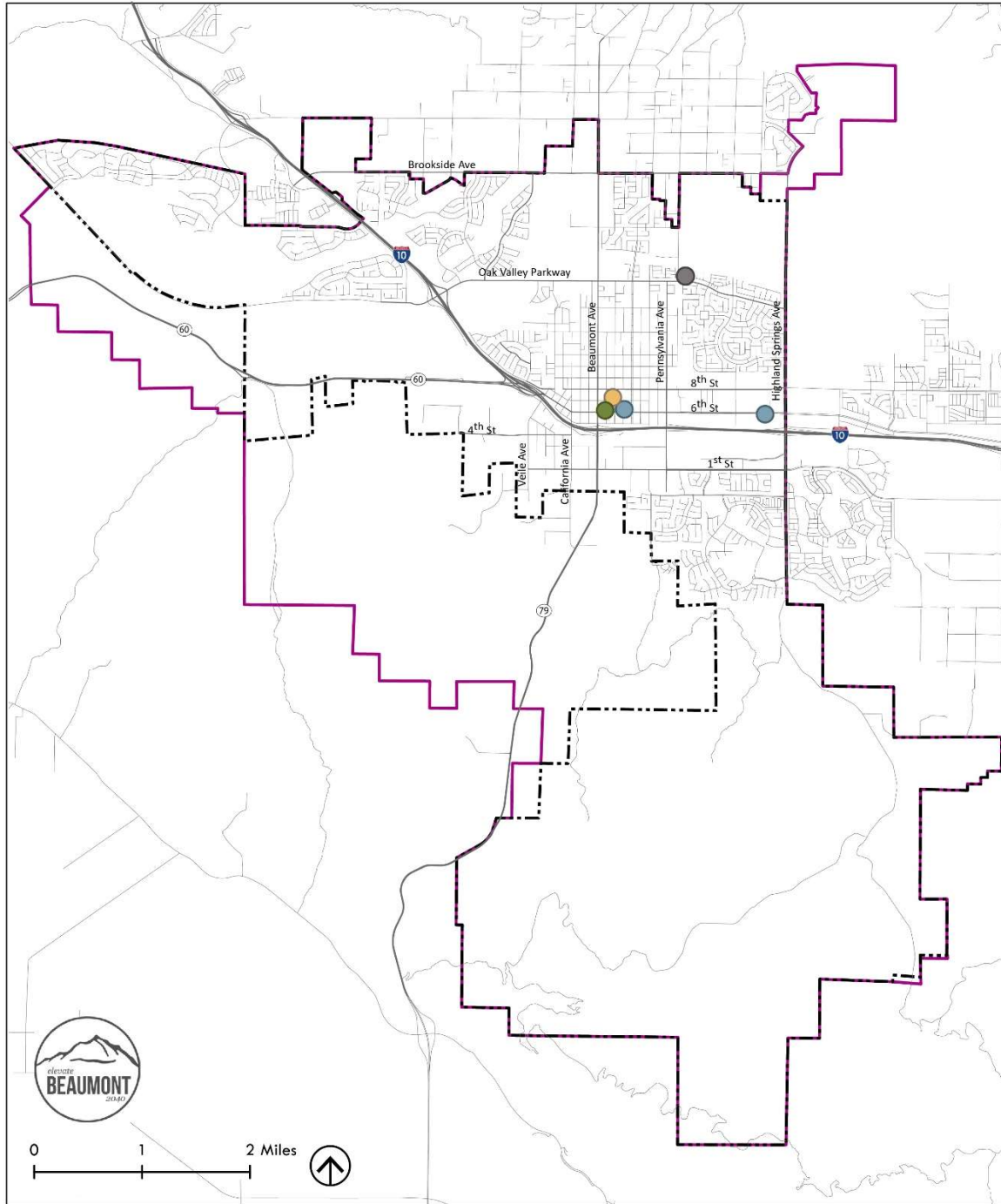
During an emergency in the City of Beaumont, operations are coordinated from the City's Emergency Operations Center (EOC). The EOC centralizes the collection and dissemination of information about the emergency and makes policy-level decisions about response and the allocation of resources. The Primary EOC location is at the Chatigny Recreation Center (CRC) located on the northeast corner of Oak Valley Parkway and Cherry Avenue. The alternate EOC location is the Beaumont City Hall Facility located at 550 E 6th Street. The City Emergency Services Coordinator (ESC) is responsible for maintaining operations of each emergency facility; ensuring it is always ready to operate.

The City's Emergency Services Department manages a highly effective community engagement program including facilitating a Community Emergency Response Team (CERT) training program, conducting emergency preparedness presentations for local private community organizations and service groups, and participates in the Beaumont Unified School District response program. The City also contracts with the Riverside County Fire Department for hazardous materials response and has a working relationship with the County of Riverside's Environmental Health Agency.

EMERGENCY EVACUATION

The City has major evacuation routes which include Interstate 10 and Highway 60 as well as several major roadways including Brookside Avenue, Oak Valley Parkway, Highland Springs Avenue, and Beaumont Avenue. Once improved, the Potrero Boulevard to Westward Avenue roadway will also serve as an evacuation route.

Figure 9.1: Emergency Facilities Map



EMERGENCY FACILITIES







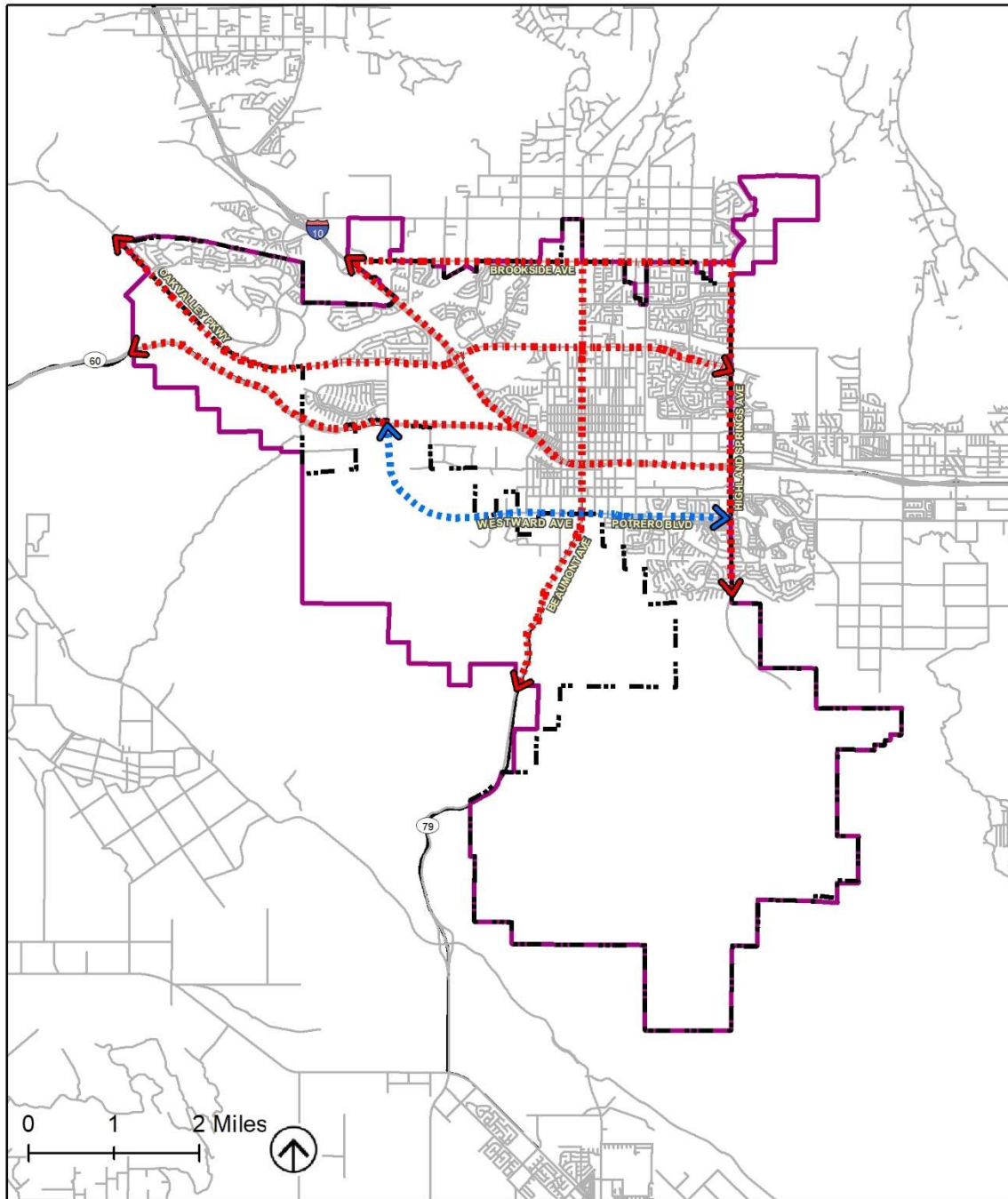
-  City Boundary
-  Sphere of Influence
-  Beaumont Police Department
-  Beaumont City Fire Station
-  Primary Emergency Operations Center
-  Alternate Emergency Operations Center

Figure 9.2: Emergency Evacuation Routes Map



Evacuation Routes

- City Boundary
- Sphere of Influence
- Current Evacuation Route
- Future Evacuation Route

KEY ISSUES + OPPORTUNITIES

This section provides a snapshot of several key issues and opportunities related to safety, including natural and human-caused hazards. It is organized around six priority safety issues required by State law:

- 1. Fire and wildfire hazards
- 2. Seismic and geologic hazards
- 3. Flooding
- 4. ~~Extreme weather~~ High Wind Hazards
- 5. ~~Climate Change and Extreme Weather~~ Emergency preparedness
- 6. ~~Human-caused and other hazards~~ Emergency Evacuation

The Safety Element establishes and supports the implementation of mitigation strategies to reduce potential safety risks in the community.

FIRE HAZARDS

The City relies on the California Fire Code and Riverside County Ordinance 787, including guidance on fire prevention, safety, and evacuation. As noted in Figure 9.1, both fire stations in the City are located in Downtown Beaumont. Recent increases in residential development on the west end of town have raised concerns regarding the Fire Department’s ability to meet acceptable response times and community needs.

WILDFIRE HAZARDS

The City is located in the San Gorgonio Pass between the San Bernardino Mountains and the San Jacinto Mountains. Both mountain regions are heavily forested and routinely subject to forest fires. Table 9.1 below shows large fires, 300 acres and greater, that have burned in Riverside County since 2013. Fires in the county can threaten structures and people in Beaumont directly by burning areas in the city, and indirectly by generating air pollution.

Table 9.1: Riverside County Fires 300 acres and Greater from 2013-2021

Fire Name	Start Date	Acres Burned
<u>Mountain Fire</u>	<u>2013-07-15</u>	<u>27,531</u>
<u>Silver Fire</u>	<u>2013-08-07</u>	<u>20,292</u>
<u>Manzanita Fire</u>	<u>2017-06-26</u>	<u>6,309</u>
<u>Palmer Fire</u>	<u>2017-09-02</u>	<u>3,874</u>
<u>Summit Fire</u>	<u>2013-05-01</u>	<u>3,166</u>
<u>Sanderson Fire</u>	<u>2020-12-13</u>	<u>1,933</u>
<u>Tenaja</u>	<u>2019-09-04</u>	<u>1,926</u>
<u>Falls Fire</u>	<u>2013-08-05</u>	<u>1,383</u>
<u>Opera Fire</u>	<u>2017-04-30</u>	<u>1,350</u>
<u>Patterson Fire</u>	<u>2018-05-17</u>	<u>1,261</u>
<u>Airport Fire</u>	<u>2020-12-01</u>	<u>1,087</u>
<u>Highway Fire</u>	<u>2015-04-18</u>	<u>1,049</u>
<u>Blaine Fire</u>	<u>2017-08-13</u>	<u>1,044</u>
<u>Sandalwood Fire</u>	<u>2019-10-10</u>	<u>1,011</u>
<u>Wildomar Fire</u>	<u>2017-10-26</u>	<u>866</u>
<u>Mias Fire</u>	<u>2017-08-14</u>	<u>545</u>
<u>Anza Fire</u>	<u>2015-08-10</u>	<u>543</u>
<u>Jerry Fire</u>	<u>2019-06-21</u>	<u>525</u>
<u>Horseshoe Fire</u>	<u>2019-09-14</u>	<u>520</u>
<u>Gorgonio Fire</u>	<u>2013-05-04</u>	<u>510</u>
<u>Hill Fire</u>	<u>2019-10-30</u>	<u>494</u>
<u>Reche Fire</u>	<u>2019-10-10</u>	<u>350</u>
<u>Flats Fire</u>	<u>2021-06-13</u>	<u>341</u>
<u>46 Fire</u>	<u>2019-10-31</u>	<u>328</u>
<u>Liberty Fire</u>	<u>2017-12-07</u>	<u>300</u>
<u>Davis Fire</u>	<u>2021-05-18</u>	<u>300</u>

Source: CAL FIRE. 2021. Incidents. Available: <https://www.fire.ca.gov/incidents/>. Accessed September 25, 2021.

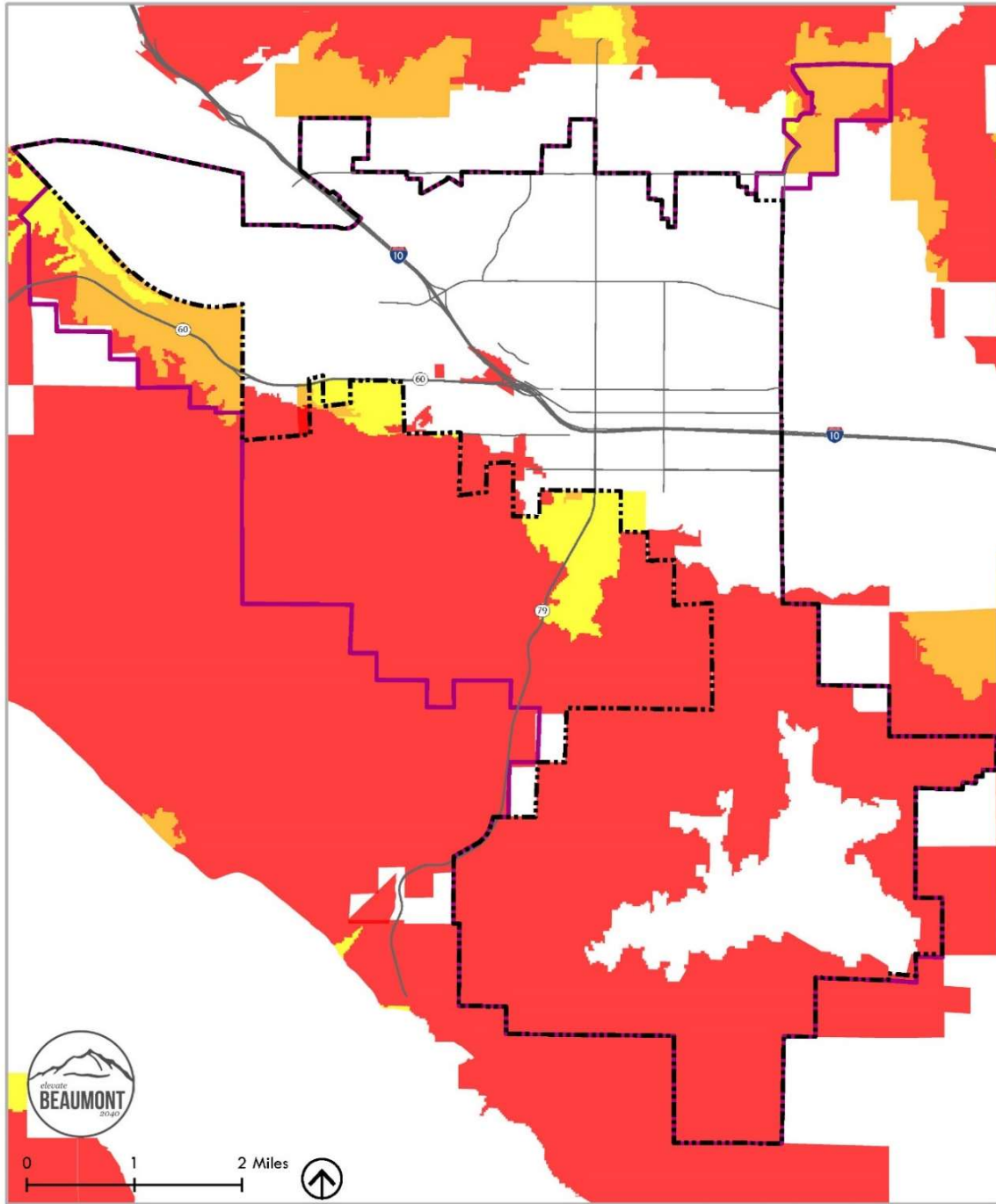
Fire Hazard Severity Zone Maps chart the areas across the State that are at risk for wildfires. These risk maps, drawn by CAL FIRE in 2007, are created by a computerized model that considers terrain, vegetation and the location of past fires. In Beaumont, Moderate, High, and Very High Fire Hazard Severity Zones (FHSZ) are in and near undeveloped land, both within the existing City limits and in the Sphere of Influence. High and Very High FHSZ are in the northeast portion of the City and Sphere near the San Bernardino Mountains as well as in undeveloped areas in the Potrero Reserve along State Route-79 in the southern portion of the City (See Figure 9.23). The undeveloped area within the Potrero Reserve is largely composed of shrub and grassland communities, which may provide fuel for wildfires.

Beaumont has also been identified by CAL FIRE as being located within a “wildland-urban interface”. The “wildland-urban interface” includes areas where homes or structures are intermixed with wildlands, which creates high wildfire risk. Historically, several fires have occurred in the wildland-urban interface in Riverside County and the threat intensifies under the Santa Ana winds and other extreme fire weather conditions.

As shown in Figure 9.3, parts of the area within the City and the Sphere of Influence that fall under the VHFHSZ are designated (developed or planned for development) for industrial, institutional, office and retail, and lower density residential uses west of SR-79. East of SR-79, planned land uses include mixed use residential and high density, multi-family residential. Any future development in these areas must mitigate wildfire risk with appropriate protections.

Climate change is expected to exacerbate drought conditions, potentially increasing the frequency and intensity of wildfires and altering the distribution and character of natural vegetation. California’s Fourth Climate Change Assessment reported a projected increase in wildfire frequency Statewide by 50 percent under a high emission scenario. Across the Inland Desert region, which includes San Bernardino and Riverside Counties, weather is expected to get hotter and drier over the 21st century. An increase in wildfires will place more buildings and infrastructure at risk and can also be a significant source of air quality pollution.

Figure 9.23: Fire Hazard Severity Zone Map



FIRE HAZARD SEVERITY ZONE




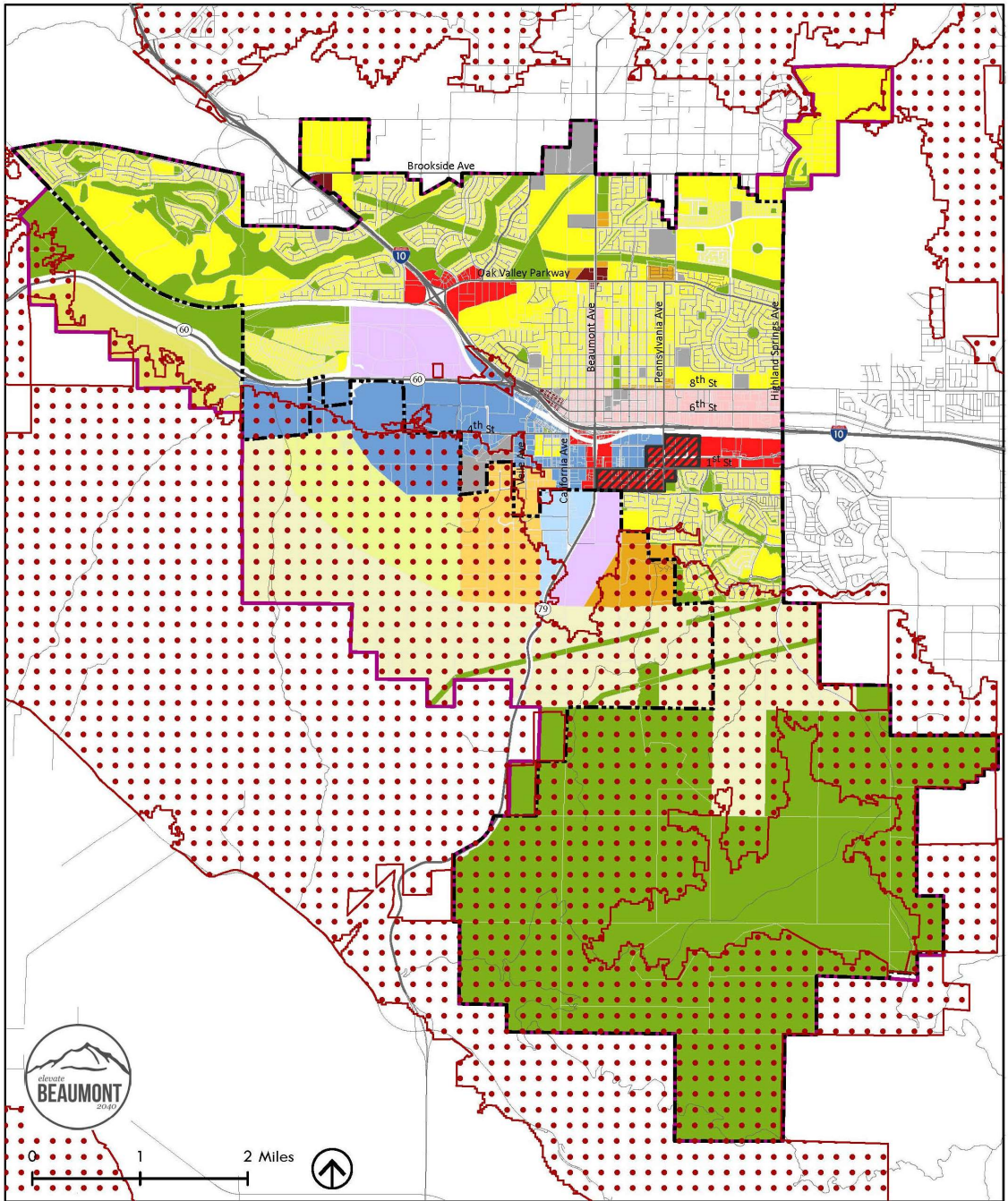
-  City Boundary
-  Sphere of Influence
-  Moderate
-  High
-  Very High

Figure 9.34: Fire Hazard Severity Zone + Planned Land Uses Map



PLANNED LAND USES IN VERY HIGH FIRE SEVERITY ZONES

- City Boundary
- Sphere of Influence
- TOD Overlay
- Very High Fire Severity Zone
- High Density Residential
- Traditional Neighborhood
- Single Family Residential
- Rural Residential (1 DU per acre)
- Rural Residential (1 DU per 10 acres)
- Rural Residential (1 DU per 40 acres)
- Urban Village
- Downtown Mixed-Use
- General Commercial
- Neighborhood Commercial
- Public Facilities
- Open Space
- Employment District
- Industrial

SEISMIC HAZARDS

The City of Beaumont is located within a seismically active region located at the junction of the Transverse Ranges and the Peninsular Ranges. These two physiographic provinces experience continual seismic activity associated with the lateral movement of the North American and Pacific tectonic plates. The San Andreas Fault system, located northeasterly of the City, is believed to form the boundary between these two plates, although some of the seismic motion is distributed to nearby, related faults. Important faults that could affect the City in the future include the San Jacinto Fault, San Andreas Fault Zone, Banning Fault, and Beaumont Plains Fault Zone. The City of Beaumont seismic zones are identified in Figure 9.45.

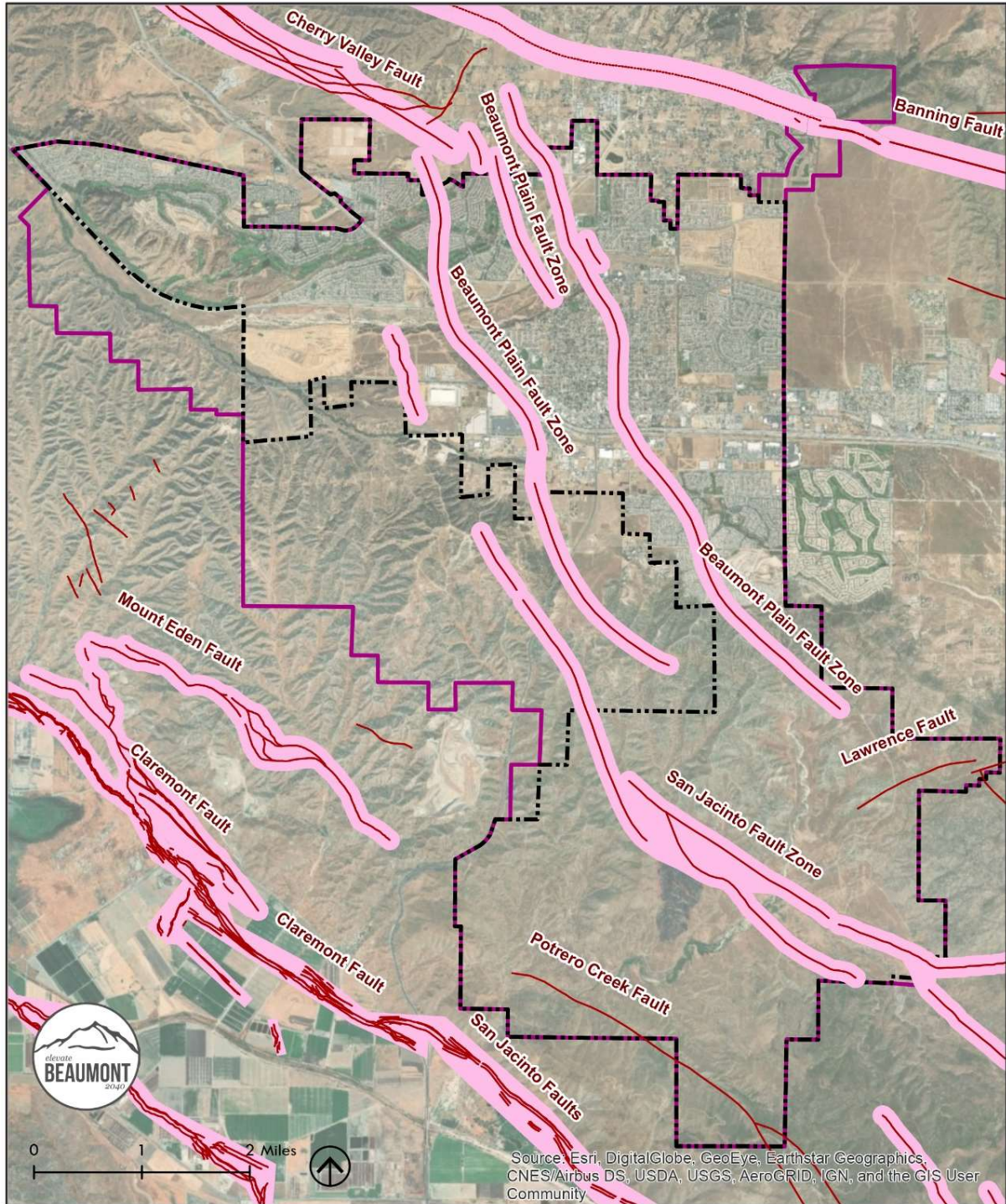
SOILS

Liquefaction is a phenomenon in which loose, water saturated, granular soils temporarily behave similarly to a fluid when subjected to high intensity ground shaking. Liquefaction occurs when three general conditions exist: 1) shallow groundwater, 2) low-density silty or fine sandy soils, and 3) high intensity ground motion. Areas within Riverside County susceptible to liquefaction hazards are depicted within the County of Riverside's General Plan. The City of Beaumont has areas of low and moderate liquefaction susceptibility as reflected on Figure 9.56.

Ground subsidence refers to the sudden shrinking or gradual downward settling and compaction of the soil and other surface material with little or no horizontal movement. It may be caused by a variety of human and natural activities including groundwater withdrawal and ground shaking due to earthquakes. Land subsidence and associated fissuring have been documented in some areas of Riverside County. The City of Beaumont has known areas susceptible to ground subsidence as identified on Figure 9.56. Majority of the existing City is in the low susceptibility areas, but some of the areas in the western portion of the City, where newer development is proposed, are in a moderate susceptibility area. Geotechnical analyses will be required for new development projects to ensure that buildings are designed adequately to address impacts from ground subsidence.

Expansive soils have a significant amount of clay particles that can give up water (shrink) or take on water (swell). The change in volume exerts stress on buildings and other loads placed on these soils. The occurrence of these soils is often associated with geologic units having marginal stability. Expansive soils can be widely dispersed and can occur in hillside areas, as well as low-lying alluvial basins. Although expansive soils are now routinely alleviated by following the California Building Code, problems related to past inadequate grading or site preparation practices constantly appear. Expansive soils are not the only cause of structural distress in existing structures. Poor compaction and construction practices, settlement and landslides can cause similar damage, but require different mediation efforts. Once expansion has been verified as the source of the problem, mitigation can be achieved through reinforcement of the existing foundation or through the excavation and removal of the expansive soils in the affected area.

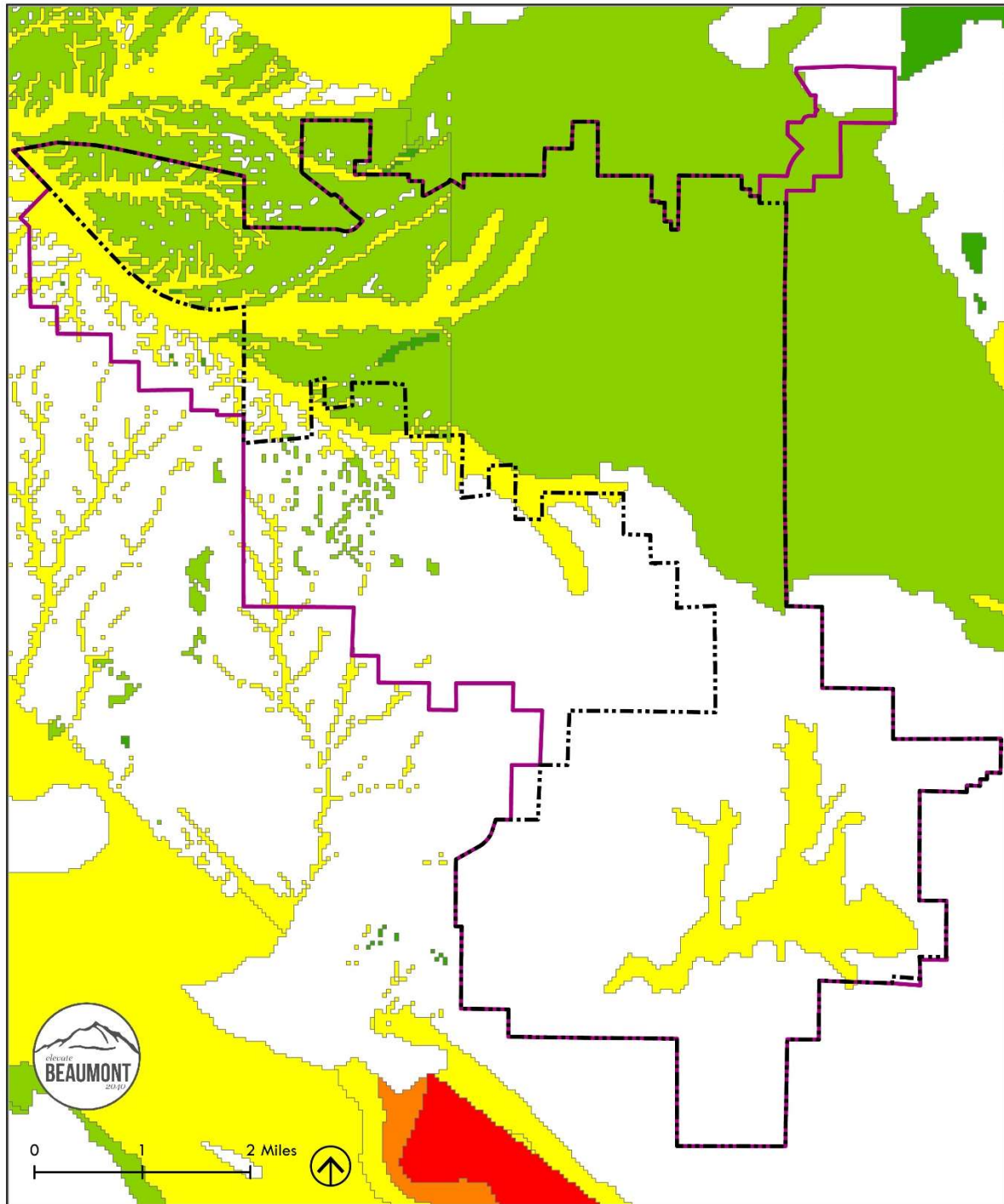
Figure 9.45: Seismic Zones



SEISMIC ZONES

-  City Boundary
-  Faults Zones
-  Sphere of Influence
-  Faults

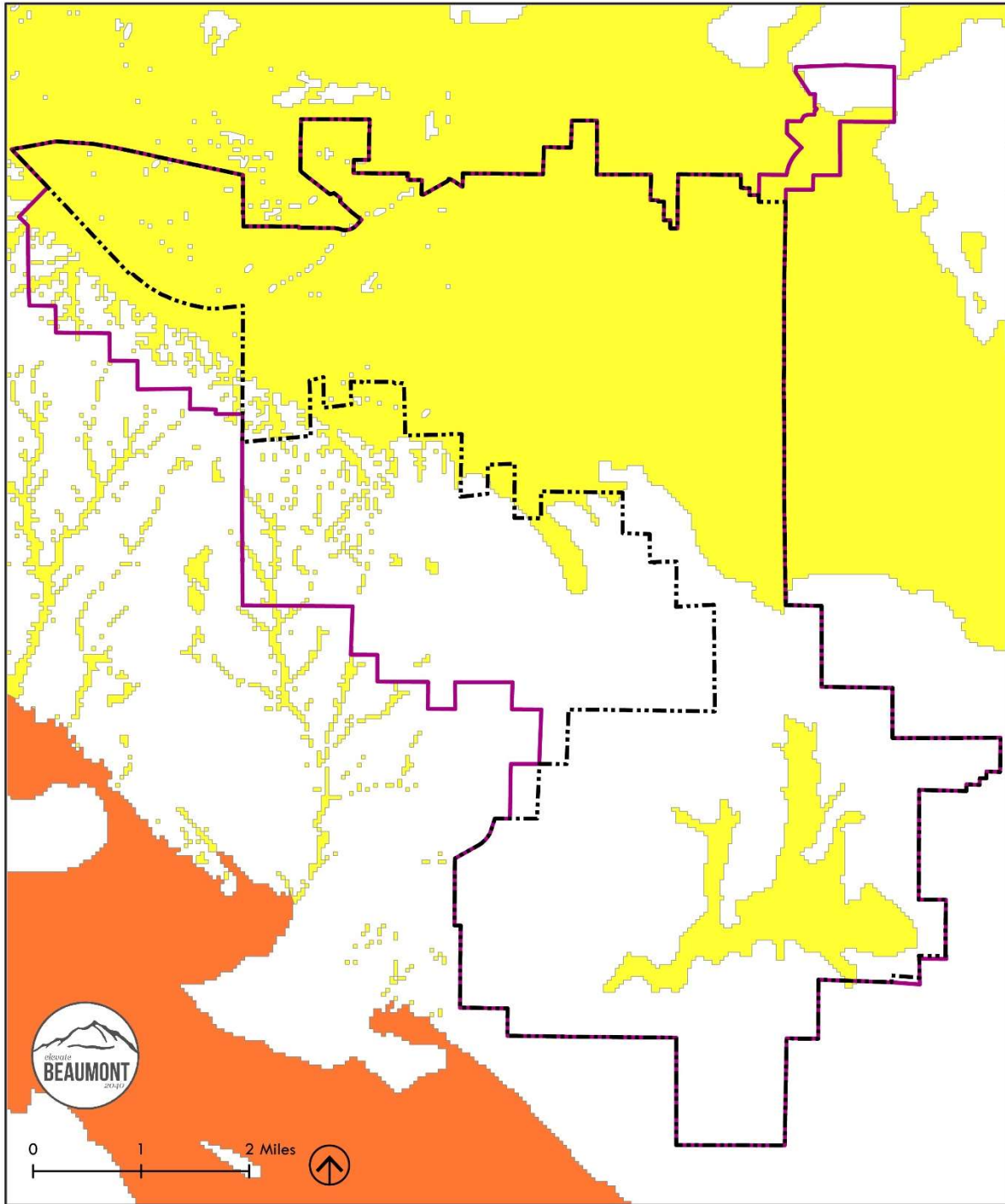
Figure 9.56: Liquefaction Areas



LIQUEFACTION SUSCEPTIBILITY

- | | | |
|---------------------|----------|-----------|
| City Boundary | Very Low | High |
| Sphere of Influence | Low | Very High |
| | Moderate | |

Figure 9.67: Ground Subsidence Areas



SUBSIDENCE SUSCEPTIBILITY

- City Boundary
- Sphere of Influence
- Active
- Susceptible

TSUNAMI HAZARDS

Due to Beaumont's inland location, tsunami hazards are not a threat to the City.

FLOODING HAZARDS

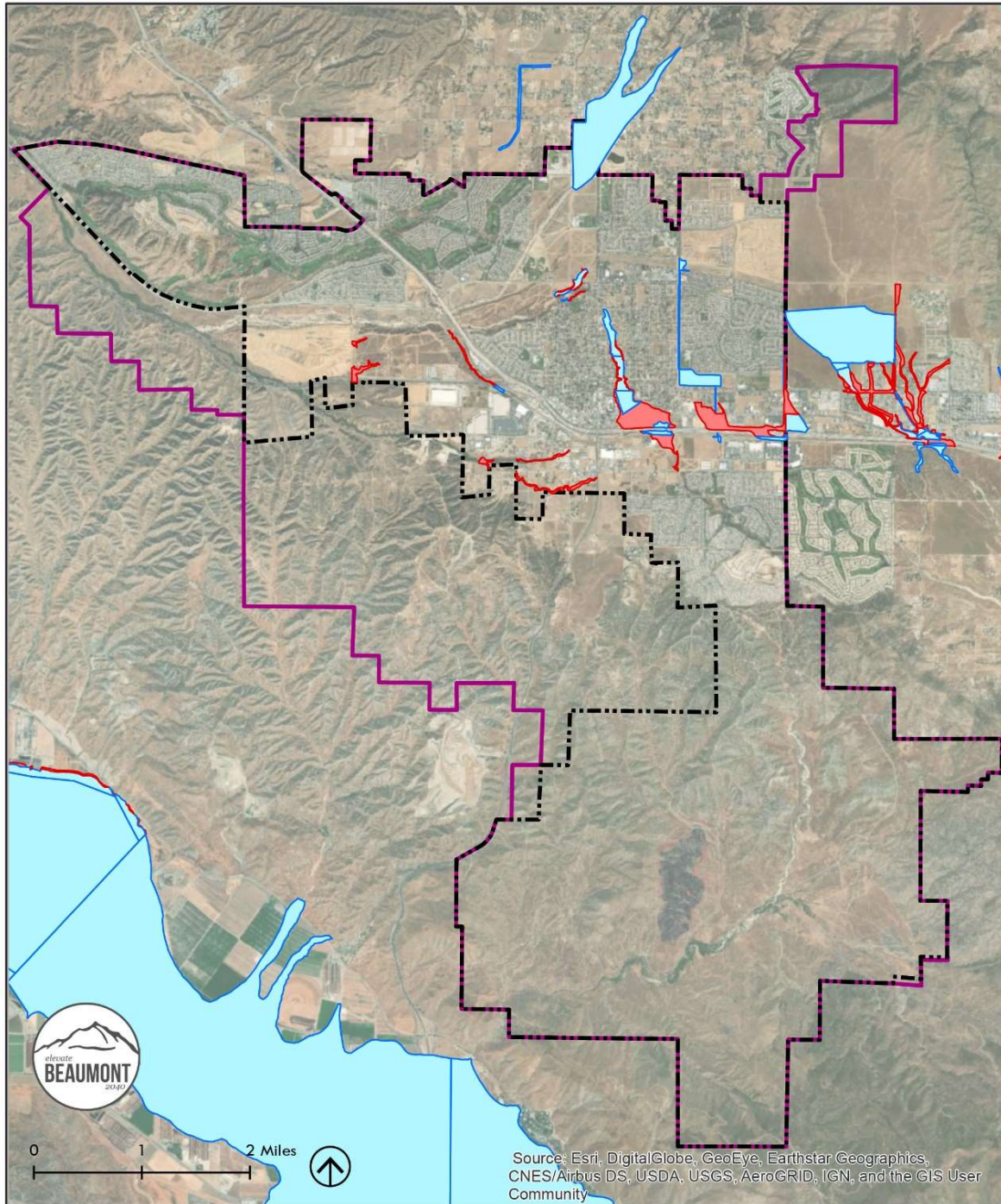
Beaumont's location at the top of the San Gorgonio Pass causes streams in and around the City to drain into three distinct drainage areas. San Timoteo Creek drains westward from San Gorgonio Pass into the Santa Ana River Basin. Two drainage areas lie west of the peak. Part of the area drains generally south into Potrero Creek that traverses the "Badlands" area to flow into the San Jacinto River, which then flows into the Santa Ana River Basin. The third drainage area drains east into Smith Creek. Smith Creek descends into the east side of San Gorgonio Pass into the Whitewater River, continuing southeast through the Coachella Valley into the Salton Sea.

Flooding within the City has historically resulted from seasonal storms. Precipitation from these storms occasionally lasts for several days, with higher rainfall amounts recorded in the nearby mountains than on the valley floor. Local winter storms may occur concurrent with strong cold fronts or deep upper level low pressure centers, and like localized summer storms, may be of high intensity with concentrated precipitation over small areas. Minor floods occasionally exceed natural channel capacities, with localized inundation of adjacent urban and agricultural areas. For the most part, these are considered nuisance drainage problems. Planned regional drainage improvements have removed significant flood hazards from most developed areas of the City. When flooding occurs, it originates from the steep mountainous area to the north of the community, which contains sparse vegetation and is relatively arid. As a result, floodwaters develop rapidly and can cause flash floods.





Severe storms also produce high water levels in flood channels (north of the City) and flooding. The northern areas that have been subject to these floods are: Noble and Little San Gorgonio Creeks located north of Cherry Valley, and Smith and Pershing Creeks located northeast in Highland Springs. The periodic flash floods reach high velocities due to the steep terrain in the north and carry a significant amount of debris which blocks the flood channel at slope areas of 1% to 2%, causing heavy deposition. When this occurs, debris blocks flood control channels, particularly where they cross under freeways, resulting in significant flooding in the vacant land areas within the City's Sphere of Influence. According to the most recent FEMA maps, the portions of the planning area located in a 100-year flood zone are found in the Old Town area, along Cherry Avenue, and along a portion of Highland Springs Road. Figure 9.78 illustrates the 100-year and 500-year flood zones within the City. As a result of climate change, more intense and more frequent flooding is expected to occur in the 100-year flood zone within the City along portions of Interstate 10, Palm Avenue, east of Highland Springs Avenue, and near Beaumont High School. During extreme flood events, Downtown Beaumont could be flooded.

The Riverside County Flood Control and Water Conservation District (District) provides flood control facilities planning, design, operation, and maintenance within the City limits. The District has several flood control facilities currently within the City, including, underground storm drains, open channels, retention basins, debris basins, spreading grounds, and culverts. The District's Master Drainage Plan for

Figure 9.78: Flood Hazards Map



FLOOD HAZARDS

-  City Boundary
-  Sphere of Influence
-  1% Annual Chance Flood Hazard
-  0.2% Annual Chance Flood Hazard

the Beaumont Area analyzes drainage issues in Beaumont and provides solutions for drainage issues within the plan area. The Plan also describes the location, size and capacity of flood control facilities that are needed for current development and anticipated growth.

HIGH WIND HAZARDS

CLIMATE CHANGE + EXTREME WEATHER

Climate change describes the long-term shift in global and regional weather patterns. This includes changes in average annual temperatures, timing and amount of local precipitation, frequency and intensity of extreme weather events, sea level changes, and other aspects of weather. In California, climate change is expected to account for the loss of at least 48 percent of the Sierra snowpack by 2050.³ The snowpack provides natural water storage for the State. The Metropolitan Water District (MWD) of Southern California is the primary importer of water to the region. Nearly half of the Los Angeles region's water supply comes from the Sacramento, San Joaquin, and Colorado Rivers. Additionally, groundwater makes up about 30 percent of California's total annual water supply in normal years, but it can be up to 60 percent in drought years. The percentage of water supply from each source varies between cities in the Gateway Cities region

Additionally, two-thirds of California's native flora will experience a greater than 80 percent reduction in suitable climate range within a century. Depending on the extent of these changes, climate change may result in significant social, economic, and environmental consequences for residents and businesses.

TEMPERATURE

Since the early 20th century, average surface temperature worldwide has risen at an average rate of 0.15°F per decade (1.5°F per century). Average surface temperatures across the lower 48 states have risen at an average rate of 0.14°F per decade (1.4°F per century). In the US, average surface temperatures have risen more quickly since the late 1970s (0.36 to 0.55°F per decade), with seven of the top ten warmest years on record occurring since 1998.

For California, the average annual temperature is expected to rise 1.8°F to 5.4°F by 2050 and 3.6°F to 9°F by the end of the century. For the Beaumont area, scientists expect average temperatures to increase between 3.7°F and 6.7°F. These long-term temperature increases will be experienced along with short-term variation (daily, annual, and multi-year) in temperature related to earth system changes, such as El Niño, La Niña, or volcanic eruptions. As a result, temperatures for a single day or year may be higher or lower than the long-term average.

EXTREME HEAT EVENTS

³ California Department of Water Resources. 2019. Available from: <https://water.ca.gov/Programs/All-Programs/Climate-Change-Program/Climate-Change-and-Water>

Beaumont is likely to see a significant increase in the number of days when temperature exceeds the extreme heat threshold of 101°F. Between 1950 and 2011, the average number of extreme heat days was four. Under the lower emissions scenario by 2050, the number of extreme heat days could increase to more than 30 per year, and more than 50 per year in the high emissions scenario. Extreme heat events will impact agriculture, public health, and could lead to more heat-related deaths, especially for vulnerable populations.

PRECIPITATION

Research suggests that in California, climate change is likely to decrease annual precipitation amounts by more than 15% by the end of the 21st century. In Beaumont, precipitation is expected to decline over the next century, falling from around 16.2 inches per year to approximately 14.8 inches per year. Seasonal precipitation will change more significantly with March and April receiving less rainfall than in the past. As a result of the seasonal change, Beaumont will likely experience longer periods of drought, as the summer dry season starts earlier in the spring and extends later into the fall. Wet extremes are also expected to increase in the future, resulting in more intense and more frequent flooding and increasing the likelihood of landslides. Deep-seated landslides could occur along San Gorgonio Creek, the San Jacinto foothills near the junction of I-10 and SR-60, and at various other locations in the City.

VULNERABLE POPULATIONS

The impacts of climate change present serious health risks to California’s most vulnerable populations, particularly extreme heat events. The effects of extreme heat on human health are well-documented. Increased temperature or extreme heat days can increase heat-related mortality, cardiovascular-related mortality, respiratory mortality, and heart attacks, while increasing hospital admissions and emergency room visits. Extreme heat can also affect a person’s ability to thermo-regulate, causing heat stress and even death. Exposure to extreme heat during pregnancy is related to lower birth weight, especially in the second and third trimesters.

A number of factors contribute to the vulnerability of an individual to extreme heat. Internal factors include age (over 65 and infants and children) and medical conditions (e.g., cardiovascular disease, diabetes, and mental illness). This presents an increasing risk to Beaumont, which has a large aging population, 67% of residents are over age 50, and under age 5 population (12%), which continues to grow as more young children and families move to Beaumont. External factors also contribute to climate change vulnerability, such as homelessness, poverty, and environment, particularly for populations living in close proximity to the freeway, areas with low tree canopy, and lack of access to resources, like air conditioning or a vehicle. Because climate change impacts are closely intertwined with vulnerable populations and inequities, climate adaptation planning presents a unique opportunity to address some of the external factors that contribute to climate change vulnerability, which are also root causes of inequity. Addressing these underlying causes can help increase resilience for all Beaumont community members.

VULNERABLE ASSETS

There are a number of critical assets in Beaumont that are vulnerable to the effects of climate change, including transportation infrastructure, government facilities, electrical and natural gas services and facilities, police and fire facilities and emergency services, commercial and residential properties, medical facilities, parks and recreation centers, and schools. Key assets at risk in Beaumont were assessed as part of Resilient IE and are presented in Table 9.1.

Table 9.1: Critical Assets in Beaumont at Risk from Climate Change

Asset Category	Asset Name
<u>Local and Regional Infrastructure</u>	<u>Beaumont Civic Center, Beaumont Police Department, Riverside County Fire Station, I-10 and SR-60 freeways, Yuma railway subdivision, Southern California Edison power lines and substations, Southern California Gas natural gas pipelines</u>
<u>Major Commercial/Economic Hubs</u>	<u>Oak Valley Towne Center, Sun Lakes Village Shopping Center, Beaumont Center, Marketplace Beaumont</u>
<u>Medical</u>	<u>Highland Springs Care Center, Highland Springs Surgical Center, Independent Options (Donna House; Orange House), Joshua Generation Group, Palm Grove Healthcare, RAI E 6th Street Beaumont</u>
<u>Parks</u>	<u>Beaumont Sports Park, Mountain View Park, Rangel Park, Stewart Park, Three Rings Ranch Community Park</u>
<u>Schools</u>	<u>21st Century Learning Institute, Anna Hause Elementary, Beaumont 8th St HeadStart, Beaumont Adult School, Beaumont HeadStart, Beaumont Senior High, Brookside Elementary, Glen View High, Highland Academy (Charter) (K-8), Mountain View Middle, Palm Elementary, San Gorgonio Middle, Starlight Elementary, Sundance Elementary, Three Rings Ranch Elementary, Tournament Hills Elementary</u>

Source: WRCOG and SBCTA, 2020

ADAPTATION + RESILIENCE

Climate change will impact the health of residents. Certain populations such as older adults, young children and infants, pregnant women, and people with chronic illnesses are more susceptible to health impacts. Lower-income communities and communities of color are also more susceptible to the effects of extreme heat due to existing social inequities. In Riverside County, extreme heat, poor air quality, regional drought, vector-borne disease, among other climate hazards are anticipated to negatively affect human health, health behaviors, and the socioeconomic factors that influence health outcomes.

URBAN FOREST

Urban tree canopy, green streets, and parks are all part of the infrastructure that supports an urban forest. In addition to providing shade, cleaning the air, energy savings, and reducing stormwater pollution, urban forests are beneficial to physical and mental health. Urban forests contribute to a healthier, more livable, and prosperous community. In addition to providing shade to a home, urban forest can also have a positive effect on property value. The City has articulated goals to preserve, protect and increase its urban forest.

Oak trees are a valuable asset in the city, but can be negatively impacted by land uses, invasive species, and vegetation changes. The longevity and slow reproductive rates of oaks make them particularly susceptible to the effects of climate change. Oak trees within unincorporated areas of Riverside County are protected by the County Tree Management Guidelines, County General Plan, and Tree Removal Ordinance. As a part of this General Plan, the City is adopting policies to protect Oak trees within the City limits. (see Land Use + Community Design Element)

Lower-income areas and communities of color are more likely to live in urban areas lacking enough park space or tree canopy coverage, and are therefore, more prone to suffer from urban heat island effect, which increases the magnitude of extreme heat events.

EMERGENCY EVACUATION

There are two residential neighborhoods in the City that have been identified as having only a single access road for entry and exit, as illustrated in Figure 9.9. These neighborhoods pose additional emergency evacuation logistic challenges when coordinating disaster response.

Risk to emergency evacuation routes from hazardous events was assessed as part of Resilient IE. Emergency evacuation routes cross through hazard zones, over bridges, and water. Table 9.2 shows how much of Beaumont’s evacuation network could be at risk from fire, flood or landslide hazards. It also identifies bridges and over water crossings which could become impassable during an evacuation event.

Table 9.2: Hazard Impacts, Bridges, and Water Crossings to Beaumont’s Evacuation Route Network

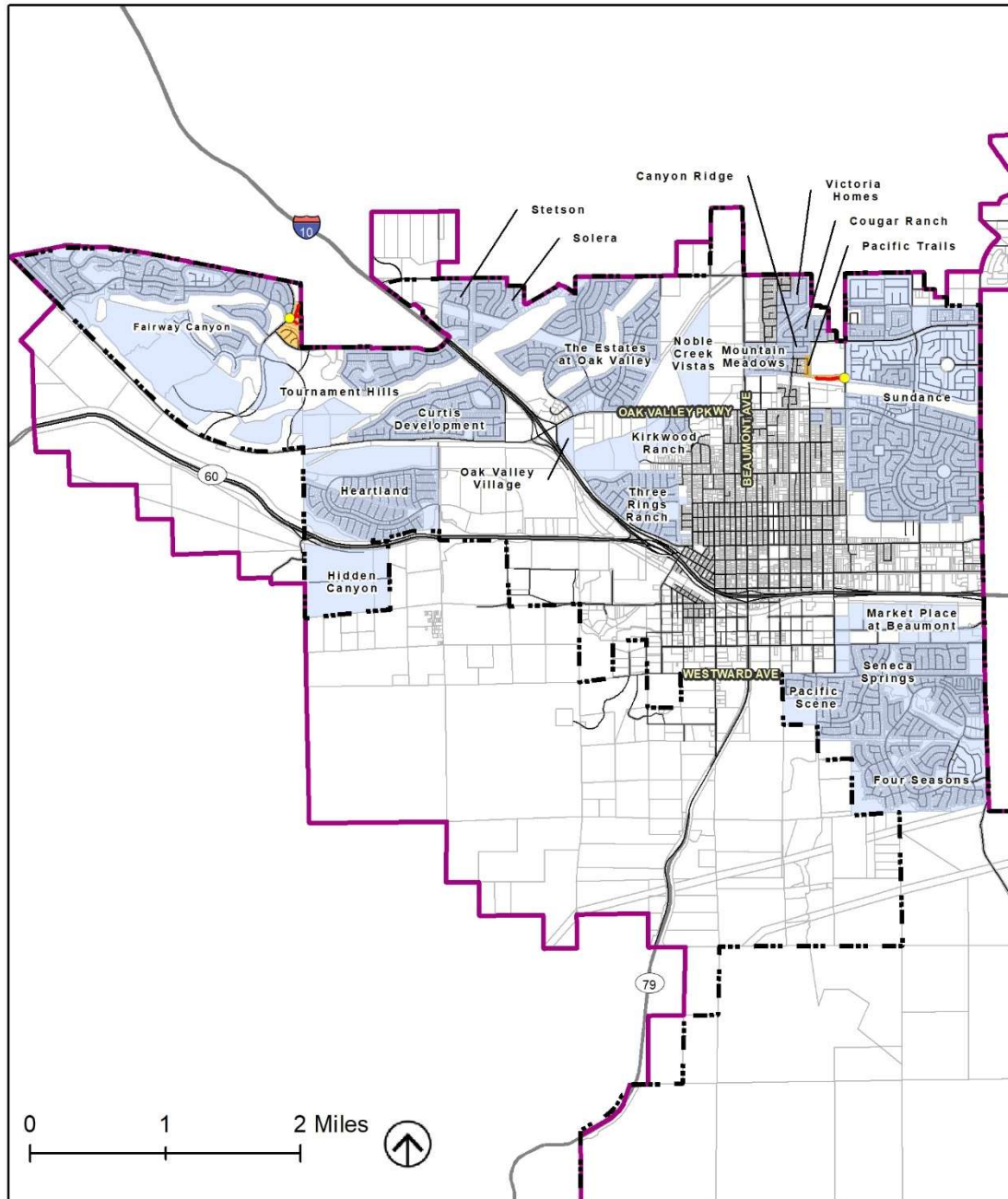
Description	<u>Miles or Quantity</u>	<u>Percent of Beaumont’s Network</u>
<u>Evacuation Route Miles in Fire Hazard Zones</u>	<u>14</u>	<u>26%</u>
<u>Evacuation Route Miles in Flood Hazard Zones</u>	<u>12</u>	<u>22%</u>
<u>Evacuation Route Miles in Landslide Hazard Zones</u>	<u>24</u>	<u>43%</u>
<u>Beaumont’s Total Evacuation Network Miles</u>	<u>55</u>	<u>100% 2.9%*</u>
<u>Bridge Crossings in Beaumont’s Evacuation Network</u>	<u>28</u>	<u>Not Available</u>
<u>Water Crossings in Beaumont’s Evacuation Network</u>	<u>53</u>	<u>Not Available</u>

**Indicates the percentage of Beaumont’s total network as part of the larger Western Riverside County network.*

Source: WRCOG and SBCTA, 2020

Figure 9.9: Single-access Road Residential Neighborhoods Map

Fig X Single Entry Exit Neighborhoods



Single Exit/Entry Neighborhoods

- Exit/Entry Point
- Single Entrance and Exit Neighborhood
- Single Exit and Entry Access Road
- Residential Neighborhood
- City Boundary
- Land Parcel
- Sphere of Influence

GOALS + POLICIES

The following section includes goals and policies for the Safety Element. Goals and policies are followed by implementation actions.

CRIME PREVENTION

Goal 1. A City with a high standard of law enforcement services that has a focus on community-based crime prevention.

Policies:

- Maintain sufficient levels of City law enforcement services and facilities to support existing residents and future growth. Coordinate with the Riverside County Sheriff in its efforts to provide adequate law enforcement services within the City's Sphere of Influence.
- Strive to improve service delivery and efficiency of the Beaumont Police Department.
- Coordinate with local, State, and Federal law enforcement agencies in crime prevention efforts.
- Continue to foster positive, peaceful, mutually supportive relationships between Beaumont residents and the police. Encourage increased community involvement and activities, such as block parties, to reduce criminal activity.
- Coordinate with local partners to encourage community-based crime prevention efforts.
- Promote after school, volunteer, and Business and Neighborhood Watch programs, and other innovative programs to help maintain a safe environment.
- Encourage development and operation of community and recreational facilities as a pre-emptive strategy to reduce youth-related crime. Expand opportunities for positive law enforcement and youth interaction.

Goal2. A City with improved community safety and reduced opportunities for criminal activity through appropriate physical design.

Policies:

- Implement Crime Prevention Through Environmental Design (CPTED) principles with:
 - Site design techniques that maximize natural surveillance and reduce the potential for criminal activity.
 - Policies and regulations that encourage a mixture of compatible land uses to promote visibility and higher levels of activity and increase the safety of public use areas and of pedestrian travel.
 - Improve lighting and nighttime security across all City neighborhoods, especially in existing or potential crime problem areas.
- Involve the City's Police Department in the development review process for evaluation of building and site plan vulnerabilities to criminal activities, especially for public areas within developments.

DISASTER PREPAREDNESS

Goal 3. A City that provides effective emergency response following a natural or human-caused disaster.

Policies:

- Ensure that the City’s Emergency Operations Plan is regularly updated to be compatible with Federal, State and local emergency requirements and latest FEMA Best Practices.
- Continue to partner with local emergency management organizations to implement coordinated emergency response planning.
- Continue to educate City staff, residents, and businesses regarding appropriate actions to take during an emergency.
- Promote community-based, emergency preparedness programs (i.e., defensible space and evacuation routes) and disaster education awareness, including the City’s annual emergency system training, focusing on the most vulnerable communities such as those who live or work in the Very High Fire Hazard Severity Zone, individuals with access or language limitations, seniors, and youth.~~xxx~~
- Support the existing Community Emergency Response Team (CERT) program to educate volunteers about disaster preparedness and train them in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations.
- Maintain emergency procedures for the evacuation and control of population in identified flood hazard areas in accordance with Section 8589.5 of the California Government Code.
- Develop and employ evacuation alternatives and/or alternative emergency access routes in neighborhoods that have single ingress/egress.
- Develop and maintain evacuation options for residents with mobility challenges.
- Maintain emergency evacuation roadways and improve them as necessary and appropriate to ensure ongoing serviceability.
- Ensure redundancy of critical transportation routes to allow for continued access and movement in the event of an emergency.
- Prioritize undergrounding of utilities for designated evacuation routes to make them more reliable.

Goal 4. A City that is protected from the effects of natural and manmade disasters.

Policies:

- Continue coordinated review of development proposals with the Police Department and Fire Safety Specialist to ensure that police and fire staff and resources keep pace with new development planned or proposed in the City and City’s Sphere of Influence.
- Conduct a community risk assessment or hazard profile in partnership with fire crews, community members, and city staff to identify specific target hazards, including critical facilities, community assets, and historical buildings.
- Maintain adequate levels of staffing for fire protection and emergency services by
 - Retention of current staffing positions,

- Forecast of future demand, and
- Provision of additional staff, equipment and technology acquisition, and facilities when fiscally appropriate and needed.
- Ensure that backup power is maintained in critical facilities across the City.

FIRE AND WILDFIRE

Goal 5. A City with enhanced fire and emergency response services.

Policies:

- Ensure that the locations of new and existing fire protection facilities provide a consistent level of service across the City. Fund and support new fire stations, personnel, and equipment as needed to meet NFPA and County Fire response standards. Partner with CAL FIRE to establish minimum staffing levels for each fire company or each duty shift.
- Increase Fire Department resources and facilities to the western portion of Beaumont to decrease current response times to the targeted response time of five minutes.
- Provide an adequate level of paramedic service for emergency medical aid for patients.
- Continue code enforcement efforts to reduce fire hazards associated with older buildings.
- Coordinate with the Beaumont-Cherry Valley Water District to ensure that there is adequate water supply and water pressure for existing and future developed areas for firefighting purposes.
- Provide fire suppression water system guidelines and implementation plans for existing and acquired lands, including fire protection water volumes, system distribution upgrades, and emergency water storage.
- Continue to provide technical and policy information regarding structural and wild land fire hazards to developers, interested parties, and the general public through all available media.
- Coordinate with CAL FIRE, Riverside County Fire Department, and other agencies to provide emergency services training for residents at a block-by-block level and City staff, and promote fire prevention programs, including raising awareness about structure hardening, fire safe landscaping and buffer zones in areas of wildfire risk.

Goal 6. A City that protects human life, land, and property from the effects of wildland fire hazards.

Policies:

- Inventory and assign risk levels for wildfire hazards to assist in regulating the allowable type, density, location, and/or design and construction of new developments, both public and private.
- Update development standards to meet or exceed the California Code of Regulations Title 14 State Responsibility Area Fire Safe Regulations and Fire Hazard Reduction Around Buildings and Structures Regulations.
- Ensure that development in Very High Fire Hazard Severity Zones minimizes the risks of wildfire through planning and design of structures in accordance with the California Building Code

Chapter 7A. Ensure adequate provisions for vegetation management, emergency access, and firefighting.

- Require new development in the High and Very High Fire Hazard Severity Zones to develop a fire protection and evacuation plan and ensure that the plan includes adequate fire access to new development.
- Prohibit new public or critical facilities in Very High Fire Hazard Severity Zones, except when other options do not exist.
- Require property owners to clear brush ~~high~~-fuel vegetation and maintain fire-safe zones (a minimum distance of 30 feet from the structure or to the property line, whichever is closer) to reduce the risk of fires. For structures located within a Very High Fire Hazard Severity Zone, the required brush distance is up to 200 feet from structures up to their property line.
- Continue to enforce the weed abatement ordinance to mitigate potential fire hazard risks.
- Require that existing and new developments located in wildland interface areas incorporate and enforce standards for construction, including a fuel modification program (i.e., brush clearance, planting of fire-retardant vegetation) to reduce the threat of wildfires.
- Ensure that re-development after a large fire complies with the requirements for construction in the High and Very High Fire Hazard Severity Zones for fire safety.
- Evaluate soils and waterways for risks from flooding, water quality, and erosion to ensure that they are suitable to support redevelopment following a large fire.
- Ensure the safety of residents by identifying and providing residents safe and viable evacuation routes during potential hazards.
- Minimize risks to existing development in Very High Fire Hazard Severity Zones by identifying existing non-conforming development that do not meet road and vegetation fire safe standards in accordance with the California Building Code Chapter 7A and Chapter 15.20 of the City of Beaumont Municipal Code and applicable updates. Bring properties into conformance through incentive programs, code enforcement actions, and/or permit requirements for redevelopments and remodels.
- Work with Federal, State, and local authorities to establish and maintain community fire breaks and fuel modification/reduction zones, including public and private road clearance, to slow the spread of wildfire, reduce its strength and help protect homes and other development from direct flames. Update the City's Local Hazard Mitigation Plan to include descriptions of these long term maintenance of fire reduction projects.

SEISMIC SAFETY

Goal 7. A City that protects safety of human life, land, and property from the effects of earthquakes and geotechnical hazards.

Policies:

- As new versions of the California Building Code (CCR Title 24, published triennially) are released, adopt and enforce the most recent codes that contain the most recent seismic requirements for structural design of new development and redevelopment to minimize damage from earthquakes and other geologic activity.

- Require that all development projects within designated Alquist-Priolo Earthquake Fault Zones are accompanied by appropriate geotechnical analysis.
- Coordinate with the National Earthquake Hazard Reduction Program of the Federal Emergency Management Agency (FEMA) to identify earthquake risks and available mitigation techniques.
- Proactively seek compliance with the Alquist-Priolo Earthquake Fault Zoning Act by coordinating with the California Geological Survey and the United States Geological Survey (USGS) to establish and maintain maps establishing affected parcels within the City boundaries and the Sphere of Influence.
- Ensure that code enforcement agencies include thorough plan checks and inspections of structures vulnerable to seismic activity, fire risk, and flood hazards. Additionally, recommend the periodic observation of construction by design professionals.
- Promote greater public awareness of existing state incentive programs for earthquake retrofit, such as *Earthquake Brace and Bolt*, to help property owners make their homes more earthquake safe.

FLOODING

Goal 8. A City with reduced potential flood hazards.

Policies:

- In coordination with the Public Works Department, annually review the City's Land Use and Flood Hazard Maps to ensure that they accurately reflect areas recognized by FEMA as being subject to flooding.
- Restrict development in Flood Hazard Areas.
- Work closely with Federal and regional partners to perform timely reviews of potential flood hazards and identify mitigation strategies.
- Require all new developments to mitigate potential flooding that may result from development, such as grading that prevents adverse drainage impacts to adjacent properties, on-site retention of runoff, and the adequate siting of structures located within flood plains.
- Limit future development of critical facilities including, but not limited to, hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities within the boundaries of the 100-year flood plain.
- Encourage critical facilities to implement feasible design mitigation measures that ensure the building will not flood during a 100-year flood event to greatest extent practical.
- Support regional efforts to control and mitigate existing potential flood related problems.
- Evaluate the feasibility of expanded joint-use of open space lands and utility easements for flood control.
- Encourage property owners and residents to purchase flood insurance for areas outside of the FEMA-mapped 100-year flood zones, especially in areas that have experienced flooding in the past.

HIGH WINDS

Goal 10. A City that promotes preparedness related to the adverse effects of high winds common in the Pass area.

Policies:

- Consider potential risk posed by high winds in the City in the review of new development applications including those for signs.
- Require implementation of best practices for dust control at all excavation and grading projects.
- Prohibit excavation and grading during high wind conditions, defined as instantaneous wind speeds that exceed 25 miles per hour by South Coast AQMD.
- Continuously monitor multi-hazard threats during high wind and associated wildfire conditions. Allocate appropriate firefighting and emergency personnel resources to effectively respond to multi-hazard threats.

CLIMATE CHANGE

Goal 11. A City that is prepared for the potential impacts of climate change.

Policies:

- Establish partnerships with Federal, State, regional, and local agencies to cooperate and better understand regional impacts of climate change and develop multijurisdictional solutions.
- Encourage new development and redesign of existing buildings to take steps to reduce the impacts of extreme heat events, including:
 - Design buildings to use less mechanical heating and cooling through use of passive solar techniques.
 - Support and incentivize, as feasible, energy efficiency, indoor air improvements and weatherization programs.
 - Protect and expand the City's urban tree canopy to provide shade, increase carbon sequestration, and purify the air.
 - Provide shade structures in public parks, outdoor playgrounds, and bus shelters.
- Partner with the Riverside County University Health System-Public Health to develop and enhance disaster and emergency early warning systems to incorporate objective data and information for potential health threats such as heat-illness, and illnesses complicated by low air quality due to climate change hazards.
- Require enhanced water conservation measures in new development and redesign of existing buildings to address the possibility of constrained future water supplies, including:
 - Compliance with existing landscape conservation ordinance (Chapter 17.06 of the Municipal Code).
 - Use of water conservation measures in new development beyond current requirements.
 - Installation of recycled water use and graywater systems.
- Continue to work with the Riverside University Health Services Department and County of Riverside Emergency Management Department to establish public outreach programs (through

social media and websites) to distribute information on climate change impacts on vulnerable populations including actions they can take to reduce exposure to unhealthy conditions.

- Prioritize programs that ensure the benefits of climate action programs are fairly distributed and prioritized to those most in need, particularly populations most likely to be impacted by climate change.
- Pursue climate change grant funding opportunities for expanding education programs and funding necessary retrofits.
- Establish ordinances that require critical facilities, such as **fire and police stations, civic buildings, medical facilities,** schools, hospitals, ~~and~~ cooling centers **and resilience hubs (community-based centers that streamline health programming and resources at a community-trusted site)**, to provide redundant backup systems including generator power, solar, and wind turbine power sources **and energy storage systems.**
- Integrate climate adaptation considerations into the LHMP, emergency operations plans and other public safety documents.
- Incorporate consideration of climate change impacts as part of infrastructure planning and operation. Identify projects as part of capital improvement programs that should consider climate adaptation priorities.
- Use available data and studies to simulate how expanded wildfire, flooding, and landslide impacts might affect the transportation system; In particular, study changes along designated evacuation routes associated with more frequent and severe wildfire, flood, and landslide events.

HAZARDOUS MATERIALS

Goal 12. A City with minimized risk associated with hazardous materials.

Policies:

- Require all users, generators, and transporters of hazardous materials and wastes to provide and maintain an updated inventory of hazardous waste and materials, associated handling procedures, and clean up response plans.
- Require an assessment of hazardous materials use as part of environmental review and/or include approval of the development of a hazardous management and disposal plan, as a condition of a project, subject to review by the County Environmental Health Department.
- Work with responsible Federal, State, and County agencies to effectively regulate the management, disposal, and appropriate remediation for accidental spills of hazardous materials and hazardous waste.
- Work with responsible Federal, State, and County agencies to prepare contingency plans for potential accidental spills of hazardous materials along the major transportation freeways, roadways and rail corridors that transect the City.
- Prohibit placement of proposed new facilities that will be involved in the production, use, storage, transport, or disposal of hazardous materials near existing sensitive land uses (such as

homes, schools, child-care centers, nursing homes, senior housing, etc.), that may be adversely affected by such activities.

- Establish clear policies and procedures in the event of a hazardous contamination. Recommend and offer trainings to private sector companies.
- Coordinate with regulatory agencies regarding remnant safety hazards and future utilization of contaminated sites within Potrero Reserve and elsewhere in the City.
- Adopt ordinances that reduce the level of risk from hazardous materials, hazardous waste, infectious waste, and radioactive materials to the public, industries, and businesses.
- Promote proper hazardous waste disposal by hosting regular bi-annual or quarterly collection events.

IMPLEMENTATION

Table 9.13: Safety Implementation Programs*

	Description	Priority	Time Frame	Responsibility
Crime Prevention				
S1	Police Department Staffing Ratio. Work with the police department to establish resource needs to sustain minimum staffing levels.	High	Short	Planning, Beaumont Police
S2	Crime Prevention Design. Update zoning code to ensure that site design and planning techniques that reduce the potential for criminal activity (e.g., CPTED) are included.	Medium	Medium	Planning, Beaumont Police
S3	Safety Taskforce. Establish a safety task force that meets with staff from the Riverside County Sheriff, police department, and other law enforcement agencies to coordinate crime prevention strategies in the City and within the Sphere of Influence.	Medium	Medium	Planning, Beaumont Police
S4	Community and Recreational Programs. Establish/expand community and after-school programming for at-risk youth.	Medium	Long	Planning, Police, Parks & Recreation
S5	Budget Review. Coordinate a periodic review with the Police Department and the Fire Safety Specialist to ensure that police and fire staff and resources keep pace with new planned or proposed development.	Medium	Medium	Planning, Beaumont Police, CAL FIRE
S6	Lighting Study. Assess existing lighting needs in the city, including areas that need improved lighting or potential crime prone areas.	Medium	Medium	Planning, Public Works
Disaster Preparedness				
S7	Community Risk Assessment. Conduct a community risk assessment to identify critical facilities and community assets.	High	Medium	Planning, Public Works
S8	Climate Change Risk Assessment. Conduct a <u>detailed</u> climate change <u>risk-vulnerability</u> assessment to identify potential risks and vulnerable populations <u>and assets</u> . <u>Include a fire hazard risk assessment consistent with the latest OPR Technical Advisory. Develop adaptation strategies to reduce risk and increase resilience.</u> Prioritize programs and funding for populations <u>and critical assets</u> most likely to be impacted by climate change, <u>in accordance with SB379.</u>	High	Medium	Planning, Public Works

S9	Emergency Evacuation Scenarios. Evaluate evacuation route capacity, safety, and viability under a range of emergency scenarios as part of the next update to the LHMP or emergency operation plan, in accordance with AB747.	High	Short	Planning.
S910	Safety Information Campaign. Develop an information program to familiarize citizens with seismic risk and to develop seismic awareness. Develop an educational campaign for residents and business owners to learn what to do during an earthquake and how to better prepare for an earthquake.	Medium	Medium	CAL FIRE, Beaumont Police, Planning
S1110	Community Preparedness Toolkit. Adopt a local Community Preparedness Toolkit that can be used to prepare for disasters, including fires, earthquakes, and extreme heat events.	Medium	Medium	CAL FIRE, Beaumont Police, Planning
S1211	Maintenance Fund. Re-evaluate development impact fees to cover costs of maintaining community fire breaks and other similar activities.	Medium	Medium	Planning
Fire and Wildfire				
S1213	Fire Hazard Risk Assessment. Inventory all buildings, assigning risk level for all wildfire hazards in the City and developing regulations for each level to minimize wildfire risk.	High	Medium	CAL FIRE, Planning
S1314	Zoning Code Updates. Update zoning code to require that <ul style="list-style-type: none"> new public facilities are located outside of Very High Fire Hazard Severity Zones, when feasible. developments located in wildland interface areas incorporate and enforce standards for construction, including a fuel modification program (i.e., brush clearance, planting of fire-retardant vegetation). development in High and Very High Fire Hazard Severity Zones prepares a fire protection and evaluation plan. new development provides emergency access (i.e., two viable points of ingress and egress) for emergency vehicles and evacuation in the event of a fire. all existing and new homes and businesses have visible street addressing and signage. 	High	Short-Medium	Public Works, CAL FIRE, Planning
S1415	Fire Suppression Guidelines. Develop fire suppression water system guidelines and	High	Medium	CAL FIRE, Planning

	implementation plans for existing and acquired lands, including fire protection water volumes, system distribution upgrades, and emergency water storage.			
S1516	Buffer Zone. Define a protected buffer zone that separates wildlands from vulnerable development to mitigate the risk of potential wildfires.	High	Medium	CAL FIRE, Planning
S1617	Water Assessment. Confirm that water pressure is adequate for firefighting purposes in existing and future developed areas.	High	Short	CAL FIRE, Planning, BCVWD
Seismic Safety				
S1718	California Building Codes. Adopt the latest version of the California Building Code (CCR Title 24, published triennially) when released.	High	Medium	Planning, Public Works, Building & Safety
S1819	Earthquake Hazard Reduction Ordinance. Update zoning code to require strengthening of existing wood-frame buildings with soft, weak, or open-front wall lines in housing constructed before 1980.	Medium	Medium	Planning
S1920	Code Enforcement. Continue the code enforcement program, including identification of pre-1933 structures of large scale or occupied by large numbers of people, and require correction or demolition of structures found to be dangerous.	High	Medium	Planning, Police, Building & Safety
S2126	Seismic Retrofit Incentive Program. Develop a retrofit incentive program to help reduce earthquake hazards, focused on existing public facilities as well as existing multifamily housing constructed prior to 1980.	Medium	Medium	Planning
S2224	Geologic Instability Mitigation. Update zoning code to adopt regulatory techniques to mitigate public safety hazards, and if necessary, prohibit development where geologic instability is identified.	High	Medium	Planning
Flood Control				
S2223	Flood Control Maps. Regularly update City’s maps to reflect latest FEMA designations.	High	Short	Planning, Public Works
S2423	Update Zoning Code. Update zoning code to require: <ul style="list-style-type: none"> • on site stormwater runoff retention • limit stormwater runoff impacts on adjacent properties 	High	Short	Planning, Public Works
High Winds				

S24 25	Design Review. Develop guidelines for multi-hazard design measures that mitigate the effects of high winds and consider other potential risks.	Medium	Medium	Planning
S26 25	Dust Control. Develop guidelines for dust control at all excavation and grading projects, including addressing high wind conditions.	Short	Medium	Planning
Climate Change				
S26 27	Cooling Centers and Resilience Hubs. Establish cooling centers <u>and resilience hubs</u> to reduce Beaumont residents' vulnerability to extreme heat events, and severe storms, <u>and poor air quality.</u> <u>Resilience hubs should have other essential resources such as health programming and resources, food, refrigeration, charging stations, basic medical supplies, and other emergency supplies.</u>	High	Short	Planning, Public Works
S27 28	Critical Facilities. Upgrade building code to require critical facilities, <u>including cooling centers and resilience hubs</u> , to operate on micro-grids, including generator power, solar, and wind turbine power sources <u>and energy storage systems.</u>	Medium	Medium	Public Works, Planning, Building & Safety
S29 28	Water Conservation. Review Chapter 17.06 of the Municipal Code to consider adding additional water conservation measures.	High	Medium	Public Works, Planning
S30	Capital Improvement Program. <u>Regularly evaluate capital improvement projects to identify opportunities to integrate climate adaptation priorities.</u>	<u>High</u>	<u>Medium</u>	<u>Public Works, Planning</u>
Hazardous Materials				
S29 41	Remediation Strategies. Establish protocols for regular coordination with regulating agencies regarding remediation strategies for hazardous and toxic materials.	High	Medium	Department of Toxic Substances Control, Planning
S30 31	Hazardous Materials Inventory. Develop an inventory of hazardous materials used by businesses in the City. Maintain this inventory as a living document.	Medium	Long	Planning
S32 31	Contaminated Sites. Maintain a public record of property locations, which contain hazardous materials, including a timetable for and the extent of remediation to be expected.	High	Medium	Department of Toxic Substances Control, Planning

This matrix will guide amendments to the City’s General Plan, which must be consistent with the updated Housing Element. Amendments should be made concurrent with the 2021-2029 Housing Element’s adoption.

TABLE 1: GENERAL PLAN AMENDMENT RECOMMENDATIONS BY RELEVANT HOUSING ELEMENT PROGRAM

#	Housing Element Program	Program Language	Recommendation for General Plan Amendment
1	RHNA Housing Sites Implementation; Rezone Program	<p>To accommodate the remaining lower-income RHNA of 49 units, the City will identify and rezone a minimum of 2.5 acres of vacant land or land with redevelopment potential to a maximum density of 30 units per acre and a minimum density of at least 20 units per acre by October 15, 2022. Rezoned sites will permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households pursuant to Government Code §65583.2(i). Rezoned sites shall allow 100 percent residential use and shall require residential use to occupy at least 50 percent of the floor area in a mixed-use project. Each potential rezone site has the capacity to accommodate at least 16 units, already allows multi-family uses by right, and will be available for development in the planning period where water, sewer, and dry utilities can be provided.</p>	<p>Update Chapter 3, Table 3.3 (Land Use Designations) [p. 63] to reflect the increased maximum density and minimum density of sites to be rezoned within the Downtown Mixed Use (DMX) designation.</p> <p>Text in the relevant table cell currently reads: “0-22 du/acre; FAR up to 0.5”</p> <p>The following text should be added: “Properties in the Higher Density Overlay are allowed a density of up to 30 du/acre.”</p> <p>Update Chapter 11, Extended Sixth Street section [p.276-277] to reflect the same.</p> <p>Text for Sixth Street Mixed Use – Permitted Densities and Intensities currently reads: “Maximum density: 22 du/acre”</p> <p>The following text should be added: “Properties in the Higher Density Overlay are allowed a density of up to 30 du/acre.”</p> <p><i>Note: This recommendation assumes only amending for SSMU parcels identified in Housing Element Table IV-1. If you want to go ahead and rezone the other 10 potential sites, this same text would be inserted into the Sixth Street Mixed Use Residential and Downtown Residential Multi Family sections [p. 277].</i></p>

Chapter 17.02 ADMINISTRATION AND ENFORCEMENT

17.02.010 Purpose and authority.

The purpose of Chapter 17.02 is to outline those activities and/or procedures that will implement this Zoning Ordinance. The purpose of this section of the Zoning Ordinance is to accomplish the following:

- A. To identify each reviewing and approval authority within the City of Beaumont along with their powers, duties, and related information;
- B. To identify the steps necessary to obtain the requisite City approvals related to land use and development;
- C. To establish and identify the procedures for filing applications for permits and other approvals; and,
- D. To establish and identify the appeal process.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.020 Community Development Director duties and responsibilities.

The Community Development Director shall be responsible for the enforcement of the Zoning Code and shall have the authority to undertake the activities and duties indicated in this section.

- A. The Community Development Director shall administer the Zoning Ordinance;
- B. The Community Development Director shall consider and approve administrative plot plan applications which are in conformance with applicable zoning standards and which do not require a public hearing;
- C. The Community Development Director shall review and make recommendations to the Planning Commission and the City Council on planning applications, land use and planning issues, or other activities as may be directed by the City Council, the Planning Commission, or the City Manager;
- D. The Community Development Director shall assist applicants in the submittal of development applications; and,
- E. The Community Development Director shall review and make recommendations to the Planning Commission and City Council on all applications and any attendant approvals and environmental documents.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.030 Planning Commission duties and responsibilities.

The duties of the Planning Commission are outlined in this section.

- A. The Planning Commission shall instruct the Community Development Director to exercise administrative duties where applicable;
- B. The Planning Commission shall conduct public hearings to consider and make recommendations to the City Council regarding general plan amendments, zone changes, zone variances, and specific plans;

- C. The Planning Commission shall conduct public hearing to recommend approval (to the City Council) of all the tentative parcel maps and tentative tract maps;
- D. The Planning Commission shall consider the appeals of determinations made by the Community Development Director regarding site plan reviews, signage plans, and temporary use permits; and,
- E. The Planning Commission shall conduct public hearings to approve plot plans, variances and conditional use permits.

Table 17.02-1 identifies the permits and approvals that may be necessary as required by this Zoning Code, as well as approving authority and appeal body.

Table 17.02-1 Permit Approval Matrix			
Application	Staff	Planning Commission	City Council
Conditional Use Permit	Review	Approval	Appeal
Final Map	Review	—	Approval
General Plan Amendment	Review	Recommendation	Approval
Lot Line Adjustment & Parcel Merger	Approval	Appeal	Appeal
Administrative Plot Plan Review	Approval	Appeal	Appeal
Plot Plan (without EIR)	Review	Approval	Appeal
Plot Plan (with EIR)	Review	Approval	Appeal
Sign Plans	Approval	Appeal	Appeal
Modification of Standards	Approval	Appeal	Appeal
Specific Plan	Review	Recommendation	Approval
Temporary Use Permit	Approval	Appeal	Appeal
Tentative Parcel Map	Review	Recommendation	Approval
Tentative Tract Map	Review	Recommendation	Approval
Variance	Review	Approval	Appeal
Zone Change	Review	Recommendation	Approval
Zoning Ordinance	Review	Recommendation	Approval

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.040 Application process.

Applications for permits, permit modifications, amendments, and other matters pertaining to the Zoning Code, shall be filed with the Planning Department on the appropriate City application form. The following procedures apply to the granting of a development application:

- A. *Submittal Information.* All plans, and any other information required by the Planning Department shall be submitted with the application form. Applications shall be completed by the owner(s) of properties, their agents, or other persons who have written authority from the property owner(s) to complete and file the application on the owner's behalf. Any person or authorized representative desiring a permit or approval required by this Title, shall file an application with the Planning Director or the designee on forms provided by the Planning Director.
- B. *Pre-application Meeting.* Prior to the filing of an application for any discretionary permit requiring approval by the Planning Commission or City Council, the applicant may request a pre-application

conference with the Community Development Director or the designee. The purpose of the pre-application conference is to advise the applicant of the development regulations applicable to the property for which the application is being filed and to review any preliminary site plan or other development plans the applicant may have prepared.

- C. *Application is Deemed Completed.* No application shall be processed until it is deemed complete by the Community Development Director or the designee. No application shall be deemed complete until all required information is provided in the required quantity and format.
- D. *Concurrent Applications.* Whenever more than one permit or approval is required for a proposed Project or use, all applications shall be filed and processed concurrently. All such related applications will be reviewed in accordance with the procedures set forth for the application requiring the highest level of review.
- E. *Application Fees.* Each applicant for a land use action authorized by this Zoning Ordinance shall pay those fees and costs as established by resolution of the City Council.
- F. *Re-submittal of Application.* Whenever an application or portion of an application has been denied or revoked and the denial or revocation becomes final, no new application for the same or similar request may be accepted within one year of the date of the denial, unless the Community Development Director finds that the conditions surrounding the application have sufficiently changed to warrant a new application. Changed conditions shall mean a substantial change in land use on properties in the vicinity, improved infrastructure in the vicinity, altered traffic patterns, or any such similar change resulting in a changed physical environment.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.050 Public hearings.

For applications requiring a public hearing, upon accepting an application as complete, the Planning Director shall establish the time and place of the public hearing consistent with the requirements of this Section. The City Council shall have the authority to change the time or place of a hearing. The hearing body for any given matter shall be determined based upon the nature and type of permit as set forth in this Zoning Ordinance. However, in all cases, the hearing shall be held within 30 days of the date on which the application has been accepted as complete, unless a longer time period is required to accommodate the requisite environmental review under the provisions of the California Environmental Quality Act.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.051 Public hearings, noticing.

The procedures for the noticing of public hearings are indicated in this section.

- A. *Newspaper Publication.* The notice of the public hearing shall be published in a newspaper of general circulation not less than ten days prior to the date of the hearing, or as prescribed in the California Environmental Quality Act where relevant. The notice shall include the time, place, and identity of the hearing body or officer, the nature of the application, the application number, and the location of the property under consideration.
- B. *Notice to Surrounding Properties.* Notice shall be given to all owners of property located within the designated radius of the exterior boundaries of the subject property pursuant to the requirements of the State of California Planning and Zoning Development Law.

- C. *Additional Notice.* Additional notice of the hearing shall be provided in accordance with procedures established by the Planning Commission and as may be required under the California Environmental Quality Act.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.052 Public hearing, evidence of noticing.

When notice of a public hearing is given, the documentation indicated in this section shall be deemed sufficient to serve as proof that such notice was given.

- A. *Affidavit of Publication Required.* When notice is given by publication, an affidavit of publication by the newspaper in which the publication was made is required.
- B. *Affidavit of Mail Delivery Required.* When notice is given by mail or other delivery, an affidavit or proof of mailing/delivery must be made, showing, at a minimum, the date or dates of mailing/delivery and the list of persons and groups to which the mailing/delivery was made.
- C. *Failure to Comply.* Failure to send notice to any property owner whose address is not on the most recent roll of the Riverside County Assessor shall not invalidate any of the proceedings.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.053 Public hearing, procedures.

The conduct of the public hearing(s) must include the following elements identified in this section.

- A. *Discretionary Review.* At the public hearing, the authorized hearing body shall review the application and any pertinent materials submitted with the application, and any report prepared by the Community Development Director or his designee based on City staff's investigation of the application.
- B. *The Applicant's Rights at Public Hearing.* During any public hearing, the applicant for the application shall have the right to be represented to provide testimony and to present evidence.
- C. *The Public's Rights at Public Hearing.* All other persons shall have the right to comment on any relevant aspect of the application under consideration.
- D. *Discretionary Action.* Following the completion of testimony at a public hearing, action shall be taken to approve, conditionally approve, deny, continue, or take under advisement, the subject of the public hearing.
- E. *Continuation of Public Hearing.* If the action is taken to continue the item being considered or to take the matter under advisement, before adjournment or recess, the person presiding at the public hearing shall publicly announce the time and place to which the hearing will be continued. No further notice shall be required.
- F. *Final Decision.* The decision of the hearing body shall be considered final unless a decision is appealed. In all cases, the City Council shall represent the final authority.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.060 Appeals and revocations.

An applicant is afforded the right to appeal a decision made by the Community Development Director and/or the Planning Commission. The appeals procedures are indicated in this section.

- A. *Appeal of Community Development Director's Decision.* Decisions of the Community Development Director, authorized by this Zoning Ordinance, may be appealed to the Planning Commission. All such appeals shall be filed in writing with the Secretary of the Planning Commission.
- B. *Appeal of Planning Commission Decision.* All actions and decisions of the Planning Commission, authorized by this Zoning Ordinance, may be appealed to the City Council. All such appeals shall be filed in writing with the City Clerk.
- C. *Persons Eligible to File an Appeal.* Any person may appeal a decision or action of the Community Development Director or Planning Commission, in accordance with the terms of this Zoning Ordinance.
- D. *Time Limit for Filing an Appeal.* All appeals must be filed within 15 calendar days of the date of the rendering of the decision. If the 15th day occurs on a holiday or weekend, the appeal period shall be extended to the next City workday. No appeal shall be accepted after the appeal period has expired.
- E. *Appeals Form.* All appeals must be submitted in writing on the appropriate form provided by the City. The appeal must specifically state the grounds for the appeal and instances in which the review body erred in reaching the particular determination subject to the appeal.
- F. *Payment of Fees.* A fee shall be paid concurrent with filing of the appeal in accordance with the fee schedule established by resolution of the City Council.
- G. *Scheduling of Public Hearing.* Within 15 days upon receipt of an appeal, the Planning Commission Secretary (in the case of an appeal of a Community Development Director decision) or the City Clerk (in the case of an appeal of a decision by the Planning Commission) shall set the matter for public hearing. The hearing shall be noticed as provided for in Section 17.42.
- H. *Findings.* All actions to affirm, reverse, or modify in whole or part any decision of the Community Development Director or Planning Commission shall be made with supporting findings for the affirmation, reversal, or modification.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.061 Revocations and right of revocation.

Upon determination that there has been a violation of the terms or conditions of any permit or approval granted under this Zoning Ordinance; or if a determination is made that a permit or approval was obtained by deception or fraud, or represents a public nuisance; or the use subject to the approval no longer exists; or the permit or approval has not been activated in accordance with the terms of this Title 17, the Community Development Director shall have the authority to initiate revocation proceedings.

- A. *Public Hearing Required for Revocation.* The Community Development Director shall schedule a hearing before the Planning Commission for the purpose of considering revocation of the permit or approval. In the case where the Planning Commission's original action consisted of a recommendation to the City Council, the Planning Commission's action on the revocation shall also consist of a recommendation to the City Council, and the City Council shall have the authority to revoke the permit or approval.
- B. *Written Notice to Permittee.* At least 30 days prior to the revocation hearing, the permittee (the owner of the property, use, or business subject to the revocation) subject to the revocation hearing shall be given written notice of the City's intent to conduct the hearing. The notice to the permittee shall be served either in person or by registered mail, return receipt requested.
- C. *Public Notice.* At least ten days prior to the revocation hearing, public notice of the hearing shall be given in the same manner as was required for the original permit or approval.

- D. *Evidence in Support of Motion.* At the hearing, the Community Development Director shall present evidence supporting the motion for the revocation of the permit or approval. The permittee shall be given the opportunity to present reasons why the permit or approval shall not be revoked.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.070 Plot plans.

A plot plan permit shall be required of any party proposing to establish a new land use, or to assume an existing use, consistent with the zoning of the proposed location of the use, prior to the use and occupancy of any property for such land use. The purpose of a plot plan permit is to implement the provisions of the Zoning Ordinance and to protect the character and integrity of residential, commercial and industrial areas in the City. Plot plan applications shall be processed by the Community Development Director and shall entail a review of the configuration, design, location and impact of the proposed use by comparing the use to established standards and design guidelines in order to determine whether the permit should be approved. The Community Development Director is empowered to grant and deny administrative plot plan applications for projects which entail use and occupancy of existing facilities and to impose reasonable conditions upon the granting of such permits. The Planning Commission is empowered to grant and deny plot plan applications for projects, and to impose reasonable conditions upon the granting of such permits.

- A. *Providing Proof of Vested Interest.* Any person who is able to demonstrate a legal vested interest in the proposed application may initiate an application for a plot plan permit. The authorized agent of any person with a legal vested interest may also initiate an application. The Community Development Director may request proof of ownership or authorization to apply prior to acceptance of any application.
- B. *Type of Plot Plan Application.* The Community Development Director shall determine the type and scope of application required of any applicant for a proposed use.
1. An administrative plot plan application, not requiring a public hearing, shall be required for the following:
 - a. Occupancy or assumption of an existing use or business which conforms to this Zoning Ordinance.
 - b. Site plans for a single-family dwelling unit on an existing legal lot and other residential projects with two to four dwelling units on one legal lot.
 - c. Development plans that are exempt from the California Environmental Quality Act.
 - d. Model home complexes and temporary real estate sales offices used exclusively for the first sales of homes.
 - e. Temporary uses, unless a conditional use permit is required or the Community Development Director determines that Planning Commission approval is required due to the uniqueness, size, and/or location of the proposed temporary event.
 2. A plot plan application, requiring a public hearing conducted by the Planning Commission, shall be required for the following:
 - a. Any use which is subject to the provisions of the California Environmental Quality Act.
 - b. Any use which exceeds the limitations applicable to the administrative plot plan application process, as set forth in this Zoning Ordinance (Section 17.02.070(B)1).
- C. *Filing of Application.* The application shall be filed pursuant to the provisions of this Zoning Ordinance (Section 17.02.040).

- D. *Review of Application by Community Development Director.* The Community Development Director or his designee shall investigate the application and proposal, including the analysis of precedent cases as appropriate. For administrative plot plan applications, the Community Development Director shall render a decision in writing without notice or hearing. For plot plan applications, the Community Development Director or his designee shall prepare a report outlining facts and a recommendation relating to the application. The report shall be provided to the applicant prior to any scheduled public hearing on the application.
- E. *Planning Commission Public Hearing.* For plot plans acted upon in accordance with Section 17.02.070.B.2, a public hearing of the Planning Commission shall be noticed and conducted pursuant to the provisions of this Zoning Ordinance (Section 17.02.051). At the public hearing, the Planning Commission shall review the application and proposal and receive evidence concerning the proposed use and the proposed conditions under which it would be operated and maintained, particularly with respect to the findings prescribed in Subsection G of this section (Findings of Approval).
- F. *Planning Commission Action.* The Planning Commission shall act to approve, conditionally approve, or deny the application. The decision of the Planning Commission shall become effective immediately upon its rendering, unless an appeal is filed pursuant to the provisions of this Zoning Ordinance (Section 17.02.060 Appeals and Revocations).
- G. *Findings of Approval.* The Planning Commission may approve and/or modify a plot plan permit in whole or part, with or without conditions, provided that all of the following findings of fact are made:
1. The proposed use is permitted, or is substantially similar to a use permitted, within the subject zone and complies with the intent of all applicable provisions of this Zoning Ordinance;
 2. The proposed use is consistent with the objectives, policies, general land uses and programs of the general plan and any applicable specific plans;
 3. The subject site is physically suitable for the type and intensity of the proposed land use;
 4. The location, size, design and operating characteristics of the proposed use is compatible with existing land uses within the general area in which the proposed use is located;
 5. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed land use would not be detrimental to the public convenience, health, safety or general welfare;
 6. The approval of the plot plan permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act and there would be no significant adverse impacts upon environmental quality and natural resources that cannot be reasonably mitigated and monitored.
- H. *Imposition of Conditions of Approval.* In granting a permit, the Community Development Director or Planning Commission may impose such conditions as deemed necessary to ensure that the public health, safety and general welfare are protected and that the proposed use is not a detriment to the community. All conditions shall be binding upon the applicant, heirs, successors, or assignees.
- I. *Plot Plan Time Limits.* The grantee of a plot plan permit shall have one year from the effective date of the permit to establish a right to use the permit; otherwise, the plot plan permit shall lapse and become void. For the purposes of this section, such a right shall be established if either:
1. A building permit has been issued and construction commenced and diligently pursued towards completion of the project.
 2. In the event that no building permit is required, a certificate of occupancy and/or business license has been issued for the use.

- J. *Plot Plan Lapse in Time.* A plot plan permit subject to lapse may be renewed up to one additional year, provided that the applicant files an application for renewal with the Planning Director prior to the expiration date, and subject to consideration in a public hearing.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.080 Zone changes.

In recognition of that fact that physical, economic, and other conditions in the City may change over time, provisions are hereby made to allow for amendments to the zoning map and Zoning Ordinance text in accordance with the procedures outlined in this Section. All such changes of zone or zoning ordinance text amendments shall be adopted in the manner in which other City ordinances are adopted.

- A. *Providing Proof of Vested Interest.* Any person who is able to demonstrate a legal vested interest in the proposed application may initiate applications for a change of zone or zoning ordinance text amendment. The authorized agent of any person with a legal vested interest may also initiate an application. The Community Development Director may request proof of ownership or authorization to apply prior to the acceptance of any application.
- B. *Zone Changes for Properties Under Multiple Ownership.* In the case of a change of zone application, if the property for which the change of zone is proposed is in more than one ownership, all owners or their authorized agents shall be required to sign the application.
- C. *City Council Initiated Zone Change.* The City Council may initiate an application to change the boundaries of any zone district or to amend the text of the zoning ordinance.
- D. *Planning Commission Public Hearing.* A public hearing before the Planning Commission shall be noticed and conducted pursuant to the provisions of this Chapter 17.02 (Sections 17.02.051 to 17.02.053).
- E. *Recommendation of Zone Change by Planning Commission.* The Planning Commission shall 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.
- F. *Denial of Zone Change by Planning Commission.* Upon receipt of a Planning Commission recommendation for denial of a change of zone, the City Clerk shall place the Commission's recommendation on the City Council agenda as a receive-and-file item. The Commission's decision shall be considered final and no further action by the Council will be required unless an appeal is filed in accordance with the provisions of this Zoning Ordinance (Section 17.02.060, Appeals), or unless the Council chooses to set the matter for hearing.
- G. *City Council Public Hearing.* 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.
- H. *Referral of Matter Back to the Planning Commission.* If the Council proposes any substantial modification to the application not previously considered by the Planning Commission, the Council shall refer the matter back to the Commission for consideration. No public hearing shall be required. Failure of the Commission to act within 40 days of receiving the Council's request shall provide the Council with authority to act without the Commission's recommendation.

- I. *Approval of Zone Change by City Council.* The City Council shall be required to make the following findings of fact before approving a change of zone or zoning ordinance text amendment:
1. That the proposed change of zone or zoning ordinance text amendment is consistent with the goals, policies, and objectives of the General Plan; and
 2. That the proposed change of zone or zoning ordinance text amendment will not adversely affect surrounding properties; and
 3. That the proposed change of zone or zoning ordinance text amendment promotes public health, safety, and general welfare and serves the goals and purposes of this Zoning Ordinance.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.090 General plan amendments.

This Section is established pursuant to Section 65358 of the California Government Code, to allow for the amendment of the City of Beaumont General Plan.

- A. *Providing Proof of Vested Interest.* Applications to amend the General Plan text or maps may be initiated by any person who is able to demonstrate a legal vested interest in the proposed application. The authorized agent of any person with a legal vested interest may also initiate an application. The Community Development Director may request proof of ownership or authorization to apply, prior to the acceptance of any application.
- B. *General Plan Amendments for Properties Under Multiple Ownership.* In the case of a proposed amendment to the General Plan land use policy map, if the property for which the amendment is proposed is in more than one ownership, all owners or their authorized agents shall be required to sign the application.
- C. *City Council Initiated General Plan Amendment.* The Community Development Director and/or City Council may initiate an application to amend the General Plan.
- D. *Planning Commission Hearing.* A public hearing before the Planning Commission shall be noticed and conducted pursuant to the provisions of Section 17.02.051. At the public hearing, the Planning Commission shall review the application and proposal and receive evidence as to how or why the proposed General Plan amendment is consistent with the objectives of this Title 17, the balance of the General Plan, and development policies of the City.
- E. *Planning Commission Action.* The Planning Commission shall act to recommend to the City Council approval, approval with modifications, or denial of the proposed application. A majority vote of the entire Planning Commission is required to recommend approval or approval with modifications. The Planning Commission's action shall include its recommendation and shall be transmitted to the City Clerk for scheduling the matter for public hearing before the City Council.
- F. *City Council Public Hearing.* Upon receipt of a Planning Commission resolution, the City Clerk shall set the matter for hearing before the City Council as provided for in Section 17.42 [17.02.050] (Public Hearings). At the hearing, the City Council shall review the Commission's recommendation and may receive evidence as to how or why the proposed General Plan amendment is consistent with the objectives of this Zoning Ordinance, the balance of the General Plan, and development policies of the City.
- G. *City Council Action.* The City Council shall act to approve or deny the application. A majority vote of the entire Council is required to amend the General Plan. The City Council's action to amend the General Plan shall be by formal resolution.

- H. *Referral of General Amendment to the Planning Commission.* If the City Council proposes any substantial modification to the application not previously considered by the Planning Commission, the City Council shall refer the matter back to the Commission for consideration. No public hearing shall be required. Failure of the Planning Commission to act within 40 days of receiving the City Council's request shall provide the City Council with authority to act without the Planning Commission's recommendation.
- I. *Required Findings.* Prior to approving a General Plan amendment, the City Council shall make the following findings:
1. That the proposed amendment is in the public interest, and that there will be a community benefit resulting from the amendment;
 2. That the proposed amendment is consistent with the other goals, policies, and objectives of the General Plan;
 3. That the proposed amendment will not conflict with provisions of the zoning ordinance or subdivision regulations; and
 4. In the event that the proposed amendment is a change to the land use policy map, that the amendment will not adversely affect surrounding properties.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.100 Conditional use permits.

The City recognizes that certain uses, due to the nature of use, intensity, or size, require special review to determine if the use proposed, or the location of that use, is compatible with surrounding uses, or through the imposition of development and use conditions, can be made compatible with surrounding uses. The conditional use permit is provided for this purpose. The Planning Commission is empowered to grant and deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permit.

- A. *Providing Proof of Vested Interest.* Any person who is able to demonstrate a legal vested interest in the proposed application may initiate an application for a conditional use permit. The authorized agent of any person with a legal vested interest may also initiate an application. Community Development Director may request proof of ownership or authorization to apply prior to the acceptance of any application.
- B. *Scope of Application.* Applications for conditional use permits may be submitted only for those uses specified as allowable conditional uses in the applicable zone district. A conditional use permit is not a substitute for a change of zone or zoning ordinance text amendment.
- C. *Filing of Application.* The application shall be filed pursuant to the provisions of this Zoning Ordinance (Section 17.02.040).
- D. *Review of Application by Community Development Director.* The Community Development Director or his designee, shall investigate the application and proposal, including the analysis of precedent cases as appropriate, and shall prepare a report outlining facts and a recommendation relating to the application. The report shall be provided to the Planning Commission and the applicant prior to any scheduled public hearing on the application.
- E. *Planning Commission Public Hearing.* A public hearing before the Planning Commission shall be noticed and conducted pursuant to the provisions of this Zoning Ordinance (Section 17.02.051). At the public hearing, the Planning Commission shall review the application and proposal and receive evidence concerning the proposed use and the proposed conditions under which it would be operated or

maintained, particularly with respect to the findings prescribed in subsection G of this section (Required Findings).

- F. *Planning Commission Action.* The Planning Commission shall act to approve, conditionally approve, or deny the application. The decision of the Planning Commission shall become effective immediately upon its rendering, unless an appeal is filed pursuant to the provisions of this Zoning Ordinance (Section 17.02.060 Appeals and Revocations).
- G. *Findings of Approval.* The Planning Commission may approve and/or modify a conditional use permit in whole or in part, with or without conditions, provided that all of the following findings of fact are made:
1. The proposed use is one conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this Zoning Ordinance;
 2. The proposed use would not impair the integrity and character of the zone in which it is to be located;
 3. The subject site is physically suitable for the type of land use being proposed;
 4. The proposed use is compatible with the land uses presently on the subject property;
 5. The proposed use would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located;
 6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety;
 7. There would be adequate provisions for public access to serve the subject proposal;
 8. The proposed use is consistent with the objectives, policies, general land uses, and programs of the City of Beaumont General Plan;
 9. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare; and
 10. The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood.
 11. The Planning Commission shall find that the proposed use does not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations.
 12. This subsection G shall apply only to the uses identified in Chapter 17.03. This subsection shall not invalidate any conditional use permit for an operating facility but shall be complied with prior to issuance of a building permit for all projects for which no building permit has been issued upon the effective date of this provision.
13. Group or Community Care Facilities, regardless of size, shall only be required to comply with objective standards and findings for approval.
- H. *Imposition of Conditions of Approval.* The following provisions shall apply with respect to the imposition of conditions of approval:
1. In granting a conditional use permit, the Planning Commission may impose such conditions as it deems necessary to ensure that the public health, safety, and general welfare are protected and that the proposed operation is not a detriment to the community.
 2. All conditions shall be binding upon the applicant, heirs, successors, or assignees and shall restrict the construction, location, maintenance, and use of all land within the development.

3. A deed restriction may be recorded with the County Recorder of Riverside County, as approved by the City Attorney, regarding the conditions of this section and other requirements of the conditional use permit.
- I. *Conditional Use Permit, Attachment, Suspension, and Revocation.* A conditional use permit that is valid and in effect and granted pursuant to the provisions of this Title 17 shall be valid only on the property for which it was granted and shall continue to be valid upon change of ownership of the property or any lawfully existing building or structure on the property. The Community Development Director shall have the authority to initiate proceedings to suspend or revoke a conditional use permit pursuant to provisions set forth in Section 17.02.61.
 - J. *Conditional Use Permit Time Limits.* The grantee of a conditional use permit shall have one year from the effective date of the permit to establish a right to use the permit; otherwise, the conditional use permit shall lapse and become void. For the purposes of this section, such a right shall be established if either:
 1. A building permit has been issued and construction commenced and diligently pursued toward completion on the site for which the conditional use permit was approved; or
 2. In the event no building permit is required, a certificate of occupancy has been issued for the structure for which the conditional use permit was approved; or
 3. In the event no building permit or occupancy is required, the site for which the conditional use permit was approved is occupied and used for the permitted purpose; or
 4. Prior to the date on which the conditional use permit will elapse, the grantee files an application to renew the permit pursuant to subsection K below.
 - K. *Conditional Use Permit Lapse in Time.* A conditional use permit subject to lapse may be renewed up to an additional one-year period, provided that the application for renewal is filed with the Planning Department prior to the expiration date. A public hearing before the Planning Commission shall be required.
 - L. *Conditional Use Permit Renewal.* The Planning Commission may grant or deny an application for renewal of a conditional use permit. As part of its action, the Commission may also modify existing conditions of approval or add new conditions to reflect any change in circumstances related to the conditional use permit and surrounding properties.
 - M. *Lapsing in Conditional Use Permit.* If any conditional use permit fails to be actively exercised for a continuous 180-day period, the permit shall lapse and become void.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.110 Variances.

The variance procedure is provided pursuant to Section 65906 of the California Government Code to grant relief from zoning provisions when, because of special circumstances applicable to a property, including size, shape, topography, location, or surroundings, the strict application of this Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

- A. *Limitations in Variances.* Variances shall not be granted to authorize a use or activity on a property that is not otherwise expressly authorized by the provisions of this Zoning Ordinance governing that property. A variance is not a substitute for a zone change, zone text amendment, or conditional use permit. Financial hardship in and of it does not represent grounds on which to file a variance application to gain relief from zoning provisions.

- B. *Providing Proof of Vested Interest.* Any person who is able to demonstrate a legal vested interest in the proposed application may initiate an application for a variance. The authorized agent of any person with a legal vested interest may also initiate an application. The Community Development Director may request proof of ownership or authorization to apply prior to the acceptance of any application.
- C. *Notice of Public Hearing.* An application shall be filed pursuant to the provisions of Section 17.02.051.
- D. *Filing of Application.* In addition to the application filing requirements established in this Zoning Ordinance, the applicant shall file a statement of the precise nature of the variance requested and the practical difficulty or unnecessary physical hardship that would result from the strict or literal interpretation of this ordinance, together with any other data pertinent to the application and the making of requisite findings (Section 17.02.040).
- E. *Review of Application by Community Development Director.* The Community Development Director shall investigate the application and proposal, including the analysis of precedent cases as appropriate, and shall prepare a report outlining facts and a recommendation relating to the application. The report shall be provided to the Planning Commission and the applicant prior to any scheduled public hearing on the application.
- F. *Public Hearing.* A public hearing before the Planning Commission shall be noticed and conducted pursuant to the provisions of this Zoning Ordinance (Section 17.02.051). At the public hearing, the Planning Commission shall review the application and proposal and receive evidence concerning the proposed variance and the conditions which make compliance with specific provisions of this ordinance difficult.
- G. *Planning Commission Action.* The Planning Commission shall act to approve, conditionally approve, or deny the application. The decision of the Planning Commission shall become effective immediately upon its rendering, unless an appeal is filed pursuant to the provisions of Section 17.02.060 (Appeals and Revocations).
- H. *Findings of Approval.* In granting a variance, the Planning Commission must make all of the following findings:
1. That the strict or literal interpretation and application of this Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Zoning Ordinance, or would deprive applicants of privileges granted to others in similar circumstances; and
 2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property that do not apply generally to other property in the same zone; and
 3. That the granting of such variance will not constitute the granting of a special privilege inconsistent with the limitations on other properties in the vicinity classified in the same zone; and
 4. That the granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located; and
 5. That the granting of such variance will not create any inconsistency with any objective contained in the General Plan.
- I. *Imposition of Conditions of Approval.* A variance that is valid and in effect and granted pursuant to the provisions of this Zoning Ordinance shall be valid only on the property for which it was granted and only for the improvements for which it is granted and further, shall continue to be valid upon change of ownership of the property or any lawfully existing building or structure on the property.

- J. *Conditions of Approval will be Binding.* The Community Development Director shall have the authority to initiate proceedings to suspend or revoke a variance pursuant to provisions set forth in Section 17.02.61.
- K. *Time Limits.* The grantee of a Variance shall have one year from the effective date of the approval to establish a right to use the approval; otherwise, the variance shall lapse and become void. For the purposes of this section, such a right shall be established if either:
1. A building permit has been issued and construction commenced and diligently pursued toward completion on the site for which the variance was approved; or
 2. In the event no building permit is required, a certificate of occupancy has been issued for the structure for which the variance was approved; or
 3. In the event no building permit or occupancy is required, the site for which the variance was approved is occupied; or
 4. Prior to the date on which the variance will elapse, the grantee files an application to renew the permit pursuant to subsection L below.
- L. A variance subject to lapse may be renewed up to an additional one-year period, provided that the application for renewal is filed with the Planning Department prior to the expiration date.
- M. The Planning Commission may approve or deny an application for renewal of a variance. As part of its action, the Commission may also modify existing conditions of approval or add new conditions to reflect any change in circumstances related to the variance and surrounding properties.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.120 Modification of standards.

The modification of standards procedure is established to grant minor relief from development standards, under limited circumstances, when the granting of such relief will provide for better design and function of the structure, or addition to a structure, proposed.

- A. *Use of Modification of Standards.* An application for the purposes of this Section, a modification of standards application shall be filed whenever any one of the following deviations from the provisions of this Title 17 is proposed:
1. A decrease of not more than 20 percent of the minimum required setback area.
 2. An increase of not more than ten percent of the maximum permitted building height.
 3. Any deviation in the permitted maximum height or location of a fence or wall.
 4. An increase of not more than ten percent of the maximum permitted lot coverage.
 5. A decrease of not more than 20 percent of the minimum usable open space requirement.
 6. Any deviation in the applicable development standards of not more than 20 percent to allow for improved productivity of solar energy systems.
 7. A decrease of not more than 20 percent of the minimum number of required parking spaces.
 - a. If a fractional number is obtained with this calculation, the number of parking spaces that may be reduced shall be rounded up to the next highest whole number, except that the parking requirement shall not be reduced to zero (e.g., if two to four parking spaces are required, a minor modification approval could reduce the requirement by one parking space).

8. Modifications in excess of those cited in subparagraph 1 through 7 above shall require a variance.
- B. *Modification of Standards, Initiation.* Any person who is able to demonstrate a legal vested interest in the proposed application may initiate an application for a modification of standards. The authorized agent of any person with a legal vested interest may also initiate an application. The Community Development Director may request proof of ownership or authorization to apply prior to the acceptance of any application. In addition to the application filing requirements, the applicant shall file a statement of the precise nature of the modification of standards requested and reasons for the request.
- C. *Community Development Director Investigation.* The Community Development Director or the designee shall investigate the application and proposal, including the analysis of precedent cases as appropriate, and shall prepare a report outlining facts and a recommendation relating to the application. The Community Development Director may request written statements from adjoining property owners who may be affected by the proposed application.
- D. *Community Development Director Action.* Based on the investigation undertaken pursuant to C above, the Director or designee shall act to approve, approve with conditions, or deny the modification of standards application. In granting a modification of standards, the Director or designee shall make findings of fact that establish the circumstances appropriate for the approval. Action on a modification of standards application shall be taken within ten days of the date the application is deemed complete.
- E. *Modification of Standards Findings.* An application shall not be granted unless all of the following findings can be made:
1. A modification is needed to allow property to be used in a more beneficial manner; and
 2. A modification would not be detrimental to public health, safety, or general welfare or to surrounding property owners or the community; and
 3. The granting the modification would not grant special privileges to the applicant not enjoyed by surrounding property owners; and
 4. There are physical circumstances due to the shape or condition of the property which would result in hardship under existing regulations; and
 5. The purpose of modification is not based exclusively on the financial advantage of the owner; and
 6. The alleged difficulties were not created by the owner; and
 7. The modification would not diminish property values in the area;
 8. The modification would not increase traffic or endanger public safety; and,
 9. The modification would not have detrimental effects on adjoining properties.
- F. *Modification of Standards, Attachment, Revocation, and Suspension.* A modification of standards that is valid and in effect and granted pursuant to the provisions of this Zoning Ordinance shall be valid only on the property for which it was granted and only for the improvements for which it is granted and further, shall continue to be valid upon change of ownership of the property or any lawfully existing building or structure on the property. The Community Development Director shall have the authority to initiate proceedings to suspend or revoke a modification of standards pursuant to provisions set forth in Section 17.02.61.
- G. *Modification of Standards, Time Limits.* The grantee of a modification of standards shall have one year from the effective date of the approval to establish a right to use the approval; otherwise, the approval

shall lapse and shall become void. For the purposes of this section, such a right shall be established if either:

1. A building permit has been issued and construction commenced and diligently pursued toward completion on the site for which the modification of standards was approved; or
 2. In the event no building permit is required, a certificate of occupancy has been issued for the structure for which the modification of standards was approved; or
 3. In the event no building permit or occupancy is required, the site for which the modification of standard was approved is occupied; or
 4. Prior to the date on which the modification of standards will elapse, the grantee files an application to renew the permit pursuant to subsection 5 below.
 5. A modification of standards approval subject to lapse may be renewed for an additional one-year period, provided that the application for renewal is filed with the Planning Department prior to the expiration date.
- H. *Approval or Denial of Application.* The Community Development Director may approve or deny an application for renewal of a modification of standards. As part of the action, the Director may also modify existing conditions of approval or add new conditions to reflect any change in circumstances related to the modification of standards and surrounding properties.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.125 Certificates of appropriateness.

This purpose of this section is to provide various levels of historic protection and review and to preserve existing elements of historic resources in the City. The City's intent is to be lenient in its review of plans for structures which have little or no historic value, or of plans for new construction, unless such plans would impair the historic value of surrounding structures. The establishment of a certificate of appropriateness is intended to protect structures of historic significance including areas of architectural, cultural, historic, economic, political, and social importance from the adverse effects of any alteration, demolition, or removal.

- A. *Applicability.*
1. A certificate of appropriateness is required for the exterior alteration, demolition, removal, or relocation of any historic resource or potential historic resource. A historic resource includes:
 - a. A resource identified in a City-approved historic or cultural resources study;
 - b. A structure over 50 years old; and/or
 - c. A structure potentially eligible for registration on a local, state, or national register.
 2. The following activities do not require approval of a certificate of appropriateness:
 - a. Painting, routine maintenance, or minor repair, as determined by the Director to be consistent with existing colors and materials and not to have an adverse effect on the integrity of the historic resource. Such work includes:
 1. Alterations to the interior of the structure that do not have the possibility of adversely affecting the integrity of the historic resource;
 2. Repairing pavement or repaving flat concrete work that is not considered a character-defining feature of the historic resource;

3. Landscaping, unless the landscaping is considered a character-defining feature of the historic resource;
4. Construction, repair, demolition, or alterations to other structures on the property not determined to qualify as a historic resource;
5. Re-glazing windows;
6. Replacement of incompatible windows or doors with more historically appropriate windows or doors;
7. In-kind replacement of windows and doors on side and rear façades not readily visible from the public right-of-way;
8. Minor changes to front and street side fences;
9. Construction, repair, demolition, or alterations to side and rear yard fences;
10. Roofing work, if there is minimal change in roof structure and exterior appearance;
11. Foundation work, if there is minimal change in exterior appearance; and/or
12. Repair of exterior siding, if consistent in material, size, and orientation to existing or proven historic siding.

B. Review Procedure.

1. *Community Development Director review.* Minor modifications that do not involve new construction, additions to existing structures, or demolition of existing structures shall be subject to review and approval or denial by the Director.
2. *Planning Commission review.* All other modifications that do not meet the criteria for Director review as specified above shall be subject to review and approval or denial by the Commission. The Commission shall conduct a public hearing on the request in compliance with Section 17.02.053 (Public hearing, procedures).
3. *Notice.* Noticing for a certificate of appropriateness shall be provided in compliance with Section 17.02.051 (Public hearings, noticing); however, the notice for a certificate of appropriateness subject to Director review shall state the following:
 - a. The Director will decide whether to approve or deny the certificate of appropriateness on a date specified in the notice; and
 - b. A public hearing will be held by the Director only if requested in writing by any interested person before the specified date for the decision.
4. *Community Development Director public hearing.* If a public hearing is requested in writing for a certificate of appropriateness application subject to Director review, the Director shall schedule the hearing which shall be noticed and conducted in compliance with Chapter 17.02.053 (Public hearing, procedures). If no public hearing is requested, the Director shall render a decision on the date specified in the public notice.

C. Findings of Approval. The review authority shall approve, with or without conditions, a certificate of appropriateness only after the following findings are made:

1. Either, (a) the proposed work will neither adversely affect the significant features or character of a historic resource, or (b) a statement of overriding considerations has been adopted by the review authority finding that the benefits of the proposed work outweigh the impact on historic resources; and

2. The proposed project is consistent with the General Plan and any applicable specific plan.
- D. *Unsafe or Dangerous Conditions.* None of the provisions of this section shall be construed to prevent any alteration or demolition necessary to correct the unsafe or dangerous conditions of any structure, feature, or part thereof, when such condition has been declared unsafe or dangerous by the Building Official or the Fire Chief and where the proposed measures have been declared necessary by such official to correct such conditions. Work shall be performed in compliance with the current adopted version of the Uniform Code for the Abatement of Dangerous Buildings. However, only such work as is necessary to correct the unsafe or dangerous condition may be performed without compliance with this section.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.130 Enforcement.

This section outlines the procedures to ensure that the provisions of this Title are enforced.

- A. *Special Prosecutor Responsibilities.* The Special Prosecutor, upon the request of the City Council, shall institute any necessary legal proceedings to enforce this Zoning Ordinance (Title 17). The Special Prosecutor shall be authorized, in addition to any other remedy provided in this Zoning Ordinance to institute an action for an injunction to restrain or any other appropriate action or proceedings for enforcement.
- B. *Clarification of Ambiguity.* If ambiguity arises concerning the appropriate classification of a particular use within the meaning and intent of this Zoning Ordinance, or if ambiguity exists with respect to matters of height, yard requirements, area requirements, or zone boundaries as set forth herein, it shall be the duty of the Community Development Director to ascertain all pertinent facts, and to set forth in writing the findings and the interpretations. The Director can refer the matter to the Planning Commission as a scheduled matter not requiring public hearing, and the findings and interpretations of the Planning Commission shall be set forth in the recorded minutes. Thereafter, such interpretations shall govern.
- C. *Enforcement and Penalty for Violation.* The Planning Commission, the Community Development Director, the City Attorney, the City Clerk, and all officials charged with the issuance of licenses or permits shall enforce the provisions of this Zoning Ordinance. Any permit, certificate, or license issued in conflict with the provisions of this Zoning Ordinance shall be void.
- D. *Actions Deemed a Nuisance.* Any building or structure erected or maintained, or any use of property contrary to the provisions of this Zoning Ordinance shall be declared to be unlawful and a public nuisance, subject to abatement pursuant to the City of Beaumont Municipal Code.
- E. *Remedies.* All remedies concerning this Zoning Ordinance shall be cumulative and not exclusive. Conviction and punishment of any person hereunder shall not relieve such persons from the responsibility of correcting prohibited conditions or removing prohibited buildings, structures, or improvements, and shall not prevent the enforced correction or removal thereof.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.02.140 Reserved.

Chapter 17.03 ZONING MAP AND ZONE DISTRICTS

17.03.010 Purpose and authority.

The purpose of this Chapter 17.03 is to accomplish the following:

- To implement the Community Development Element of the City of Beaumont General Plan and the Land Use Policy Map;
- To identify and describe the land use designations delineated on the City of Beaumont Official Zoning Map;
- To indicate the development standards for each of the Zone Districts; and
- To identify the range of uses permitted within each Zone District.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.020 Establishment of zone districts.

For the purpose of providing a uniform basis for this Zoning Ordinance, the following zone classifications may be applied to those parcels located within the corporate boundaries of the City of Beaumont:

Recreation/Conservation Zone (R-C Zone)
Residential, Rural Zone (R-R Zone)
Residential, Single Family Zone (R-SF Zone)
Residential, Traditional Neighborhood Zone (R-TN Zone)
Residential, Multiple-Family Zone (R-MF)
Urban Village Zone (UV Zone)
Commercial, Neighborhood Zone (C-N Zone)
Community Commercial Zone (C-C Zone)
Manufacturing Zone (M Zone)
Public Facilities Zone (P-F Zone)
Overlay Zones (O Zone)
Specific Plan (SP Zone)

Additional zone classifications that apply to Downtown Beaumont are provided in Chapter 17.19.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.030 Zoning map.

The location and boundaries of the various zones are delineated on the zoning map of the City of Beaumont. All property within the City, public and private, is assigned a specific Zone designation and its location and extent is

noted on the official zoning map. The use of all property must be in accordance with the Zoning designations delineated on the zoning map and pursuant to the provisions of this Zoning Code.

- A. *Use of Zoning Map and Classifications.* The requirements that are applicable to each Zone classification is specifically set forth in subsequent articles of this ordinance.
- B. *Uncertainty in Cartography.* Where uncertainty exists as to the boundaries of any zone, the following rules shall apply:
 - 1. *Cartography.* Where boundaries are indicated as approximately following street lines, alley lines, or lot lines, such lines shall be construed to be such boundaries.
 - 2. *Easements and Rights-of-Way.* Dedicated streets, alleys, freeways, or railroad rights-of-way shall be deemed to be unclassified.
 - 3. *Vacated or Abandoned Property.* If any public street, alley or other right-of-way is vacated or abandoned, the land formerly in such street, alley or right-of-way shall be included within the Zoning of the adjoining property on each side.
 - 4. *Amendments to the Official Zoning Map.* Changes in boundaries of Zones shall be made by ordinance (as described in Section 17.02). All amendments to the zoning map shall be noted on the Map with the date of the amendment and references to the amending ordinance.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.040 Recreation/Conservation Zone (R-C Zone).

The Recreation/Conservation Zone is intended to include and recognize the following uses: water course and watershed areas, public and private park lands, cemeteries, natural resource lands, wildlife preserves, and publicly owned dedicated scenic and open space areas. This Zone is also intended to provide for permanent open space in specific areas by limiting development in areas where natural hazards are present that might endanger the health, safety, and welfare of residents from possible flood, subsidence, erosion, or seismic activity.

- A. *Recreation/Conservation Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-1 of this Section.
- B. *Recreation/Conservation Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Recreation/Conservation Zone, Development Standards.* The following standards shall apply to the Recreation/Conservation Zone (R-C Zone):
 - 1. *Lot Area and Dimension.* No minimum or maximum lot area standards are applicable to this Zone.
 - 2. *Setbacks and Yards.* All yards and other structural standards other than height shall be specified in connection with, and as a part of, the issuance of a plot plan or conditional use permit for structural development.
 - 3. *Building Height.* In the RC Zone the maximum height of any building shall not exceed two stories or 35 feet, whichever is less.
- D. *Recreation/Conservation Zone, Off Street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Recreation/Conservation Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.

F. *Recreation/Conservation Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.050 Residential, Rural Zone (RR Zone).

The Residential, Rural Zone (R-R Zone) is intended to provide for and encourage the development of agriculturally oriented low density residential development to take advantage of the rural environment.

- A. *Residential, Rural Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Residential, Rural Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Residential, Rural Zone, Development Standards.* The following standards shall apply to the Residential, Rural Zone (R-R Zone):
 - 1. *Lot Area.* The lot sizes shall not be less than 40 acres.
 - 2. *Setbacks and Yards.*
 - a. Minimum yard requirements shall be 25 feet for the front yard, ten feet for the side yard, and 20 feet for the rear yard.
 - b. A minimum setback of 50 feet shall be provided along property lines adjoining the R-C Zone.
 - 3. *Building Height.* In the R-R Zone the maximum height of any building shall not exceed two stories or 26 feet, whichever is less.
- D. *Residential, Rural Zone, Off Street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Residential, Rural Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Residential, Rural Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.060 Residential, Single-Family Zone (R-SF Zone).

The Residential, Single-Family Zone (R-SF Zone) is intended to protect established neighborhoods of one-family dwellings and to provide space in suitable locations for additional residential, single-family development. To increase access to shopping, services, and amenities, the R-SF Zone allows for limited, appropriately located neighborhood supporting uses in specific locations.

- A. *Residential, Single-Family Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Residential, Single-Family Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Residential, Single-Family Zone, Development Standards.* The following standards shall apply to the Residential, Single-Family Zone (R-SF Zone):
 - 1. *Lot Area and Dimension.* The minimum lot area for lots within this zone is 7,000 square feet.

2. **Setbacks and Yards.** The following setback requirements are applicable to the Residential, Single-Family Zone (R-SF Zone):
 - a. **Front Yard Setbacks.** The minimum front yard setback is 20 feet for single level structures and 20 feet for two level structures. In no event shall a residence be situated in such a manner as to result in a distance of less than 20 feet between the back of a sidewalk and the face of a garage door.
 - b. **Rear Yard Setbacks.** The minimum rear yard setback for single level structures is 20 feet except for those interior lots that border on an alley. A minimum rear yard setback of five feet is permitted for an accessory structure used for enclosed parking. The minimum rear yard setback for a two-level residential structures is 20 feet.
 - c. **Side Yard Setbacks.** Interior side yard setbacks shall not be less than five feet on each side except that on interior lots of 70 feet or greater in width, side yard setbacks shall be at least five feet in width on one side and ten feet in width on the other side. Two story residences shall have a ten-foot side yard setback regardless of parcel width. Corner lots shall have a street side yard of at least ten feet from each side yard property line.
 - d. **Setbacks for Accessory Structures.** Accessory structures, including second and guest units (as may be permitted by this Ordinance), detached garages, outbuildings, sheds, gazebos, and patios, shall comply with the front and side setback regulations applicable to the R-SF Zone. Such structures may be located in the rear yard areas subject to the following limitations:
 1. The height of any accessory structure shall not exceed the height of the principal residence on the site.
 2. Single-story accessory structures shall be located a minimum of ten feet from the principal residential structure; two-story accessory structures shall be located a minimum of 20 feet from the principal residential structure.
 3. A minimum rear setback of ten feet shall be maintained for any accessory structure.
 4. An accessory structure, or the total of all accessory Structures, shall in no event occupy more than 25 percent of the lot.
 - e. **Setbacks for Properties Adjoining the R-C Zone.** A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.
3. **Building Height.** In the Residential, Single-Family Zone (R-SF Zone), the maximum height of any building shall not exceed 35 feet or two stories, whichever is less.

Table 17.03-1 Setback (Yard) Requirements for Residential, Single-Family Zone (RSF Zone)		
Yard	Single Level	Two-Level
Front Yard	20 ft.	20 ft.
Rear Yard	20 ft. for interior lots 5 ft. for accessory structures used exclusively for parking	20 ft.
Side Yard ¹	5 ft. for interior lots <70 ft. in width 10 ft. on one side and 5 ft. on the other side for interior lots >70 ft. in width	10 ft.

	10 ft. for corner lots (street side yard)	
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¹ For commercial uses in the SFR Zone, a 25-foot side yard setback applies when adjacent to a residential use

- 4. *Floor Area Ratio.* The maximum permitted floor area ratio is 0.35. This standard applies to commercial uses only.

~~D. *Accessory Dwelling Units.* Accessory dwelling units are limited to one per single family residence within a Single-Family Zone.~~

~~1. *Detached Accessory Dwelling Units.* Detached accessory dwelling units shall not exceed 50 percent of the floor area of the main unit or 1,200 square feet, whichever is less. The height of the accessory unit shall not exceed the height of the main unit. In addition, the detached accessory dwelling unit must be connected to sewer and shall be provided with individual sewer connections. Detached accessory dwelling units shall be detached from the main unit by a minimum distance of ten feet and shall have a minimum distance of 15 feet from the rear property line. Detached accessory dwelling units may be located in an existing structure, without consideration to setbacks. The detached accessory dwelling unit shall be located in such a fashion so that it is concealed from public view and shall have matching colors and materials as the main unit. The main unit must meet current requirements for parking prior to or in conjunction with the detached accessory dwelling unit approval.~~

~~2. *Attached Accessory Dwelling Units.* Attached accessory dwelling units shall not exceed 50 percent of the floor area of the main unit or 1,200 square feet, whichever is less. The height of the attached accessory dwelling unit shall not exceed the height of the main unit. Setbacks shall meet the requirements of the zone unless within an existing structure or unless the attached accessory dwelling unit is created from an existing living space in a single family home. The attached accessory dwelling unit shall be located in such a fashion so that it is concealed from public view (specifically the entrance) and shall have matching colors and materials as the main unit. The main unit must meet current requirements for parking prior to or in conjunction with the attached accessory unit approval.~~

~~3. *Junior Accessory Dwelling Units.* Junior accessory dwelling units shall not exceed 500 square feet, shall consist of one bedroom and a limited kitchen, and have access to both interior access to the main unit and an exterior door. A junior accessory dwelling unit is not considered a separate dwelling unit. The height of the junior accessory dwelling unit shall not exceed the height of the main unit. Setbacks shall meet the requirements of the zone unless within an existing structure. The junior accessory dwelling unit kitchen may only have a wet bar or efficiency kitchen (a single basin sink with a maximum waste line diameter of 1.5 inches and cooking facility with appliances that can run on standard 120 volt outlets or natural or propane gas). The kitchen may include a small refrigerator (maximum of six cubic feet), microwave, and small cooktop (max two elements).~~

~~The owner must occupy either the main unit or the junior accessory dwelling unit. Owner-occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization.~~

~~The junior accessory dwelling unit shall be located in such a fashion so that it is concealed from public view so as not to look like a duplex. The entry to the junior accessory dwelling unit shall face the side or back yard area. A junior accessory dwelling unit shall have matching colors and~~

~~materials as the main unit. The main unit must meet current requirements for parking prior to or in conjunction with the junior accessory dwelling unit approval.~~

- ~~ED.~~ *Residential, Single-Family Zone, Off Street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- ~~FE.~~ *Residential, Single-Family Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- ~~GF.~~ *Residential, Single-Family Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- ~~HG.~~ *Pedestrian Access.* Development projects that include 20 or more residential units shall provide on-site pedestrian connections to public sidewalks and transit stops.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.065 Residential, Traditional Neighborhood (R-TN Zone).

The Residential, Traditional Neighborhood Zone is intended to provide a range of housing choices, including single-family and multi-family development and supporting neighborhood service uses within a walkable and well-connected setting.

- A. *Residential, Traditional Neighborhood Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Residential, Traditional Neighborhood Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Residential, Traditional Neighborhood Zone, Development Standards.* The following standards shall apply to the Residential, Traditional Neighborhood Zone (R-TN Zone):
 - 1. *Lot Area and Dimension.* Lot sizes for the Residential, Traditional Neighborhood Zone (R-TN Zone) shall not be less than 5,000 square feet with a minimum lot width of 50 feet and a minimum lot depth of 100 feet. Smaller lots may be allowed consistent with 17.11.030.D (Small Lot Development).
 - 2. *Setbacks and Yards.* The following setback requirements are applicable to the Residential, Traditional Neighborhood Zone (R-TN Zone):
 - a. *Front Yard Setbacks.*
 - 1. The minimum front yard setback is 15 feet.
 - 2. The maximum front yard setback is 25 feet. The maximum setback requirement may be waived if the Director finds:
 - (a) Common plazas, courtyards, or outdoor amenity areas are located between the street and the building(s);
 - (b) The building(s) incorporates an entrance design that creates a welcoming entry feature facing the street; or
 - (c) A larger area is required to preserve existing mature trees or natural features.
 - b. *Rear Yard Setbacks.* The minimum rear yard setback is 15 feet, except a minimum rear yard setback of five feet is allowed for a garage abutting an alley.

c. *Side Yard Setbacks.*

1. The minimum interior side yard setback is five feet, except corner lots shall have a minimum street side yard setback of 10 feet.
2. The maximum street side yard setback is 20 feet. The maximum setback requirement may be waived if the Director makes the findings listed in Section 17.03.065.C.2.a.2.

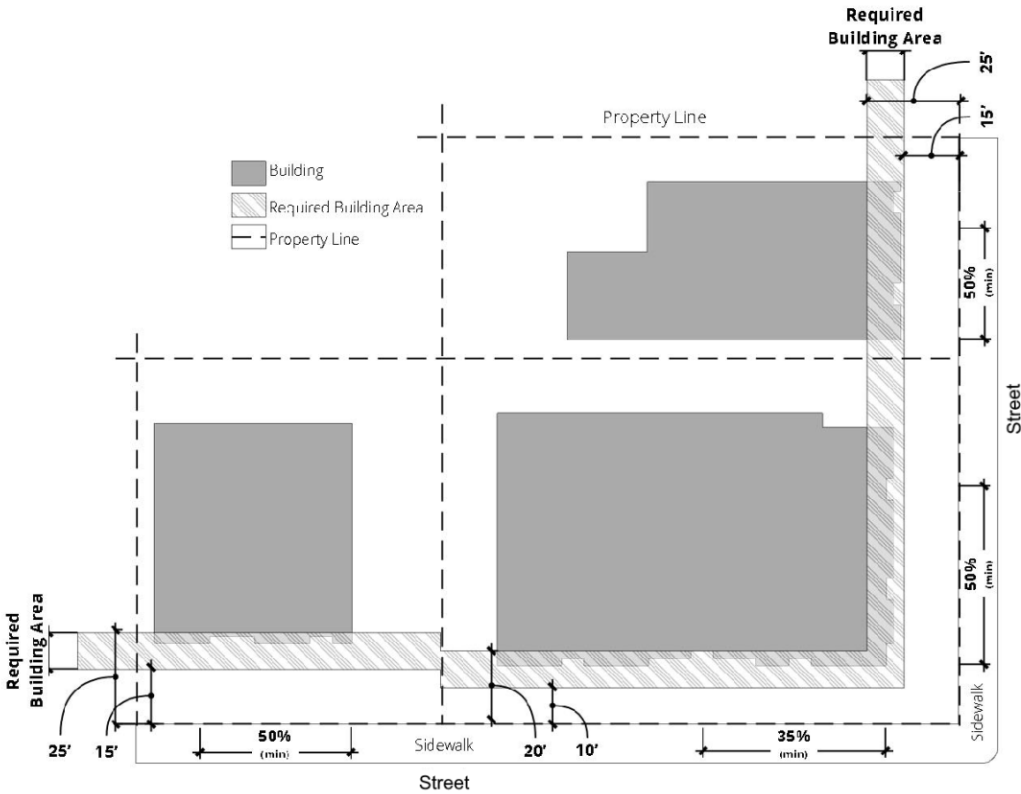
Table 17.03-2 Setback (Yard) Requirements for Residential, Traditional Neighborhood Zone (RTN Zone)	
Yard	Setback Requirement
Front Yard	15 ft. (minimum) 25 ft. (maximum) unless waived by the Director
Rear Yard	15 ft. (minimum) 5 ft. (minimum) for a garage abutting an alley
Side Yard	5 ft. (minimum) for interior lots 10 ft. (minimum) for corner lots (street side yard) 20 ft. (maximum) for corner lots (street side yard) unless waived by the Director

- d. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.

3. *Building Placement Requirements.*

- a. Building façade(s) shall extend a minimum of 50 percent of the street frontage for the area between the minimum and maximum front yard setbacks. For example, if a lot is 100 feet wide, 50 linear feet of the lot parallel to the street must be occupied by a building(s) that adheres to the maximum setback requirement.
- b. In the area between the minimum and maximum street side yard setback, 35 percent of the linear distance parallel to the street shall be occupied by a building façade(s).

Building Placement Requirements, R-TN Zone Exhibit

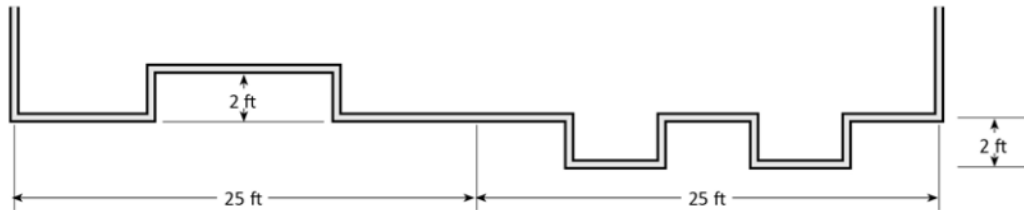


4. **Density.** The maximum density shall be twelve units per acre with an average of six units per acre, applied across the property.
 - a. A studio or one-bedroom unit of no more than 750 square feet, excluding a garage, shall count as 0.5 of a unit.
 - b. Density below four units per acre may be allowed subject to conditional use permit approval, if the Planning Commission finds that the lower density does not jeopardize the City's ability to satisfy its Regional Housing Need Allocation.
5. **Usable Yard Area (Open Space) Requirements.** The following minimum useable open space standards are applicable to development within the Residential, Traditional Neighborhood Zone (R-TN Zone):
 - a. For multi-family developments of fewer than 20 units, each unit shall have a minimum of 100 square feet of usable open space.
 - b. For multi-family developments of 20 or more units, each unit shall have a minimum of 200 square feet of usable open space, and common usable open space at an equivalent of 200 square feet per unit
 - c. The definition of useable open space and the method of computation is provided in Chapter 17.14 (see "Open Space, Useable").
6. **Building Height.** In the Residential, Traditional Neighborhood Zone (R-TN Zone), the maximum height of any building shall not exceed 35 feet.

7. *Floor Area Ratio.* The maximum permitted floor area ratio is 0.35. This standard applies to commercial uses only.
- D. *Residential, Traditional Neighborhood Zone, Off street Parking.*
1. Parking shall not be located in the front setback unless the Director makes the following findings:
 - a. Buildings comply with the maximum front setback requirement;
 - b. Parking located within the front setback is in the driveway of a single-family home or a duplex; or
 - c. The parking area located within the front setback is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06; and
 - d. Requirements in Chapter 17.05 are complied with.
 2. Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Residential, Traditional Neighborhood Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Residential, Traditional Neighborhood Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- ~~G. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the R-SF Zone and State law.~~
- ~~H.G. *Maximum Block Length.* Block length is limited to 600 feet measured from curb edge to curb edge.~~
- ~~H.H. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).~~
- ~~H.I. *Supplemental Multiple Family Development Standards.* The following standards apply to multiple family developments, including attached single unit developments.~~
1. *Building Entrances.*
 - a. All dwelling units located along streets shall have the primary entrance facing the street. Exceptions to this requirement may be approved where the site is located on a major arterial carrying high traffic volumes.
 - b. Dwelling units located in the interior of a multiple family development shall be designed so that the primary entryway is visible from a pedestrian pathway that is connected to a street.
 - c. Building entrances shall have a roofed projection (such as a porch) or recess with a minimum depth of at least five feet and a minimum horizontal area of 30 square feet. Exceptions to this requirement may be approved for alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry.
 2. *Building Façades.*
 - a. At least 75 percent of the façade of each building adjacent to a street shall be occupied by habitable space with windows.
 - b. Each building façade adjacent to a street shall have at least one pedestrian entry into the structure.

- c. All street-facing façades shall have at least one horizontal or vertical projection or recess at least two feet in depth, for every 25 horizontal feet of wall. Building entrances and front porches may count towards meeting this requirement.

Façade Articulation, Multiple Family Development Requirements Exhibit



Street-facing façades shall have at least one horizontal projection or recess at least 2 feet, for every 25 linear feet of wall.

3. **Building Roofs.** The roof line at each elevation shall demonstrate an offset of at least 24 inches for each one to three units exposed on that elevation, but in no case shall a roof line be more than 50 feet without a minimum 18-inch offset.

Roof Line, Multiple Family Development Requirements Exhibit



The roof line for each elevation shall be offset at least 18 inches for each one to three units exposed on that elevation.

4. **Pedestrian Access.** On-site pedestrian circulation and access shall be provided consistent with the following standards.
- Internal connections.** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - To circulation network.** Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes or trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 - To neighbors.** Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.

- d. *To transit.* Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
- e. *Pedestrian walkway design.*
 - 1. Walkways shall be a minimum of six feet wide, shall be hard-surfaced, and paved with permeable materials. Walkway widths may be reduced to three feet wide for small lot development (Section 17.11.030.D).
 - 2. Where a required walkway crosses a driveway, parking area, or loading area, it must be clearly identified using a raised crosswalk, a different paving material, or a similar method.
 - 3. Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or another physical barrier.
- 5. *Private Storage Space.* Each unit shall have at least 200 cubic feet of enclosed, weather-proofed, and lockable private storage space with a minimum horizontal dimension of four feet.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.070 Residential, Multiple-Family Zone (R-MF Zone).

The Residential, Multiple-Family Zone is intended to protect established medium density and high-density residential development in the City, and to facilitate further development of this land use type. This includes higher density housing that includes condominiums, townhomes, duplexes, patio apartments, senior housing and supporting ancillary facilities.

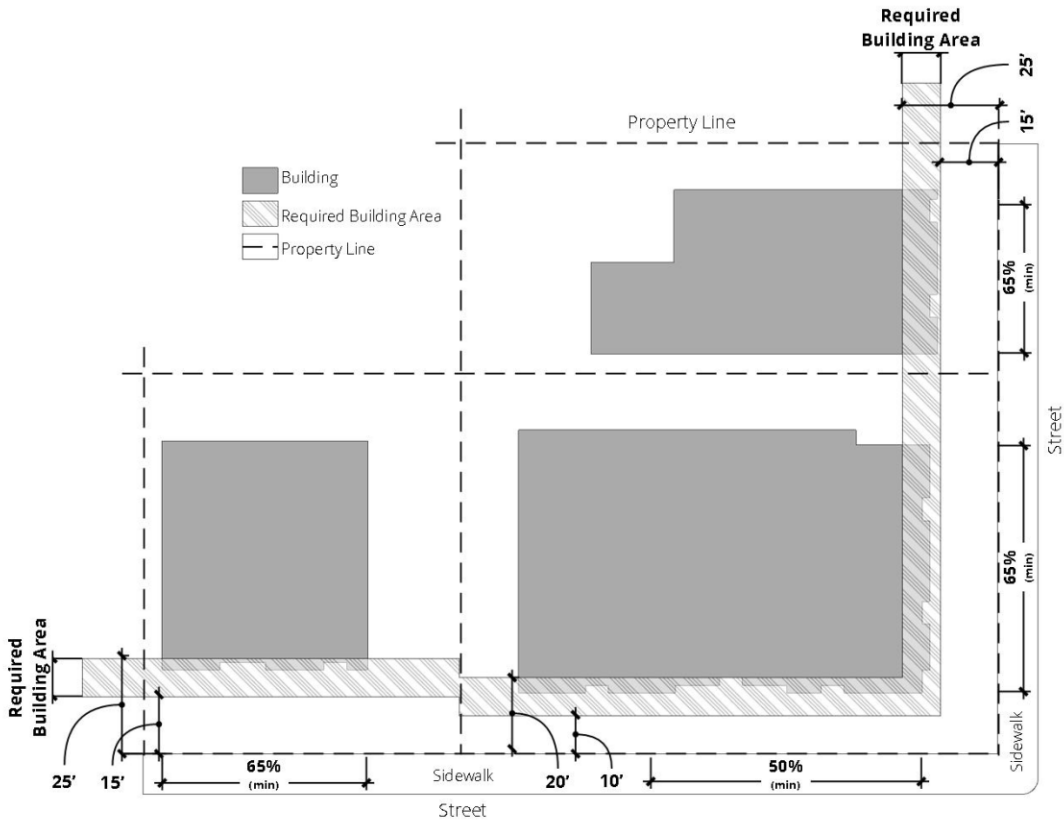
- A. *Residential, Multiple-Family Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Residential, Multiple-Family Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Residential, Multiple-Family Zone, Development Standards.* The following standards shall apply to the Residential, Multiple-Family Zone (R-MF Zone):
 - 1. *Lot Area and Dimensions.* Lot sizes for the Residential, Multiple-Family Zone (R-MF Zone) shall not be less than 6,000 square feet with an average lot width of 60 feet and a minimum average lot depth of 100 feet. Smaller lots may be allowed consistent with Section 17.11.030.D (Small Lot Development).
 - 2. *Setbacks and Yards.* The following setback requirements are applicable to the Residential, Multiple-Family Zone (R-MF Zone):
 - a. *Front Yard Setbacks.*
 - 1. The minimum front yard setback is 20 feet.
 - 2. The maximum front yard setback is 25 feet. The maximum setback requirement may be waived if the Director finds:
 - (a) Common plazas, courtyards, or outdoor amenity areas are located between the street and the building(s);

- (b) The building(s) incorporates an entrance design that creates a welcoming entry feature facing the street; or
 - (c) A larger area is required to preserve existing mature trees or natural features.
- b. *Rear Yard Setbacks.* The minimum rear yard setback is 15 feet, except a minimum rear yard setback of five feet is allowed for a garage abutting an alley.
- c. *Side Yard Setbacks.*
- 1. The minimum interior side yard setback is five feet, except corner lots shall have a minimum street side yard setback of 10 feet.
 - 2. The maximum street side yard setback is 20 feet. The maximum setback requirement may be waived if the Director makes the findings listed in subparagraph 17.03.070.C.2.a.2.

Table 17.03-2.5 Setback (Yard) Requirements for Residential, Multiple-Family Zone (RMF Zone)	
Yard	Setback Requirement
Front Yard	15 ft. (minimum) 20 ft. (maximum) unless waived by the Director
Rear Yard	15 ft. (minimum) 5 ft. (minimum) for a garage abutting an alley
Side Yard	5 ft. (minimum) for interior lots 10 ft. (minimum) for corner lots (street side yard) 20 ft. (maximum) for corner lots (street side yard) unless waived by the Director

- d. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.
3. *Building Placement Requirements.*
- a. Building façade(s) shall extend a minimum of 65 percent of the street frontage for the area between the minimum and maximum front yard setbacks. For example, if a lot is 100 feet wide, 65 linear feet of the lot parallel to the street must be occupied by a building(s) that adheres to the maximum setback requirement.
 - b. In the area between the minimum and maximum street side yard setback, 50 percent of the linear distance parallel to the street shall be occupied by a building façade(s).

Building Placement Requirements, R-MF Zone Exhibit



4. *Density.* The minimum density shall be 12 units per acre, and the maximum density shall be 30 units per acre.
5. *Lot Area Requirements.* The area occupied by all structures shall not exceed 70 percent of the lot area.
6. *Useable Yard Area (Open Space) Requirements.* The following minimum useable open space standards are applicable to development within the Residential, Multiple-Family Zone (R-MF Zone):
 - a. For multi-family developments of fewer than 20 units, each unit shall have a minimum of 100square feet of usable open space.
 - b. For multi-family developments of 20 or more units, each unit shall have a minimum of 200 square feet of usable open space.
 - c. The definition of useable open space and the method of computation is provided in Chapter 17.14 (see "Open Space, Useable").
7. *Building Height.* In the Residential, Multiple-Family Zone (R-MF Zone), the maximum height of any building shall not exceed 35 feet.
8. *Floor Area Ratio.* The maximum permitted floor area ratio is 0.35. This standard applies to commercial uses only.

- D. *Residential, Multiple-Family Zone, Off street Parking.*
1. Parking shall not be located in the front setback unless the Director makes the following findings:
 - a. Buildings comply with the maximum front setback requirement;
 - b. The parking area located within the front setback is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06; and
 - c. Requirements in Chapter 17.05 are complied with.
 2. Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Residential, Multiple-Family Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Residential, Multiple-Family Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- ~~G. *Accessory Dwelling Units.* Accessory dwelling units are limited to one per lot with a single family residence within the Multiple-Family Zone.~~
- ~~1. *Detached Accessory Dwelling Unit.* Detached accessory dwelling units shall not exceed 50 percent of the floor area of the main unit or 1,200 square feet, whichever is less. The height of the detached accessory dwelling unit shall not exceed the height of the main unit. In addition, the detached accessory dwelling unit must be connected to sewer and shall be provided with individual sewer connections. Detached accessory units shall be detached from the main unit by a minimum distance of ten feet and shall have a minimum distance of 15 feet from the rear property line. Detached accessory dwelling units may be located in an existing structure, without consideration to setbacks. The detached accessory dwelling unit shall be located in such a fashion so that it is concealed from public view and shall have matching colors and materials as the main unit. The main unit must meet current requirements for parking prior to or in conjunction with the detached accessory dwelling unit approval.~~
 - ~~2. *Attached Accessory Dwelling Units.* Attached accessory dwelling units shall not exceed 50 percent of the floor area of the main unit or 1,200 square feet, whichever is less. The height of the attached accessory dwelling unit shall not exceed the height of the main unit. Setbacks shall meet the requirements of the zone unless within an existing structure unless the unit is created from an existing living space in a single family home. The attached accessory dwelling unit shall be located in such a fashion so that it is concealed from public view (specifically the entrance) and shall have matching colors and materials as the main unit. The main unit must meet current requirements for parking prior to or in conjunction with the attached accessory dwelling unit approval.~~
 - ~~3. *Junior Accessory Dwelling Units.* Junior accessory dwelling units shall not exceed 500 square feet, consist of one bedroom and a limited kitchen, and have access to both interior access to the main unit and an exterior door. Junior accessory dwelling units are not considered a separate dwelling unit. The height of the junior accessory dwelling unit shall not exceed the height of the main unit. Setbacks shall meet the requirements of the zone unless within an existing structure. The junior accessory dwelling unit kitchen may only have a wet bar or efficiency kitchen (a single basin sink with a maximum waste line diameter of 1.5 inches and a cooking facility with appliances that can run on standard 120 volt outlets or natural or propane gas). The kitchen may include a small refrigerator (maximum of six cubic feet), microwave, and small cooktop (maximum of two elements).~~

The junior accessory dwelling unit shall be located in such a fashion so that it is concealed from public view so as not to look like a duplex, for example. The entry to the junior accessory dwelling unit shall face the side or back yard area. Junior accessory units shall have matching

~~colors and materials as the main unit. Main unit must meet current requirements for parking prior to or in conjunction with the junior accessory dwelling unit approval.~~

- ~~H.G.~~ *Maximum Block Length.* Block length is limited to 600 feet measured from curb edge to curb edge.
- ~~H.H.~~ *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).
- ~~H.I.~~ *Supplemental Multiple Family Development Standards.* Additional standards listed in Section 17.03.065 apply to multiple family developments, including attached single unit developments, in the R-MF Zone.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.075 Urban Village Zone (UV Zone).

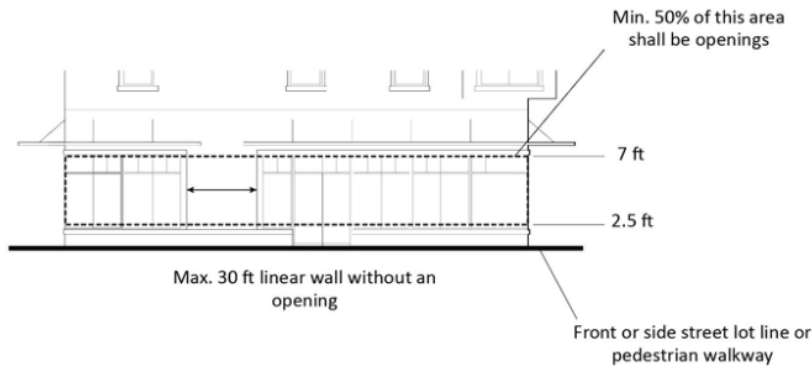
The Urban Village Zone applies to a specific area situated between Interstate 10 and State Route 60 Freeway corridors. Within this area, a variety of specialized land uses that capitalize on the area's unique location are contemplated. These uses include a regional commercial center, higher density residential development, educational uses, and abundant open space and recreational amenities. The permitted uses and development standards are intended to be conducive to a compact, mixed use, and walkable environment.

- A. *Urban Village Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Urban Village Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Urban Village Zone, Development Standards.* The following standards shall apply to the Urban Village Zone (UV Zone):
 1. *Lot Area and Dimensions.* Lot sizes for the Urban Village Zone (UV Zone) shall not be less than 10,000 square feet with a minimum average lot depth of 100 feet and a minimum average lot width of 80 feet.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Urban Village Zone (UV Zone):
 - a. *Front Yard Setbacks.* No front yard setback is required for commercial uses; five-foot setback for residential development.
 - b. *Rear Yard Setbacks.* 10-foot rear yard setback is required.
 - c. *Side Yard Setbacks.* No side yard setback is required.
 - d. *Freeway Setbacks for Residential Uses.* Residential uses shall have a minimum setback of 500 feet from State Route 60 and Interstate 10.
 - e. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.
 3. *Density.* The minimum density shall be 12 units per acre, and the maximum density shall be 24 units per acre; however, no more than 21 acres within the UV Zone shall be developed at a density below 20 units per acre.
 4. *Floor Area Requirements.* The maximum permitted floor area ratio is 1.0. The floor area ratio standard applies to non-residential uses only.

5. *Building Height.* In the Urban Village Zone (UV Zone), the maximum height of any building shall not exceed 50 feet.
- D. *Urban Village Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Urban Village Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply, except where they conflict with standards allowed in this Zone (e.g., no front yard setback).
- F. *Urban Village Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- ~~G. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the R-SF Zone and State law.~~
- ~~H.G.~~ *Maximum Block Length.* Block length is limited to 400 feet measured from curb edge to curb edge. A block length of up to 600 feet shall only be allowed when a mid-block pedestrian connection is provided, or the Director finds that:
1. The location and configuration of the lot makes a mid-block pedestrian connection infeasible or impractical; and
 2. Safe and convenient pedestrian connections are provided throughout the site consistent with applicable pedestrian access requirements in this Code.
- ~~H.~~ *Culs-de-Sac and Dead-End Streets.* Culs-de-sac and dead-end streets are not allowed unless the Director makes the following findings:
1. Unique physical circumstances exist that prevent a connected a connected street system; and
 2. A cul-de-sac or dead-end street is necessary to provide access to lots or buildings in a manner consistent with City standards.
- ~~H.~~ *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).
- ~~K.~~ *Supplemental Standards.*
1. *Limitations on Location of Parking.* Above ground parking shall not be located within 40 feet of a street facing property line unless the Director makes the following findings:
 - a. The site is small and/or constrained such that underground parking or surface parking located more than 40 feet from the street is not feasible; and
 - b. The parking area located within 40 feet of the street is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06.
 2. *Building Transparency/Required Openings.* Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 50 percent of the building wall area located between two and one-half and seven feet above the level of the sidewalk. Such walls may run in a continuous plane for no more than 30 feet without an opening.
 - a. *Design of openings.* Openings fulfilling this requirement shall have transparent glazing and provide views into display areas, sales areas, work areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
 - b. *Exceptions.* The following are exempt from this requirement:
 1. Residential uses; and
 2. Multi-level garages.

- c. *Reductions.* This requirement may be reduced or waived if the Director makes the following findings:
1. The proposed use has unique operational characteristics with which providing the required transparency and openings is incompatible; and
 2. Street-facing building walls will exhibit architectural relief and detail and will be enhanced with landscaping to create visual interest at the pedestrian level.

Building Transparency/Required Openings Exhibit



3. *Building Orientation.* Building frontages shall be generally parallel to streets and pedestrian walkways.
4. *Building Entrances.* The primary building entrance shall face a public sidewalk. Buildings located in the interior of a site shall have the primary entrance face a pedestrian walkway that is connected to a public sidewalk.
5. *Wall Plane Modulation.* All street-facing façades shall have at least one horizontal or vertical projection or recess at least two feet in width and depth, for every 50 horizontal feet of wall.
6. *Pedestrian Access.* On-site pedestrian circulation and access shall be provided consistent with the following standards.
 - a. *Internal connections.* A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - b. *To circulation network.* Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes or trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 - c. *To neighbors.* Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
 - d. *To transit.* Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
 - e. *Pedestrian walkway design.*

1. Walkways shall be a minimum of six feet wide, shall be hard-surfaced, and paved with permeable materials. Walkway widths may be reduced to three feet wide for small lot development (Section 17.11.030.D).
 2. Where a required walkway crosses a driveway, parking area, or loading area, it must be clearly identified using a raised crosswalk, a different paving material, or a similar method.
 3. Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.
7. *Public Open Space Requirement.* Developments with 50,000 square feet or more of non-residential floor area on sites of five acres or larger shall provide open space consistent with the following:
- a. Forty square feet of open space shall be provided for every 1,000 square feet of nonresidential floor area for the first 100,000 square feet of non-residential floor area, plus 20 square feet of open space for every 1,000 square feet of non-residential floor area over 100,000 square feet.
 - b. Such open space shall be visible and accessible from a public street, or from on-site areas normally frequented by customers and shall be accessible during business hours. Areas within required setbacks may count towards the open space requirement.
 - c. Such open space shall have a minimum dimension of 40 feet.
 - d. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including trees, landscaping, shade structures, seating (e.g., fixed seating, planter ledges, etc.), lighting, drinking fountains, public art, or performance areas.
 - e. The surface of the open space shall allow for convenient outdoor activity, recreation, and/or gathering. Such surface may be plant or hardscape material, or a combination thereof.
- L. *Supplemental Multiple Family Development Standards.* Additional standards listed in Section 17.03.065 apply to multiple family developments, including multiple family residential components of mixed-use developments and attached single unit developments, in the UV Zone.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.080 Commercial, Neighborhood Zone (C-N Zone).

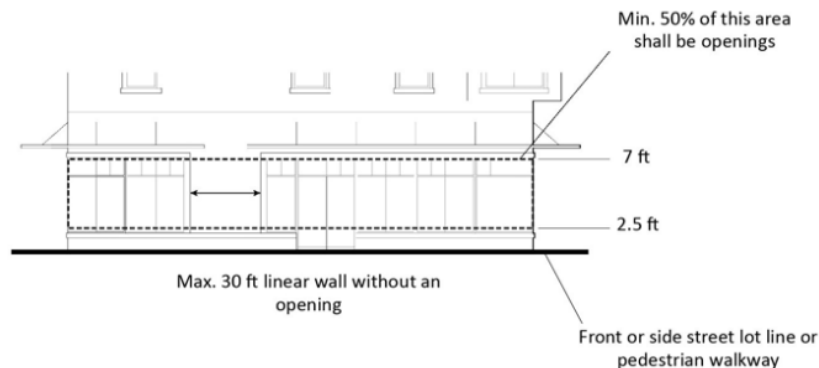
The Commercial, Neighborhood Zone (C-N Zone) is intended to permit development that provides for a range of commercial service and retail land uses that are in proximity to residential neighborhoods consistent with the General Plan.

- A. *Commercial, Neighborhood Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Commercial, Neighborhood Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Commercial, Neighborhood Zone, Development Standards.* The following standards shall apply to the Commercial, Neighborhood Zone (C-N Zone):

1. *Lot Area and Dimension.* Lots sizes for the Commercial, Neighborhood Zone (C-N Zone) shall not be less than 10,000 square feet with a minimum average lot depth of 100 feet and a minimum average lot width of 100 feet.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Commercial, Neighborhood Zone (C-N Zone)
 - a. *Front Yard Setbacks.* The minimum front yard setback is 25 feet. A minimum of 50 feet should be provided if the parking is provided in the front of the business.
 - b. *Rear Yard Setbacks.* No setback is required when the parcel is abutting commercial or manufacturing zones. For those parcels that abut residential zones, the minimum rear yard setback is 20 feet plus an additional two feet for every foot where a building exceeds 35 feet in height.
 - c. *Side Yard Setbacks.* No setback is required when the parcel is abutting commercial or manufacturing zones. For those parcels that abut residential zones, the minimum side yard setback is 20 feet plus an additional two feet for every foot where a building exceeds 35 feet in height.
 - d. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.
 3. *Lot Area Requirements.* The area occupied by all structures shall not exceed 50 percent of the lot area and the maximum permitted floor area ratio is 1.0.
 4. *Building Height.* In the Commercial, Neighborhood Zone (C-N Zone), the maximum height of any building shall not exceed 50 feet.
- D. *Commercial, Neighborhood Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Commercial, Neighborhood Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Commercial, Neighborhood Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- G. *Supplemental Standards.*
1. *Limitations on Location of Parking.* Above ground parking shall not be located within 40 feet of a street facing property line unless the Director makes the following findings:
 - a. The site is small and/or constrained such that underground parking or surface parking located more than 40 feet from the street is not feasible; or
 - b. The design incorporates habitable space built close to the public sidewalk; and
 - c. The parking area located within 40 feet of the street is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06.
 2. *Building Transparency/Required Openings.* Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 50 percent of the building wall area located between two and one-half and seven feet above the level of the sidewalk. Such walls may run in a continuous plane for no more than 30 feet without an opening.
 - a. *Design of openings.* Openings fulfilling this requirement shall have transparent glazing and provide views into display areas, sales areas, work areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
 - b. *Exceptions for parking garages.* Multi-level garages are exempt from this requirement.

- c. *Reductions.* This requirement may be reduced or waived if the Director makes the following findings:
1. The proposed use has unique operational characteristics with which providing the required transparency and openings is incompatible; and
 2. Street-facing building walls will exhibit architectural relief and detail and will be enhanced with landscaping to create visual interest at the pedestrian level.

Building Transparency/Required Openings Exhibit



3. *Building Orientation.* Building frontages shall be generally parallel to streets and pedestrian walkways.
4. *Building Entrances.* The primary building entrance shall face a public sidewalk. Buildings located in the interior of a site shall have the primary entrance face a pedestrian walkway that is connected to a public sidewalk.
5. *Wall Plane Modulation.* All street-facing façades shall have at least one horizontal or vertical projection or recess at least two feet in depth, for every 50 horizontal feet of wall.
6. *Pedestrian Access.* On-site pedestrian circulation and access shall be provided consistent with the following standards.
 - a. *Internal connections.* A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - b. *To circulation network.* Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes or trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 - c. *To neighbors.* Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
 - d. *To transit.* Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
 - e. *Pedestrian walkway design.*

1. Walkways shall be a minimum of six feet wide, shall be hard-surfaced, and paved with permeable materials. Walkway widths may be reduced to three feet wide for small lot development (Section 17.11.030.D).
 2. Where a required walkway crosses a driveway, parking area, or loading area, it must be clearly identified using a raised crosswalk, a different paving material, or a similar method.
 3. Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.
7. *Public Open Space Requirement.* Developments with 50,000 square feet or more of non-residential floor area on sites of five acres or larger shall provide open space consistent with the following:
- a. Forty square feet of open space shall be provided for every 1,000 square feet of nonresidential floor area for the first 100,000 square feet of non-residential floor area, plus 20 square feet of open space for every 1,000 square feet of non-residential floor area over 100,000 square feet.
 - b. Such open space shall be visible and accessible from a public street, or from on-site areas normally frequented by customers and shall be accessible during business hours. Areas within required setbacks may count towards the open space requirement.
 - c. Such open space shall have a minimum dimension of 40 feet.
 - d. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including trees, landscaping, shade structures, seating (e.g., fixed seating, planter ledges, etc.), lighting, drinking fountains, public art, or performance areas.
 - e. The surface of the open space shall allow for convenient outdoor activity, recreation, and/or gathering. Such surface may be plant or hardscape material, or a combination thereof.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.090 Community Commercial Zone (C-C Zone).

The Community Commercial Zone is intended to preserve, and where applicable promote, commercial shopping centers. This Zone specifically applies to those parcels that may contain more than one business or those properties with large format retailers (e.g., where the floor area of the business exceeds 50,000 square feet).

- A. *Community Commercial Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Community Commercial Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Community Commercial Zone, Development Standards.* The following standards shall apply to the Community Commercial Zone (C-C Zone):
 1. *Lot Area and Dimension.* Lots sizes for the Community Commercial Zone (C-C Zone) shall not be less than 10,000 square feet with an average lot depth of 100 feet and a minimum average lot depth of 100 feet.

2. *Setbacks and Yards.* The following setback requirements are applicable to the Community Commercial Zone (C-C Zone):
 - a. *Front Yard Setbacks.* The minimum front yard setback is 25 feet. There shall be a minimum of 50 feet for the front yard setback if parking is provided in the front of the building.
 - b. *Rear Yard Setbacks.* No minimum rear yard setback is required except for those parcels that abut residential zones. For those parcels that abut residential zones, the minimum rear yard setback is 20 feet plus an additional two feet for every foot where a building exceeds 35 feet in height.
 - c. *Side Yard Setbacks.* No setback is required when parcel is abutting commercial or manufacturing zones. For those parcels that abut residential zones, the minimum side yard setback is 20 feet plus an additional two feet for every foot where a building exceeds 35 feet in height.
 - d. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.
3. *Lot Area Requirements.* The area occupied by all structures shall not exceed 50 percent of the lot area and the maximum floor area ratio is 0.75.
4. *Building Height.* In the Community Commercial Zone (C-C Zone), the maximum height of any building shall not exceed 50 feet.
- D. *Community Commercial Zone, Off Street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Community Commercial Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Community Commercial Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- G. *Supplemental Standards.* Additional standards listed in Section 17.03.080.G apply to developments in the C-C Zone.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.100 Manufacturing Zone (M Zone).

The Manufacturing Zone is intended to maintain the existing industrial and manufacturing uses and to promote the development of new business parks, light industrial use, research parks, manufacturing uses, warehousing activities, and ancillary and supportive uses.

- A. *Manufacturing Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Manufacturing Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a conditional use permit.
- C. *Manufacturing Zone, Development Standards.* The following standards shall apply to the Manufacturing Zone (M Zone):
 1. *Lot Area and Dimension.* No minimum or maximum lot area standards are applicable to this Zone. Within those parcels containing structures, the minimum lot area must be 10,000 square feet.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Manufacturing Zone (M Zone):

- a. *Front Yard Setbacks.* The minimum front yard setback is 25 feet. There shall be a minimum of 50 feet for the front yard setback if parking is provided in the front of the building.
 - b. *Rear Yard Setbacks.* No minimum rear yard setback is required except for those parcels that abut residential zones. For those parcels that abut residential zones, the minimum rear yard setback is 20 feet plus an additional two feet for every foot that exceeds 35 feet.
 - c. *Side Yard Setbacks.* No setback is required when parcel is abutting commercial or manufacturing zones. For those parcels that abut residential zones, the minimum side yard setback is 20 feet plus an additional two feet for every foot that exceeds 35 feet.
 - d. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.
3. *Floor Area Ratio.* The maximum floor area ratio is 0.75.
 4. *Building Height.* In the Manufacturing Zone, the maximum height of any primary building shall not exceed 50 feet.
- D. *Manufacturing Zone, Off Street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
 - E. *Manufacturing Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
 - F. *Manufacturing Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.110 Public Facilities Zone (PF Zone).

The Public Facilities Zone includes a range of public uses and activities that serve the public good and welfare. These include, but are not limited to, schools, civic buildings, fire stations, and is intended to include and recognize the following uses: water course and watershed areas, public and private park lands, cemeteries, natural resource lands, wildlife preserves, and publicly owned dedicated scenic and open space areas. This Zone is also intended to provide for permanent open space in specific areas by limiting development in areas where natural hazards are present that might endanger the health, safety, and welfare of residents from possible flood, subsidence, erosion, or seismic activity.

- A. *Public Facilities Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-1 of this Section.
- B. *Public Facilities Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Public Facilities Zone, Development Standards.* The following standards shall apply to the Public Facilities Zone (P-F Zone):
 1. *Lot Area and Dimension.* No minimum or maximum lot area standards are applicable to this Zone. Within those parcels containing structures, the minimum lot area must be 10,000 square feet.
 2. *Setbacks and Yards.*
 - a. All yards and other structural standards other than height shall be specified in connection with, and as a part of, the issuance of a plot plan or conditional use permit for development.
 - b. *Setbacks for Properties Adjoining the R-C Zone.* A minimum setback of 20 feet shall be provided along property lines adjoining the R-C Zone.

- 3. *Floor Area Ratio.* The maximum floor area ratio is 1.0.
- 4. *Building Height.* In the PF Zone the maximum height of any building shall not exceed two stories or 35 feet, whichever is less.
- D. *Public Facilities Zone, Off Street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Public Facilities Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Public Facilities Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.120 Permitted uses for Base Zone Districts.

The permitted uses for the Base Zone Districts (identified in Section 17.03.040 through 17.03.110) are listed in Table 17.03-3.

Table 17.03-3 Permitted Land Uses For Base Zone Districts¹										
	RC	PF	RR	RSF	RTN	RMF	CN	CC	M	UV
Administrative Professional Services										
Administrative/Professional Offices	N	N	N	P	N	N	P	P	P	P
Advertising Agencies	N	P	N	N	N	N	P	P	C	P
Architectural/Engineering/Design Services	N	P	N	N	N	N	P	P	P	P
Attorney/Legal Services	N	P	N	N	N	N	P	P	C	P
Business Management Services	N	P	N	N	N	N	P	P	C	P
Government Offices	P	P	P	P	P	P	P	P	P	P
Travel Agencies	N	P	N	N	N	N	P	P	C	P
Agricultural Uses										
Animal Keeping (Commercial Use)	N	N	P	C	C	N	C	C	C	C
Animal Keeping (Accessory Use)	N	A	A	A	A	A	C	C	C	C
Animal Rescue Facilities	N	N	P	C	C	N	N	N	C	N
Apiaries	N	N	P	C	C	N	N	N	N	N
Aviaries	N	N	P	N	N	N	N	N	C	N
Catteries	N	N	P	C	C	N	C	C	C	C
Commercial Growing Establishments	N	N	P	N	N	N	N	N	C	N
Community Gardens	N	N	P	P	P	P	P	P	N	P
Dairies	N	N	P	N	N	N	N	N	N	N
<u>Employee/Farmworker Housing (No More Than 36 Beds)</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>
Kennels (all Classes)	N	N	P	C	C	N	C	C	C	C
Produce Stands	N	N	P	N	N	N	N	N	P	N
Stables	N	N	P	N	N	N	N	N	N	N

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Alcohol Service and Sales										
Bars or Cocktail Lounges ²	C	N	N	N	N	N	C	C	C ⁷	C
Liquor Stores ^{2, 4}	N	N	N	N	N	N	C	C	N	C
Restaurants with Alcoholic Beverage Sales	C	N	N	N	N	N	C	C	C	C
Automotive Services										
Automobile, Motorcycle, and Marine Craft Sales (New and Used)	N	N	N	N	N	N	C	P	C	C
Automobile Parking or Storage Facilities	N	N	N	N	N	N	C	P	P	C
Automobile Rental Agencies	N	N	N	N	N	N	P	P	P	C
Automobile Repair Facilities	N	N	N	N	N	N	C	P	P	N
Automobile Towing and/or Wrecking Facilities	N	N	N	N	N	N	N	N	C	N
Body and Paint Shops	N	N	N	N	N	N	C	C	C	N
Car Wash	N	N	N	N	N	N	C	C	C	C
Gas/Service Stations	N	N	N	N	N	N	C	C	C	C
Limousine Services	N	N	N	N	N	N	P	P	P	N
Recharging Stations	Allowed (P) in any area designed for the parking or loading of vehicles.									
Tire Repair	N	N	N	N	N	N	N	P	P	N
Tire Store	N	N	N	N	N	N	N	P	P	N
Towing Services with Indoor Vehicle Service	N	N	N	N	N	N	C	C	C	N
Towing Services with Outdoor Vehicle Storage	N	N	N	N	N	N	N	N	C	N
Truck/Trailer Rentals	N	N	N	N	N	N	C	C	P	N
Communications Facilities										
Ham Radio Antennae (Private Use)	N	N	P	P	P	P	P	P	P	P
Radio and Television Broadcasting Studios	N	N	N	N	N	N	N	P	P	P
Recording and Sound Studios	N	N	N	N	N	N	N	P	P	P
Satellite Dishes (Non-Private)	N	N	N	N	N	N	P	P	P	P
Satellite Dishes (Private Use)	N	N	P	P	P	P	N	N	C	P
Wireless Telecommunication Facility—Stealth	C	N	N	N	N	N	C	C	C	C
Daycare Facilities										
Commercial Day Care Facilities	N	N	N	C ⁵	C ⁵	N	P	P	C	C
Educational Establishments										

Elementary, Junior, and High Schools/Private & Charter	N	P	C	C	C	C	C	C	C	C
Elementary, Junior, and High Schools/Public	N	P	P	P	P	P	C	C	C	C
College or University	N	P	C	C	C	C	C	C	C	C
Tutoring & Testing	N	P	A	A	A	A	C	C	C	C
Vocational and Trade Schools	N	P	C	C	C	C	C	C	C	C
Food and Beverage Sales										
Bakeries	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	P	P
Catering Establishments	N	N	N	N	N	N	P	P	P	P
Convenience Markets	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	P	P
Grocery Stores/Supermarkets	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Grocery Store, Alcohol Sales	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
General Merchandise and Trade										
Antique Sales	N	N	N	N	N	N	P	P	A	P
Appliance Sales	N	N	N	N	N	N	P	P	C	P
Art Galleries and Supplies	N	N	N	N	N	N	P	P	N	P
Beauty Supplies	N	N	N	N	N	N	P	P	N	P
Books and Magazines	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Building Materials	N	N	N	N	N	N	N	P	P	N
Building Materials with outdoor sales/storage	N	N	N	N	N	N	N	C	P	N
Camera and Photographic Supplies	N	N	N	N	N	N	P	P	N	P
Candy Stores	N	N	N	N	N	N	P	P	N	P
Cigar/Cigarette Shops ²	N	N	N	N	N	N	C	C	N	C
Clothing Stores	N	N	N	N	N	N	P	P	N	P
Department Stores	N	N	N	N	N	N	P	P	N	P
Discount Stores	N	N	N	N	N	N	P	P	N	P
Electronic Equipment Sales	N	N	N	N	N	N	P	P	C	P
Equipment Sales and Rentals	N	N	N	N	N	N	C	C	P	N
Florists	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Freight Forwarding Services	N	N	N	N	N	N	P	P	P	P
Furniture and Home Furnishings	N	N	N	N	N	N	P	P	N	P
Garden Supply	N	N	N	N	N	N	P	P	N	P
Gifts, Crafts, and Novelties	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Guns and Ammunition	N	N	N	N	N	N	N	C	C	P
Hardware Stores	N	N	N	N	N	N	P	P	N	P
Hobby, Toy and Game Stores	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Indoor Swap Meets	N	N	N	N	N	N	N	C	C	N

Jewelry Sales and Repair	N	N	N	N	N	N	P	P	N	P
Leather Goods	N	N	N	N	N	N	P	P	N	P
Luggage Sales	N	N	N	N	N	N	P	P	N	P
Office Equipment, Furniture, and Supplies	N	N	N	N	N	N	P	P	P	P
Pet Sales and Supplies	N	N	N	N	N	N	P	P	P	P
Records, Tapes, and Videos	N	N	N	C ⁵	C ⁶	C ^{5, 6}	P	P	N	P
Retail, Other Specialty	N	N	N	N	N	N	P	P	N	P
Sporting Goods and Equipment	N	N	N	N	N	N	P	P	P	P
Surplus Stores	N	N	N	N	N	N	P	P	C	N
Thrift and Second-Hand Stores	N	N	N	N	N	N	C	C	N	N
Variety Stores	N	N	N	N	N	N	P	P	N	C
Wholesale Establishments	N	N	N	N	N	N	P	P	C	P
Lodging										
Bed and Breakfast Facilities	C	N	C	C	C	C	P	P	N	P
Emergency Shelters	N	N	N	N	N	N		P		N
Hotels and Motels	C	N	N	N	N	N	P	P	C	P
<u>Low Barrier Navigation Centers</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>
Residence Inns	C	N	N	N	N	N	P	P	N	P
Single-Room Occupant (SRO) Facilities	N	N	N	N	N	N	C	C	N	N
<u>Supportive Housing</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>P</u>
Trailer Parks and Campsites	C	N	N	N	N	C	N	N	N	N
Transitional Housing	N	N	N <u>P</u>	N <u>P</u>	C <u>P</u>	C <u>P</u>	C	C	N	N <u>P</u>
Manufacturing and Industrial										
Apparel/Textile Products	N	N	N	N	N	N	N	N	P	N
Assembly Plants	N	N	N	N	N	N	N	N	P	N
Bottling Plants	N	N	N	N	N	N	N	N	P	N
Bulk Postal Service Facilities	N	N	N	N	N	N	N	N	P	N
Chemicals	N	N	N	N	N	N	N	N	P	N
Contract Construction Services	N	N	N	N	N	N	N	N	P	N
Contractor or Building Materials Storage	N	N	N	N	N	N	N	N	P	N
Data Services	N	N	N	N	N	N	N	N	P	N
Exterminating Services	N	N	N	N	N	N	C	C	P	N
Feed and Fuel Yards	N	N	N	N	N	N	N	N	P	N
Food and Kindred Products	N	N	N	N	N	N	N	N	P	N
Furniture	N	N	N	N	N	N	N	N	P	N
Lumber/Wood Products	N	N	N	N	N	N	N	N	P	N

Mini-Storage, Mini-Warehouse, Self-Storage or Public-Storage	N	N	N	N	N	N	N	N	P	N
Metal Salvage Yards	N	N	N	N	N	N	N	N	P	N
Paper Products	N	N	N	N	N	N	N	N	P	N
Petroleum-Related Materials	N	N	N	N	N	N	N	N	C	N
Primary Metal Industries (Electroplating)	N	N	N	N	N	N	N	N	C	N
Printing/Publishing	N	N	N	N	N	N	N	N	P	N
Professional/Scientific/Electronic Products	N	N	N	N	N	N	N	N	P	N
Research Services and Laboratories	N	N	N	N	N	N	N	N	P	N
Retail Sales of Products Manufactured or Stored On-Site	N	N	N	N	N	N	N	N	P	N
Sandblasting and Beadblasting	N	N	N	N	N	N	C, A	C, A	C	N
Taxidermy	N	N	N	N	N	N	N	N	C	N
Medical/Health Care										
Ambulance Services	N	N	N	N	N	N	P	P	P	N
Animal Hospitals/Veterinaries	N	N	N	N	N	N	P	P	P	P
Clinics	N	N	N	N	N	N	P	P	C	P
Convalescent Homes	N	N	C	C	C	C	P	P	N	C
Chemical Dependency Clinics	N	N	N	N	N	C	C	N	N	C
Hospitals	N	N	N	N	N	N	P	P	N	C
Medical/Dental Offices	N	N	N	N	N	N	P	P	N	P
Pharmacies	N	N	N	N	N	N	P	P	N	P
Pharmacies, with drive-through	N	N	N	N	N	N	C	C	N	P
Personal Services										
Banking, Credit Unions, Financial Services	N	N	N	N	N	N	P	P	N	P
Barbers and Beauty Parlors	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Cemeteries	N	C	C	C	C	C	C	C	C	N
Check Cashing Services	N	N	N	N	N	N	P	P	N	N
Commercial Pet Grooming Services	N	N	N	N	N	N	P	P	C	P
Dry Cleaners	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	N	P
Funeral Parlors, Mortuaries	N	N	N	N	N	N	C	C	C	C
Laundries, Laundromats	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	C	P
Locksmith and Key Shops	N	N	N	N	N	N	P	P	P	P
Pawnbrokers	N	N	N	N	N	N	C	C	N	N
Massage Establishment	N	N	N	N	N	N	C	C	N	C

Photocopying and Photo Developing Services	N	N	N	N	N	N	P	P	P	P
Photography Studios	N	N	N	N	N	N	P	P	N	P
Shoe Repair Shops	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	C	P
Tailors	N	N	N	C ⁵	C ⁶	C ^{5,6}	P	P	C	P
Tattoo/Body Piercing Services	N	N	N	N	N	N	C	C	N	C
Public and Quasi-Public Uses										
Community Recreation Centers	P	P	P	P	P	P	N	N	N	P
Cultural Facilities		P	P	P	P	P	N	N	N	P
Libraries	P	P	P	P	P	P	C	C	N	P
Museums	P	P	P	P	P	P	C	C	N	P
Parks	P	P	P	P	P	P	P	P	N	P
Public Safety Facilities	N	P	P	P	P	P	P	P	P	P
Senior Citizen Activity Centers	N	P	P	P	P	P	P	P	N	P
Recreation and Entertainment										
Adult-Oriented Businesses	N	N	N	N	N	N	N	N	C	N
Amusement Parks	N	N	C	N	N	N	C	C	C	C
Athletic Fields	N	P	P	P	P	P	N	N	N	P
Batting Cages	N	N	N	N	N	N	C	C	C	P
Billiard and Pool Halls	N	N	N	N	N	N	C	C	N	C
Bowling Alleys	N	N	N	N	N	N	P	P	N	P
Commercial Athletic Facility	N	N	N	N	N	N	C	C	C	C
Dance Studios	N	N	N	N	N	N	P	P	N	P
Golf Driving Ranges	C	N	N	N	N	N	N	C	C	C
Health Clubs and Gymnasiums	N	N	N	N	N	N	C	C	C	C
Miniature Golf Courses	N	N	C	N	N	N	C	C	N	P
Off-Road Mini-Bike and Motorcross Courses	C	N	C	N	N	N	N	C	C	N
Public Auditorium/Auditoriums	N	P	N	N	N	N	P	P	N	P
Shooting Range (Indoor)	N	N	N	N	N	N	N	N	C	N
Skating Rinks	N	N	N	N	N	N	N	C	C	P
Video Arcades	N	N	N	N	N	N	C	C	N	C
Recycling										
Collection Facilities	N	N	N	N	N	N	C	C	C	N
Processing Facilities	N	N	N	N	N	N	C	C	C	N
Religious Institutions										
Churches	N	C	C	C	C	C	P	P	C	P
Monasteries, Convents, or Similar Religious Use	N	C	C	C	C	C	P	P	C	P

Repair Services										
Electrical and Household Appliances Repair	N	N	N	N	N	N	P	P	P	N
Furniture Refinishing	N	N	N	N	N	N	P	P	P	N
Furniture Reupholstering	N	N	N	N	N	N	C	C	P	N
Lawnmower Repair/Sales Shops	N	N	N	N	N	N	P	P	P	N
Machine Shops	N	N	N	N	N	N	C	C	P	N
Welding Shops	N	N	N	N	N	N	C, A	C, A	P	N
Residential Uses										
Accessory Guest Houses	N	N	P	P	P	P	N	N	N	P
Accessory Dwelling Units	See Chapter 17.15.N N P P P P N N P									
Boarding or Rooming Houses	N	N	C	C	C	C	N	N	N	P
Caretaker's Unit	N	N	P	N	P	P	P*	N	C	P
Congregate Care Facilities	N	N	N	N	C	C	C	C	N	P
Day Care Centers, Small Family—1 to 8 Children	N	N	P	P	P	P	N	N	N	P
Day Care Centers, Large Family—7 to 14 Children	N	N	P	P	P	P	C	N	N	P
Duplexes	N	N	N	N	P	P	N	N	N	P
Group or Community Care Facilities—6 or fewer persons)	N	N	P	P	P	P	N	N	N	P
Group or Community Care Facilities—7 or more persons)	N	N	C	C	C	C	N	N	N	C <u>P</u>
Home Occupation Businesses	N	N	P	P	P	P	N	N	N	P
Mobile Home Parks	N	N	N	N	C	C	N	N	N	N
Mobile Home or Manufactured Housing Units Single Lot	N	N	P	P	P	P	N	N	N	P
Multiple-Family, Apartment & Condominiums	N	N	N	N	P	P	P*	N	N	P
Planned Residential Developments	N	N	P	P	P	P	N	N	N	P

<u>Employee/Farmworker Housing (6 or Fewer Persons)</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>
Senior Housing Developments	N	N	P	P	P	P	C	N	N	P
Single-Family Dwellings	N	N	P	P	P	P	N	N	N	P
Restaurant										
Delicatessens	N	N	N	C ⁵	C ⁶	C ^{5, 6}	P	P	P	P
Fast-Food Restaurants—Without Drive-Thru ^{2, 3}	N	N	N	N	N	N	P	P	P	P
Fast-Food Restaurants—With Drive-Thru ^{2, 3}	N	N	N	N	N	N	C	C	N	P
Sit-Down Restaurants	C	N	N	C ⁵	C ⁶	C ^{5, 6}	P	P	C	P
Sit Down Restaurant with live Entertainment	C	N	N	N	N	N	C	C	N	C
Restaurant, serving alcohol	C	N	N	N	N	N	C	C	N	C
Service Organizations										
Philanthropic and Charitable Institutions	N	N	N	N	N	N	P	P	C	P
Service Organizations	N	N	N	N	N	N	P	P	C	P
Temporary Uses										
Street/Craft Fairs and Farmers' Markets—Ongoing	N	N	N	N	N	N	C	C	N	C
Temporary Structures (Subdivision sales Office)	C	N	P	P	P	P	P	P	P	P
Christmas Tree/Pumpkin Lots, and Similar, Not Exceeding 30 Days	C	C	C	N	N	C	P	P	P	P
Outdoor Displays	N	N	N	C ⁵	C ⁶	C ^{5, 6}	C	C	C	C
Parking Lot Sales	N	C	N	N	N	N	P	P	P	P
Amusement Enterprises	N	C	N	N	N	N	C	C	C	C
Transportation Facilities										
Bus Passenger Terminals	N	N	N	N	N	N	C	C	C	P
Charter Bus Companies	N	N	N	N	N	N	C	C	C	P
Motor Vehicle Transportation (Taxi/Shuttle)	N	N	N	N	N	N	C	C	C	N
Truck Stops and Terminals, Truck Yard	N	N	N	N	N	N	C	C	C	N
Utilities										
Energy Storage Facility	N	N	N	N	N	N	N	N	P	N
Public Utility/Service Structures	N	P	N	N	N	N	N	N	P	N
Sewage Disposal Facilities/Waste Transfer	N	P	N	N	N	N	N	N	P	N
Utility Company Offices	N	N	N	N	N	N	P	P	P	N

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Water Storage, Distribution, and Collection Facilities	N	P	N	N	N	N	N	N	N	N
Wind Energy Conversion Systems	See Section 17.11.140									

N = Not Permitted

P = Permitted

C = Conditionally Permitted

A = Permitted as an Accessory Use

A* = Permitted as an Accessory Use in Assembly Buildings

*Only allowed for properties on Sixth Street

¹ See Section 17.02.070 to determine if a plot plan is required.

² These uses shall not be located on any parcel which is located within 1,000 feet of any school providing instruction in 12th grade or below, day care center, or youth center.

³ New fast food restaurants should not be located within 1,000 feet of another fast food restaurant.

⁴ New liquor stores shall not be located within 1,000 feet of another liquor store.

⁵ Only allowed for properties on Brookside Avenue, Cougar Way, Oak Valley Parkway, 11th Street, 8th Street, Beaumont Avenue, Pennsylvania Avenue, and Highland Springs Avenue.

⁶ Only allowed for properties on streets designated as Arterial Roadways or Connector Streets.

⁷ Bars and cocktail lounges are only allowed as a conditionally permitted accessory use in the M Zone, and if the primary business is an alcohol production facility, such as a brewery, winery, or spirits manufacturer.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020; Ord. No. 1137 , § 4(Exh. A), 8-3-2021; Ord. No. 1141 , § 4(Exh. A), 10-5-2021; Ord. No. 1142 , § 4(Exh. A), 10-19-2021)

17.03.130 Overlay Zone (O Zone).

The Overlay Zone refers to specific areas of the City where special development standards are applicable. This section sets forth additional standards for defined areas (i.e., overlay zones) that are applied in addition to standards provided in the base zones. The overlay zone standards are intended to ensure that proposed uses and development result in a desirable character consistent with the General Plan.

A. *Conflicting Requirements.* If there is a conflict between any of the permitted uses or development standards in a base zone or elsewhere in this Zoning Code and an overlay zone, the overlay zone shall control.

B. *Overlay Zones.* The following overlay zones are established:

- 1. Transit Oriented District Overlay.
- 2. ~~Reserved~~Higher Density Overlay.
- 3. ~~Housing Sites~~ Overlay.

C. *Transit Oriented District Overlay.* The Transit Oriented District (TOD) Overlay applies to the area around a future Metrolink transit station. The permitted uses and development standards are intended to be

conducive to a transit-friendly environment, including a mix of residential and commercial uses within a walkable and transit accessible setting.

1. *Transit Oriented District Overlay, Permitted Uses.* The uses permitted under this Overlay are identified in Table 17.03-4.
2. *Transit Oriented District Overlay, Conditional Uses.* The uses conditionally permitted under this Overlay are identified in Table 17.03-4. Such uses require the approval of a conditional use permit.
3. *Transit Oriented District Overlay, Development Standards.* The following standards shall apply to the Transit Oriented District (TOD) Overlay:
 - a. *Front Yard Setbacks.* No front yard setback is required.
 - b. *Density.* The minimum density shall be 18 units per acre, and the maximum density shall be 30 units per acre.
 - c. *Floor Area Ratio.* The maximum permitted floor area ratio is 1.0. This standard applies to non-residential uses only.
4. *Transit Oriented District Overlay, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply, except where they conflict with standards allowed in this Overlay (e.g., no front yard setback).
5. *Maximum Block Length.* Block length is limited to 400 feet measured from curb edge to curb edge. A block length of up to 600 feet shall only be allowed when a mid-block pedestrian connection is provided, or the Director finds that:
 - a. The location and configuration of the lot makes a mid-block pedestrian connection infeasible or impractical; and
 - b. Safe and convenient pedestrian connections are provided throughout the site consistent with applicable pedestrian access requirements in this Code.
6. *Culs-de-Sac and Dead-End Streets.* Culs-de-sac and dead-end streets are not allowed unless the Director makes the following findings:
 - a. Unique physical circumstances exist that prevent a connected a connected street system; and
 - b. A cul-de-sac or dead-end street is necessary to provide access to lots or buildings in a manner consistent with City standards.
7. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).
- [8.] *Supplemental Multiple Family Development Standards.* Additional standards listed in Section 17.03.065.4 apply to multiple family developments, including multiple family residential components of mixed-use developments and attached single unit developments, in the TOD Overlay.

D. *Higher Density Overlay.* The Higher Density Overlay applies to properties subject to rezoning as identified in the City's Housing Element and mapped on the City's Zoning Map.

1. *Higher Density Overlay, Density.* The minimum density shall be 20 units per acre, and the maximum density shall be 30 units per acre.
2. *Higher Density Overlay, Use Standards.* The following use standards shall apply within the Higher Density Overlay:

- a. Owner-occupied and rental multi-family uses are allowed as permitted uses (by right) regardless of the affordability level of the units.
- b. 100 percent residential use is allowed.
- c. A minimum of 50 percent of the floor area in mixed-use projects must be occupied by residential use.

E. *Housing Sites Overlay*. The Housing Sites Overlay applies to properties identified in the City's Housing Element as housing sites in zones where no minimum density applies. This Overlay establishes a minimum required residential density of 11 units per acre.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.140 Specific Plan Zone (SP Zone).

The Specific Plan zoning designation applies to those areas of the City that have an adopted Specific Plan as well as those areas where a Specific Plan will be required at which time a development concept is proposed. Those Specific Plans that were adopted prior to the adoption of this Zoning Ordinance or the currently adopted General Plan have been incorporated herein by reference. Any future Specific Plan or Specific Plan Amendment must be consistent with the adopted General Plan.

Specific plans and amendments thereto, shall be adopted in accordance with the provisions of this Title and of Section 65450 et seq. of the Government Code, as now written or hereafter amended. All uses established pursuant to an applicable specific plan shall be subject to all of the conditions and restrictions set forth in the specific plan, regardless of the requirement of the underlying zone, including, but not limited to, density and intensity of use, setbacks, heights, area and open space.

- A. *Request for Specific Plan*. The owner of real property, or a person authorized by the owner, shall have the right to request that the City consider a specific plan of land use or an amendment to an adopted specific plan for the real property. The right to request consideration of a specific plan does not imply that the plan will be approved. Whenever any State law, the City General Plan, or any ordinance requires the adoption of a specific plan as a condition to the approval of a project, an application for a specific plan shall be made pursuant to this Section.
- B. *Environmental Review*. A proposal to adopt or amend a specific plan shall not be considered at a public hearing until all procedures required by the City of Beaumont Rules Implementing the California Environmental Quality Act to hear a matter has been completed.
- C. *Applications for Specific Plans*. Applications shall be made to the Community Development Director, on the forms provided by the Planning Department, and shall be accompanied by a filing fee as set forth in the Fee Ordinance. The application shall supply all required information, which may include part or all of the following depending on the nature of the Plan and shall be in the form of a text and accompanying maps, plans, and exhibits.
- D. *Content of Specific Plans*. The scope and content of a Specific Plan prepared for the City shall comply with State of California Planning Zoning and Development laws governing their preparation.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.03.150 Permitted uses for Overlay Zone Districts.

The permitted uses for Transit Oriented District Overlay Zones are listed in Table 17.03-4.

Table 17.03-4	
Permitted Land Uses For Overlay Zone Districts¹	
Transit Oriented District Overlay	
Administrative Professional Services	
Administrative/Professional Offices	P
Advertising Agencies	P
Architectural/Engineering/Design Services	P
Attorney/Legal Services	P
Business Management Services	P
Government Offices	P
Travel Agencies	P
Agricultural Uses	
Animal Keeping (Commercial Use)	C
Animal Keeping (Accessory Use)	C
Catteries	C
Community Gardens	P
Kennels (all Classes)	C
Alcohol Service and Sales	
Bars or Cocktail Lounges ²	C
Liquor Stores ^{2,3}	C
Restaurants with Alcoholic Beverage Sales	C
Automotive Services	
Automobile, Motorcycle, and Marine Craft Sales (New and Used)	P
Automobile Parking Facilities	P
Automobile Rental Agencies	P
Automobile Repair Facilities	P
Body and Paint Shops	C
Car Wash	C
Gas/Service Stations	C
Limousine Services	P
Recharging Stations	Allowed (P) in any area designed for the parking or loading of vehicles.
Towing Services—With Indoor Vehicle Service	C
Truck/Trailer Rentals	C
Communications Facilities	
Wireless Telecommunication Facility—Stealth	C
Radio and Television Broadcasting Studios	P
Recording and Sound Studios	P
Satellite Dishes (Non-Private)	P
Satellite Dishes (Private Use)	N
Ham Radio Antennae (Private Use)	P
Daycare Facilities	
Commercial Day Care Facilities	P
Educational Establishments	
Elementary, Junior, and High Schools/Private & Charter	C
Elementary, Junior, and High Schools/Public	C

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(Supp. No. 6, Update 2)

College or University	C
Tutoring & Testing Facility	C
Vocational and Trade Schools	C
Food and Beverage Sales	
Bakeries	P
Catering Establishments	P
Convenience Markets	P
Grocery Stores/Supermarkets	P
Grocery Store, Alcohol Sales	P
General Merchandise and Trade	
Antique Sales	P
Appliances	P
Art Galleries and Supplies	P
Beauty Supplies	P
Books and Magazines	P
Building Materials	P
Building Materials with outdoor sales/storage	N
Camera and Photographic Supplies	P
Candy Stores	P
Cigar/Cigarette Shops ²	C
Clothing Stores	P
Department Stores	P
Discount Stores	P
Electronic Equipment	P
Equipment Sales and Rentals (indoor)	C
Florists	P
Freight Forwarding Services	P
Furniture and Home Furnishings	P
Garden Supply	P
Gifts, Crafts, and Novelties	P
Guns and Ammunition	P
Hardware Stores	P
Hobby, Toy and Game Stores	P
Indoor Swap Meets	C
Jewelry Sales and Repair	P
Leather Goods	P
Luggage Sales	P
Office Equipment, Furniture, and Supplies	P
Pet Sales and Supplies	P
Records, Tapes, and Videos	P
Retail, Other Specialty	P
Sporting Goods and Equipment	P
Surplus Stores	P
Thrift and Second-Hand Stores	C
Variety Stores	P
Wholesale Establishments	P
Lodging	

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(Supp. No. 6, Update 2)

Bed and Breakfast Facilities	P
Emergency Shelters	C
Hotels and Motels	P
Low Barrier Navigation Centers	P
Residence Inns	P
Single-Room Occupant (SRO) Facilities	C
Supportive Housing	P
Transitional Housing	PG
Manufacturing and Industrial	
Exterminating Services	C
Sandblasting and Beadblasting	C, A
Medical/Health Care	
Ambulance Services	P
Animal Hospitals/Veterinaries	P
Clinics	P
Convalescent Homes	P
Chemical Dependency Clinics	N
Hospitals	P
Medical/Dental Offices	P
Pharmacies	P
Pharmacies, with drive-through	C
Personal Services	
Banking, Credit Unions, Financial Services	P
Barbers and Beauty Parlors	P
Cemeteries	N
Check Cashing Services	P
Commercial Pet Grooming Services	P
Dry Cleaners	P
Funeral Parlors, Mortuaries	C
Laundries, Laundromats	P
Locksmith and Key Shops	P
Pawnbrokers	C
Massage Establishment	C
Photocopying and Photo Developing Services	P
Photography Studios	P
Shoe Repair Shops	P
Tailors	P
Tattoo/Body Piercing Services	C
Public and Quasi-Public Uses	
Community Recreation Centers	N
Cultural Facilities	N
Libraries	C
Museums	C
Parks	P
Public Safety Facilities	P
Senior Citizen Activity Centers	P
Recreation and Entertainment	

Amusement Parks	C
Athletic Fields	N
Batting Cages	C
Billiard and Pool Halls	C
Bowling Alleys	P
Commercial Athletic Facility	C
Dance, Martial Arts, and Fitness Classes (Not open Gym)	P
Golf Driving Ranges	C
Health Clubs and Fitness Gyms	C
Miniature Golf Courses	C
Public Auditorium/Auditoriums	P
Skating Rinks	C
Video Arcades	C
Recycling	
Collection Facilities	C
Processing Facilities	C
Religious Institutions	
Churches	P
Monasteries, Convents, or Similar Religious Quarters	P
Repair Services	
Electrical and Household Appliances Repair	P
Furniture Refinishing	P
Furniture Reupholstering	C
Lawnmower Repair/Sales Shops	P
Machine Shops	C
Welding Shops	C, A
Residential Uses	
Accessory Guest Houses	P
Accessory Dwelling Units	P See Chapter 17.15.
Boarding or Rooming Houses	N
Caretaker's Unit	P
Congregate Care Facilities	C
Day Care Centers, Small Family—1 to 8 Children	P
Day Care Centers, Large Family—7 to 14 Children	P
Duplexes	P
<u>Employee/Farmworker Housing (6 or Fewer Persons)</u>	<u>P</u>
Group or Community Care Facilities—6 or fewer persons)	P
Group or Community Care Facilities—7 or more persons)	C P
Home Occupation Businesses	P
Mobile Home Parks	N
Mobile Home or Manufactured Housing Units Single Lot	P
Multiple-Family, Apartments & Condominiums	P
Planned Residential Developments	P
Senior Housing Developments	P
Single-Family Dwellings	P
Restaurant	
Delicatessens	P

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(Supp. No. 6, Update 2)

Fast-Food Restaurants—Without Drive-Thru ²	P
Fast-Food Restaurants—With Drive-Thru ²	C
Sit-Down Restaurants	P
Sit-Down Restaurant with Live Entertainment	C
Restaurants that serve alcohol	C
Service Organizations	
Philanthropic and Charitable Institutions	P
Service Organizations	P
Temporary Uses	
Street/Craft Fairs and Farmers' Markets	P
Temporary Structures Such as Subdivision Sales Offices	P
Seasonal Outdoor Sales (<30 days)	P
Outdoor Displays	P
Parking Lot Sales	P
Amusement Enterprises	C
Transportation Facilities	
Bus Passenger Terminals	C
Charter Bus Companies	C
Motor Vehicle Transportation (Taxi/Shuttle)	C
Transit Stations and Facilities	C
Truck Stops and Terminals	C
Utilities	
Public Storage Facilities	C
Utility Company Offices	P
Wind Energy Conversion Systems	See Section 17.11.140

N = Not Permitted

P = Permitted

C = Conditionally Permitted

A = Permitted as an Accessory Use

A* = Permitted as an Accessory Use in Assembly Buildings

¹ See 17.02.070 to determine if a plot plan is required.

² These uses shall not be located on any parcel which is located within 1,000 feet of any school providing instruction in 12th grade or below, day care center, or youth center.

³ New liquor stores shall not be located within 1,000 feet of another liquor store.

⁴ New fast food restaurants should not be located within 1,000 feet of another fast food restaurant.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

Chapter 17.05 OFF-STREET PARKING AND LOADING STANDARDS

17.05.010 Purpose and authority.

The purpose of this section is to ensure that all land use and development in the City of Beaumont have sufficient parking in order to prevent or alleviate congestion. Parking and loading areas shall be provided in accordance with this section when a building or structure is constructed, or a new use is established. Additional off-street parking shall be provided in accordance with this section if an existing building is altered, or dwelling units, apartments or guest rooms are added, or a use is intensified by the addition of floor space or seating capacity, or there is a change of use, at the time of such alteration, addition, intensification or change of use. The number of parking spaces and loading berths shall be in proportion to the need for such facilities created by the particular type of use. Off-street parking and loading areas shall be laid out in a manner that will protect the public safety and ensure their usefulness. Provide adequate off-street parking facilities, loading areas, and vehicle movement area associated with a use.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.05.020 Applicability.

The minimum standards of this Chapter 17.05 shall apply to all new construction, expansion, renovation, conversion, and alteration of existing uses or structures in all zone districts. Off-street parking spaces shall be provided at the time of commencement of the use of the land or construction of the building, or at the time of renovation, conversion, alteration, or expansion by adding floor area, dwelling units, rooms, beds, or seats to a structure or to changes in occupancy or the enlargement of a commercial or industrial building.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.05.030 General provisions.

This Section outlines the general requirements for parking in the City of Beaumont. The following parking regulations will be applicable to all development in the City.

- A. *Maintenance of Parking Areas.* All covered or uncovered off-street parking and loading facilities required by Chapter 17.05 shall be permanently reserved for parking and loading purposes. All parking facilities, including but not limited to curbs, directional markings, handicapped symbols, landscaping, pavement, signs, striping and wheel stops, etc., shall be permanently maintained by the property owner/tenant in good repair, free of litter and debris, potholes, obstructions and stored material.
- B. *Restrictions Regarding Use of Parking Areas.* Required parking spaces and areas shall not be used for the sale or display of goods and services, nor for the sale, display, repair or dismantling of motor vehicles, nor for the storage of inoperable or unlicensed vehicles, unless otherwise permitted by subsection C below.
- C. *Truck Parking Prohibited in Residential Zones.* The parking of commercial vehicles weighing 6,000 pounds or more shall be prohibited in all residential zones . This restriction shall apply to both on-street and off-street parking.
- D. *Temporary Parking.* Parking areas in any zone may be used for temporary, special events with authorization from the owner or operator of the parking area and the Community Development

Director. The Community Development Director may impose conditions to mitigate any adverse effect on surrounding properties. Provisions outlined in 17.03 (Temporary Use Permits and Special Events) shall govern the procedures and conditions for the application and approval of a temporary use/special event permit.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.05.040 Parking requirements for land uses.

Each land use shall provide the minimum number of off-street parking spaces required by this section, except where a greater number of spaces are required through conditional use permit conditions of approval.

- A. *Off-street Parking Requirements.* Off-street parking and loading spaces with adequate ingress and egress must be provided for any new structure and for any new use established; for any addition to or enlargement of an existing structure or use; or for any change in the occupancy of any structure or the manner in which any use is conducted that would result in additional parking or loading spaces to be required. For any addition or any enlargement of an existing structure or use, or for any change of occupancy or manner of operation that would increase the number of parking or loading spaces required, the additional parking or loading shall be required only for such addition, enlargement, or change and not for the entire structure or use. Table 17.05-1 specifies the number of off-street parking spaces required for permitted land uses.

Table 17.05-1 Off Street Parking Requirements			
Land Use	Parking Required	Compact/Truck Parking	Downtown Parking
Residential			
Single-Family Residential Units	2 enclosed spaces/unit (accessory units that are rentals must provide 1 space, of which one shall be enclosed)	Not Applicable	See Parking Required
Attached Single Family and Duplex Units	2 enclosed spaces/unit	Not Applicable	See Parking Required
Multi-Family (efficiency/1-bedroom units)	1.25 spaces per unit (spaces may be uncovered)	Not Applicable	1.1 spaces per unit
Multiple-Family (2 or more bedrooms/unit)	2 spaces per unit (at least 1 space must be covered)	Not Applicable	2 spaces per unit
Motels/Boarding Houses	1 space for each sleeping unit. 1 space per guest room or unit; plus, other spaces as required for auxiliary uses such as banquet facilities, bars, and restaurants	Not Applicable	1.15 spaces per key; plus, 7.67 spaces per 1,000 sf gross floor area of restaurant and banquet space
Lodging – Emergency Shelters	1 space for every 10 beds; plus, 1 space per employee and agency vehicle	Not Applicable	1 space for every 10 beds; plus, 1 space per employee and agency vehicle
Commercial			

Assembly Use	1 space per 4 permanent seats. Where temporary seats are used, 1 space per 20 sf of assembly area.	Compact: Maximum 10% where 20+ spaces are provided.	0.75 to 0.90 spaces per 3 seats²
Banks/Financial Institutions	1 space per 200 sf gross floor area	Compact: Maximum 10% where 20+ spaces are provided.	See Parking Required²
Bars and Nightclubs	1 space per 75 sf gross floor area; plus 1 space per 2 employees on the largest shift	Compact: Maximum 10% where 20+ spaces are provided.	See Parking Required²
Churches and Other Religious Institutions	1 space per 3 fixed seats. Where no fixed seats are provided, 1 per 20 square feet of assembly area.	Compact: Maximum 10% where 20+ spaces are provided.	1 space per 4 fixed seats²
Cinema	1 space per 3 seats-	Compact: Maximum 10% where 20+ spaces are provided. Compact: Not permitted.	0.75 to 0.90 spaces per 3 seats²
Day Care • Day care center	1 space for every 7 children	Compact: Not permitted.	3.75 spaces per 1,000 sf gross floor area²
Gasoline Service Stations	1 space per 200 sf gross floor area; plus 1 space per service, bay; plus, any additional spaces, required for accessory uses such as retail or food service	Compact: Not permitted. Truck: 1 space per vehicle operated from site.	0.75 spaces per 200 sf plus 1 space per bay²
Retail Uses	1 space per 200 sf gross floor area	Compact: Maximum 10% where 20+ spaces are provided. Truck: As required for service and delivery vehicles.	0.75 spaces per 200 sf gross floor area
Professional Offices, other than medical	1 space per 200 sf gross floor area	Compact: Maximum 10% where 20+ spaces are provided. Truck: 1 space per vehicle operated from site.	See Parking Required
Medical and Dental Offices	1 space per 250 sf gross floor area	Compact: Maximum 10% where 20+ spaces are provided.	0.9 spaces per 250 sf gross floor area
Restaurants, Fast Food ¹	1 space for every 100 sf of gross floor area, but not less than 10 spaces	Compact: Maximum 10% where 20+ spaces are provided.	See Parking Required
Restaurants, Sit-Down	1 space for every 100 sf of gross floor area, but not less than 10 spaces	Compact: Maximum 25% where 20+ spaces are provided.	See Parking Required

Trade or business school	1 space per 50 sf of gross classroom area		See Parking Required
Manufacturing			
General Manufacturing	1 space per 500 sf gross floor area-	Compact: Maximum 10% where 20+ spaces are provided. Truck: 1 space per vehicle operated from site.	See Parking Required
Office, accessory to manufacturing use	1 space per 250 sf gross floor area of office space-	Compact: Maximum 10% where 20+ spaces are provided.	See Parking Required ²
Trucking and Truck Terminals	1 space per 1,000 sf gross floor area within any building-	Truck: Per loading requirements.	See Parking Required
Warehousing	1 space per 1,000 sf gross floor area-	Compact: Maximum 10% where 20+ spaces are provided. Truck: 1 space per vehicle operated from site.	See Parking Required

¹ Minimum standard vehicle stacking capacity in a drive-through lane is eight vehicles.

² [No compact spaces allowed.](#)

Fractional Spaces. All fractional spaces shall be rounded up to the next highest whole number.

Combined Uses. When two or more uses are combined on a given site, the required parking shall be calculated as the combined total required for each individual use. Where two or more uses exist within a single building, parking shall be calculated based on the percentage of floor area devoted to each use.

Compact and Handicap Parking. The calculation of the number of compact and handicap parking spaces to be provided shall be based on the total number of spaces required. Handicapped (accessible) parking shall comply with standards set forth in Chapter 11 of the Uniform Building Code.

- B. *Unspecified Land Use.* If a land use is not specifically listed in Table 17.05-1, the Community Development Director shall decide which standard most closely reflects the demand for parking that will be generated by the proposed project. For uses not specifically mentioned, the requirements for off-street parking spaces shall be the same as for similar mentioned uses and the Planning Director shall determine in writing the parking requirements for the proposed project. In the event the determination of the Community Development Director shall be deemed unsatisfactory or unreasonable, the applicant may present the matter to the Planning Commission in writing for posting on the agenda of a regularly scheduled Commission meeting, for determination.

- C. *Reduction of Spaces.* No reduction of required parking spaces shall be allowed, except through approval of a variance in accordance with the provisions of this Title 17.05.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.05.050 Access requirements.

Driveways providing ingress and egress to off-street parking spaces shall be designed, constructed and maintained as follows.

- A. *General Requirements.* All lots shall have adequate vehicular access from a dedicated and improved street or service road to permit unimpeded movement of goods and people. Visibility on streets and intersections shall not be blocked by signs, trees, hedges, fences, walls, or structures. Directional signs and graphics may be used to promote public safety and convenience.
- B. *Driveways.* The following requirements are applicable to driveways:
1. Driveways shall not be located where they would impede traffic on streets or through intersections.
 2. Driveways and aisles shall be maintained unobstructed at all times.
 3. The minimum driveway width shall be 12 feet per lane for a one-way driveway and 25 feet for a two-way driveway.
- C. *Aprons.* Each garage shall have an adequate paved area in front of the garage (apron) for maneuvering. The minimum paved apron width shall be 24 feet.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.05.060 Parking facility standards and dimensions.

Off-street parking areas shall be provided on the subject site, outside of any public right-of-way, in compliance with this section.

- A. *Parking Stall Design.* Parking facilities shall be designed to conform to the following minimum guidelines and standards:
1. Parking spaces shall be located on the same lot as the use to which they serve, unless remote parking is permitted by the Community Development Director pursuant to the provisions of Section 17.05.80 (Remote Parking).
 2. Access to parking stalls shall not be taken directly from a public or private street or alley.
 3. The entrance to a private garage or carport shall be located a minimum of 24 feet from the street which the garage or driveway faces.
 4. A 15-foot vertical clearance shall be maintained over all parking areas, driveways, and access points.
 5. Driveways serving a parking area with 20 or more spaces shall be designed with either one-way circulation or a double driveway system.
 6. No parking area shall be designed so that vehicles back into a street, except for single-family dwelling units.
 7. No parking space shall be located within 20 feet of the access driveway, except within the R-SF zone.
 8. All carpooling parking spaces and bicycle racks shall be located near the main entrance of the facility they are intended to serve.
- B. *Parking Space Dimensions.* Table 17.05-2 identifies the minimum required dimensions for parking stalls and aisles for standard, compact, and truck parking spaces. No more than a six-inch vehicle overhang into a landscaped area is permitted only when curb stops are not provided.

Table 17.05-2
Parking Space Dimensions

Type of Parking	Angle	Stall Depth (Y)	Drive Aisle Width	Stall Width (X)	Section Width
Standard Parking Spaces	0°	9 feet	10 feet	24 feet	28 feet
	45°	19 feet ^(a)	14 feet	12 feet 9 inches	52 feet ^(b)
	90°	19 feet	26 feet	9 feet	64 feet
Compact Parking Spaces	0°	9 feet	10 feet	20 feet	25 feet
	45°	16 feet	14 feet	8 feet	43 feet
	90°	16 feet	26 feet	8 feet	64 feet
Truck Parking Spaces	0°	12 feet	24 feet	50 feet	52 feet
	45°	44 feet	32 feet	17 feet	120 feet
	50°	50 feet	46 feet	14 feet	145 feet
	90°	50 feet	60 feet	12 feet	160 feet

Notes:

^(a) 15'-10" for overlapped or herringbone layout.

^(b) 45'-9" for overlapped or herringbone layout.

C. *Emergency Access.* Dedicated fire lanes to serve as access for fire vehicles and emergency apparatus from a public street shall be provided as set forth below and shall be posted as a fire lane:

1. If any structure is 50 feet from a right-of-way and more than 30 feet high; or
2. If any structure is 150 feet from a right-of-way and 30 feet high or less; or
3. If the structure or use is commonly associated with a fire or explosion hazard; or
4. If the structure or use attracts a large congregation of people, as determined by the Fire Department.
5. Fire lanes must be at least 25 feet wide. An alley can serve as a fire lane if it meets the requirements. Likewise, an appropriately designed buffer strip unobstructed by landscaping or structures, can serve as a fire lane.
6. Projects with other characteristics, such as distance from the nearest fire hydrant, site design, etc., which inhibit fire control may require provision of a fire lane at the discretion of the Planning Director.
7. Alternative means of fire control may be provided, subject to the approval of the Fire Department.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.05.070 Parking required improvements.

Off-street parking areas shall be improved in compliance with this section.

- A. *Covering Materials.* All parking spaces, maneuvering areas, turnarounds, and driveways shall be paved with asphaltic concrete or Portland cement in accordance with standards set by the City Engineer/Director of Public Works.

- B. *Parking Stall Designations.* All parking spaces except those in garages or carports shall be marked with paint or other distinguishable material. Compact and handicap parking spaces shall be identified to preclude use by other vehicles.
- C. *Directional Signage.* Directional signs shall mark one-way entrances and aisles and shall be visible to drivers of vehicles using the facility.
- D. *Wheel Stops.* Bumper guards and wheel stops shall be provided as needed to protect buildings, structures, landscaping, and other vehicles.
- E. *Parking Area Lighting.* The lighting of parking areas shall be designed in accordance with the standards for light and glare in Section 17.05.080 of this Title.
- F. *Buffers.* Parking areas provided for commercial and industrial uses shall be separated from any adjoining residential zone, church, school, or park by a six-foot-high masonry wall.
- G. *Headlight Glare.* Where parking for any non-residential use is provided on any area of a lot whereby parking spaces or vehicle maneuvering areas will result in vehicle lights shining onto a public street, a wall or dense planting of shrubs or similar landscape material shall be provided as a buffer between the parking/maneuvering area and the street. The height of the wall or landscaping shall not be lower than three feet.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.05.080 Shared and remote parking.

Certain types of developments or combinations of land use within a specific development may be eligible for a parking reduction if it can be demonstrated that such development may benefit from shared parking. This section indicates the procedures applicable to development applications requesting either shared-parking or remote parking.

- A. *Special Study Required for Shared Parking.* Two or more uses may share parking facilities, subject to the approval of the Community Development Director and the provisions of this section. A parking demand analysis for the uses proposed to share parking facilities shall be prepared. The parking demand analysis shall be prepared by a registered traffic engineer [or other professional with expertise in the field](#). When such analysis demonstrates, to the satisfaction of the Director, that the uses have different peak parking requirements, then the parking space requirement may be reduced by the Director. In no event, however, shall the parking requirement be reduced below the highest peak parking requirement of the use demanding the most parking.
- B. *Conditions and Requirements for Shared Parking.* The following conditions must apply for shared parking to be permitted.
 1. The uses sharing the parking facilities shall be located on the same lot or contiguous lots.
 2. A legal agreement shall be signed by all parties sharing parking facilities. Such agreement shall be approved by the City Attorney and Community Development Director, shall be recorded with the County Recorder's Office, and shall continue to be valid upon change of ownership of any property subject to the agreement or any lawfully existing building or structure on said properties.
 3. Shared parking arrangements must be authorized by any discretionary permit issued for the use for which the parking is provided. Where no discretionary permit is required, such shared parking arrangements shall meet all other requirements of this Subsection B.
- C. *Remote Parking.* The following conditions must apply for remote parking.

1. Remote parking may be permitted for multi-family structures and commercial and industrial uses, provided such parking facilities are located no more than 300 feet from the use they are intended to serve.
2. A covenant for use of the lot for parking shall be required between the owner of the lot supporting the proposed use and the owner of the lot to be used for remote parking. The covenant for remote parking shall be prepared by the City and recorded with the County Recorder of the County. The covenant may not be revoked, modified, or canceled without the consent of the City.
3. Such agreements for remote parking shall be authorized by any required discretionary permit issued for the proposed multi-family structure or commercial or industrial use.
4. Where no other application is involved, a conditional use permit shall be required to authorize remote parking.

D. [Downtown In Lieu Parking Fee. Upon the City's adoption of an in-lieu parking program, required parking for any development in the Downtown may be reduced or eliminated through the payment of an in-lieu parking fee.](#)

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

TITLE 17 - ZONING
Chapter 17.10 AFFORDABLE HOUSING INCENTIVES/DENSITY BONUS PROVISIONS

Chapter 17.10 AFFORDABLE HOUSING INCENTIVES/DENSITY BONUS PROVISIONS

17.10.010 Purpose.

The purpose of this Chapter is to provide incentives for the production of housing for very low income, lower income, moderate income, and senior households in accordance with Government Code Sections 65915—65918 (i.e., [State density bonus law](#)). In enacting this Chapter, it is the intent of the City to facilitate the development of affordable housing and to implement the goals, objectives and policies of the Housing Element of the City's General Plan.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.10.020 Definitions.

~~Whenever the following All terms are used in this Chapter, they shall have the meanings established by this section this Development Code or as superseded by State density bonus law.:~~

~~A. *Additional Incentive.* A regulatory concession as described in Government Code Section 65915 that may include, but not be limited to, the reduction of site development standards or zoning code requirements, approval of mixed use zoning in conjunction with the housing development or any other regulatory incentive, which would result in identifiable cost avoidance or reductions, that are offered in addition to a density bonus.~~

~~B. *Affordable Rent.* Monthly housing expenses, including a reasonable allowance for utilities, for rental target units reserved for very low, lower or moderate income households, not exceeding the following calculations:~~

~~1. *Very Low Income.* Unless otherwise provided by law, households at 50 percent of the area median income, adjusted for household size, multiplied by 30 percent and divided by 12;~~

~~2. *Lower Income.* Unless otherwise provided by law, households at 80 percent of the area median income, adjusted for household size, multiplied by 30 percent and divided by 12.~~

~~3. *Moderate Income.* Unless otherwise provided by law, households at 120 percent of the area median income, adjusted for household size, multiplied by 30 percent and divided by 12.~~

~~C. *Affordable Sales Price.* A sales price at which lower or very low income households can qualify for the purchase of target units, calculated on the basis of underwriting standards of mortgage financing available for the housing development.~~

~~D. *Density Bonus.* A density increase of up to those percentages above the otherwise maximum residential density, specified in this Chapter.~~

~~E. *Density Bonus Housing Agreement.* A legally binding agreement between a developer of a housing development and the City, which ensures that the requirements of this Chapter and State density bonus law are satisfied. The agreement shall establish, among other things, the number of target units, their size, location, terms and conditions of affordability and production schedule.~~

~~F. *Density Bonus Units.* Those residential units granted pursuant to the provisions of this Chapter, that exceed the maximum residential density for the development site.~~

- ~~G. *Housing Cost.* The sum of actual or projected monthly payments for all of the following associated with for sale target units: principal and interest on a mortgage loan, including any loan insurance fees, property taxes and assessments, fire and casualty insurance, property maintenance and repairs, homeowner association fees and a reasonable allowance for utilities.~~
- ~~H. *Housing Development.* Construction projects consisting of five or more residential units or lots, including single family and multifamily, that are proposed to be constructed pursuant to this chapter.~~
- ~~I. *Lower Income Household.* Household whose income does not exceed the lower income limits applicable to Riverside County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50079.5.~~
- ~~J. *Maximum Residential Density.* The maximum number of residential units permitted by the City's General Plan Land Use Element and Development Code, applicable to the subject property at the time an application for the construction of a housing development is deemed complete by the City, excluding the additional units permitted by this Chapter.~~
- ~~K. *Moderate Income Household.* Household whose income does not exceed the moderate income limits applicable to Riverside County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50093.~~
- ~~L. *Non-Restricted Units.* All units within a housing development excluding the target units.~~
- ~~M. *Senior Citizen Housing.* A housing development consistent with the California Fair Employment and Housing Act, that has been 'designed to meet the physical and social needs of senior citizens,' and which otherwise qualifies as 'housing for older persons', as that phrase is used in the Federal Fair Housing Amendments Act of 1988 and its implementing regulations, and as that phrase is used in Civil Code Section 51.3.~~
- ~~N. *Target Unit.* A dwelling unit within a housing development, which will be reserved for sale or rent to, and affordable to, very low, lower or moderate income households.~~
- ~~O. *Very Low Income Household.* Household whose income does not exceed the very low income limits applicable to Riverside County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50105.~~

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.10.030 Implementation.

~~A. The City shall grant a density bonus and/or additional incentives or concessions, waivers or reductions of development standards, and/or parking ratios as described in State density bonus law to an applicant a qualifying project pursuant to State density bonus law who agrees to provide the following target units: The provisions of this Chapter shall be administered by the Community Development Department consistent with Chapter 17.02 (Administration and Enforcement).~~

- ~~1. Lower Income Units. Designate at least ten percent of the total units of a housing development, or such other percentage provided by law, as target units affordable to lower income households; or~~
- ~~2. Very Low Income Units. Designate at least five percent of the total units of a housing development, or such other percentage provided by law, as target units affordable to very low income households.~~
- ~~3. Moderate Income Condominium or Planned Development Units. Designate at least ten percent of the total units of a condominium project, as defined in Civil Code Section 1351(f), or planned development as defined in Civil Code Section 1351(k), or such other percentage provided by law, as target units affordable to moderate income households.~~

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4. ~~Any senior housing development.~~
5. ~~Donation of land pursuant to Government Code Section 65915(h).~~

~~B. In determining the number of density bonus units to be granted pursuant to this Section, the maximum allowable residential density for the site shall be computed as follows:~~

1. ~~*Lower Income Household.* The maximum allowable residential density for the site shall be increased by 20 percent provided, however, that for each one percent increase above ten percent in the percentage of units affordable to lower income households, the density bonus shall be increased by 1.5 percent up to a maximum of 35 percent.~~
2. ~~*Very Low Income Household.* The maximum allowable residential density for the site shall be increased by 20 percent provided, however, that for each one percent increase above five percent in the percentage of units affordable to very low income households, the density bonus shall be increased by 2.5 percent up to a maximum of 35 percent.~~
3. ~~*Moderate Income Condominium or Planned Development.* The maximum allowable residential density for the site shall be increased by five percent provided, however, that for each one percent increase above ten percent of the percentage of units affordable to moderate income households, the density bonus shall be increased by one percent up to a maximum of 35 percent.~~
4. ~~*Senior Housing Development.* The maximum allowable residential density for the site shall be increased by 20 percent.~~
5. ~~*Certain Donations of Land.* When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to the City that satisfies the requirements of Government Code Section 65915(h), and complies with all procedural requirements of that subsection, including recordation of a deed restriction, then the maximum allowable residential density for the site shall be increased by 15 percent provided, however, that for each one percent increase above the minimum percentage of land required to be donated pursuant to Government Code Section 65915(h), the density bonus shall be increased by one percent up to a maximum of 35 percent. This increase shall be in addition to any increase required by Section 17.10.030A of this Chapter, up to a maximum combined density increase of 35 percent if an applicant seeks both the increase required by this subsection and by Section 17.10.030A.~~

~~All density calculations resulting in fractional units shall be rounded up to the next whole number. The density bonus shall not be included when determining the percentage of target units. When calculating the required number of target units, any resulting fraction of units shall be deleted.~~

~~C. Number of Incentives:~~

1. ~~One density bonus and one incentive shall be provided to a developer who agrees to construct at least ten percent of the total units for lower income households, five percent of the total units for very low income households, or ten percent of units in a condominium or planned development for moderate income households. A density bonus and two incentives shall be provided to a developer who agrees to construct at least 20 percent of the total units for lower income households, ten percent of the total units for very low income households, or 20 percent of units in a condominium or planned development for moderate income households. A density bonus and three incentives shall be provided to a developer who agrees to construct at least 30 percent of the total units for lower income households, 15 percent of the total units for very low income households, or 30 percent of units in a condominium or planned development for moderate income households. In cases where a density increase of more than the amount specified in Section 17.10.030.B is requested, the density increase, if granted, shall be considered an additional incentive.~~

2. ~~In cases where the developer agrees to construct a housing development that qualifies for a density bonus pursuant to Section 17.10.030A of this Chapter, that includes a childcare facility as defined in Government Code Section 65915(i)(4), the developer shall be entitled to an additional density bonus that is an amount of square feet of residential space equal to or greater than the amount of square feet in the childcare facility; or an additional incentive described in Section 17.10.040 of this Chapter, that contributes significantly to the economic feasibility of the construction of the childcare facility. Any such childcare facility shall comply with the following:~~
- a. ~~The childcare facility shall remain in operation for a period of time that is as long or longer than the period of time during which the density bonus units are required to remain affordable;~~
 - b. ~~Of the children who attend the childcare facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income, pursuant to this Chapter.~~
 - e. ~~Notwithstanding the foregoing, the City shall not be required to provide a density bonus or incentive for a childcare facility when it is found, based upon substantial evidence, that the City has adequate childcare facilities.~~

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.10.040 Types of ~~bonuses and~~ incentives allowed.

- A. ~~Density Bonus.~~ The density bonus allowed by this Chapter shall consist of those density increases specified in Section 17.10.030, above the maximum residential density applicable to the site as of the date of the project land use permit application. A single development project shall not be granted more than one density bonus in compliance with this Chapter.
- 1. ~~The City shall provide a density bonus and an additional incentive for qualified developments, upon the written request of a developer unless the City makes the written findings set forth in Government Code Section 65915(d)(1).~~
 - 2. ~~The development incentive granted shall contribute significantly to the economic feasibility of providing the target units. Any applicant seeking a waiver or modification of development or zoning standards shall show that such waiver or modification is necessary to make the housing development economically feasible. This requirement may be satisfied by reference to applicable sections of the housing element of the City's General Plan.~~
- ~~AB. Other Incentives-Types of Incentives.~~ If requested by the applicant, a qualifying project shall be entitled to at least one of the following incentives, unless the City makes the findings required by Government Code Section 65915(d)(1):
- 1. ~~Types of Incentives.~~ The allocation of an additional incentive shall be determined on a case by case basis. The additional incentive may include, but is not limited to any of the following:
 - a. ~~A reduction in site development standards or a modification of the requirements of this Development Code, which exceed the minimum building standards provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code. These may include, but are not limited to, one or more of the following:~~
 - ia. ~~Reduced minimum lot sizes and/or dimensions.~~
 - ib. ~~Reduced minimum lot setbacks.~~
 - ic. ~~Reduced minimum outdoor and/or private outdoor open space.~~

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- ~~ivd.~~ Increased maximum lot coverage.
- ~~ve.~~ Increased maximum building height.
- ~~vif.~~ Reduced on-site parking standards.
- ~~vig.~~ Reduced minimum building separation requirements.
- ~~viih.~~ Other site or construction conditions applicable to a residential development.

- ~~b2.~~ Mixed use zoning to allow the housing development to include nonresidential uses and/or allow the housing development within a nonresidential zone. Approval of mixed-use activities in conjunction with the housing development if other land uses will reduce the cost of the housing development, ~~and the other land uses are compatible with the housing development and the existing or planned development in the area,~~ and is consistent with the General Plan.
- ~~c3.~~ Another regulatory incentive or concession proposed by the applicant and agreed to by the City, that results in identifiable, financially sufficient, and actual cost reductions. Permissible incentives include direct financial aid (e.g., redevelopment set-aside, Community Development Block Grant (CDBG) funding) in the form of a loan or a grant to subsidize or provide low interest financing for on or off-site improvements, land, or construction costs.
- ~~d4.~~ A density bonus of more than ~~35 percent~~ that allowed under State density bonus law.
- ~~e5.~~ Waived, reduced or deferred plan check, construction permit and/or development impact fees (e.g., capital facilities, park, traffic, etc.).

B. Additional Incentives. The approval of an additional incentive or incentives above that allowed by State density bonus law shall be determined on a case-by-case basis by the City's review authority.

~~2. Requirements.~~

- ~~a. Economic feasibility. Any development incentive granted shall contribute to the economic feasibility of providing the target units.~~
- ~~b. Waivers or modifications. An applicant seeking a waiver or modification of development or zoning standards shall show that the waiver or modification is necessary to make the housing development economically feasible assuming a reasonable rate of return (e.g., at a minimum, an application shall include itemized accounting of projected costs and revenues of the development).~~
- ~~c. Revenue. Project revenues shall include moneys from the sale or rental of all units, including the density bonus units.~~
- ~~d. Costs. Projected costs:

 - ~~i. Shall not include the 'lost opportunity' cost of the target units (e.g., the amount that would have been generated had the target units been rented or sold at market rate).~~
 - ~~ii. May include items that are required solely because of the inclusion of the density bonus units and would not have been required without the units.~~~~

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.10.050 Requirements for density bonus projects.

- A. The entry into and execution of the density bonus housing agreement shall be a condition of any application ~~for a discretionary planning permit (e.g., tract maps, parcel maps, site plans, planned development, or conditional use permits)~~ for a housing development proposed pursuant to this Chapter (see Section

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~~17.10.080~~. The agreement shall be recorded at the applicant's cost as a restriction running with the land on the parcel or parcels on which the target units will be constructed. ~~The owner's obligation to maintain units as affordable housing shall be evidenced in the density bonus housing agreement. The agreement shall indicate the household type, number, location, size, and construction scheduling of all affordable units and any other information required by the City to determine the applicant's compliance with this chapter.~~

B. Target units shall remain restricted and affordable to the designated group for a period of ~~30-55~~ years (or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program), or otherwise as provided by law.

~~C. In determining the maximum affordable rent or affordable sales price of target units the following household and unit size assumptions shall be used, unless the housing development is subject to different assumptions imposed by other governmental regulations:~~

SRO (residential hotel) unit	75% of 1 person
Studio	1 person
1-bedroom	2 persons
2-bedrooms	3 persons
3-bedrooms	4 persons
4-bedrooms	6 persons

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~~D. Those units targeted for lower income households shall be affordable at a rent that does not exceed current Housing and Urban Development (HUD) income limits for lower income households for the county, adjusted for household size.~~

~~E. Those units targeted for very low income households shall be affordable at a rent that does not exceed current HUD income limits for very low income households for the county, adjusted for household size.~~

~~F.C.~~ An applicant shall agree that the initial occupants of the moderate-income units in the condominium project or in the planned development are persons and families of moderate income, as defined in Health and Safety Code Section 50093. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The City shall recapture its proportionate share of appreciation, which shall then be used within three years for any of the purposes described in Health and Safety Code Section 33334.2(e), that promote homeownership. For purposes of this subsection, the City's proportionate share of appreciation shall be equal to the percentage by which the initial sale price to the moderate-income household was less than the fair market value of the home at the time of initial sale.

~~D.G.~~ The owner shall submit annually, and within 30 days of occupancy of a target rental unit, a certificate of compliance, which shall include the name, address, and income of each tenant occupying the target unit.

~~E.H.~~ The owner shall maintain and keep on file annual sworn and notarized income statements and current tax returns for all tenants occupying the target rental units.

~~F.I.~~ The owner shall provide to the City any additional information required by the City to ensure the long-term affordability of the target units by eligible households.

~~G.J.~~ The City shall have the right to inspect the owner's project-related records at any reasonable time and shall be entitled to audit the owner's records once a year.

~~K.H.~~ The City may establish fees associated with the setting up and monitoring of target units.

~~L.~~ All for-sale target units shall be occupied by their purchasers; no renting or subleasing shall be permitted.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.10.060 Development standards.

- A. Target units shall be constructed concurrently with non-restricted units unless both the City and the applicant agree within the density bonus housing agreement to an alternative schedule for development.
- B. Target units shall be built on-site wherever possible and when practical, be dispersed within the housing development. Where feasible, the number of bedrooms of the target units shall be equivalent to the bedroom mix of the non-target units of the housing development, except that the developer may include a higher proportion of target units with more bedrooms. ~~The design and appearance of the target units shall be compatible with the design of the total housing development.~~ All housing developments shall comply with all applicable development standards, except those standards, which may be modified as provided by this Chapter. Deviations from these provisions may only be permitted as part of an approved density bonus housing agreement.
- C. Circumstances may arise in which the public interest would be served by allowing some or all of the target units associated with one housing development to be produced and operated at an alternative development site. Where the applicant and the City form an agreement, the resulting linked developments shall be considered a single housing development for purposes of this Chapter. Under these circumstances, the applicant shall be subject to the same requirements of this Chapter for the target units to be provided on the alternative site.
- D. ~~Special parking requirements.~~ Upon request of the developer of a housing development qualifying for a density bonus pursuant to this Chapter, the City shall permit vehicular parking ratios, inclusive of handicapped and guest parking, ~~in accordance with the following standards:~~
 - ~~1. 0-1 bedroom: One on-site parking space.~~
 - ~~2. 2-3 bedrooms: Two on-site parking spaces.~~
 - ~~3. 4 or more bedrooms: Two and one-half parking spaces, consistent with State density bonus law.~~

~~if the total number of parking spaces required for a housing development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subsection, a housing development may provide 'on-site parking' through tandem parking or uncovered parking, but not through on-street parking.~~

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.10.070 Processing of density bonus requests.

An application for a density bonus housing agreement pursuant to this Chapter shall be processed as part of the application for a housing development. ~~An application for a housing development shall not be determined 'complete' for purposes of Government Code Section 65920, et seq., unless and until the City Council has given preliminary approval of the form and content of a density bonus housing agreement, which complies with the provisions of this chapter. The process for obtaining preliminary approval of the density bonus housing agreement, shall be as follows:~~

~~A. Filing.~~ An applicant proposing a housing development pursuant to this Chapter shall submit an application for a density bonus housing agreement as part of the submittal of any formal request for approval of a housing development. The application, whether a pre-application or a formal application, shall be provided on the City's application form and include ~~a:~~

- ~~1. A~~ brief description of the proposed housing development, including the total number of units, target units, ~~and~~ density bonus units proposed, and any incentives or waivers being requested.

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2. ~~The zoning and general plan designations and assessor's parcel number(s) of the project site;~~
3. ~~A vicinity map and preliminary site plan, drawn to scale, including building footprints, driveways, and parking layout; and~~
4. ~~If an additional incentive is requested, a description of why the additional incentive is necessary to provide the target units.~~

~~B. Review of Density Bonus Request.~~

1. ~~Within 90 days of receipt of the application for a density bonus housing agreement and a housing development, the City shall provide to an applicant a letter, which identifies project issues of concern, and the procedures for compliance with this Chapter.~~
2. ~~If additional incentives are requested, the Community Development Director shall inform the applicant that the requested additional incentives shall or shall not be recommended for consideration with the proposed housing development, or that alternative or modified additional incentives shall be recommended for consideration in lieu of the requested additional incentives. If the Community Development Director recommends alternative or modified incentives, the recommendation shall establish how the alternative or modified incentives can be expected to have an equivalent affordability effect as the requested incentives.~~

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.10.080 Density bonus housing agreement.

- A. ~~A legally binding agreement between a developer of a housing development and the City, which ensures that the requirements of this Chapter and State density bonus law are satisfied, shall be executed. These terms of the draft density bonus housing agreement (the "agreement") shall be reviewed and revised as appropriate~~ approved by the Community Development Director and the City Attorney who shall formulate a recommendation to the ~~Planning Commission for review and the City Council~~ review authority for final approval.
- B. Following execution of the agreement by the applicant and the City, the completed agreement, or memorandum thereof, shall be recorded. The conditions contained in the agreement shall be filed and recorded on the parcel or parcels designated for the construction of target units as a condition of final map approval, or, where a map is not being processed, prior to issuance of building permits for such parcels or units. The agreement shall be binding upon all future owners and successors in interest for this property, which is the subject of the housing development application.
- C. At a minimum, the agreement shall include the following:
 1. The total number of units proposed within the housing development, including the number of target units;
 2. A description of the household income group to be accommodated by the housing development, and the standards for determining the corresponding affordable rent or affordable sales price and housing cost;
 3. The location, unit sizes (square feet), and number of bedrooms of target units;
 4. Tenure of use restrictions for target units ~~of at least 30 years;~~
 5. A schedule for completion and occupancy of target units;
 6. A description of any additional incentive being provided by the City;

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7. A description of remedies for breach of the agreement by either party (the City may identify tenants or qualified purchasers as third-party beneficiaries under the agreement); and
 8. Other provisions to ensure implementation and compliance with this [Chapter](#) [and State density bonus law](#).
- D. In the case of for-sale housing developments, the agreement shall provide for the following conditions governing the initial sale and use of target units during the applicable use restriction period:
1. Target units shall, upon initial sale, be sold to and occupied by eligible very low, lower income, or, in the case of a condominium or planned development, moderate income households at an affordable sales price and housing cost, or to qualified senior citizen residents (i.e., maintained as senior citizen housing).
 2. The initial purchaser of each target unit shall execute an instrument or agreement, approved by the City Attorney, restricting the sale of the target unit in accordance with this [Chapter](#) [and State density bonus law](#) during the applicable use restriction period. Such instrument or agreement shall be recorded against the parcel containing the target unit and shall contain provisions as the City may require to ensure continued compliance with this Chapter and the State density bonus law.
- E. In the case of rental housing developments, the agreement shall provide for the following conditions governing the use of target units during the use restriction period:
1. The rules and procedures for qualifying tenants, establishing affordable rent, filling vacancies and the proper management and maintenance of target units for qualified tenants;
 2. Provisions requiring owners to verify tenant incomes and maintain books and records to demonstrate compliance with this [Chapter](#); and
 3. Provisions requiring owners to submit an annual report to the City, which includes the name, address and income of each person occupying target units, and which identifies the bedroom size and monthly rent or cost of each target unit.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.10.090 Changes in State density bonus laws.

It is the intent of the City Council that the provisions of this Chapter shall be interpreted so as to fulfill the requirements of Government Code Section 65915 et seq., notwithstanding changes in State laws revising percentages, numerical thresholds and/or other standards applicable to the granting of density bonuses or related incentives that may occur after the effective date of this chapter. Accordingly, it is the further intent of the City Council that any such changed percentages, numerical thresholds or other standards shall be deemed to supersede and govern any conflicting percentages, numerical thresholds or other standards contained in this chapter, to the maximum extent permitted by law.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

Chapter 17.11 GENERAL DEVELOPMENT STANDARDS

17.11.010 Purpose and authority.

This Chapter establishes general development standards for all land uses and development in the City.
(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.020 Applicability.

The regulations contained in this Chapter are applicable to all site development in the City of Beaumont.
(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.030 Lots and divisions of land.

Whenever a division of land is proposed, the total number of lots or density permitted shall be determined pursuant to the City of Beaumont General Plan, any applicable adopted specific plan and the Government Code. In any event, no parcel shall be created that is below the minimum size allowed by the zoning classification that has been applied to the parcel of land unless a variance has been granted that allows smaller parcel sizes, a conditional use permit has been granted for a planned residential development that allows smaller lot sizes as a part of an overall development, or a conditional use permit has been granted pursuant to Section 17.11.030.D. Other requirements that are applicable are indicated in this Section.

- A. *Recorded Lots.* Any lot shown upon an official subdivision map or record of survey map duly approved and recorded or any lot for which a bonafide deed has been recorded prior to the effective date of Ordinance No. 324 may be used as a building site, provided the required yard setbacks are maintained.
- B. *Sale of a Portion of a Lot.* Where a lot is divided into separate ownerships and the area of either portion is such that the number and location of the buildings on the lot are not located within a particular zone, then, in determining the permissible number and location of any buildings on either portion of the lot, both parts shall be considered as one parcel only.
- C. *Gated Communities.* The City will review requests for gated communities during the tentative map process and may approve gated communities if the following findings are made:
 - 1. Gated communities shall include pedestrian and bicycle access, connections, and improvements with access points located no more than 600 feet apart; and
 - 2. There is a demonstrated need for public safety or security that will be satisfied by the gate; or
 - 3. There is a demonstrated benefit for private maintenance of infrastructure and facilities located within the gated community.
- D. *Small Lot Development.* Residential development located on lots less than the minimum lot size established in the R-TN or R-MF zones may be approved with a conditional use permit subject to the following standards:
 - 1. Maximum and minimum density shall be consistent with the zone, and as may be modified through a density bonus (Chapter 17.10).

2. The minimum lot size shall be 2,000 square feet.
3. The minimum lot width shall be 25 feet.
4. The minimum lot depth shall be 50 feet.
5. The maximum area of the lot occupied by structures shall be 75 percent.
6. *Setbacks.*
 - a. *Side Yard Setbacks.* The side yard setback shall be a minimum of three feet. For attached units, a minimum side yard setback of five feet shall be provided at the end of the row of attached units.
 - b. *Rear Yard Setbacks.* Rear yard setbacks shall be a minimum of 10 feet. A minimum rear yard setback of five feet is required for those parcels that have a garage abutting an alley.
 - c. *Other Setbacks.* Other setbacks shall be consistent with the zone, and as may be modified through a density bonus (Chapter 17.10).

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.040 Site preparation.

This Section indicates the requirements are applicable to the preparation of a site for development.

- A. *Property Lines.* Boundary stakes shall be placed on the property by a licensed land surveyor prior to beginning construction for the purpose of delineating property lines.
- B. *Site Grading Requirements.* Site grading shall conform to the following:
 1. All grading shall conform to the Uniform Building Code, Chapter 70, as may be amended by City Ordinance.
 2. The minimum building pad and drainage swale slope shall equal one percent if cut or fill is less than ten feet. The minimum building pad and drainage swale slope shall equal two percent if the cut or fill is greater than ten feet. Drainage swales shall be a minimum of 0.3 feet deep and be constructed a minimum of two feet from the top of cut or fill slopes.
 3. The maximum cut and fill slopes are two to one (2:1).
 4. A five-foot wide by one-foot high berm must be provided, or its equivalent along the top of all fill slopes over five feet high.
 5. All grading shall be done under the supervision of a competent soils engineer who shall certify that all fill has been properly placed and who shall submit a final compaction report for all fills over one foot deep.
 6. A Registered Civil Engineer shall submit to the Building and Safety Department, written certification of completion of rough grading in accordance with the approved grading plan prior to issuance of the building permit. This certification shall apply to line; grade, elevation and the location of cut fill slopes.
 7. A final compaction report will be required for all fills greater than one foot.
 8. All grading shall be done in conformance with recommendations of a preliminary soils investigation.

9. Two sets of the final compaction report shall be submitted to the Building and Safety Department which shall include foundation design recommendations and certification that grading has been done in conformance with the recommendation of the preliminary soils report.
10. The contractor shall notify the Building and Safety Department, at least 24 hours in advance requesting finish lot grade and drainage inspection. This inspection must be approved prior to building permit final inspection for each lot.
11. During rough grading operations and prior to the construction of permanent drainage structures, temporary drainage control shall be provided to prevent the ponding of water of water and the flooding of adjacent properties.
12. No fill shall be placed on existing ground until the ground has been cleared of weeds debris, topsoil, and other deleterious material.
13. If steep sloping terrain occurs upon which fill is to be placed, it must be cleared, keyed, and benched into firm natural soil for full support. Preparation shall be approved by a registered Soils Engineer prior to the placement of fill material.
14. Cut slopes or fill slopes equal to or greater than three in vertical height shall be planted with grass or ground cover to protect the slope from erosion and instability in accordance with policies of the City Engineer prior to the approval of final inspection.
15. Dust shall be controlled by watering or other approved methods.
16. All existing drainage courses on the project site must continue to function, especially during storm conditions. Protective measures and temporary drainage provisions must be used to protect adjoining properties during grading operations.
17. Stability calculations with a factor of at least one and five-tenth shall be submitted by a soils engineer to the Building and Safety Department for cut and cut and fill slopes over 30 feet in vertical height.
18. A Registered Civil Engineer or licensed land surveyor shall submit certification of building pad elevation. Where specific elevations are required; the elevation (with respect to mean sea level) shall be given. If an elevation with respect to adjacent ground surface is required, the actual distance above the adjacent ground shall be given.
19. The design engineer shall provide a minimum of one blue top finished pad, prior to rough grade approval.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.050 Off-site improvements.

This section indicates the specific requirements with respect to off-site improvements. Notwithstanding any provision to the contrary in this ordinance, this Section shall not be subject to Section 17.02.100 of this ordinance related to the following of variances.

- A. *Requirements for Certain Improvements.* Prior to the issuance of a Building Permit for erecting a new structure, an enlargement or addition in excess of 300 square feet or of more than 25 percent of the original area of an existing residential structure, or movement of structure on any lot abutting a public street, the applicant for such building permit for the owner of such property shall comply with the off-site improvement requirements, where applicable, which include lot surveying, and installation of curbs and gutters and other improvements as outlined in the ordinance.

- B. *Provisions Made for Completing Improvements.* No building or structure shall be erected, constructed, enlarged or altered on a lot which abuts a street unless provision is made or has previously been made, for the dedication of the necessary right-of-way for street and highway purposes, and for the improvement of that portion of the street and/or right-of-way upon which the lot fronts and adjoins. The improvement shall include the installation of curb, gutter and pavement and such sidewalk as is required on that side of the centerline of the street and/or right-of-way adjoining said lot. A Certificate of Occupancy shall not be issued for any building or structure subject to the provisions of this ordinance without all improvements and dedications required hereunder being made and completed or the appropriate security filed with the Director of Public Works/City Engineer as required.
- C. *Plans and Standards for Improvements.* The owner, developer or applicant for the building permit shall submit plans prepared by a Registered Engineer for said dedication and improvement to the City Engineer for his review and approval. The following requirements also apply:
1. All street improvements required by this Subsection shall be designed in accordance with the standards for such streets as set forth in the official standards as approved by the City Council.
 2. All plans to be based on City Benchmark Systems.
- D. *Street Dedication and Improvements Required.* This Subsection indicates specific requirements with respect to street dedications and any required improvements.
1. No building shall be erected, enlarged by more than 25 percent or moved to any lot or parcel of lots, which abuts or adjoining a street unless the one-half portion of such street adjoining or abutting the developed area has been dedicated and improved in accordance with the current standards and specifications on file in the Office of the City Engineer.
 2. Curb and gutter in front of the lot upon which the building or structure is to be erected shall be provided as required by the City Engineer in compliance with the Standard Specifications of the City.
 3. If sidewalks exist on 25 percent or more of the total frontage of the lots in the block on that side of the street adjoining the lot upon which the building or structure is to be erected or constructed, then a sidewalk shall be provided in front of said lot provided that the City Council may waive the provisions for sidewalks in front of single family residences, in manufacturing zones, and in open space zones if appealed by property owner.
 4. The City Council may extend the time for of improvements for a period the date of occupancy permit security and development the-construction of one year from with a signed agreement.
- E. *Costs of Engineering and Improvements.* The owner, developer or applicant for the building permit shall pay all costs of dedication and improvement, including any cost for the removal or relocation of utilities, including fire hydrants, traffic signals, street lighting, drainage culverts, and of preparation of plans and blueprints.
- F. *Completion of Improvements.* Any person required to make street improvements pursuant to the provisions of this Subsection shall make and construct all of said improvements in accordance with said standards and specifications and other requirements of the Director of Public Works/City Engineer, or upon City Council approval, shall file with the City Engineer, a letter of credit, cash, certificate of deposit, or an agreement and note for the obligation secured by a deed of trust on the property, in such amount as the City Engineer shall estimate and determine to be necessary to cover the total costs of all required improvements. The City Engineer may determine the period of time during which the installation of said improvements could be reasonably delayed, provided that, in any event, the installation or construction of said improvements shall not be delayed for a period of more than two years from the date of final inspection of the building without the approval of the City Council. The City Engineer shall cause a written itemized estimate of the costs of all improvements and the amount of

the required security to be given to the owner or applicant required to make the improvements within 30 days after issuance of the building permit.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.060 Building permits.

Building permits shall be issued only in accordance with the following conditions:

- A. *Access Required.* No building permit shall be issued for a building or structure on a lot that does not have access on a dedicated and improved street or on a private road acceptable to the Planning Director and the City Engineer.
- B. *Compliance with Zoning Required.* No building permit shall be issued for a building, structure, or improvement that would be in violation of or contrary to the provisions of this ordinance, other applicable ordinance or law, or lawful condition or regulation of the City of Beaumont. In the event the Director of the Building and Safety Department declines to issue a building permit pursuant to the provisions of this subsection, the applicant may appeal such decision to the Planning Commission that shall review, study and suggest possible alternative proposals that would be in compliance with such ordinances, law, condition or regulation.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.070 Dwellings.

This Section indicates the requirements applicable to dwellings.

- A. *Transferal of Residential Requirements.* Where a building for dwelling purposes is erected on a lot in a zone other than the zone in which such building for dwelling purposes is first ordinarily or primarily permitted by this ordinance, such lot shall be subject to the same requirements for yards, minimum lot area and percentage of lot coverage as are specified in this ordinance for a lot in the zone in which such building for dwelling purposes is first ordinarily or primarily permitted. This general provision shall prevail over any specific setback stated in nonresidential zones.
- B. *Location of Dwellings.* Except in multiple dwelling developments or where otherwise provided in this ordinance, every dwelling shall face or front upon a street or permanent means of access to a street, and in no event shall any dwelling face or front upon an alley.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.080 Walls and fences.

This Section indicates the requirements applicable to fences and walls.

- A. *Fencing Materials.* Solid fences in multiple family residential, commercial and manufacturing zones shall be masonry or other permanent materials as approved by the Community Development Director. Open work fences facing any public street in commercial zones must be either masonry or metal grill work such as wrought iron. Open work fences in any other situation may, in addition to the above, be open metal mesh, or any other appropriate material as determined by the Community Development Director. Fencing materials for residential development in the single-family residential zones shall be subject to approval by the Community Development Director. Fencing materials shall be compatible with, and complement, conditions which prevail in the subject area, with consistency relative to architectural characteristics, other fencing in the vicinity and materials. Wherever practical and

appropriate, decorative masonry and other materials shall be employed as determined appropriate by the Planning Director. Barbed wire fences may only be permitted in agricultural and manufacturing zones when specifically approved by the Community Development Director.

- B. *Prohibited Materials for Fences and Walls.* In no case shall barbed or other similar type wire be used as any part of a fence except where approved by the Community Development Director for use in agricultural or manufacturing zones. Barbed or similar type wire when permitted by the Community Development Director shall not be placed so as to be visible from any facing public street.
- C. *Nonconforming Fences.* Every fence erected prior to, the adoption of the ordinance which does not conform with the provisions of the Code of the City of Beaumont, shall be removed, altered or replaced in order to so conform to the Code requirement. Such nonconforming fences shall be abated according to the following schedule provided in Table 17.11-2. The value of fence shall be determined by the building official after consultation with the fence owner and/or a fence installer. Value shall be the book value of the fence, as it existed on the effective date of this ordinance.
- D. *Fence and Wall Location and Height.* Fences and walls may be erected on property lines in any zone, with a maximum height of six feet above the ground level immediately abutting the fence at its highest point, with the following exceptions:
 1. No fence greater in height than three and one-half feet (42 inches) may be placed in the required front yard, either along the front or side property line;
 2. On corner lots, the maximum height shall not exceed three and one-half feet (42 inches) within an area defined on both intersecting street by a 45-degree angle taken through the corner of the building or structure at the point that the structure is closest to the intersection;
 3. Within residential zones, fencing in the front yard areas shall be limited to three and one-half feet (42 inches), either along the front or side property line, in the required front yard, or the closest projection of the front of the residences, whichever is greater;
 4. In manufacturing zones, fences which do not exceed eight feet in height measured from the ground level immediately abutting the fence at its highest point may be erected at or near property lines; provided that the maximum height of such fences in any yard abutting a public street shall be limited to six feet in height within a five foot setback area from any public street.

Table 17.11-1	
Abatement Schedule for Nonconforming Walls and Fences	
Value of Wall or Fences	Period for Removal
\$100.00 or less	90 days
\$100.01 to \$200.00	6 months
\$200.01 to \$400.00	1 year
\$400.01 to \$650.00	2 years
\$650.01 to \$1,000.00	3 years
\$1,000.01 to \$1,500.00	4 years
\$1,500.01 to \$2,500.00	5 years
\$2,500.01 to \$5,000.00	7 years
\$5,000.01 to \$7,500.00	8 years
\$7,500.01 to \$10,000.00	9 years
\$10,000.01 or more	10 years

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.090 Acquisition and use of public property.

When the Planning Commission pursuant to the provisions of Title 17 of the Government Code, known as the Conservation and Planning Law, approves the acquisition of any square, park or other public ground or open space, by any public entity, it may in its approval designate for what purpose such property may be used and when so approved such property may be used for any use designed pursuant to this section in addition to those uses permitted in the zone in which such property is located.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.100 Swimming pool, spa and similar.

This Section indicates the requirements applicable to swimming pools, spas and similar.

- A. *Adoption of the California Building Code.* The California Building Code, current Edition, as Published by the International Conference of Building Officials, is hereby adopted and made a part of this chapter by reference.
- B. *Requirements.*
 - 1. Private swimming pools and their mechanical equipment for the use of the occupants of the premises and their nonpaying guests shall be located not closer than five feet to any property line or dwelling.
 - 2. All other swimming pools shall be located not nearer than ten feet from any property line or building.
 - 3. Walls. A masonry wall or other sound reducing material as approved by the Planning Director shall be erected on three sides of the mechanical equipment facing neighboring properties to a height of not less than 18 inches taller than the equipment.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.110 Home occupations.

The purpose of this Section is to provide for the conduct of home occupations/home-based businesses in residential zones or buildings in such a manner as to be compatible with, and not disruptive to, residential neighborhoods. The use shall be clearly incidental and secondary to the principal use of a residential dwelling as a dwelling.

- A. *Uses Permitted.* The following uses or similar uses shall be considered as home-based businesses provided that such uses comply with the criteria stated in this Section:
 - 1. Professional office occupation whose principal product is information, management or design, including but not limited to accounting, architecture, artist/talent management and promotion, brokerage, business/financial management, computer programming and software development, credit/financial counseling, drafting and illustration, engineering, fashion design, interior decoration and design, legal services, marketing and advertising, property management, and writing and editing. The primary means of contact must be by phone, mail, or other electronic form of communication. Professional office activity does not include research requiring the use of hazardous materials and equipment. Professional office activity does not include a medical office.
 - 2. A secondary office for a business in which the principal office, staff and equipment are located elsewhere.

3. The home office of a salesman, wherein all sales are conducted by telephone or by correspondence and wherein there are no displays or related commodities on premises.
 4. Any legal use customarily conducted entirely within a residential dwelling.
 5. The home office of a service business where not more than one 2,000-pound (one ton) or smaller vehicle used in conjunction with the home-based business is kept on the subject property.
 6. Sales of produce (fruit or vegetables) grown on the subject property.
 7. Cottage food operations, as defined in California Health and Safety Code Section 113758, shall be a permitted home-based business provided it complies with all applicable provisions of this Section and under the California Health and Safety Code, as it may be amended.
- B. *Conditions.* Home-based businesses may be permitted pursuant to the provisions of this Section, subject to the following conditions.
1. Employment shall be limited to residents of the dwelling only.
 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.
 3. There shall be no direct sales of products or merchandise from the dwelling, except for produce (fruit or vegetables) grown on the subject property or otherwise as authorized by this Section.
 4. Produce and sales may be permitted subject to sales being limited to three days per week. No structure or stand of a permanent nature shall be erected on the subject property.
 5. Customers or clientele shall not be permitted to visit/enter the dwelling in connection with the home-based business. However, incidental uses such as music lessons, tutoring, and the sale of produce may be permitted if the intensity of such use is approved by the Community Development Director.
 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.
 7. No alteration of any kind will be allowed to the principal building which changes its residential character. This includes, but is not limited to, the enlargement of public utility services or the installation of special equipment attached to walls, floor or ceilings.
 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.
 10. Materials or supplies shall not be stored indoors or outdoors for purposes other than those permitted in the zone.
 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
 12. A valid business license from the City shall be obtained each year and shall be posted on any temporary produce displays.

13. The activities of the home-based business shall not be conducted in a manner that negatively impacts the residential area. Such determination of the City may include, but not be limited to, consideration of color of the building, construction, lighting, signs, sounds, noises and vibrations.
 14. All operations of such home-based business shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances which are or may be detrimental to the welfare of the occupants of surrounding properties.
 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. No outdoor storage, including the storage or parking of vehicles associated with the home-based business, shall be permitted.
 16. The following requirements shall also apply to cottage food occupations:
 - i. The permit applicant shall be the individual who conducts the cottage food operation from his or her private residential dwelling and is the owner of the cottage food operation. The permit shall not be transferable to another operator nor transferable to another site.
 - ii. The cottage food operation shall be registered or permitted as a "Class A" or "Class B" operation by the Riverside County Department of Environmental Health in accordance with Section 114365 of the California Health and Safety Code. Cottage food operations shall comply with all California Health and Safety Code requirements.
 - iii. Any applicant for a permit under this Section shall provide to the City, as part of the home-based business application: (1) a copy of the operation's registration or permit to operate as a "Class A" or "Class B" operation, as required under Health and Safety Code Section 114365, and (2) a copy of the self-certification checklist submitted to and approved by the County.
 - iv. The permit shall be granted if the application is complete and the cottage food operation complies with the requirements set forth in this Section, and all other code sections regarding spacing and concentration, traffic control, parking, and noise control.
 - v. A permit issued under this Section may be revoked for any violation of this Section or of Section 114365 et seq. of the California Health and Safety Code.
 - vi. The City may, for inspection purposes, access the permitted area of a private home where a cottage food operation is located if the City has, on the basis of a consumer complaint, reason to suspect that adulterated or otherwise unsafe food has been produced by the cottage food operation, or that the cottage food operation has violated this Section and/or California Health and Safety Code Section 114365 et seq.
 - vii. Gross annual sales shall not exceed the amount specified in California Health and Safety Code Section 113758.
 17. A home occupation shall be subject to any additional condition or requirement, which may be imposed by the Commission or Council.
- C. *Applications.* Applications to have a home-based business shall be made to the Community Development Director, accompanied by the filing fee set forth in the fee schedule, and shall include such information and documentation as may be required to complete a Home Occupation Permit. The applicant shall be the operator of the home-based business and shall be a resident of the dwelling in which the home-based business is located. Information shall be provided to ensure that the proposed home-based business complies with the requirements of this Section. Additional information necessary to make the findings required for approval may be required by the City. The permit may include specific conditions and restrictions necessary to make the use compatible with a residential setting.

- D. *Exemptions.* Activities exempt from the home-based business requirements include temporary sales stands with nominal sales such as children's lemonade stands and hostess parties, not more than three in any 12-month period. No structure or stand of a permanent nature shall be erected onsite for these exempt sales.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.120 Manufactured homes on foundations.

- A. *Conditions.* A manufactured home may be installed on a foundation on any lot in the City of Beaumont, that is zoned to permit the construction of a conventional single-family dwelling, if it meets the following conditions:
1. The manufactured home shall be certified under the national Mobilehome Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.) and shall bear a California insignia or Federal label as required by section 18550 (b) of the Health and Safety Code.
 2. The foundation system shall meet the requirements of section 18551 of the Health and Safety Code.
 - ~~3. The manufactured home shall contain a minimum of 1,100 square feet of living area with a minimum width of 20 feet. On all lots less than 60 feet in width the manufactured home shall contain a minimum of 950 square feet of living area with a minimum width of 20 feet. Porches, garages, patios and similar features, whether attached or detached, shall not be included when calculating the floor living area.~~
 43. The manufactured home shall have a roof overhang of not less than 16 inches with a minimum 12-inch gable overhang, unless it is determined that it is not compatible to the neighborhood in which the manufactured home is being located.
 54. The manufactured home shall have non-reflecting roofing material and siding material that is compatible with the neighborhood in which the manufactured home is to be located, consistent with standards applied to non-manufactured single-family dwellings.
 - ~~65. A garage shall be provided consistent with the requirements for a non-manufactured single-family dwelling. A garage compatible to the neighborhood in which the manufactured home is being installed shall be constructed.~~
 76. The manufactured home shall be used only as a single-family residential use and shall comply with all the setback and height requirements of the zone in which it is located.
- B. *Applications.* Applications to install a manufactured home on a permanent foundation shall be made to the Community Development Director, on the form provided by the Planning Department, accompanied by the filing fee set forth in the fee schedule and shall include such information and documentation as may be required by the Community Development Director, including the following:
1. Name and address of the applicant and all owners of the subject property, including evidence that all owners agree to the application.
 2. Location or address, legal description and zoning of the property on which the manufactured home is to be located.
 3. A site plan of the entire property showing location of the manufactured home and all accessory buildings, including all dimensions and setbacks.
 4. Certification that the manufactured home complies with the National Mobilehome Construction and Safety Standards of 1974.

5. Photographs that show the manufactured home in sufficient detail with regard to siding material, roof overhang and roof materials.
 6. Photographs that depict the type of structures, siding and roofing materials and roof overhang of structures in the neighborhood in which the manufactured home is to be located.
- C. *Processing of Applications.* Within 14 days following the acceptance of an application as being complete, the Planning Director shall determine whether the request meets all the of the requirements of this ordinance and shall determine the roof overhang, roofing and siding materials and any automobile enclosure necessary to achieve compatibility with the neighborhood. Upon approval of the application, the Community Development Director shall forward the original thereof to the Building Official, file one copy, and return one copy to the applicant, who shall then obtain all necessary installation and construction permits from the Building Department. If the Community Development Director is unable to approve the application, it shall be returned to the applicant along with a statement of the reasons therefore, giving notice that the applicant may meet with the Community Development Director to discuss the matter.
- D. *Appeal.* Appeals shall be provided for plot plans in Section 17.02.060 of the Ordinance.
(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.130 Mobilehome parks.

- A. *Intent.* It is the intent of this section to provide regulations for the establishment, maintenance and operation of mobilehome parks in the City of Beaumont.
- B. *Classification of Mobilehome Parks.*
1. *Pre-Existing Mobilehome Parks.* A pre-existing mobilehome park shall not be deemed nonconforming by reason of failure to meet the minimum requirements prescribed by this section, provided that the regulations of this section shall apply to the enlargement or expansion of a mobilehome park, and provided that the pre-existing mobilehome park on a site less than ten acres shall not be further reduced in area.
 2. *Planned Residential Mobilehome Parks.* A Planned Residential Mobilehome park is a site intended for residential use exclusively in mobilehomes together with recreation and necessary facilities (including trailer and boat storage areas). Planned Residential Mobilehome Parks shall be constructed in accordance with the hereinafter listed requirements. In addition, thereto, planned residential mobilehome parks shall be subject to, and shall comply with, such additional conditions and requirements as are determined to be necessary in approving the development to make it compatible with the area in which it is proposed to be located.
 3. *Integrated Mobilehome Parks.* An integrated mobilehome park is a site intended for residential use exclusively in mobilehomes not including recreation and accessory facilities. Development standards shall include site development as required in Section 17.03.060 (residential Single-Family Zone) and in Section 17.11.120 (Manufactured Homes on Foundations). In addition, thereto, integrated mobilehome parks shall be subject to, and comply with, such additional conditions and requirements as are determined to be necessary in approving the development to make it compatible with the area in which it is proposed to be located.
- C. *Development Approval.* All mobilehome parks shall be developed subject to a conditional use permit as found in Section 17.02.
- D. *Development Standards for Planned Residential Mobilehome Parks.*

1. *Site Standards.* The following regulations shall apply to the site of a mobilehome park. Additional regulations may be specified as conditions of a use permit.
 - a. *Minimum Gross Area:* Ten acres
 - b. *Maximum Density:* Seven units per gross acre.
 - c. *Minimum Access Frontage:* 250 feet continuous frontage on a dedicated public street.
 - d. *Minimum Park Perimeter Yards:* Five feet adjacent to a public street.
 - e. *Maximum Height:* Mobilehomes and accessory structures 35 feet.
2. *Interior Site Development.* The following requirements shall apply to development of mobilehome spaces and to facilities within a mobilehome park. Additional requirements may be specified as conditions of a use permit.
 - a. **Mobilehome Space.** Each space shall contain a minimum of 4,000 square feet for exclusive use by the occupants of the space. Each space shall have dimensions capable of accommodating a rectangle with minimum dimensions of 46 feet by 75 feet, and 75 percent of the spaces shall have a minimum depth of 90 feet.
 - b. **Mobilehomes** shall meet the following minimum lot setbacks: 20 feet front yard. Five feet side yard and ten feet rear yard. The 20-foot front setback may be reduced on interior streets to ten feet if an attached garage is located in front of the mobilehome with at least 65 percent of the front yard landscape with live plant material.
 - c. **Access Drive.** All mobilehome access drives within a mobilehome park shall be privately owned and shall be at least 30 feet wide exclusive of adjoining parking areas and sidewalks. The Mobilehome Park will be developed in a manner that permits adequate circulation to and within the proposed development for emergency and protective services, including police and fire equipment. Main access drives shall have standard class A curbs and gutters. Other interior access drives shall have rolled curbs and gutters.
 - d. **Sidewalks.** Concrete sidewalks at least five feet in width shall be provided to serve all central or common facilities within the mobilehome park. Access drives shall be provided with sidewalks on at least one side.
 - e. **Accessory Building and Uses.** Accessory buildings and uses serving the entire mobilehome park, including recreation facilities, laundry areas, mobilehome park offices, maintenance and storage buildings or storage areas shall be located at least 50 feet from the boundary of the mobilehome park site.
 - f. **Landscaping.** Not less than 20 percent of each mobilehome space shall be landscaped with live plants, including at least one tree on each space.
 - g. **Community Recreation.** A minimum of 500 square feet of community recreation area, (exclusive of any mobilehome space) shall be provided within the mobilehome park for each site. The community recreation areas shall contain a clubhouse and a recreational area for outdoor games and activities such as shuffleboard, horseshoes, putting green, or swimming pool. The community recreation and service areas together with the identification of activities planned for the areas, shall be shown on the plans and specifications in such detail as shall be required by the Planning Director. The location and size of all facilities indicated in this paragraph shall be subject to the approval of the Planning Commission. The clubhouse shall have a floor area of not less than 25 square feet for each residential lot, and shall contain adequate kitchen, restroom and storage facilities. In no event shall the community area for any mobilehome park be less than two acres.

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- h. Improvements. The following improvements shall be installed on all lots used for residential purposes:
 - 1. A concrete slab or other metal or wood deck containing at least 200 square feet.
 - 2. The area between the ground level and the floor of a mobilehome shall be screened from view by an opaque skirt entirely around the mobilehome.
 - i. No common area for storage of camp and boat trailers shall be permitted unless it is designated on the map.
 - j. Not more than one mobilehome for residential purposes shall be permitted on a lot.
 - k. Whenever the soil is excavated below a mobilehome, a retaining wall shall be installed extending six inches above grade. Plans for the retaining wall shall be approved by the Department of Building and Safety.
 - l. Electrical and Television Service. All electrical, telephone, C.A.T.V. and similar service wires or cables which provide direct service to the property being developed shall, within the exterior boundary line of such property, be installed underground. Risers on poles and buildings are permitted and shall be provided by the developer or owner onto the pole which provides service to said property. Utility service poles may be placed on the rear of the property to be developed, only for the purpose of terminating underground facilities. The developer or owner is responsible for complying with the requirements of this section and he shall make the installation of such facilities.
 - m. Exemption. The improvement and setback requirements contained in this subsection may be modified or eliminated when the Commission finds that due to topographical conditions or property ownership patterns these requirements are impractical and will not serve to protect the present or future welfare of the public.
3. *Screening and Landscaping.* Masonry walls six feet high shall be erected along all boundary lines, except that along all street boundaries the wall shall be erected five feet from the right-of-way line. The area between the wall and the street shall be planted in ground cover. Trees or shrubs shall be planted within the ten-foot strip adjacent to the inside of all boundary walls. All trees and shrubs planted shall be of a variety that will grow to a height of not less than 15 feet and shall be planted at intervals so that at maturity the trees or shrubs will provide a screening of the mobilehome park. All plantings shall be maintained in a growing condition.
4. *Improvement Requirements.* On-site improvements shall be constructed and maintained in conformance with mobilehome park improvement standards, approved by the Planning Commission and the City Council. Such standards may include, but shall not be limited to the design, construction and maintenance of the following:
- a. Access drives, sidewalks and parking spaces;
 - b. Walls and fences;
 - c. Lighting, signs;
 - d. Curb and gutter, drainage, and sanitary sewer facilities;
 - e. Electrical and water services;
 - f. Fire protection facilities.
5. *Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- (Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.140 Wind energy conversion systems.

- A. *Intent.* It is the intent of this section to provide regulations for the establishment, maintenance and operation of wind energy conversion systems (WECS) in the City.
- B. *Permit Requirements.* Table 17.11-2 identifies the permit requirements for WECS. Additionally, a building permit shall be obtained prior to the installation of a WECS.

Table 17.11-2 Wind Energy Conversion Systems (WECS)				
Location	Type Allowed	Height Allowed	Quantity Allowed	Permit Required
Residential Zones	Private, non-commercial ¹	Shall not exceed the maximum allowed height within the applicable zone ²	1 per lot	Conditional Use Permit
Commercial Zones and All Other Zones Not Listed	Private, non-commercial ¹		1 or more per lot	Conditional Use Permit
Industrial Zone and Public Facility Zone	Private, non-commercial ¹		1 or more per lot	Minor Plot Plan
	Windfarm ³	2 or more per lot	Conditional Use Permit	

¹ A private, non-commercial WECS is installed on a developed property for the purpose of providing energy for on-site consumption. A private, non-commercial WECS is only allowed as an accessory use. ;b1;² ;en;;hg;The Commission may allow the height of a WECS to exceed the maximum allowed height if strict compliance to the height limit would result in no or poor productivity, as established by evidence provided by the applicant. The Commission may require larger setbacks if additional height is allowed. ;b1;³ ;en;;hg;A windfarm is multiple WECS installed at a single property or area for the purpose of generating larger quantities of electrical or mechanical power for transmission to a public or private utility.

- C. *Application.* An application for a WECS shall be made consistent with Section 17.02.040 (Application process). All required information identified on the form shall be provided by the applicant, in addition to the following information:
 1. Direction of prevailing winds across the project site;
 2. Manufacturer and model designation, rated kilowatt capacity, overall machine height, total blade diameter, rated maximum rotor rotations per minute, and other manufacture's data sufficient to determine compliance with this section;
 3. Location and type of security fencing and/or screening; and
 4. Proof of liability insurance consistent with Subsection 17.11.140.D.10.
- D. *General Requirements.*

1. *Development standards.* A WECS shall comply with the development standards for the zone in which it is located unless otherwise specified in this section.
 2. *Height measurement.* The height of a WECS shall be measured to the top of the WECS, including any blade when at its highest point.
 3. *Setback measurement.* Setbacks shall be measured to the outer edge of a WECS, including any blade when at its maximum horizontal extension.
 4. *Setbacks.* A WECS shall maintain the same minimum setbacks required for a primary structure within the applicable zone.
 5. *Colors and materials.* A WECS shall have a non-reflective finish and shall be painted or otherwise treated to match or blend with the primary background and minimize visual impacts.
 6. *Advertising and graphics.* No advertising, display, or graphic is permitted on any WECS. A manufacturer's identification label and/or any government required identification or safety labels or signs may be affixed to a facility or site in a discrete manner as feasible.
 7. *Undergrounding required.* All wiring or any associated and ancillary equipment, batteries, devices, structures, or support(s) for any WECS, shall be placed underground to the maximum extent feasible.
 8. *Noise.* WECS shall comply with Chapter 9.02 (Noise Control).
 9. *Security and safety.* WECS shall be secured from access to the general public by fencing or other deterring device or means as the City may approve or require so the WECS is not an attractive nuisance. WECS shall either have tower climbing apparatus located not closer than 12 feet to the ground or be un-climbable by design for the first 12 feet.
 10. *Proof of liability insurance.* The owner of any WECS shall provide, as part of the permit application submittal, proof of liability insurance that specifically addresses the installation, use, and maintenance of the WECS to the satisfaction of the City.
 11. *Effects of development on productivity.* The City shall not be liable if subsequent development in the City impairs the productivity of any WECS.
 12. *Inoperative facility removal required.* Any WECS that is not operated for a continuous period of six months shall be considered abandoned. A WECS and all equipment associated with an approved WECS shall be removed within six months of the discontinuance of the use and the site shall be restored to its original pre-construction condition, subject to the approval of the Director.
- E. *Private, non-commercial WECS.* A private, non-commercial WECS shall be subject to the following standards.
1. *Location.* A WECS, including associated and ancillary equipment, batteries, devices, structures, or supports, shall be located in the rear portion of the property (i.e., between the primary structure and rear property line). This provision may be modified by the Commission if strict compliance would result in no or poor productivity, as established by evidence provided by the applicant.
 2. *Screening.* The WECS shall be separated from adjoining properties by at least a six-foot high solid fence or wall, or by trees and landscaping of equal minimum height approved by the Commission. Approval of screening may include reasonable conditions deemed by the Commission necessary to minimize the visual impacts of a WECS.
 3. *Net-metering.* A private, non-commercial WECS may be net-metered with written authorization provided by the utility company. Net-metering is a service to an electric consumer under which electric energy generated by that electric consumer from an eligible on-site generating facility and delivered to the local distribution facilities may be used to offset electric energy provided by the electrical utility to

the electric consumer during the applicable billing period. Net-metering does not allow the sale of power back to the electric company or into the wholesale electricity market.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.11.150 Storage facilities.

- A. *Intent.* This section establishes requirements for the storage of goods, materials (except temporary storage of construction materials associated with an active building permit), machines, vehicles, trailers, and other equipment. The purpose of these regulations is to provide adequate and convenient guidelines for self-storage, outdoor storage and display of materials, merchandise, and equipment in the appropriate zones. The intent of these regulations is to minimize visual impacts to adjacent properties and public rights-of-way and to protect public health, safety and welfare due to the over development of these storage intensive facilities and encourage economic development within the City of Beaumont by controlling the number, size, and location of these types of facilities.
- B. *Classification of Storage Uses.* The following words and phrases shall, for the purposes of this chapter, have the meanings respectively ascribed to them by this section, as follows:
1. *Outdoor storage use* means establishments that engage primarily in the outdoor storage of goods, materials (except temporary storage of construction materials associated with an active building permit), machines, vehicles, trailers, and other equipment.
 2. *Truck yard or truck terminal* means a type of outdoor storage use whereby an outdoor lot, lot area, or parcel of land used, is designed and maintained primarily for the purpose of storing, parking, dispatching, or keeping trucks, tractors, construction equipment and associated equipment together with or without facilities necessary to service, dispatch, store or maintain aforementioned vehicles, their cargos and crews. Also applies to a business engaged in the storage and distribution of goods having more than five heavy trucks (having a rating of more than 10,000 pounds and/or an unladen weight of more than 6,000 pounds) on the premises at any one time but excluding trucking accessory to another industrial use on the site.
 3. *Automobile parking or storage facility* means a type of outdoor storage use whereby an outdoor lot, lot area, or parcel of land used, is designed and maintained primarily for the purpose of storing, parking, dispatching, or keeping automobiles or recreational vehicles (including RV's, boats, watercraft, off-road vehicles) or other vehicles, together with or without facilities necessary to service, dispatch, store or maintain aforementioned vehicles, their cargos and crews. Also applies to a business establishment providing towing and/or storage of operative or inoperative vehicles. This classification includes the storage of tow-aways, impound yards, and storage lots for buses and recreational vehicles, but does not include vehicle dismantling.
 4. *Contractor or building materials storage yard* means establishments which engage primarily in the outdoor storage of goods, materials (except temporary storage of construction materials associated with an active building permit), machines, vehicles, trailers, and other equipment associated with a construction or contractor's business licensed within the City of Beaumont.
 5. *Mini-storage, mini-warehouse, self-storage or public-storage* means an operation serving the public where customers rent or lease, or self-store and have direct access to, individual storage areas, compartments, or facilities rooms within a larger structure or structures provided for storage use. This use may also include limited caretaker facilities.
 6. *Storage uses* means any of the forgoing uses in subsections 1-5.

- C. *Applicability.* The requirements of this chapter shall apply to the establishment or modification of storage uses in zoning districts in which the storage use is permitted, pursuant to Beaumont Municipal Code Chapter 17.03. This chapter shall not apply to legally existing storage uses or pending applications as of the effective date of the ordinance codified in this chapter. The continuation of legally established existing storage uses shall be subject to the regulations and guidelines of Chapter 17.08, Non-conforming uses of the Beaumont Municipal Code.
- D. *Storage Uses.* The following shall apply to all outdoor, truck yard or truck terminal, automobile parking or storage and contractor or building materials storage yard uses:
1. Storage uses shall not be located adjacent to or across a street or intersection from residentially zoned land, public or private schools, public parks and open space intended for public park and recreational use.
 2. Storage uses should be limited to occupying parcels not suitable for valuable commercial or industrial, job producing uses.
 - a. *Site Design Standards.*
 - (1) All buildings and structures shall incorporate enhanced architectural treatments on all sides visible from public view. Enhanced architectural treatments include combinations of accent building materials, windows/spandrel glass, reveals, metal eyebrow accents, cornices, etc.
 - (2) Parking shall be provided for the primary use associated with a storage use in accordance with Chapter 17.05 (Off-Street Parking and Loading Standards) of the Beaumont Municipal Code or an applicable specific plan.
 - (3) All passenger vehicle parking lots, drive-aisles, and truck parking areas or truck courts, and outdoor storage areas shall be paved with asphalt or concrete; no areas shall remain unfinished and all areas of a developed site shall be finished with a permanent surface or permanent landscaping materials and irrigation.
 - (4) Sufficient space, including additional overflow areas, shall be provided to accommodate all maneuvering, queuing, stacking, loading, unloading, and parking of vehicles on-site and to avoid queuing, stacking, loading, unloading, and parking of vehicles off-site on adjacent streets.
 - (5) Signage for directional guidance to vehicles entering and exiting the facility shall be provided on-site.
 - b. *Screening Standards.*
 - (1) All stored goods and materials, not including trucks and trailers within truck parking areas and courts, shall be completely screened from public view, by a combination of buildings and/or solid screen walls of either decorative concrete masonry block or decorative concrete tilt-up walls. Decorative masonry block means neutral colored slump stone block, split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete tilt-up wall means concrete with a combination of paint and raised patterns, reveals, and/or trim lines.
 - (2) Screen walls shall not be located within any required front yard or street side yard building or landscape setback area.
 - (3) All stored goods and materials, not including trucks and trailers within truck parking areas, shall not exceed eight feet in height. Screen walls shall be of adequate height to screen on-site uses but not exceed eight feet in height. Mature landscaping shall be required to effectively screen along street frontages any area where the eight-foot screen wall is

unable to provide complete screening and subject to the requirements of Chapter 17.11.080 Walls and Fences.

- (4) Solid walls surrounding storage uses which are either at grade or are above the grade of an adjacent street shall incorporate a berm/slope along the entire length of the wall that ensures that no more than eight feet of the wall is visible from public view.
- (5) A combination of fencing and landscaping may be provided in lieu of solid screening walls along the side and rear property lines in areas where the site is not visible to the public. A combination of trees and shrubs shall be provided to ensure adequate screening and subject to the requirements of Chapter 17.06 Landscaping Standards.
- (6) Access gates and doors may be constructed of open wrought iron and provide adequate vehicle stacking.
- (7) Anti-graffiti coating or equivalent measure to prevent graffiti shall be provided for all solid screen walls.

c. *Security Standards.*

- (1) All storage uses shall be secured and incorporate security cameras which maintain recordings to the satisfaction of the Police Chief or their designee.
- (2) All outdoor storage uses shall be illuminated entirely every night, from dusk until dawn, in compliance with the Chapter 8.50 Outdoor Lighting of the Beaumont Municipal Code.

d. *Operational Standards for Outdoor, Truck Yard or Truck Terminal, Automobile Parking or Storage and Contractor or Building Materials Storage Yard Uses.*

- (1) An operations and truck route plan shall be submitted for review and approval as part of the conditional use permit or plot plan application as required under Chapters 17.02 and 17.03. The plan shall describe the operational characteristics of the proposed use, including but not limited to, hours of operation, number of employees, types of items to be stored at the site, property maintenance and the proposed truck routing to and from the facility to designated truck routes which to the greatest extent feasible avoids passing residential, educational, park and open space intended for public park and recreational use areas. The plan shall also include physical and operational measures for preventing truck queuing, stopping, and parking on public streets.
- (2) Storage uses are subject to all applicable fire, health, safety, and building regulations.
- (3) Storage is not permitted in required front or street side yard setback areas.
- (4) Caretaking units shall be permitted, provided parking is accommodated on-site.

e. *Performance Measures and Standard Conditions of Approval.*

- (1) The following measures shall be included as performance measures and standard conditions of approval for all storage uses:
 - (a) The queuing of trucks on streets or elsewhere outside of facility shall be prohibited. All queuing, stacking, loading, unloading, and parking shall occur exclusively on-site.
 - (b) The operator of the storage use shall be responsible for implementing and monitoring an operations and truck route plan during all operations, including, but not limited to posting the plan and educating truck drivers on the approved routes.

- (c) Facilities shall not store any products, goods, materials, or containers outside of any building on-site, except for trucks and trailers associated with the facility, unless such storage is permitted through the entitlement process in accordance with this chapter.
- (d) Drivers shall not sleep or reside within any vehicle on-site overnight or for any other extended duration of time.
- (e) Operators shall address any parking, traffic, noise, or safety issues within 48 hours of being notified by the city that an issue exists.
- (f) Prior to the issuance of a certificate of occupancy or business license, any new tenant or operator of a storage facility shall: a) submit an operational plan and trip generation analysis prepared by a licensed traffic engineer for review and approval demonstrating the proposed operations and projected traffic associated with the new tenant or operator is the same or less than the projected traffic assumed in the approved entitlements for the facility; and b) sign a statement acknowledging acceptance of all operational conditions of approval associated with the approved entitlements for the facility. If the proposed operations and trip generation represent a significant change in operational characteristics or more than ten percent increase in trip generation beyond what was entitled, a modification to the entitlements shall be required prior to the start of operations.

f. *Exempt Uses.*

(1) The following uses shall be exempt from the provisions and requirements of this chapter:

- (a) Vehicle, boat, and recreational vehicle dealerships
- (b) Temporary seasonal displays (e.g. Christmas tree lots, pumpkin patch lots, etc.)
- (c) Ancillary or outdoor display by indoor retailers approved as an accessory use.
- (d) Existing, conforming uses are exempt from these provisions.

E. *Mini-storage, Mini-warehouse, Self-storage or Public-storage.* The following shall apply to mini-storage, mini-warehouse, self-storage or public-storage uses:

1. Mini-storage, mini-warehouse, self-storage or public-storage uses shall be limited to occupying parcels of irregular shape not suitable for valuable commercial or industrial, job producing uses.

a. *Site Design Standards.*

- (1) All buildings and structures shall incorporate enhanced architectural treatments on all sides visible from public view. Enhanced architectural treatments include combinations of accent building materials, windows/spandrel glass, reveals, metal eyebrow accents, cornices, etc.
- (2) Parking shall be provided for the primary use associated with a storage use in accordance with Chapter 17.05 (Off-Street Parking and Loading Standards) of the Beaumont Municipal Code or an applicable specific plan.
- (3) All passenger vehicle parking lots, drive-aisles, and truck parking areas or truck courts, and outdoor storage areas shall be paved with asphalt or concrete; no areas shall remain unfinished and all areas of a developed site shall be finished with a permanent surface or permanent landscaping materials and irrigation.
- (4) Sufficient space, including additional overflow areas, shall be provided to accommodate all maneuvering, queuing, stacking, loading, unloading, and parking of vehicles on-site and to

avoid queuing, stacking, loading, unloading, and parking of vehicles off-site on adjacent streets.

- (5) Signage for directional guidance to vehicles entering and exiting the facility shall be provided on-site.

b. *Screening Standards for Mini-storage, Mini-warehouse, Self-storage or Public-storage.*

- (1) All stored items, not including trucks, trailers or recreational vehicles within truck parking areas and courts, shall be completely screened from public view, by a combination of buildings and/or solid screen walls of either decorative concrete masonry block or decorative concrete tilt-up walls. Decorative masonry block means neutral colored slump stone block, split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete tilt-up wall means concrete with a combination of paint and raised patterns, reveals, and/or trim lines.
- (2) Screen walls shall not be located within any required front yard or street side yard building or landscape setback area.
- (3) All stored items, not including trucks, trailers or recreational vehicles within truck parking areas, shall not exceed the height of the permanent structures or screen walls depending on location of stored items. Screen walls shall be of adequate height to screen on-site uses but not exceed eight feet in height. Mature landscaping shall be required to effectively screen along street frontages any area where the eight-foot screen wall is unable to provide complete screening.
- (4) Solid walls surrounding storage uses that either at grade or are above the grade of an adjacent street shall incorporate a berm/slope along the entire length of the wall that ensures that no more than eight feet of the wall is visible from public view.
- (5) A combination of fencing and mature landscaping may be provided in lieu of solid screening walls along the side and rear property lines in areas where the site is not visible to the public. A combination of trees and shrubs shall be provided to ensure adequate screening.
- (6) Access gates and doors may be constructed of open wrought iron.
- (7) Anti-graffiti coating or equivalent measure to prevent graffiti shall be provided for all solid screen walls.

c. *Security Standards.*

- (1) All storage buildings and storage areas shall be secured and incorporate security cameras which maintain recordings to the satisfaction of the Police Chief or their designee.
- (2) All outdoor storage uses shall be illuminated entirely every night, from dusk until dawn, in compliance with the Chapter 8.50 Outdoor Lighting of the Beaumont Municipal Code.

d. *Operational Standards for Mini-storage, Mini-warehouse, Self-storage or Public-storage Uses.*

- (1) A property maintenance plan shall be included as part of the conditional use permit or plot plan application. The program shall provide for the regular maintenance of building structures, landscaping, and paved surfaces in good physical condition and appearance. The methods and maximum intervals for maintenance of each component shall be specified in the program
- (2) Storage uses are subject to all applicable fire, health, safety, and building regulations.

- (3) Storage is permitted in required side and rear yards. Storage is not permitted in required front or street side yards.
 - (4) Caretaking units shall be permitted, provided parking is accommodated on-site.
- e. *Performance Measures and Standard Conditions of Approval.*
- (1) The following measures shall be included as performance measures and standard conditions of approval for all mini-storage, mini-warehouse, self-storage or public-storage uses:
 - (a) Facilities shall not store any products, goods, materials, or containers outside of any building on-site, except for trucks, trailers or recreational vehicles associated with the facility.
 - (b) Facilities shall not be used for temporary or permanent residential purposes. No person may sleep or reside within any structure or vehicle on-site overnight or for any other extended duration of time.
 - (c) Operators shall address any parking, traffic, noise, or safety issues within 48 hours of being notified by the city that an issue exists.
 - (d) Prior to the issuance of a certificate of occupancy or business license, any new tenant or operator of a storage facility shall: a) sign a statement acknowledging acceptance of all operational conditions of approval associated with the approved entitlements for the facility.

(Ord. No. 1136 , § 4(Exh. A), 7-20-2021)

17.11.160 Energy storage facilities.

- A. *Intent.* Energy storage facility regulations are adopted with the intent of advancing and protecting the public health, safety, and welfare of the City of Beaumont by establishing regulations for the installation and use of energy storage systems. The regulation herein are intended to protect the health, welfare, safety, and quality of life for the general public, to ensure compatible land uses in the areas affected by energy storage facilities and to mitigate the impacts of energy storage facilities on the environment.
- B. *Classification of Energy Storage Facilities.* The following words and phrases shall, for the purposes of this chapter, have the meanings respectively ascribed to them by this section, as follows:
1. *Battery:* A single cell or a group of cells connected together electrically in series, in parallel, or a combination of both, which can charge, discharge, and store energy electrochemically. For the purposes of this chapter, batteries utilized in consumer products are excluded from these requirements.
 2. *Battery energy storage management system:* An electronic system that protects storage batteries from operating outside their safe operating parameters and disconnects electrical power to the energy storage system or places it in a safe condition if potentially hazardous temperatures or other conditions are detected. The system generates an alarm and trouble signal for abnormal conditions
 3. *Battery energy storage system:* A system consisting of electrochemical storage batteries, battery chargers, controls, power conditioning systems and associated electrical equipment, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle.
 4. *Cell:* The basic electrochemical unit, characterized by an anode and a cathode, used to receive, store, and deliver electrical energy.

5. *Commissioning*: A systematic process that provides documented confirmation that a battery energy storage system functions according to the intended design criteria and complies with applicable code requirements.
 6. *Decommissioning plan*: A plan to retire the physical facilities of the project, including decontamination, dismantlement, rehabilitation, landscaping and monitoring. The plan contains detailed information on the proposed decommissioning and covers the schedule, type and sequence of decommissioning activities; waste management, storage and disposal of the waste from decommissioning; the timeframe for decommissioning and site rehabilitation.
 7. *Energy storage system*: A system which stores energy and releases it in the same form as was input.
 8. *Renewable energy*: Energy sources that constantly renew themselves or are regarded as practically inexhaustible. Renewable energy includes energy derived from solar, wind, geothermal, hydroelectric, wood, biomass, tidal power, sea currents, and ocean thermal gradients.
- C. *Applicability*. The requirements of this ordinance shall apply to all energy storage systems permitted, installed, or modified after the effective date of this ordinance, excluding general maintenance and repair. Energy storage systems constructed or installed prior to the effective date of this ordinance shall not be required to meet the requirements of this chapter. Modifications to, retrofits or replacements of an existing energy storage system that increases the total energy storage system designed discharge duration or power rating shall be subject to this chapter. The continuation of legally established existing energy storage systems shall be subject to the regulations and guidelines of Chapter 17.08, Non-conforming Uses of the Beaumont Municipal Code.
- D. *Development Standards*. The following shall apply to all energy storage facilities:
1. Energy storage facilities must meet all applicable standards of the adopted Building and Safety Codes and of the adopted Fire Codes.
 2. Energy storage facilities shall comply with the site design requirements set forth below in addition to all other applicable chapters of the Beaumont Municipal Code:
 - a. The site shall be fully enclosed by a minimum eight-foot, non-scalable solid wall. Walls shall consist of either decorative concrete masonry block or decorative concrete tilt-up walls. Decorative masonry block means neutral colored slump stone block, split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete tilt-up wall means concrete with a combination of paint and raised patterns, reveals, and/or trim lines.
 - b. Solid walls surrounding facilities which are below grade of an adjacent street or property shall incorporate a berm/slope along the entire length of the wall to ensure facilities are not visible from public view.
 - c. Anti-graffiti coating or equivalent measure to prevent graffiti shall be provided for all solid screen walls.
 - d. Except as set forth in subparagraph (e), no equipment or appurtenances not in an enclosed structure shall exceed the screen wall height described in subparagraph (a), above. Enclosures for batteries and other systems shall not exceed 15 feet in height. Buildings shall be subject to height standards of the Manufacturing Zone.
 - e. Accessory structures such as utility poles or utility connection equipment, substation switchyard and similar equipment, necessary for the operation of the facility may exceed the height standards of the Manufacturing Zone subject to Planning Commission approval.
 - f. On-site parking shall be provided as specified below:

1. For sites occupied daily by employees or contractors, one parking space per employee or contractor shall be provided.
2. For unoccupied sites, one on-site parking space shall be provided.
3. All structures, appurtenances, parking and drive aisles shall be paved with asphalt or concrete.
4. All outdoor facilities shall be in compliance with the Chapter 8.50 Outdoor Lighting of the Beaumont Municipal Code.
5. All site landscaping shall comply with Chapter 17.06 Landscaping of the Beaumont Municipal Code.
6. All facilities shall have an approved signage plan including safety signage to be posted at the site.

E. *Decommissioning.*

1. *Decommissioning Plan.* Prior to approval of a building permit, the applicant shall submit a decommissioning plan containing a narrative description of the activities to be accomplished for removing the energy storage system from service, and from the facility in which it is located. The decommissioning plan shall also include:
 - a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all battery energy storage system components, structures, equipment, security barriers, and transmission lines from the site;
 - b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;
 - c. The anticipated life of the battery energy storage system;
 - d. The estimated decommissioning costs and how said estimate was determined;
 - e. The method of ensuring that funds will be available for decommissioning and restoration;
 - f. The method that the decommissioning cost will be kept current;
 - g. The manner in which the battery energy storage system will be decommissioned, and the Site restored, including a description of how any changes to the surrounding areas and other systems adjacent to the battery energy storage system, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and
 - h. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.
2. *Decommissioning Fund.* The applicant, or successors, shall continuously maintain a fund or bond payable to the City of Beaumont, in a form approved by the City for the removal of the battery energy storage system, in an amount to be determined by the City, for the period of the life of the facility. This fund may consist of a letter of credit from a licensed-financial institution. All costs of the financial security shall be borne by the applicant.
3. *Ownership Changes.* If the owner of the battery energy storage facility changes or the owner of the property changes, the project approvals shall remain in effect, provided that the successor owner or

operator assumes in writing all of the obligations of the project, site plan approval, and decommissioning plan. A new owner or operator of the battery energy storage facility shall notify the Planning Department of such change in ownership or operator within 30 days of the ownership change. A new owner or operator must provide such notification to the Planning department in writing. The project and all approvals for the battery energy storage facilities would be void if a new owner or operator fails to provide written notification to the Planning Department in the required timeframe. Reinstatement of a void project or approvals will be subject to the same review and approval processes for new applications under this chapter.

F. *Performance Measures and Standard Conditions of Approval.*

1. The following measures shall be included as performance measures and standard conditions of approval for all energy storage facilities:
 - a. Facilities shall not store any products, goods, materials, or containers outside of any building on-site.
 - b. Facilities shall comply with Chapter 9.02 Noise Control of the Beaumont Municipal Code.
 - c. Operators shall address any nuisance, safety issues or violations of conditions of approval within 48 hours of being notified by the city that an issue exists.
 - d. Prior to the issuance of a certificate of occupancy or business license, any operator of an energy storage facility shall sign a statement acknowledging acceptance of all operational conditions of approval associated with the approved entitlements for the facility and the decommissioning plan shall be recorded against title to the property as a covenant running with the land.

(Ord. No. 1142 , § 6(Exh. C), 10-19-2021)

Chapter 17.14 DEFINITIONS

17.14.010 Introduction.

This list of terms is designed to clarify the Zoning Ordinance's intent as it relates to land uses and development requirements. The word "shall" indicate a mandatory requirement, except when used in connection with an action or decision of the City Council or any City commission, board, or official. In these latter instances, the word "shall" shall be directory only. For general terminology used throughout this ordinance, the definitions used in the Uniform Building Code or accepted dictionaries of the English language, shall apply.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.14.020 General grammatical interpretation.

Words, terms, and phrases used in this Title 17 shall have the meanings usually ascribed to them, or as defined or used in state planning and zoning laws, or as defined in Section 17.08.030 of this Zoning Ordinance. For the purposes of this Zoning Ordinance, unless the context clearly indicates otherwise, certain terms used in herein are defined as follows:

- A. Words in the present tense include the future;
- B. Words in the singular number include the plural;
- C. Words in the plural number include the singular;
- D. The terms "shall" and "will" and "must" are mandatory;
- E. The term "his" is gender neutral and means his or her;

The word "shall" is mandatory; the word "may" is permissive. The present tense includes the future, the future includes the present. The singular number includes the plural, the plural includes the singular.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.14.030 Definitions (A through Z).

A

Above-ground/On-ground Pool. See "Swimming pool".

Abut or Abutting. The same as meaning adjoining.

Access. The place, or way, by which pedestrians and vehicles are provided adequate and usable ingress and egress to a property or use as required by this Zoning Code.

Accessory Dwelling Unit (ADU). An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

1. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code.

2. A manufactured home, as defined at Section 18007 of the California Health and Safety Code.

Accessory Structure. A structure that is accessory and incidental to a dwelling located on the same lot.

Accessory Use. A use incidental to, related, and clearly subordinate to the principal use established on the same lot or parcel of land where such accessory use is located.

Adjacent. Two or more lots or parcels of land separated by an alley, street, highway or recorded easement, or two or more objects located near or in close proximity to each other.

Adjoining. Two or more lots or parcels of land sharing a common boundary line, or two or more objects in physical contact with each other.

Affordable Unit. Refers to a housing development project in which 80 percent of the units shall be designated for very low-income households and 20 percent reserved for low-income households as those terms are defined in the Health and Safety Code.

Alley. A public or private right-of-way, other than a street or highway, permanently reserved as a secondary means of vehicular access to adjoining properties.

Amendment. A change in the wording, context, content, or substance of this Zoning Code or in the zoning map. Such changes must be adopted by ordinance by the City Council in the manner prescribed by law.

Amusement Arcade. Any place open to the public where five or more amusement games are maintained for use by the public. When only a portion of the premises is used for the operation of amusement games, only that portion shall be considered as an amusement arcade.

Amusement Game. Any entertainment device for which a fee is paid to play, including, but not limited to, pinball, video or other electronic games.

Animal Hospital. Shall mean a place where animals or pets are given medical or surgical treatment and cared for during the time of such treatment. Use as a kennel shall be limited to short time boarding and shall be only incidental to such hospital use.

Animals—Retail Sales. The retail sales of small animals (such as dogs, cats, birds, and fish), provided such activities take place within an entirely enclosed building.

Antique Shop. An establishment primarily engaged in the sale of antiques.

Apartment House. A building, or a portion of a building, designed or used for occupancy by three or more households living independently of each other and containing three or more individual dwelling units within a single structure.

Apartment Unit. A room or suite of two or more rooms with a single kitchen in a multiple-family dwelling, suitable for occupancy as a dwelling unit for one household.

Arcade. See "Amusement arcade".

Artists' Studio. A building containing work space and retail sales space for artists and artisans producing individual one-of-a-kind works of art, including individuals practicing a fine art, or skilled in an applied art or craft, provided that the use does not impact any other use or property with noise, odor, dust, vibration, or other nuisance. This classification includes, but is not limited to, painter's studios, ceramic studios, and custom jewelry studios.

Assessor. The Assessor of the County of Riverside.

Automobile Parking or Storage Facility means a type of outdoor storage use whereby an outdoor lot, lot area, or parcel of land used, is designed and maintained primarily for the purpose of storing, parking, dispatching, or keeping automobiles or recreational vehicles (including RV's, boats, watercraft, off-road vehicles) or other vehicles, together with or without facilities necessary to service, dispatch, store or maintain aforementioned

vehicles, their cargos and crews. Also applies to a business establishment providing towing and/or storage of operative or inoperative vehicles. This classification includes the storage of tow-aways, impound yards, and storage lots for buses and recreational vehicles, but does not include vehicle dismantling.

Automobile Wrecking or Automobile Dismantling. A business establishment engaged in the dismantling and/or wrecking of automobiles, used motor vehicles or trailers, and/or the storage, sale, or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles or parts.

Automobile Service Station. An establishment providing gasoline oil and other additives, and/or performing minor repairs and other customary services for automobiles and light vehicles, but excluding painting, body work steam cleaning, and major repairs.

Advertising Structure. A structure of any kind or character, erected or maintained for outdoor advertising purposes, upon which any poster bill,

Awning. Either a fabric covered appendage, or a temporary collapsible shelter of noncombustible materials supported entirely from the exterior wall of a building.

B

Balcony. A platform that projects from the wall of a building, typically above the first level, and is surrounded by a rail, balustrade, or parapet on at least one side.

Balcony, Unenclosed. A balcony open to the sky and not fully enclosed on more than two sides.

Balloon. A floating air-filled or gas-filled object tethered to a fixed location (also see "Sign, balloon").

Banks and Savings. A state- or federally chartered financial institution that provides retail banking

Barrier. A fence, a wall, a building wall or a combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

Bars and Cocktail Lounges. Establishments where alcoholic beverages are sold for consumption on the premises. This classification excludes restaurants and commercial recreation uses that may serve alcoholic beverages incidental to the primary use.

Basement. That portion of a building located between the ground level or first floor of a structure.

Battery. A single cell or a group of cells connected together electrically in series, in parallel, or a combination of both, which can charge, discharge, and store energy electrochemically. For the purposes of this chapter, batteries utilized in consumer products are excluded from these requirements.

Battery Energy Storage Management System. An electronic system that protects storage batteries from operating outside their safe operating parameters and disconnects electrical power to the energy storage system or places it in a safe condition if potentially hazardous temperatures or other conditions are detected. The system generates an alarm and trouble signal for abnormal conditions.

Battery Energy Storage System. A system consisting of electrochemical storage batteries, battery chargers, controls, power conditioning systems and associated electrical equipment, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle.

Bed and Breakfast Facilities. A residential structure that is occupied by a resident as his/her primary residence with one or more bedrooms rented for period of 30 consecutive days or fewer, and where meals may be provided.

Billiard Parlor. An establishment that provides five or more billiard and/or pool tables.

Boarding. A residence or dwelling, other than a hotel, wherein three or more rooms are rented under three or more separate written or oral rental agreements, leases or subleases or combination thereof, whether or not the owner, agent or rental manager resides within the residence.

Building. Any structure having a roof supported by columns or by walls and intended for the shelter, housing, or enclosure of persons, animals, or property of any kind.

Building; Accessory. A detached subordinate building, the use of which is incidental to that of the primary building or to the principal use of the land, and which is located on the same lot or parcel of land with the main building or principal use of the land.

Building, Height. The vertical distance as measured continuously along a line at existing grade bisecting the width of the lot to the highest point of a building or structure, except as provided elsewhere in this Zoning Ordinance.

Building, Main. A building in which is conducted a principal use of the lot or parcel of land upon which it is situated. In a residential or agricultural zone, any residential unit shall be deemed to be a main building upon the lot or parcel of land on which it is situated.

Building Material Sales. An establishment engaged in retailing or wholesaling of building supplies or equipment. This classification includes lumber yards and tool and equipment sales, but excludes businesses engaged in the retail sales of paint and hardware, building contractor's yards, and activities classified under "Equipment Leasing and Rentals."

Building Site. The ground area of one or the ground area of two or more lots when used in combination of a building or group of buildings together with all open spaces as required by this Ordinance.

Building Wall. The vertical surface, or any element thereof, including any structural member or group of structural members attached the vertical surface, that defines the exterior boundaries of a building.

Business and Trade School. An establishment which provides on-site training of business, commercial, and/or trade skills such as accounting, data processing, and computer repair. This classification excludes establishments providing training in an activity that is not otherwise permitted in the applicable zone. Incidental instructional services in conjunction with another primary use shall not be considered a business and trade school.

C

Cabana. A structure containing not more than 700 square feet, not containing a kitchen.

Camp, Day. A facility with an organized daytime program involving the supervision and care of children.

Canopy. Has the same meaning as "awning" as defined in this section, except that a canopy contains separate supporting posts and is not supported entirely from the exterior wall of a building. A fixed overhead shelter used as may or may not be attached to a building.

Carport. A permanently roofed structure with no more than two enclosed sides, used or intended to be used for automobile shelter and storage.

Cell. The basic electrochemical unit, characterized by an anode and a cathode, used to receive, store, and deliver electrical energy.

Cellar. See "Basement".

Centerline. The centerline of any street, as established by the City Engineer by official surveys, and on file in the Office of the City Engineer.

Check Cashing. A business that, for compensation, engages in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. This classification does not include a state- or federally- chartered bank, savings association, credit union, or industrial loan company. Further, this

classification does not include establishments selling consumer goods where the cashing of checks or money orders is incidental to the main purpose of the business.

Church. A facility used for religious worship and incidental religious education and/or activities, including a parsonage which shall be a maximum of 1,200 square feet or 50 percent of the assembly hall whichever is less. Setbacks and parking shall meet the residential single-family requirements. This definition does not include private schools as defined in this section of the Zoning Ordinance.

Child Care Center. A facility that provides non-medical care to children under 18 years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis. "Childcare center" includes day care centers and family day care homes.

City. Refers to the City of Beaumont.

Club, Private. Any building or premises used by an association of persons, whether incorporated or unincorporated, organized for some common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise. This definition does not include "Adult" business establishments.

Clubs and Lodges. A private or nonprofit organization providing meeting, recreational, or social facilities primarily for use by members and/or guests.

Commercial Printing. A business providing printing, blueprinting, photocopying, engraving, binding, or related services.

Commercial Vehicle. A vehicle which, when operated on a street, is required to be registered as a commercial vehicle under the State Vehicle Code, and which is used or maintained for the transportation of persons for hire, compensation, or profit, or which is designed, used, or maintained primarily for the transportation of property.

Commission. Refers to the Planning Commission of the City of Beaumont.

Commissioning. A systematic process that provides documented confirmation that a battery energy storage system functions according to the intended design criteria and complies with applicable code requirements.

Communications Facilities. An establishment engaged in broadcasting, recording, and other communication services accomplished through electronic or telephonic mechanisms. This classification includes, but is not limited to, radio, television, or recording studios, telephone switching centers, and telegraph offices.

Communications Facilities, Wireless. An unstaffed facility used for the transmission or reception of wireless telecommunication services, commonly consisting of an antenna array, connection cables, a support structure, and ancillary support facilities.

Community Center. A building, buildings, or portions thereof used for recreational, social, educational, and cultural activities where buildings and associated improvements are owned and/or operated by a public, nonprofit, or public serving group or agency.

Community Garden. Use of land for and limited to cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity, by several individuals or households.

Condominium. An undivided interest in common in a portion of real property coupled with a separate interest in space called a "unit," the boundaries of which are described on a recorded final map, parcel map, or condominium plan. The description of the unit may refer to: a) boundaries described in the recorded final map, parcel map, or condominium plan, b) physical boundaries, either in existence, or to be constructed, such as wall, floors, and ceilings of a structure or any portion thereof, c) an entire structure containing one or more units, or d) any combination thereof. An individual condominium within a condominium project may include, in addition, a

separate interest in other portions of the real property. This term shall also include stock-cooperative developments.

Condominium Project. A common interest development consisting of condominiums.

Contractor or Building Materials Storage Yard means establishments which engage primarily in the outdoor storage of goods, materials (except temporary storage of construction materials associated with an active building permit), machines, vehicles, trailers, and other equipment associated with a construction or contractor's business licensed within the City of Beaumont.

Convalescent Facilities. A business establishment engaged in providing care on 24-hour basis for persons requiring regular medical attention, but excluding facilities providing surgical or emergency medical services.

Convalescent Home. A home or establishment offering or providing lodging, meals, nursing, dietary, or other personal services to five or more convalescents, invalids, or aged persons, but shall not include surgery or the care of persons with contagious or communicable diseases.

Conversion (Condominium). A change in the type of ownership of a parcel or parcels of land, together with the existing structures, from rental housing, as defined in this section, to a condominium, community apartment, planned development, stock cooperative, or common interest development.

County. Refers to the County of Riverside.

Court. An open, unoccupied space bounded on two or more sides by the walls of a building. "Inner court" is a court entirely enclosed within the exterior walls of a building. All other courts are referred to as outer courts.

Coverage. The percentage of total site area covered by structures, open or enclosed, excluding the following uncovered structures: steps, courts, patios, terraces, and swimming pools.

D

Dairy. Any premises where three or more cows, three or more goats or one or more cows and two or more goats, or two or more cows and one or more goats are kept, milked, or maintained.

Daycare Center, Adult. A state-licensed facility designed to provide necessary care and supervision to persons 18 years of age or older on less than a 24-hour basis. Adult day care centers include the various types of adult day services as defined under state law that include "adult day care facilities," "adult social day care facilities," and "adult day health care facilities."

Day Care Center, Children. A state-licensed facility, other than a family day care home, providing non-medical care and supervision to children under 18 years of age on less than a 24-hour basis. Child day care centers shall include "day care centers" as defined under state law, which include infant centers, preschools, and extended day care facilities.

Deck. A platform other than a balcony, either freestanding or attached to a building, without a roof, that is supported by pillars, posts, or walls.

Decommissioning Plan. A plan to retire the physical facilities of the project, including decontamination, dismantlement, rehabilitation, landscaping and monitoring. The plan contains detailed information on the proposed decommissioning and covers the schedule, type and sequence of decommissioning activities; waste management, storage and disposal of the waste from decommissioning; the timeframe for decommissioning and site rehabilitation.

Director and Director of Planning and Planning Director. Refers to the Community Development Director or his or her designee.

Drive-in Restaurant. Any building or structure in which food and drink are prepared for service to customers outside of such building or structure, even though the same is served to customers inside said building or structure

or to customers occupying vehicles outside such structure and shall include self-service restaurants for take-out food.

Drive-thru. See "Establishment with drive-up service".

Driveway. An appropriately paved and privately-owned surface or road that provides access to off-street parking or loading facilities.

Dump. An area devoted to the disposal of combustible or non-combustible refuse.

Duplex. A structure consisting of two dwelling units.

Dwelling or Dwelling Unit. An attached or detached building containing one or more rooms wherein the occupants of each dwelling unit are living and functioning together as a single housekeeping unit, meaning that they have established ties and familiarity with each other, jointly use common areas, interact with each other, share meals, household activities, expenses and responsibilities, membership in the single housekeeping unit is fairly stable as opposed to transient and members have some control over who becomes a member of the single housekeeping unit.

Dwelling, Multiple Family Residential. One or more buildings located on a lot containing a total of two or more dwellings within a structure.

Dwelling, Single-Family. An attached or detached building not to contain more than one kitchen wherein the occupants of the dwelling unit are living and functioning together as a single housekeeping unit, meaning that they have established ties and familiarity with each other, jointly use common areas, interact with each other, share meals, household activities, expenses and responsibilities, membership in the single housekeeping unit is fairly stable as opposed to transient and members have some control over who becomes a member of the single housekeeping unit.

Dwelling, Tri-plex. A building designed for occupancy by three families living independently of each other and containing three dwelling units under one common roof.

Dwelling, Two-Family or Duplex. An attached or detached building containing two Dwelling Units wherein the occupants of each Dwelling Unit are living and functioning together as a single housekeeping unit, meaning that they have established ties and familiarity with each other, jointly use common areas, interact with each other, share meals, household activities, expenses and responsibilities, membership in the single housekeeping unit is fairly stable as opposed to transient and members have some control over who becomes a member of the single housekeeping unit.

E

Efficiency Kitchen. A kitchen that includes the following:

1. A cooking facility with appliances that can run on standard 120 volt outlets or natural or propane gas;
2. A food preparation counter;
3. Storage cabinets that comply with minimum building code standards; and
4. May include a single basin sink with a maximum waste line diameter of 1.5 inches.

Employee/Farmworker Housing. Housing as described in California Health and Safety Code Sections 17021.5 and 17021.6, and employee housing as defined in California Health and Safety Code Section 17008.

Energy Storage System. A system which stores energy and releases it in the same form as was input.

Establishment with Drive-up Service. A business or institution providing services accessible to persons who remain in their automobiles.

F

Façade, Building. The exterior wall of a building that is located above ground.

Family. One or more persons living together as a single housekeeping unit in a dwelling unit. A family includes the residents of residential care facilities and group homes for people with disabilities. A family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries or nunneries.

Family Day Care Home, Large. A dwelling that regularly provides care, protection, and supervision for 12 or fewer children under the age of ten, in the provider's own home, for periods of less than 24 hours per day.

Family Day Care Home, Small. A dwelling that regularly provides care, protection, and supervision for one to six children inclusive, including children under the age of ten.

Firearm Sales or Firearms Business. An establishment having at least 25 percent of its gross floor area devoted to the sale of firearms, ammunition and ammunition components, and hunting or shooting equipment.

Floor Area, Gross. The total horizontal area of all the floors of a building included within the surrounding walls, exclusive of vent shafts and courts.

Floor Area, Net. The total useable floor area within all floors of a building included within the surrounding walls.

Floor Area Ratio. The numerical value obtained through dividing the gross floor area of a building or buildings by the total area of the lot or parcel of land on which such building or buildings are located.

Food and Beverage Sales. A business establishment where the primary use involves the retail sales of food and beverages for off-site preparation and consumption. Typical uses include grocery markets and delicatessens. This category does not include liquor stores.

Food Manufacturing. A business establishment engaged in manufacturing, processing, and/or packaging of food products for wholesaling and distribution. This use may include incidental direct sale to consumers of the products manufactured on-site, souvenirs, and ancillary tasting facilities for the public.

Frontage. The frontline of a site, separating the site from the street.

G

Garage, Parking Garage. A structure with a common vehicular entrance and exit which is used by vehicles in parking spaces and which otherwise conforms to the requirements of this Zoning Code.

Garage, Private. A detached accessory building, or a portion of a main building on the same lot, enclosed on three sides and with a door capable of enclosing the fourth side, for the parking or temporary storage of vehicles owned by the occupants of the premises.

General Plan. The General Plan of the City of Beaumont, consisting of the General Plan and Map, adopted by the City Council.

Grade, Existing. The surface of the ground or pavement at a specific location as it existed prior to disturbance in preparation for a construction project.

Grade, Finished. The finished surface elevation of the ground or pavement at a specific location after the completion of a construction project.

Grade, Ground Level. The average level of the finished ground surface surrounding a building, measured at the center of all walls of the building.

Gradient. The rate of vertical change of a ground surface expressed in a percentage and determined by dividing the vertical distance by the horizontal distance.

Group Home (Unlicensed) or Unlicensed Group Home. A single-family dwelling unit with six or fewer occupants who are all (other than the house manager) considered disabled under state or federal law, but not licensed by the state.

Group or Community Care Facilities. [Consistent with Health and Safety Code Section 1502, facilities licensed by the Community Care Licensing Division of the State Department of Social Services to provide 24-hour non-medical residential care to children and adults with developmental disabilities who are in need of personal services, supervision, and/or assistance essential for self-protection or sustaining the activities of daily living.](#)

Guest House. Refers to living quarters, having no kitchen facilities, located within an accessory building located on the same premises with a main building and occupied solely by members of the family, temporary guests, or persons permanently employed on the premises.

Guest Room. A room designed for or occupied as sleeping quarters by one or two persons, providing lodging for compensation.

H

Hazardous Waste. Any waste, or combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may: a) exhibit toxicity, corrosivity, flammability, and/or reactivity; b) cause, or significantly contribute to, an increase in serious irreversible, or incapacitating reversible, illness; or, c) present a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.

Hazardous Waste Facility. All contiguous land, structures, other appurtenances, and improvements within a property, used for handling, treating, storing, or disposing of hazardous wastes.

Health and Physical Fitness Facility. A private athletic clubs and gymnasiums including, but not limited to, weight training facilities, aerobic exercise floors, racquetball courts, swimming pools, and similar athletic facilities.

Height. See "Building height".

Home Occupation. An occupational activity carried on by the occupant(s) of a residential dwelling as a secondary use in connection with which there is no display, no walk-in customers, no stock-in-trade, nor commodity sold upon the premises, no person employed, and no mechanical equipment used, except such as is necessary for housekeeping purposes.

Hospital. A facility providing medical, surgical, psychiatric, and/or emergency medical services to sick or injured persons, primarily on an inpatient basis. This classification includes incidental facilities for out-patient treatment, as well as training, research, and administrative services for patients and employees.

Hotel or Motel. One or more buildings containing guest rooms or dwelling units, with one or more such rooms or units having a separate entrance leading directly from the outside of the building or from an interior court. Such facilities are designed to be used, or intended to be used, rented, or hired out for temporary or overnight accommodations for guests, and are offered primarily to patrons by signs or other advertising media. This classification may contain public meeting rooms and eating, drinking, and banquet services associated with the facility.

Hot Tub. See "Swimming pool".

Household. A single individual or group of individuals, unrelated or related by blood or marriage, residing in a dwelling unit.

Household Pet. A domesticated animal commonly maintained within a residence.

I

Industrial Complex. Any group of three or more industrial uses on a parcel or combination of parcels which are generally served either by common access or common parking, or single industrial use occupying at least 100,000 square feet of floor area.

In-ground Pool. See "Swimming pool".

J

Junior Accessory Dwelling Unit (JADU). A residential unit that is consistent with the following:

1. Is no more than 500 square feet in size;
2. Is contained entirely within an existing or proposed single-family structure;
3. Includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure; and
4. Includes an efficiency kitchen.

Junk Yard. The use of a lot, or the use of any portion of a lot, for the dismantling of machinery or for the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking, or for the storage or keeping of junk, including scrap metals or other scrap materials.

K

Kennel. Any lot or premises on which four or more dogs or cats at least four months of age are boarded or trained.

Kitchen. A room in a building or dwelling unit that is used in the cooking or preparation of food.

L

Laboratory. An establishment providing analytical or testing services, including, but not limited to, chemical labs, dental-medical labs, optical labs, and labs conducting mechanical, electrical, physical, or environmental tests, as well as research and development.

Landscaping. The planting and maintenance of live trees, shrubs, ground cover, and lawn areas, including the installation of irrigation systems required by the provisions of this Zoning Code. "Landscaping" may include inorganic decorative materials of natural or man-made origin if used to accent or complement, but in no case imitate, the natural vegetation. Inorganic decorative materials used in landscaping may include rock, stone, wood, waterfall, fountains, pools, sculptures, benches, and architectural screens, walls, and fences.

Liquor Store. A business establishment having at least 50 percent of its gross floor area used for the sale of alcoholic beverages intended for off-site consumption.

Loading Space. An off-street space on the same lot with a main building, or contiguous to a group of buildings, for the temporary parking of commercial vehicles while loading or unloading, and which has access from a street, alley, or other permanent means of ingress and egress.

Lodging House. A residence or dwelling, other than a hotel, wherein lodging and meals are provided to four or more persons for compensation, whether direct or indirect. In determining the number of persons lodging in a lodging house, all residents shall be counted, including an owner, agent or manager.

Lot. Real property with a separate and distinct number or other designation shown on a plat recorded in the Office of the County Recorder as a part of an approved subdivision, shall also mean (1) a parcel of real property when shown as a delineated parcel of land with a number of other designations on a plat recorded in the Office of the County Recorder of Riverside County; or (2) a parcel of land the dimensions or boundaries of which are defined by a record of survey recorded pursuant to the provisions of the Subdivision Map Act of the State of California in the Office of the County Recorder of Riverside County; (3) a parcel of real property not delineated as in (1) or (2) above, and containing not less than the prescribed minimum square footage required in the zone in which it is

located and which abuts at least one public street, and alley or a private easement determined by the Commission to be adequate for purposes of access from a street; (4) a parcel of land registered under Land Title Law (Torrens Title) and held under separate ownership from adjacent property on the effective date of this Ordinance.

Lot, Area. The total area, measured in a horizontal plane, included within the lot lines of a lot or parcel of land.

Lot, Corner. A lot located at the intersection of two or more streets at an angle of not more than 135 degrees. If the angle is greater than 135 degrees, the lot shall be considered an interior lot.

Lot, Cul-de-sac. A lot fronting on, or with more than one-half of its lot frontage, on the turnaround end of a cul-de-sac street.

Lot, Depth. The horizontal distance between the front and rear lot lines, measured in the mean direction of the side lot lines.

Lot, Interior. A lot other than a corner or reverse corner lot.

Lot, Key. Any lot where the side property line abuts the rear property line of one or more lots, and where such lots are not separated by an alley or any public way.

Lot Line. Any line bounding a lot as defined in this section.

Lot Line, Exterior. A lot line abutting a street.

Lot Line, Front. On an interior lot, the front lot line of the property line abutting the street, except in those cases where the latest tract deed restrictions specify another line as the front lot line. On a corner or reversed corner lot, the front lot line is the shorter property line abutting a street. On a through lot, or a lot with three or more sides abutting a street, or a corner or reversed corner lot with lot lines of equal length, the Zoning Administrator shall determine which property line shall be the front lot line for purposes of compliance with the setback provisions of this Zoning Code.

Lot Line, Interior. A lot line not abutting a street.

Lot Line, Rear. A lot line not abutting a street that is opposite and most distant from the front lot line. For triangular lots where there is no rear lot line, the rear lot line shall be defined as the point at which the side lot lines intersect.

Lot Line, Side. Any lot line that is not classified as a front lot of line or rear lot line.

Lot Line, Zero. A lot line that does not have any side-yard setback.

Lot, Reverse Corner. A corner lot, the side line of which is substantially a continuation of the front lot lines of the lot to its rear.

Lot, Through. A lot having frontage on two parallel or approximately parallel streets. A through lot may have no rear lot line.

Lot; Width. The horizontal distance between the side lot lines measured at right angles to the lot depth line at a distance located midway between the front and rear lot lines.

[Low Barrier Navigation Centers. Consistent with Government Code Section 65660, Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.](#)

M

Main Building. A building that is designed, and used for, or intended to be used, to accommodate the principal use on the lot. In residential zones, any dwelling shall be considered the main building on the lot.

Maintenance and Repair Services. An establishment providing household appliance repair, furniture repair, office machine repair, bicycle repair, or building maintenance services. This classification excludes maintenance and repair of motor vehicles, boats, or ships.

Mansard or Mansard Roof. A roof having two slopes on all sides with the lower slope steeper than the upper one.

Manufactured Housing. A mobile home, or manufactured housing unit, as defined by and installed in accordance with California Health and Safety Code Section 18008 and 18551, respectively, and factory-built housing as defined by California Health and Safety Code Section 19971.

Medical Clinic. Any facility providing physical or mental health service, and medical or surgical care of the sick or injured but shall not include inpatient or overnight accommodations. Activities included within this definition are health centers, health clinics, and doctors' offices.

Mini-storage, Mini-warehouse, Self-storage or Public-storage means an operation serving the public where customers rent or lease, or self-store and have direct access to, individual storage areas, compartments, or facilities rooms within a larger structure or structures provided for storage use. This use may also include limited caretaker facilities.

Mobile Home. A movable or transportable vehicle, other than a motor vehicle, intended for occupancy for one family, and having no foundation other than jacks, piers, wheels or skirtings. All mobile homes located on lots must be a minimum of 450 square feet, with a minimum of ten feet in width. All mobile homes must have a complete sanitary facility, including a lavatory, flush type toilet, tub or shower, and kitchen sink, all connected to sewage outlets in conformity with state, county and health requirements.

Mortuary. An establishment providing services such as preparing the deceased for burial, and arranging and managing funerals and related services, and may include limited caretaker facilities. This classification excludes cemeteries, crematoriums, and columbariums.

Motel. One or more buildings containing more than five completely furnished individual guest rooms with one or more such rooms or units having a separate entrance leading directly from the outside of the building or an inner court. Such facilities are designed, used, or intended to be used, rented or hired out as temporary or overnight accommodations for guests, and are offered primarily to automobile tourists or transients. Motels include auto courts, motor lodges, and tourist courts.

N

Nonconforming. A building and/or improvement, or portion thereof, which does not conform improvement to current Zoning Code regulations. Nonconforming use, any use of land or property that was lawfully established and in effect at the lawful or legal time this Zoning Code or any amendment became effective, but no longer complies with all of the applicable regulations and standards of the zone in which the use is located. Nonconforming any structure or improvement that was lawfully established and in existence structure, lawful at the time this Zoning Code or any amendment became effective, but no or legal longer complies with all of the applicable regulations and standards of the zone in which the structure or improvement is located.

O

Offices. Administrative, clerical, or public contact offices of a government agency, government including postal facilities, together with incidental storage and maintenance of vehicles.

Offices, Medical. Offices or health facilities providing health services, including without limitation, preventative and rehabilitation treatment, diagnostic services, and testing and analysis, but excluding inpatient services and overnight accommodations. This classification includes without limitation offices providing medical, dental, surgical, rehabilitation, podiatric, optometric, chiropractic, and psychiatric services, and medical or dental laboratories incidental to such offices.

Offices, Professional. Offices for firms or organizations providing professional, executive, management or administrative services, such as architectural, engineering, real estate, insurance, investment, or legal offices. This classification excludes savings and loan associations, banks, and medical offices.

Off-Street Parking Facility. A lot, or portion thereof, improved and used for the parking of vehicles, including, but not limited to, enclosed garages and parking structures, open parking areas, aisles, driveways, and appurtenant landscaped planters and their improvements.

Open Space, Useable (Useable Open Space). Open space upon the lot or parcel to which it is appurtenant, which can be used by inhabitants of the property for outdoor living, activity and/or recreation and may include landscaping. Each linear dimension of such space shall be a minimum of six feet. Balconies may be credited as "usable open space" provided they each have linear dimensions of a minimum of five feet. Enclosed recreation or multi-purpose activity rooms may be credited as "usable open space." All such areas shall be readily accessible to the inhabitants of the property. "Usable open space" does not include driveways, open or covered parking areas, utility space such as trash or garbage areas, or space occupied by the required front yard setback.

The computation of usable open space provided shall be as follows:

1. The following areas shall be computed at 1.25 times the area actually devoted to such use:
 - a. Private patios, when directly accessible to the dwelling unit to which it is appurtenant; such patios shall be completely enclosed on all sides by a fence which is a minimum of five feet in height;
 - b. Balconies and lanais, when directly accessible to the unit to which they are appurtenant; such balconies and lanais must have a minimum dimension of five feet;
 - c. Swimming pool areas, including the hard surface deck, which normally surrounds such pools. Deck area more than 25 feet from the edge of the pool will not be counted as open space under this; and
 - d. Recreation activity rooms, provided these rooms are permanently maintained for the use of tenants for various recreation activities. Such activity rooms shall not include lobbies, but may include common steam rooms, sauna baths, or the like.
2. All other areas meeting usable open space requirements shall be credited with the actual area (square feet) provided.
3. No area will be considered as usable open space if it has any dimension less than six feet except balconies.

Outdoor Advertising. The use of signs or other measures soliciting public support or directing public attention to the sale, lease, hire, or use of any objects, products, services, or functions which are not produced, sold, or otherwise available on the premises where such signs are erected or maintained.

Outdoor Living Space. Either an open passive landscaped area specifically designed, improved, and maintained to enhance the architectural design, privacy, and general environmental quality of a residential development or an easily accessible public or private activity area specifically designed, improved, and maintained for outdoor living and/or recreation by occupants of the residential development.

Outdoor Storage Use means establishments that engage primarily in the outdoor storage of goods, materials (except temporary storage of construction materials associated with an active building permit), machines, vehicles, trailers, and other equipment.

P

Parcel. A contiguous quantity of land owned by, or recorded as the property of, the same claimant or person.

Parking Space. A space within an off-street parking facility that has the minimum attributes of size, location, and design specified in Article 21 (Parking requirements) of this Zoning Code.

Parks and Recreation Facilities. Uses that include, but are not limited to, land and interests in land; swimming pools; tennis, volleyball and basketball courts; baseball grounds; play areas; turf; sprinkler systems; community center buildings; recreation buildings; and other works, properties, structures, and facilities necessary or convenient for public park, playground, or recreation purposes.

Pawn Shop. A business establishment engaged in the buying or selling of new or secondhand merchandise and offering loans secured by personal property.

Performance Art. A public building used for theatrical performances, concerts, recitals, and facilities similar entertainment. This classification excludes commercial cinemas or theaters.

Personal Convenience Service. A business establishment providing recurrently needed services of a personal nature. This classification includes, but is not limited to, barber and beauty shops, seamstresses, tailors, shoe repair shops, photocopying, retail dry cleaning establishments (excluding wholesale dry cleaning plants), self-service laundromats, and similar services. This classification excludes massage parlors, tattoo parlors, and/or skin piercing establishments.

Personal Improvement Service. A business establishment providing instructional services or facilities, including, but not limited to, photography, fine arts, crafts, dance or music studios, driving schools, modeling agencies, reducing salons, and health or physical fitness clubs. Incidental instructional services associated with a retail use shall be classified as "retail sales" rather than "personal improvement services."

Planned Unit Development. The planning, construction, or implementation and operation of any use or structure, or a combination of uses and structures, on a single parcel of land based on a comprehensive and complete design or plan treating the entire complex of land, structures, and uses as a single project.

Plant Nursery. A site used to raise trees, shrubs, flowers, and other plants for sale or for transplanting, and where all merchandise (other than plants) is kept within an enclosed building or fully screened enclosure, and fertilizer of any type is stored and sold in package form only.

Porch. A permanent projection attached to the entrance of a building, which is has a roof but is not fully enclosed.

Pre-existing. In existence prior to the effective date of this Ordinance.

Public Building. A building owned and operated by a public agency for public use.

Public Safety Facility. A public facility providing public safety and emergency services, including police and fire protection, and associated support and training facilities.

Public Transit. A location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

Public Utility Facility. A building or structure used by any public utility including, but not limited to, any gas treatment plant, reservoir, tank, or other storage facility, water treatment plant, well, reservoir, tank or other storage facility, electric generating plant, distribution or transmission substation, telephone switching or other communications plant, earth station or other receiving or transmission facility, any storage yard for public utility equipment or vehicles, and any parking lot for parking vehicles or automobiles to serve a public utility. The term "public utility" shall include every gas, electrical, telephone and water corporation serving the public or any portion thereof for which a certificate of public convenience and necessity has been issued by the State Public Utility Commission.

Q

R

Recharging Stations. An area where equipment is provided to recharge an electric vehicle.

Recreational Facility. A publicly owned and operated recreational structure or building, such as a tennis court, swimming pool, multi-purpose community building, or similar use.

Recyclable Material. A reusable material, including, but not limited to, metals, glass, plastic, and paper, and which is intended for reuse, re-manufacture, or reconstitution for the purpose of using the altered form. "Recyclable material" shall not include refuse or hazardous materials. "Recyclable material" may include used motor oil collected and transported in accordance with Section 25250.11 and Section 25143.2(b)(4) of the State Health and Safety Code.

Recycling Facility. A center for the collection and/or processing of recyclable materials. "Certified recycling facility" or "certified processor" refers to a recycling facility certified by the State Department of Conservation as meeting the requirements of the State Beverage Container Recycling and Lifter Reduction Act of 1986. A recycling facility does not include storage containers or processing activities located on the premises of a residential, commercial, or manufacturing use, and used solely for the recycling of material generated by such residential property, business, or manufacturer.

Recycling, Collection Facility. A center for the acceptance of recyclable materials from the public by donation, redemption, or purchase.

Recycling, Processing Facility. A building or enclosed space used for the collection and processing of recyclable materials. "Processing" means the preparation of material for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and re-manufacturing.

Renewable Energy. Energy sources that constantly renew themselves or are regarded as practically inexhaustible. Renewable energy includes energy derived from solar, wind, geothermal, hydroelectric, wood, biomass, tidal power, sea currents, and ocean thermal gradients.

Rental Units. A housing unit leased for the occupancy of a residential household.

Residence. One or more rooms designed, used, or intended to be used as permanent living quarters for a household, and not as temporary or overnight accommodations.

Residential Care Facility, Licensed. A residential care facility licensed or supervised by any federal, state, or local agency, which provides housing and nonmedical care for children, elderly persons, or physically and mentally handicapped persons in a family-like environment. These facilities include the following:

1. An intermediate care facility, developmentally disabled habilitative and intermediate care facility/developmentally disabled-nursing or a congregate living facility as identified in State of California Health and Safety Code section 1267.8;
2. A community care facility as identified in State of California Health and Safety Code section 1566.3;
3. A residential care facility for the elderly as identified in State of California Health and Safety Code section 1569.85;
4. An alcoholism or drug abuse recovery or treatment facility as identified in State of California Health and Safety Code section 11834.02;
5. A home for the care of mentally disordered or otherwise handicapped persons as identified in State of California Welfare and Institutions Code section 5116;
6. A home for the care of dependent and neglected children as identified in the State of California Welfare and Institutions Code section 300, but not including wards of the court as identified in the State of California Welfare and Institutions Code section 601ff.

Rest Home. See "Convalescent home".

Restaurant, Sit Down. A business establishment that is maintained, operated, and/or advertised or held out to the public as a place where food and beverage are served to the public on demand from a menu during stated business hours, served in and on reusable containers and dinnerware, to be consumed on the premises primarily inside the building at tables, booths, or counters, with chairs, benches, or stools. This use may include incidental delivery service utilizing no more than two delivery vehicles.

Restaurant, Fast-Food. A business establishment that is maintained, operated, and/or advertised or held out to the public as a place where food and beverage are served to customers from a serving counter in disposable containers or wrappers and where food and meals are generally prepared in advance for immediate sale, and which may include inside seating, drive-through service, delivery service, and take-out/carry-out service.

Restaurant, Delivery. A place where orders for food and beverages may be placed in person or by telephone, facsimile, copier, or other off-site means of communication, from a limited menu, and which orders are delivered to a location directed by the customer.

Restaurant, Take-out. A business establishment that is maintained, operated, and/or advertised or held out to the public as a place where food and beverages are served in disposable containers or wrappers from a serving counter for consumption exclusively off the premises.

Retail Sales. A business establishment engaged in the retail sale of merchandise not specifically listed under another use classification as defined in this section. This classification includes, but is not limited to: department stores, clothing stores, furniture stores, and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies, books, electronic equipment, records, sporting goods, kitchen utensils, hardware, appliances, antiques, art supplies, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding service and installation). This classification excludes thrift shops and pawnshops.

Room. An unsubdivided portion of the interior of a dwelling, excluding bathrooms, kitchens, closets, hallways, and service porches.

S

School, Elementary, Junior High, and High. An institution of learning which offers instruction in the several branches of learning and study required to be taught in the public schools by the Education Code of the State of California.

School, Private. An educational institution having a curriculum comparable to that required in the public schools of the State of California.

Secondary (or second) Unit. A detached dwelling unit that provides complete, independent living residential unit facilities for one or more persons. A secondary residential unit shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot on which the primary unit is situated.

Senior Housing. A housing development project in which 100 percent of the project rental units are intended to be occupied by persons who are 62 years of age or older, or married couples, of which one spouse is over 62 years of age.

Service Station. See "Vehicle, service station".

Setback. A required open space on an improved lot that is unoccupied by buildings and unobstructed by structures from the ground upward, except for projections and accessory buildings permitted by the provisions of this Zoning Code. Setbacks shall be measured as the shortest distance between a property line and the nearest vertical support or wall of the building, enclosed or covered porch, or other structure.

Setback, Between. A required open space between separate buildings or between separate buildings or dwelling units on the same lot or building site. Such setback shall be setback between measured as the minimum distance between the nearest vertical support dwelling units or wall of each building or enclosed or covered porch.

Setback, Exterior Side. A side setback abutting a street.

Setback, Front. A setback extending across the full width of the front of the lot, the minimum and/or average dimensions of which are determined by the property development standard of the applicable zone in which such lot is located.

Setback, Rear. A setback extending across the full width of the rear of a lot, the minimum and/or average dimensions of which are determined by the property development standards of the applicable zone in which such lot is located.

Setback, Side. A setback extending from the required front setback to the required rear setback, or to the front and/or rear property lines where no front and/or rear setback is required by the provisions of this Zoning Code, the minimum and average dimensions of which are determined by the property development standards of the applicable zone in which such lot is located.

Sign. Any card, cloth, plastic, paper, metal or other material or painted character visible from outside of a structure for advertising purposes, mounted to the ground or any, tree, building, wall, bush, rock, fence or structure, whether privately or publicly owned. "Sign" means any graphic announcement, declaration, demonstration, display, illustration, insignia or object used to advertise or promote the interest of any person or business when the same is placed out-of-doors in view of the general public. This definition shall not include the display of the American flag, flag of the State, county, public entity or City flag.

Sign, A-Frame. A freestanding sign usually hinged at the top or attached in a similar manner, and widening at the bottom to form a shape similar to the letter "A." Such signs are usually designed to be portable and are not considered to be permanent signs or displays.

Sign, Animated Signs. Signs designed to attract attention through movement or the semblance of movement of the whole or any part including, but not limited to, signs which swing, twirl, move back and forth or up and down; or signs which change color or shades of color; or any other method or device which suggests movement. Animated signs do not include flags and banners, time and temperature signs.

Sign, Announcement or Bulletin Board Signs. Signs permanent in character designed to accept changeable copy, handbills, posters and matters of a similar nature.

Sign, Area of Sign. The area of a sign shall include the entire area within a series of rectangles whose outermost borders are defined by the outermost extent of any writing, representation, emblem, figure, character or separate sign surface. When letters comprising a sign message are placed on a background or field which is different in color or materials from the architectural features of the building on which the sign is mounted, the sign area shall be calculated as the entire area comprising the overall sign feature. In the case of a two-sided sign, the area shall be computed as including only the maximum single display surface that is visible from any ground position at one time. The supports or uprights on which any sign is supported should not be included in determining the sign area unless such supports or uprights are designed in such a manner as to form an integral background of the sign. In the case of any cylindrical or spherical sign, the total area shall be computed on the total area of the surface of the sign.

Sign, Awning Sign. A sign painted or printed on the exterior surface of an awning. An alternative to a wall sign, permitted as same.

Sign, Balloon. One or more balloons used as a permanent or temporary sign or as a means of directing attention to any business or profession, or to a commodity or service sold, offered, or manufactured, or to any entertainment.

Sign, Banner. A fabric or fabric-like material on which an advertising message is painted or otherwise affixed.

Sign, Billboard. A sign that directs attention to a business, profession, product, commodity or service offered on the site on which the sign is located.

Signs, Changeable Copy. Copy for temporary use which is changed at periodic intervals and which may be utilized on pylon, monument, wall, bulletin board or announcement signs.

Sign, Commercial Complex. Any group of three or more commercial uses on a parcel or combination of parcels which are generally served either by common access or common parking, or large single commercial use occupying at least two and one-half acres with a minimum of 200 feet of street frontage.

Sign, Construction Signs. Signs stating the names of those individuals or businesses, such as architects, engineers, contractors, or owners directly connected with a construction project and/or the name of the project, the address of the business, and emergency telephone numbers.

Sign, Directional Signs. Signs which contain any of the following words: "Entrance", "enter", "out", "one-way" or other words, or words which contain nonflashing arrows or other characters indicating traffic direction.

Sign, Electronic Message Sign. A sign having the capability of presenting variable message displays, including time and temperature, by projecting an electronically controlled light pattern against a contrasting background and which can be programmed to change the message display periodically.

Sign, Flag. A device, generally made of flexible materials, usually cloth, paper or plastic, usually used as a symbol of a government, school, religion, etc. It may or may not contain any copy.

Sign, Flashing Signs. Lighted signs which in whole or in part disappear and reappear at periodic intervals, or are intermittently on and off, and which are placed so as to attract vehicular traffic with emphasis on the recurrence of lights as in those types generally referred to as "nervous" signs, arrows, stars, etc., and/or beacon signs.

Sign, Freestanding. A sign that is completely supported by structures or other supports that are placed on or anchored in the ground and are independent from any building or other structure.

Sign, Height of Signs. The distance from the average ground level immediately surrounding the base of the sign to the top of its highest element, including any structural or architectural element. Landscape mounding shall not be used to artificially increase the height of a sign.

Sign, Monument Signs. A sign with an overall height of six feet or less, standing directly on the ground or on a base of where supporting poles or structures, if any, are enclosed by decorative covers.

Sign, Nameplate. Signs naming the occupant of the premises, the business and/or address.

Sign, Off-site Signs. Any sign which advertises or informs in any manner businesses, services, goods, persons or events at some location other than that upon which the sign is located.

Sign, Painted Signs. Signs painted on the exterior surface of a building or structure. Painted signs do not

Sign, Pennant. A device generally made of flexible materials, usually cloth, paper or plastic. A pennant may or may not contain any copy and is primarily intended to draw attention.

Sign, Pylon Sign. A sign with an overall height exceeding six feet and having one or more decorative supports permanently attached directly into or upon the ground.

Sign, Political Signs. Political signs are signs setting forth a political message with respect to an upcoming federal, State or local governmental election.

Sign, Portable Signs. Signs not designed to be attached to a building or anchored to the ground, including "A" boards, sandwich signs and signs attached to a fence/wall.

Sign, Poster Signs. Any sign attached to the ground in a manner approved by the building official, which may be visible from adjacent streets or highways.

Sign, Projecting Signs. Signs including wall signs which are suspended from or supported by a building or wall and which project from said building or wall.

Sign, Real Estate Signs. All signs and sign structures relating to the sale, lease or other disposition of the real property on which the sign is located, and which are temporary in nature.

Sign, Revolving Signs. Signs, all or a portion of, which rotate in a constant, circular manner.

Sign, Roof Signs. Any sign supported by or attached to or projecting through the roof of a building or structure or projecting above the eave line or parapet wall of the building or structure.

Sign, Special Event Sign. A temporary sign, which advertises special events and activities such as grand openings, charitable events, Christmas trees, fireworks, or as specified by the Planning Director.

Sign Structure. The supports, uprights, bracings, guy rods, cables and other structural framework of a sign or outdoor display.

Sign, Temporary Signs. Signs erected for a temporary purpose not exceeding 45 days, including banners, pennant valances, streamers, balloon signs, inflated devices, search lights, beacons, costumed or live persons, moving stuffed animals, or advertising light or similar materials used for advertising purposes attached to or pinned on or from any structure, staff, pole, line, framing, vehicle or other object.

Sign, Time and Temperature Sign. An electronically controlled sign with illuminated flippers or light bulbs for the sole purpose of displaying the time, and temperature (F. and/or C.) at intermittent intervals. Under Canopy Signs. A sign with a single or double face copy attached to the underside of a projecting canopy perpendicular to the building frontage.

Sign, Unofficial (Non-Regulatory) Signs. Signs located on public property (e.g., street or median island, parkway, sidewalk, traffic control sign posts, utility poles, park land, trees, etc.).

Sign, Vehicle Signs. Signs on or affixed to trucks, vans, automobiles, trailers, or other vehicles which advertise or provide direction to a use or activity not related to its lawful making of deliveries or sales of merchandise or rendering of service from such vehicles.

Sign, Wall Signs. Signs which are in any manner affixed to any exterior wall of a building or structure, the exposed face of which is in a plane parallel to the plane of the wall and which projects not more than 12 inches from the building or structure wall.

Sign, Window Signs. Signs painted, attached, glued or otherwise affixed to a window or otherwise easily visible from the exterior of the building.

Sign, Wall Murals. The decoration on the exterior surface of a structure with scenic, architectural or artistic paints which in themselves do not identify or advertise any product, service or business. A wall mural is a sign if it is related by language, logo or pictorial depiction to the advertisement of any product or service or the identification of any business.

Snack Shop. A business establishment that is maintained, operated, and/or advertised or held out to the public as serving snack foods, such as donuts, ice cream, yogurt, candy, cookies, bakery items, beverages, and similar items to be consumed either on the premises or off the premises.

Solid Fill. Any noncombustible materials insoluble in water, such as soil, rock, sand, or gravel, that can be used for grading land or filling depressions.

Spa, Non-Portable. See "Swimming pool".

Spa, Portable. A non-permanent structure intended for recreational bathing, in which all controls, water-heating, and water-circulating equipment are an integral part of the product and which is cord-connected (not permanently electrically wired).

Story. "Story" as defined in the currently adopted and effective Uniform Building Code of the City.

Story-Half. A story with at least two of its opposite sides situated immediately under a sloping roof, with the floor area of said story not in excess of two-thirds of the floor area of the floor immediately below it.

Street. A public thoroughfare or right-of-way acquired for use as such, or an approved private thoroughfare or right-of-way, other than an alley, which affords the principal means of access to abutting property. "Street" shall include all major and secondary highways, traffic collector streets, and local streets.

Street, Center line. See "Center line".

Street Line. The boundary line between the street right-of-way and abutting property.

Street/Craft Fairs/Farmer's Market—Ongoing/reoccurring. Temporary event that regularly reoccurs (e.g. weekly Farmer's Market).

Structural Alteration. Any change in the supporting members of a building, such as bearing walls, columns, beams, girders, floor joists, ceiling joints, or roof rafters.

Structure. Any physical improvement constructed or erected, including an edifice or building of any kind, or any piece of work artificially constructed or composed of parts jointed together in some definite manner, and which structure requires location on or in the ground or is attached to another improvement or in the ground, including fences, walls, swimming and wading pools, and patios.

[Supportive Housing. Consistent with Health and Safety Code Section 50675.14, housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community.](#)

Swap Meet. Any indoor or outdoor place, location, or activity where new or used goods or secondhand personal property is offered for sale or exchange to the general public by a multitude of individual licensed vendors, usually in compartmentalized spaces; and, where a fee may be charged to prospective buyers for admission, or a fee may be charged for the privilege of offering or displaying such merchandise. The term "swap meet" is interchangeable with, and applicable to, flea markets, auctions, open air markets, farmer's markets, or other similarly named or labeled activities; but the term does not include the usual supermarket or department store retail operations.

Swimming Pool. Any structure intended for swimming, diving, or recreational bathing that contains water over 24 inches deep. This includes in-ground, above-ground, and on-ground swimming pools, hot tubs, and spas.

Swimming Pool, Indoor. A swimming pool which is totally contained within a residential structure and surrounded on all four sides by walls of said structure.

Swimming Pool, Outdoor. Any swimming pool which is not an indoor pool.

Structure Advertising. A structure existing, erected, or maintained to serve exclusively as a stand, frame, or background for the support or display of signs.

T

[Tandem Parking. Two or more automobiles parked on a driveway or in any other location on a lot, lined up behind one another.](#)

[Target Population. Consistent with Health and Safety Code Section 50675.14, persons, including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by paragraph \(2\) of subdivision \(e\) of Section 12957 of the Government Code. Individuals and families currently residing in supportive housing meet the definition of "target population" if the individual or family was "homeless," as that term is defined by Section](#)

[11302 of Title 42 of the United States Code, when approved for tenancy in the supportive housing project in which they currently reside.](#)

[Target Unit. A dwelling unit within a housing development, reserved for sale or rent to, and affordable to, lower- or moderate-income households.](#)

Thrift Shop. A business establishment primarily engaged in the sale of used clothing, household goods, furniture, or appliances. This classification does not include antique shops.

Tire. A rubber covering, typically inflated or surrounding an inflated inner tube, placed around a wheel to form a flexible contact with the road. May include new or used tires.

Tire Repair. The process of mending a hole, tear, fissure or blemish in a tire by including but not limited to grinding, gouging, applying adhesive or filling a hole or crevice with rubber.

Tire Store. An establishment where the sale, installation or storage of new or used or retread tires and tubes is conducted with or without other products or services. Tire store does not include a retreading establishment, collection, reduction or transfer of tires.

Townhouse. A single-family dwelling which visually appears to share one or more common walls with an adjacent single-family dwelling, but which, in fact, is structurally and functionally independent of any other single-family dwelling.

Trailer Coach. Any vehicle, with or without motor power, designed or used for human habitation and constructed to travel on the public thoroughfares in accordance with the provisions of the California State Vehicle Code.

Trailer Park. A site designed and equipped for the harboring, parking, or storing of one or more mobile home park trailers or mobile homes being used as living and/or sleeping quarters.

Trailer Site. That portion of a trailer park designated for use or occupancy of one trailer coach and including all appurtenant facilities.

Transfer Station. An area, including any necessary building or structures, for the temporary waste storage and the salvage of rubbish, garbage, or industrial waste. This definition also includes material recovery facilities.

Transit Stations and Facilities. Facilities for passenger transportation operations, such as rail (e.g., Metrolink) but does not include airports or heliports.

[Transitional Housing. Consistent with Government Code Section 65582, buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.](#)

Triplex. A structure containing three individual residential dwelling units.

Truck Yard or Truck Terminal means a type of outdoor storage use whereby an outdoor lot, lot area, or parcel of land used, is designed and maintained primarily for the purpose of storing, parking, dispatching, or keeping trucks, tractors, construction equipment and associated equipment together with or without facilities necessary to service, dispatch, store or maintain aforementioned vehicles, their cargos and crews. Also applies to a business engaged in the storage and distribution of goods having more than five heavy trucks (having a rating of more than 10,000 pounds and/or an unladen weight of more than 6,000 pounds) on the premises at any one time but excluding trucking accessory to another industrial use on the site.

U

Uniform Sign Program. All applications for approval of signs in a shopping center, commercial, industrial or office complex, a group of three or more businesses on a parcel or project site or for commercial recreation uses shall be submitted in the form of a construction, including connections and electrical plans, if any, and shall

delineate the typical size, shape, design, material, coloring, lettering, lighting and position of the signage in relationship to the building form or place where it will be displayed. Scaled sketches of existing signs on the premises shall accompany the application.

Use. The purpose for which land or a building is arranged, designed, or intended, or for which either land or a building is or may be occupied, utilized, or maintained.

V

Variance. A modification of a literal provision of this Zoning Code, granted by an administrative or quasi-judicial act in accordance with the provisions of this Zoning Code.

Vehicle. A business engaged in the washing, waxing, cleaning, and/or detailing of automobile washing automobiles or similar light vehicles.

Vehicle Body. A business establishment involved in the repairing, restoring, and/or painting and fender shop of the bodies of motor vehicles.

Vehicle Rentals. A business engaged in the sale, lease and/or rental of automobiles and light trucks (having a rating of less than 10,001 pounds, an unladen weight of less than 6,001 pounds, and equipped with an open box-type bed less than nine feet in length), including storage and incidental maintenance and repair.

Vehicle Repair Garage. Any site and improvements used for the repair and maintenance of automobiles, motorcycles, light trucks (having a rating of less than 10,001 pounds, an unladen weight of less than 6,001 pounds, and equipped with an open box-type bed less than nine feet in length), or other similar passenger vehicles licensed by the State Department of Motor Vehicles. This classification shall not include the repair or maintenance of motor homes or commercial vehicles as defined in Section 3-7.901 of this Zoning Code. "Motor vehicle repair garage" shall be construed broadly to include the place where the following types of commonly-known garage or shop activities occur: tune-up and muffler work, parts and tire sales and installation, wheel and brake work, engine and transmission overhaul, and installation of car alarms and car stereos. "Motor vehicle repair garage" shall not include automobile wrecking, dismantling, or salvage, motor vehicle body and fender shops, or tire retreading or recapping.

Vehicle, Service. A business establishment primarily engaged in the retail sale of vehicle fuel station and lubricants. This classification includes facilities having service bays for vehicle service and repair. Such service and repair may include the sale of tires, batteries, and other parts and products related to the operation of a motor vehicle; minor tune-up; lubrication and parts replacement; non-mechanical car-washing, polishing, and waxing; and other light work related to preventive maintenance and upkeep, but may not include maintenance and repair of large trucks or other large vehicles, or body and fender work on any vehicles.

Vehicle Towing/Storage. A business establishment providing towing and/or storage of operative or inoperative vehicles. This classification includes the storage of parking tow-aways, impound yards, and storage lots for buses and recreational vehicles, but does not include vehicle dismantling.

Visual Obstruction. Any physical obstruction which limits the visibility of persons in motor vehicles or pedestrians approaching intersecting or intercepting streets, alleys, driveways, or other public rights-of-way.

W

Wall or Fence. A structure forming a physical barrier, including, but not limited to, concrete, concrete block, wood, or other materials which are solid and are so assembled as to form a barrier.

Warehouse Retail. An off-price or wholesale retail/warehouse establishment exceeding 70,000 square feet of gross floor area and offering a full range of general merchandise to the public.

Warehouse Retail, Specialty. An off-price or wholesale retail/warehouse establishment exceeding 30,000 square feet of gross floor area and offering a limited range of merchandise, serving both wholesale and retail customers.

Washroom. Any building, which contains individual laundry facilities and/or bathroom facilities but does not include kitchen facilities.

Wholesaling, Distribution and Storage. A business engaged in storage and distribution and having five or fewer heavy trucks (having a rating of more than 10,000 pounds and/or an unladen weight of more than 6,000 pounds) on the premises at any one time. Wholesaling establishments may include no more than ten percent or 1,000 square feet of floor area, whichever is less, for the incidental direct sale to consumers of only those goods distributed wholesale. This classification excludes "Mini-warehouses or self-storage facilities" and "Vehicle towing/storage."

Wholesale Dry-Cleaning Plant. A dry-cleaning establishment having at least 51 percent of its gross sales to licensed dry cleaners.

Wind Energy Conversion System. A machine and or equipment that creates electricity from wind energy.

X

Y

Yard. An open space on a lot or parcel of land, other than a court, unoccupied and unobstructed by a building from the ground upward.

Yard, Front. A yard extending across the full width of the lot or parcel of land. The depth of a required front yard shall be a specified horizontal distance between the front lot line, where the front lot line is coterminous with the street line, and the front elevation of the structure located on the parcel.

Yard, Rear. A yard extending across the full width of the lot or parcel of land. The depth of a required rear yard shall be a specified horizontal distance between the rear lot line and a line parallel thereto on the lot or parcel of land.

Yard, Side. A yard extending from the required front yard, or the front lot line where no front yard is required, to the required rear yard or the rear lot line where no rear yard is required. The width of a required side yard shall be a specified horizontal distance between each side lot line and a line parallel thereto on the lot or parcel of land. Where a side yard is bounded by a street, the width of such required side yard shall be a specified horizontal distance between the side lot line on the street side, where said side lot line is coterminous with the street line of a fully-widened street or the ultimate street line of a partially-widened street, and a line parallel thereto on the lot or parcel of land.

Z

Zoning Map. The Official Zoning Map delineating the boundaries of zones within the City of Beaumont. (Ord. No. 1128 , § 2(Exh. B), 12-1-2020; Ord. No. 1137 , § 5(Exh. B), 8-3-2021; Ord. No. 1141 , § 6(Exh. B), 10-5-2021; Ord. No. 1142 , § 5(Exh. B), 10-19-2021)

Chapter 17.15 ACCESSORY DWELLING UNITS (ADUs) AND JUNIOR ACCESSORY DWELLING UNITS (JADUs)

17.15.010. Purpose.

The purpose of this Chapter is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with Government Code Sections 65852.2 and 65852.22.

17.15.020. Applicability.

- A. This Chapter establishes standards for ADUs and JADUs where allowed by Sections 17.03.120 (Permitted uses for Base Zone Districts), 17.03.150 (Permitted uses for Overlay Zone Districts), and 17.19.120 (Permitted uses for Downtown Base Zone Districts).
- B. Where this Chapter does not contain a particular standard or procedure, applicable standards and procedures in this Zoning Code shall apply unless otherwise stated.
- C. An ADU or JADU that conforms to the development standards in this Chapter is deemed to be an accessory use and shall not count towards the overall density for the lot on which it is located.

17.15.030. Number of Unit Types Allowed.

- A. Single-Family Dwellings. On lots with an existing or proposed single-family dwelling, up to one ADU and one JADU shall be allowed.
- B. Multifamily Dwellings. On lots with existing or proposed attached multifamily dwellings, the following shall be allowed:
 1. Up to two detached ADUs, provided each detached ADU is no more than 16 feet in height and has side and rear yard setbacks of at least four feet; and
 2. Non-habitable portions of the existing main structure may be converted to an ADU(s) provided that the maximum number of such ADUs shall not exceed 25 percent of the number of multifamily units, and each ADU complies with Building Code standards.

17.15.040. Permit Process, Timing, and Fees.

- A. *Administrative Plot Plan Required.* ADUs and JADUs shall require plot plan approval by the Community Development Director subject to the finding that the ADU or JADU complies with this Zoning Code and Government Code Sections 65852.2 and 65852.22 as applicable. A building permit shall also be required for construction of an ADU or JADU.
- B. *Ministerial Review Required.*

1. The City shall act on an application to create an ADU or JADU, either by approving the application or sending a notice of deficiency, within 60 days of receipt of a complete application. Such applications resubmitted in response to a notice of deficiency shall be approved or a notice of deficiency sent within 60 days.
 2. When an application to create an ADU or JADU is submitted with a permit application to create a new single-family dwelling on the lot, the City may delay acting on the permit application for the ADU or JADU until the City acts on the permit application to create the new single-family dwelling, but the application to create the ADU or JADU shall be considered ministerially without discretionary review or a hearing.
- C. *Impact and Utility Fees.* Prior to issuance of a building permit for an ADU or JADU, the applicant shall pay all applicable fees.
1. No impact fees shall be imposed on a JADU or an ADU less than 750 square feet in size.
 2. Impact fees charged for ADUs greater than or equal to 750 square feet shall be charged proportionately in relation to the square footage of the primary unit (e.g., the floor area of the ADU, divided by the floor area of the primary dwelling, times the typical fee amount charged for a new dwelling).
 3. For the purposes of this section, "impact fee" means a "fee" as defined in Government Code Section 66000(b) and a fee specified in Government Code Section 66477. Impact fees do not include any connection fee or capacity charge for water or sewer service.
 4. If an ADU or JADU is constructed with a new single-family home, a separate utility connection directly between the ADU or JADU and the utility and payment of the normal connection fee and capacity charge for a new dwelling shall be required.
 5. Installation of a separate direct connection between an ADU or JADU contained within an existing structure and the utility shall not be required. ADUs not within an existing structure shall be required to install a new or separate utility connection and be charged a connection fee and/or capacity charge. These charges shall be proportionate to the burden imposed by the ADU on the water or sewer system based upon either its size or number of plumbing fixtures as determined by the City.

17.15.050. General ADU and JADU Requirements.

- A. *No Separate Conveyance.* An ADU or JADU may be rented, but no ADU and JADU may be sold or otherwise conveyed separately from the primary dwelling unit, nor shall the lot containing the ADU or JADU be subdivided, unless the property was built or developed by a qualified nonprofit corporation and all provisions of Government Code Section 65852.26 are met.
- B. *Short-Term Rental Use Prohibited.* No ADU or JADU may be rented for a term that is shorter than 30 days.

- C. *No Minimum Parcel Size.* No minimum parcel size shall be required to establish an ADU or JADU.
- D. *Minimum Unit Size.* The minimum size of an ADU or JADU is 150 square feet ("efficiency unit" per Health and Safety Code Section 17958.1).
- E. *Entrances.* The main entrance to an attached ADU or the exterior entry of a JADU may not be located on the front of the primary unit.
- F. *Second Story Units.* New second-story windows in an ADU or JADU that are 25 feet or less from a property line shall incorporate at least one of the following:
 - 1. The proposed second-story window of the ADU or JADU shall be positioned such that the window sill is at least five feet above finished floor; or
 - 2. The proposed second-story window of the ADU or JADU shall utilize frosted or obscured glass in the glazing portion of the window (i.e., glass that is patterned or textured such that objects, shapes, and patterns beyond the glass are not easily distinguishable).
- G. *Colors and Materials.* An ADU shall have matching colors and materials as the primary dwelling unit (i.e., use of the same wall and trim material or wall and trim material that visually appears the same as the primary dwelling unit, including color and texture).
- H. *Fire Sprinkler Requirements.* ADUs and JADUs shall not be required to include fire sprinklers if they are not required for the primary residence.
- I. *Existing Nonconforming Conditions.* An ADU or JADU shall not be required to correct a nonconforming zoning condition. This does not prevent the City from enforcing compliance with applicable building standards in accordance with Health and Safety Code Section 17980.12.
- J. *Rental Data.* The owner of the lot on which an ADU or JADU is located will be requested to participate in the City's monitoring program to determine rent levels of ADUs and JADUs for the City's Regional Housing Needs Allocation reporting.
- K. *Deed Restriction.* A deed restriction shall be recorded against the lot containing the ADU or JADU with the Riverside County recorder's office prior to issuance of any certificate of occupancy for the ADU or JADU. The deed restriction shall run with the land and may be enforced against future property owners. Among other requirements, the deed restriction shall state that the ADU or JADU may not be transferred or sold separately from the primary dwelling. The form of the deed restriction shall be provided by the City.
- L. *ADU Removal.* If an ADU or JADU is removed or converted to another use after a certificate of occupancy has been issued for the ADU or JADU, any deviations from development standards (e.g., setbacks, parking) or exemptions granted specific to the ADU or JADU use (e.g., reduced or exempt fees) shall be brought into compliance with the standards and regulations in effect at the time. Upon approval of the reversion request by the City, the deed restriction applicable to the ADU or JADU shall be rescinded from title.

17.15.060. Additional Accessory Dwelling Unit (ADU) Standards

- A. *Maximum Size.* The maximum size of a detached or attached ADU is 850 square feet for a studio or one-bedroom unit and 1,200 square feet for an ADU with two or more bedrooms.
1. ADUs created from the conversion of existing space may exceed these size limits.
 2. An addition of up to 150 square feet to accommodate ingress and egress for an ADU created from the conversion of an existing accessory structure shall be exempt from the maximize size standard.
- B. *Setbacks*
1. Front setbacks shall be those established by the applicable zone district.
 2. Minimum side and rear setbacks shall be four feet or the setback for the applicable zone district, whichever is less.
 3. If a detached ADU would be constructed in the same location and to the same dimensions as an existing structure, the ADU may maintain the same setbacks as the existing structure.
- C. *Height.* Height shall not exceed the height of the main unit or 16 feet, whichever is greater.
- D. *Parking.*
1. One off-street parking space shall be provided for each ADU. The parking space may be provided as tandem parking and may be located in setbacks, but not in the front yard unless on the driveway.
 2. When a garage, carport, or covered parking structure is demolished in conjunction with construction of an ADU or is converted to an ADU, those off-street parking spaces shall not be required to be replaced.
 3. Parking for an ADU shall not be required in the following situations:
 - a. The ADU is located within one-half mile walking distance of public transit.
 - b. The ADU is located within an architecturally and historically significant historic district.
 - c. The ADU is part of the proposed or existing primary residence or an existing accessory structure.
 - d. When on-street parking permits are required but not offered to the occupant of the ADU.
 - e. When there is an established car share vehicle stop located within one block of the ADU.
- E. *Design.*
1. A newly constructed detached ADU shall be located behind the street-facing façade of the primary unit.

2. When a garage is converted to an ADU, the garage door shall be removed and replaced with either windows or a door (provided the door does not face the street if it is an attached ADU). Windows and doors shall be of the same size, proportion, and spacing as the primary dwelling unit.
 3. A solid fence six feet in height or vegetative screening/plantings of species with a mature height of at least 10 feet shall be located or constructed along interior side and rear property lines adjacent to the ADU if the ADU is located less than 10 feet from respective property lines.
- F. *Other Standards.* Lot coverage, open space, and floor area ratio limitations, where applicable, shall not preclude the development of an ADU of up to 800 square feet and 16 feet in height with a minimum of four-foot side and rear setbacks.

17.15.070. Additional Junior Accessory Dwelling Unit (JADU) Standards

- A. JADUs shall be subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property shall reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. However, this owner-occupancy requirement does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.
- B. JADUs shall have both interior access to the primary dwelling unit and an exterior door.
- C. Parking shall not be required for a JADU.

DEFINITIONS

17.14.030 Definitions (A through Z).

The following definitions will be added alphabetically to Section 17.14.030, Definitions (A through Z).

Accessory Dwelling Unit (ADU). An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

1. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code.
2. A manufactured home, as defined at Section 18007 of the California Health and Safety Code.

Accessory Structure. A structure that is accessory and incidental to a dwelling located on the same lot.

Efficiency Kitchen. A kitchen that includes the following:

1. A cooking facility with appliances that can run on standard 120 volt outlets or natural or propane gas;
2. A food preparation counter;
3. Storage cabinets that comply with minimum building code standards; and
4. May include a single basin sink with a maximum waste line diameter of 1.5 inches.

Junior Accessory Dwelling Unit (JADU). A residential unit that is consistent with the following:

1. Is no more than 500 square feet in size;
2. Is contained entirely within an existing or proposed single-family structure;
3. Includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure; and
4. Includes an efficiency kitchen.

Public transit. A location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

Tandem parking. Two or more automobiles parked on a driveway or in any other location on a lot, lined up behind one another.

Chapter 17.19 DOWNTOWN ZONE DISTRICTS

17.19.010 Purpose and authority.

The purpose of this Chapter 17.19 is to accomplish the following:

- To implement the Downtown Area Plan of the City of Beaumont General Plan and the Land Use Policy Map;
- To identify and describe the land use designations delineated on the City of Beaumont Official Zoning Map;
- To indicate the development standards for each of the Zone Districts; and
- To identify the range of uses permitted within each Zone District.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.19.020 Establishment of zone districts.

For the purpose of providing a uniform basis for this Zoning Ordinance, the following zone classifications may be applied to those parcels located within the City of Beaumont Downtown boundaries:

Downtown Mixed Use Zone (DMU Zone)

Beaumont Mixed Use Zone (BMU Zone)

Sixth Street Mixed Use Zone (SSMU Zone)

Sixth Street Mixed Use - Residential Zone (SSMU-R Zone)

Local Commercial Zone (LC Zone)

Downtown Residential Multifamily Zone (DMF Zone)

Other zone classifications that apply to Downtown, which are governed by Chapter 17.03, are as follows:

Residential, Single Family Zone (R-SF Zone)

Residential, Traditional Neighborhood Zone (R-TN Zone)

Public Facilities Zone (P-F Zone)

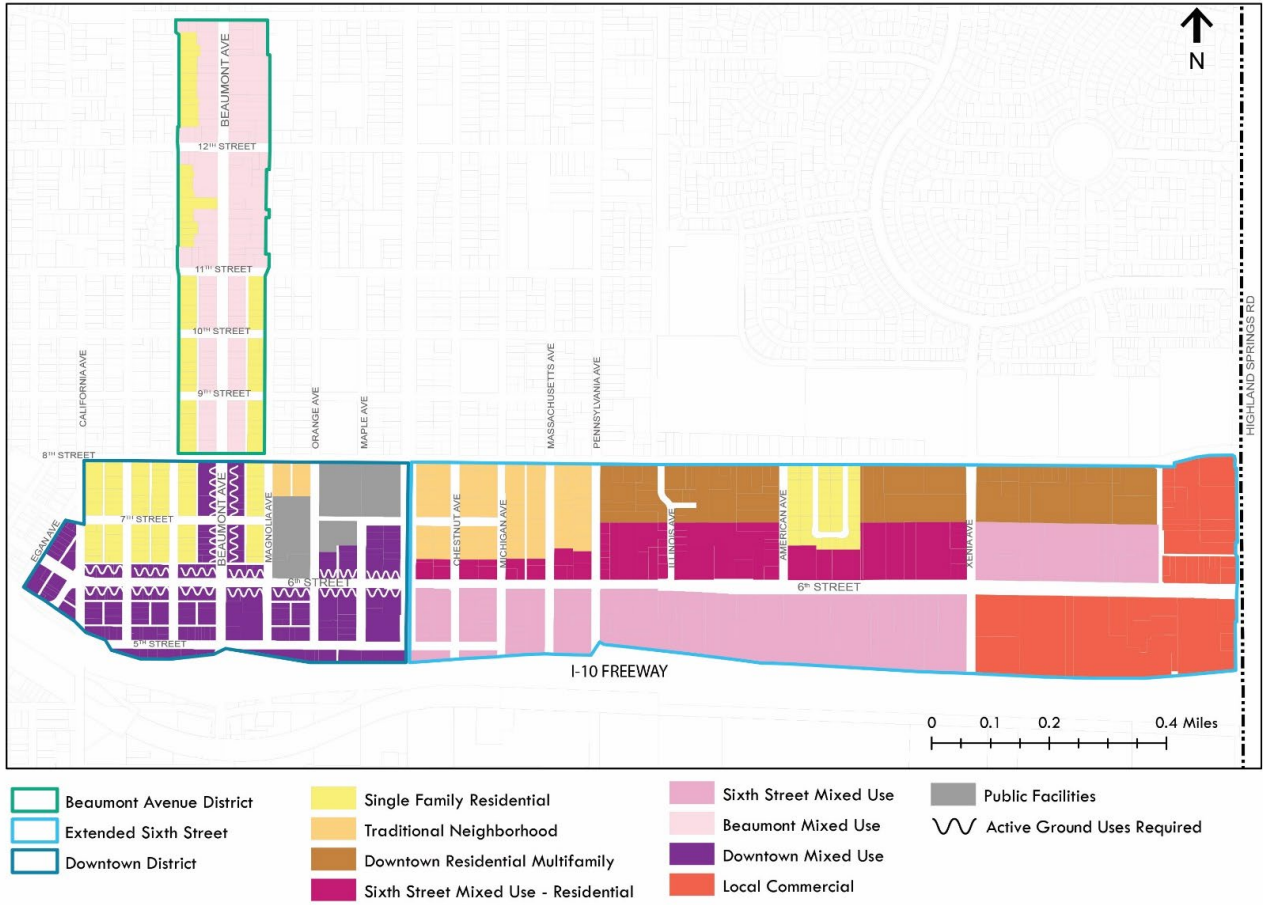
(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.19.030 Zoning map.

The location and boundaries of the various zones within Downtown are delineated on the zoning map of the City of Beaumont. Figure 17.19-1 illustrates the zone districts for Downtown. All property within the Downtown, public and private, is assigned a specific Zone designation and its location and extent is noted on the official zoning map. The use of all property must be in accordance with the Zoning designations delineated on the zoning map and pursuant to the provisions of this Zoning Code.

- A. *Use of Zoning Map and Classifications.* The requirements that are applicable to each Zone classification is specifically set forth in subsequent articles of this ordinance.
- B. *Uncertainty in Cartography.* Where uncertainty exists as to the boundaries of any zone, the following rules shall apply:
 1. *Cartography.* Where boundaries are indicated as approximately following street lines, alley lines, or lot lines, such lines shall be construed to be such boundaries.
 2. *Easements and Rights-of-Way.* Dedicated streets, alleys, freeways, or railroad rights-of-way shall be deemed to be unclassified.
 3. *Vacated or Abandoned Property.* If any public street, alley or other right-of-way is vacated or abandoned, the land formerly in such street, alley or right-of-way shall be included within the Zoning of the adjoining property on each side.
 4. *Amendments to the Official Zoning Map.* Changes in boundaries of Zones shall be made by ordinance (as described in Section 17.02). All amendments to the zoning map shall be noted on the Map with the date of the amendment and references to the amending ordinance.

Figure 17.19-1. Downtown Zones



(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

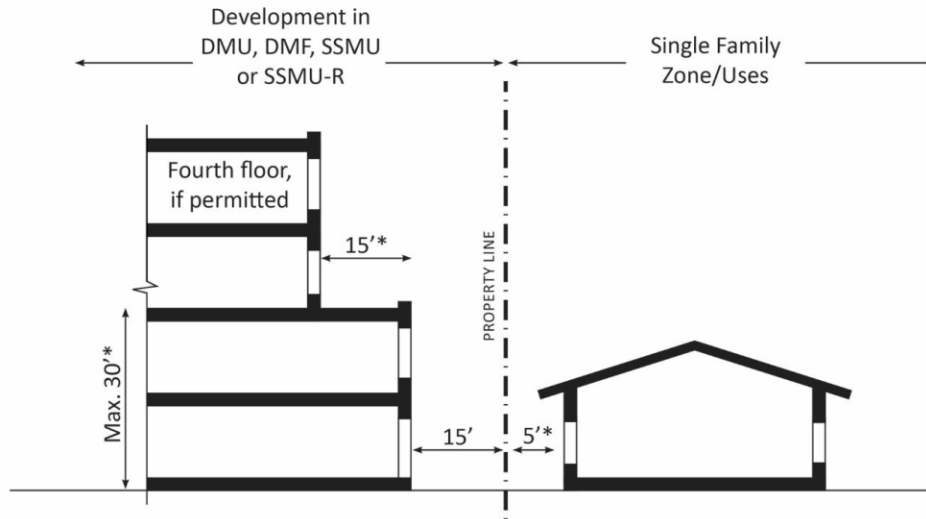
(Supp. No. 6, Update 2)

17.19.040 Downtown Mixed Use Zone (DMU Zone).

The Downtown Mixed Use (DMU) Zone is intended to provide for a rich and diverse mixture of office, retail, commercial, civic, entertainment, and cultural activities in a lively, thriving, high-quality pedestrian environment which incorporates mixed use development. Active and retail uses are required along the Sixth Street (between California and Palm Avenues) and Beaumont Avenue (between 5th and 8th Street) street frontages to create a walkable, pedestrian-oriented and vibrant environment. This Zone is also intended to allow for residential uses on the upper floors (residential uses are not permitted on the first floor along Sixth Street and Beaumont Avenue to ensure that the Downtown character is maintained).

- A. *Downtown Mixed Use Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.19-1 of this Section.
- B. *Downtown Mixed Use Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.19-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Downtown Mixed Use Zone, Development Standards.* The following standards shall apply to the Downtown Mixed Use Zone (DMU Zone):
 1. *Lot Area and Dimensions.* No minimum requirement.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Downtown Mixed Use Zone (DMU Zone):
 - a. *Front Yard Setbacks.* No front yard setback is required for commercial uses; five-foot maximum setback for residential development.
 - b. *Rear Yard Setbacks.* No rear yard setback is required, except when adjacent to single family residential use. The rear yard setback is 20 feet when adjacent to single family residential use.
 - c. *Side Yard Setbacks.* No side yard setback is required, except when adjacent to single family residential use. The side yard setback is 15 feet when adjacent to single family residential use.
 - d. *Freeway Setbacks for Residential Uses.* Residential uses shall have a minimum setback of 500 feet from Interstate 10.
 3. *Density.* The maximum density shall be 15 units per acre.
 4. *Floor Area Requirements.* The maximum permitted floor area ratio is 0.35. The floor area ratio standard applies to non-residential uses only.
 5. *Building Height.* In the Downtown Mixed Use Zone (DMU Zone), the maximum height of any building shall not exceed 3 stories or 45 feet.
 6. *Step back from Adjacent Residential.* New development when sited next to single-family uses shall step back upper floors (third and higher) an additional 15 feet to maintain solar access and privacy for adjacent single family residential uses. See Figure 17.19-2.

Figure 17.19-2. Step Back from Adjacent Residential Uses



* minimum (see specific zone for setback)

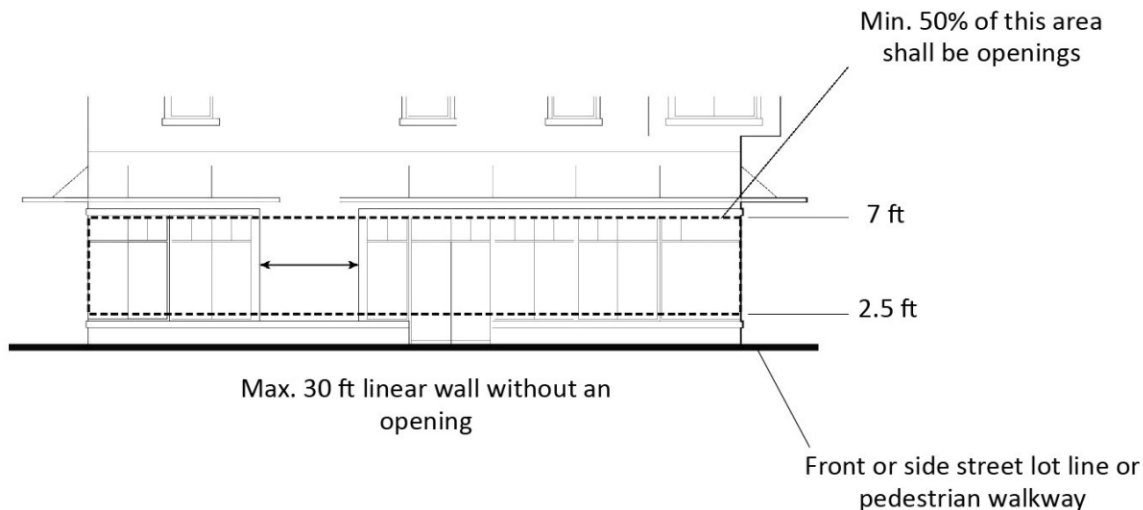
- D. *Downtown Mixed Use Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Downtown Mixed Use, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply, except where they conflict with standards allowed in this Zone (e.g., no front yard setback).
- F. *Downtown Mixed Use Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- ~~G. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the DMU Zone and State law.~~
- ~~H.G. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).~~
- ~~H. *Adjacency to Interstate 10.* The following standards apply to development that are within 500 feet of Interstate 10 as measured from its right-of-way:

 1. Locate occupied open space areas (play areas, courtyards, patios, balconies, etc.) as far from the freeway as possible when the size of the site permits.
 2. Prioritize the location of non-habitable uses, such as parking structures and building areas not calculated in floor area, nearest the freeway.
 3. Screen the project site with substantial vegetation and/or a wall barrier.
 4. Provide special noise mitigation for residential uses in this zoning district that are within 500 feet of Interstate 10.~~
- ~~H.I. *Supplemental Standards.* These Supplemental Standards apply to development within DMU Zone:

 1. *Limitations on Location of Parking.* Above ground parking shall not be located within 40 feet of a street facing property line unless the Director makes the following findings:
 - a. The site is small and/or constrained such that underground parking or surface parking located more than 40 feet from the street is not feasible; and~~

- b. The parking area located within 40 feet of the street is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06.
2. **Building Transparency/Required Openings.** Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 50 percent of the building wall area located between two and one-half and seven feet above the level of the sidewalk. Such walls may run in a continuous plane for no more than 30 feet without an opening.
- a. **Design of openings.** Openings fulfilling this requirement shall have transparent glazing and provide views into display areas, sales areas, work areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
- b. **Exceptions.** The following are exempt from this requirement:
1. Residential uses; and
 2. Multi-level garages.
- c. **Reductions.** This requirement may be reduced or waived if the Director makes the following findings:
1. The proposed use has unique operational characteristics with which providing the required transparency and openings is incompatible; and
 2. Street-facing building walls will exhibit architectural relief and detail and will be enhanced with landscaping to create visual interest at the pedestrian level.

Figure 17.19-3. Building Transparency/Required Openings Exhibit



3. **Building Orientation.** Building frontages shall be generally parallel to streets and pedestrian walkways.
4. **Building Entrances.** The primary building entrance shall face a public sidewalk. Buildings located in the interior of a site shall have the primary entrance face a pedestrian walkway that is connected to a public sidewalk.

5. *Wall Plane Modulation.* All street-facing façades shall have at least one horizontal or vertical projection or recess at least two feet in width and depth, for every 50 horizontal feet of wall.
6. *Pedestrian Access.* On-site pedestrian circulation and access shall be provided consistent with the following standards.
 - a. *Internal connections.* A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - b. *To circulation network.* Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes or trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 - c. *To neighbors.* Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
 - d. *To transit.* Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
 - e. *Pedestrian walkway design.*
 1. Walkways shall be a minimum of six feet wide, shall be hard-surfaced, and paved with permeable materials. Walkway widths may be reduced to three feet wide for small lot development (Section 17.11.030.D).
 2. Where a required walkway crosses a driveway, parking area, or loading area, it must be clearly identified using a raised crosswalk, a different paving material, or a similar method.
 3. Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or another physical barrier.
7. *Public Open Space Requirement.* Developments with 50,000 square feet or more of non-residential floor area on sites of five acres or larger shall provide open space consistent with the following:
 - a. Forty square feet of open space shall be provided for every 1,000 square feet of nonresidential floor area for the first 100,000 square feet of non-residential floor area, plus 20 square feet of open space for every 1,000 square feet of non-residential floor area over 100,000 square feet.
 - b. Such open space shall be visible and accessible from a public street, or from on-site areas normally frequented by customers and shall be accessible during business hours. Areas within required setbacks may count towards the open space requirement.
 - c. Such open space shall have a minimum dimension of 40 feet.
 - d. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including trees, landscaping, shade structures, seating (e.g., fixed seating, planter ledges, etc.), lighting, drinking fountains, public art, or performance areas.
 - e. The surface of the open space shall allow for convenient outdoor activity, recreation, and/or gathering. Such surface may be plant or hardscape material, or a combination thereof.

8. Additional standards listed in Section 17.03.065.4 apply to multiple family developments, multiple family residential components of mixed-use developments, and attached single unit developments, in the DMU Zone.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.19.050 Beaumont Mixed Use Zone (BMU Zone).

The Beaumont Mixed Use Zone is intended to facilitate Beaumont Avenue corridor's transition to a mixed-use district with a mix of professional office, limited commercial uses and residential uses that are compatible with the abutting single-family residences to the east and west. Development is intended to be less intense than the DMU zoning district in keeping with the scale of surrounding development.

- A. *Beaumont Mixed Use Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.19-1 of this Section.
- B. *Beaumont Mixed Use Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.19-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Beaumont Mixed Use Zone, Development Standards.* The following standards shall apply to the Beaumont Mixed Use Zone (BMU Zone):
1. *Lot Area and Dimensions.* No minimum lot size required.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Beaumont Mixed Use Zone (BMU Zone):
 - a. *Front Yard Setbacks.* The minimum front yard setback is 5 feet and the maximum front yard setback is 20 feet. In no event shall a residence be situated in such a manner as to result in a distance of less than 20 feet between the back of a sidewalk and the face of a garage door.
 - b. *Rear Yard Setbacks.* The minimum rear yard setback is 10 feet, except when adjacent to a single family residential use. The rear yard setback is 20 feet when adjacent to single family residential use.
 - c. *Side Yard Setbacks.* The minimum side yard setback is 5 feet, except when adjacent to single family residential use. The side yard setback is 15 feet when adjacent to single family residential use.
 3. *Density.* The maximum density shall be 10 units per acre.
 4. *Floor Area Requirements.* The maximum permitted floor area ratio is 0.35. The floor area ratio standard applies to non-residential uses only.
 5. *Building Height.* In the Beaumont Mixed Use Zone (BMU Zone), the maximum height of any building shall not exceed 2 stories or 35 feet.
- D. *Beaumont Mixed Use Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Beaumont Mixed Use, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply, except where they conflict with standards allowed in this Zone.
- F. *Beaumont Mixed Use Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.

~~G. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the BMU Zone and State law.~~

HG. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.19.060 Sixth Street Mixed Use Zone (SSMU Zone).

The Sixth Street Mixed Use Zone is intended to provide for commercial and multifamily residential uses along Sixth Street, east of Palm Avenue either as stand alone or in a mixed use setting. The permitted uses and development standards are intended to be conducive to a compact, mixed use, and walkable environment and supportive of the Downtown retail environment west of Palm Avenue.

- A. *Sixth Street Mixed Use Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.19-1 of this Section.
- B. *Sixth Street Mixed Use Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.19-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Sixth Street Mixed Use Zone, Development Standards.* The following standards shall apply to the Sixth Street Mixed Use Zone (SSMU Zone):
 1. *Lot Area and Dimensions.* Lot sizes for the Sixth Street Mixed Use Zone (SSMU Zone) shall not be less than 10,000 square feet with a minimum average lot depth of 100 feet and a minimum average lot width of 80 feet.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Sixth Street Mixed Use Zone (SSMU Zone):
 - a. *Front Yard Setbacks.* The minimum front yard setback is 5 feet and the maximum front yard setback is 10 feet.
 - b. *Rear Yard Setbacks.* The minimum rear yard setback is 10 feet, except when adjacent to a single family residential use. The rear yard setback is 20 feet when adjacent to single family residential use.
 - c. *Side Yard Setbacks.* The minimum side yard setback is 5 feet, except when adjacent to single family residential use. The side yard setback is 15 feet when adjacent to single family residential use.
 - d. *Freeway Setbacks for Residential Uses.* Residential uses shall have a minimum setback of 500 feet from Interstate 10.
 3. *Density.* The maximum density shall be 22 units per acre.
 4. *Floor Area Requirements.* The maximum permitted floor area ratio is 0.5. The floor area ratio standard applies to non-residential uses only.
 5. *Building Height.* In the Sixth Street Mixed Use Zone (SSMU Zone), the maximum height of any building shall not exceed 4 stories or 60 feet, except as noted below.
 6. *Step back from Adjacent Residential.* New development when sited next to single-family uses shall step back upper floors (third and higher) an additional 15 feet to maintain solar access and privacy for adjacent single family residential uses. See Figure 17.19-2.

- D. *Sixth Street Mixed Use Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Sixth Street Mixed Use, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply, except where they conflict with standards allowed in this Zone (e.g., no front yard setback).
- F. *Sixth Street Mixed Use Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- ~~G. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the SSMU Zone and State law.~~
- ~~H.G. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).~~
- ~~H.H. *Adjacency to Interstate 10.* The following standards apply to development that are within 500 feet of Interstate 10 as measured from its right-of-way:~~
1. Locate occupied open space areas (play areas, courtyards, patios, balconies, etc.) as far from the freeway as possible when the size of the site permits.
 2. Prioritize the location of non-habitable uses, such as parking structures and building areas not calculated in floor area, nearest the freeway.
 3. Screen the project site with substantial vegetation and/or a wall barrier.
 4. Provide special noise mitigation for residential uses in this zoning district that are within 500 feet of Interstate 10.
- ~~H.I. *Supplemental Standards.* Additional standards listed in Section 17.19.040 apply in the SSMU Zone.~~

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.19.070 Sixth Street Mixed Use—Residential Zone (SSMU-R Zone).

The Sixth Street Mixed Use—Residential Zone (SSMU-R Zone) is intended to provide for multifamily residential and commercial uses along the north side of Sixth Street, east of Palm Avenue. Multifamily residential uses are required, either as stand alone or in a mixed use setting. The permitted uses and development standards are intended to be conducive to a compact, mixed use, and walkable environment and supportive of the Downtown retail environment west of Palm Avenue.

- A. *Sixth Street Mixed Use—Residential Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.19-1 of this Section.
- B. *Sixth Street Use—Residential Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.19-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Sixth Street Mixed Use—Residential Zone, Development Standards.* The following standards shall apply to the Sixth Street Mixed Use—Residential Zone (SSMU-R Zone):
1. *Lot Area and Dimensions.* Lot sizes for the Sixth Street Mixed Use—Residential Zone (SSMU-R Zone) shall not be less than 10,000 square feet with a minimum average lot depth of 100 feet and a minimum average lot width of 80 feet.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Sixth Street Mixed Use—Residential Zone (SSMU-R Zone):
 - a. *Front Yard Setbacks.* The minimum front yard setback is 5 feet and the maximum front yard setback is 10 feet.

- b. *Rear Yard Setbacks.* The minimum rear yard setback is 10 feet, except when adjacent to a single family residential use. The rear yard setback is 20 feet when adjacent to single family residential use.
 - c. *Side Yard Setbacks.* The minimum side yard setback is 5 feet, except when adjacent to single family residential use. The side yard setback is 15 feet when adjacent to single family residential use.
3. *Density.* The maximum density shall be 22 units per acre.
 4. *Floor Area Requirements.* The maximum permitted floor area ratio is 0.5. The floor area ratio standard applies to non-residential uses only.
 5. *Building Height.* In the Sixth Street Mixed Use—Residential Zone (SSMU-R Zone), the maximum height of any building shall not exceed 4 stories or 60 feet.
 6. *Step back from Adjacent Residential.* New development when sited next to single-family uses shall step back upper floors (third and higher) an additional 15 feet to maintain solar access and privacy for adjacent single family residential uses. See Figure 17.19-2.
- D. *Sixth Street Mixed Use—Residential Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
 - E. *Sixth Street Mixed Use—Residential Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply, except where they conflict with standards allowed in this Zone (e.g., no front yard setback).
 - F. *Sixth Street Mixed Use—Residential Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
 - ~~G. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the SSMU-R Zone and State law.~~
 - ~~H.G. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).~~
 - ~~H. *Supplemental Standards.* Additional standards listed in Section 17.19.040.H apply in the SSMU Zone.~~

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

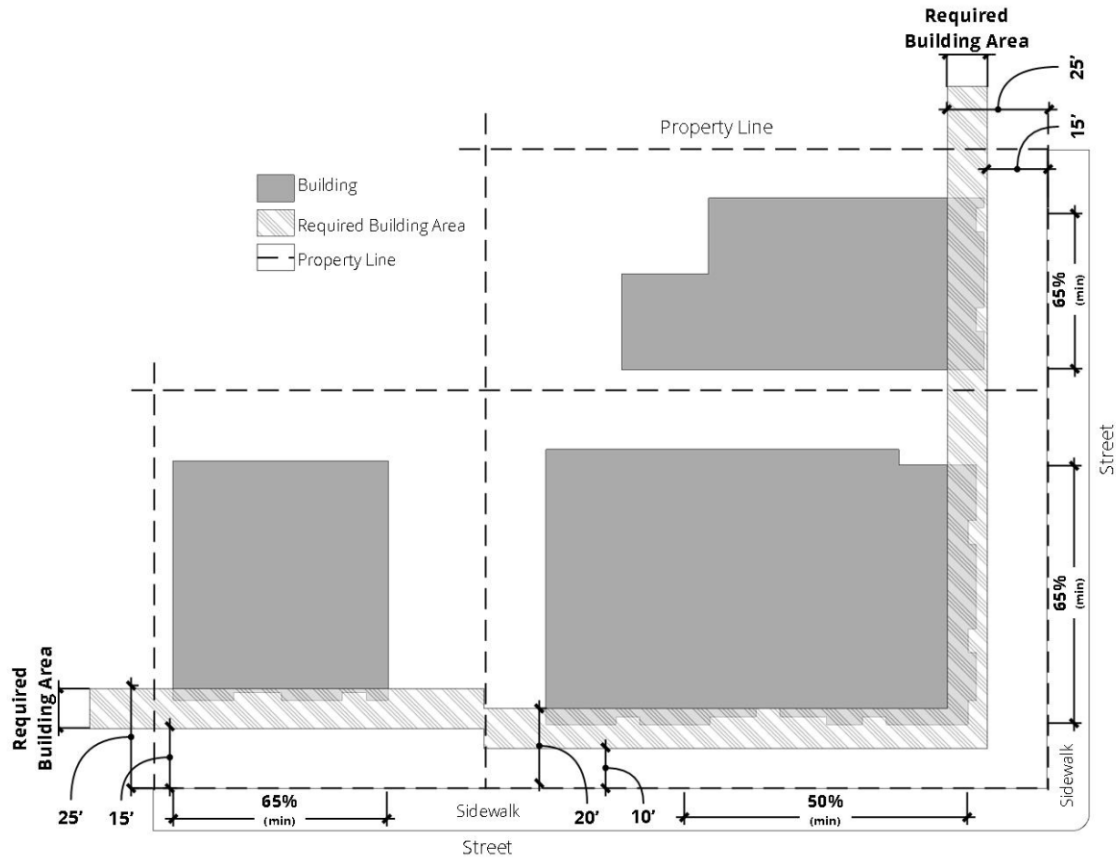
17.19.080 Downtown Residential Multifamily Zone (DMF Zone).

The Downtown Residential Multifamily Zone (DMF Zone) is intended to encourage walkable, transit ready residential development in the proximity to Downtown, and to facilitate further development of this land use type. This includes higher density housing that includes condominiums, townhomes, duplexes, patio apartments, senior housing and supporting ancillary facilities.

- A. *Downtown Residential Multifamily Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.19-1 of this Section.
- B. *Downtown Residential Multifamily Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.19-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Downtown Residential Multifamily Zone, Development Standards.* The following standards shall apply to the Downtown Residential Multifamily Zone (DMF Zone):

1. *Lot Area and Dimensions.* Lot sizes for the Downtown Residential Multifamily Zone (DMF Zone) shall not be less than 6,000 square feet with an average lot width of 60 feet and a minimum average lot depth of 100 feet. Smaller lots may be allowed consistent with 17.11.030.D (Small Lot Development).
2. *Setbacks and Yards.* The following setback requirements are applicable to the Downtown Residential Multifamily Zone (DMF Zone):
 - a. *Front Yard Setbacks.*
 1. The minimum front yard setback is 10 feet.
 2. The maximum front yard setback is 20 feet. The maximum setback requirement may be waived if the Director finds:
 - a. Common plazas, courtyards, or outdoor amenity areas are located between the street and the building(s);
 - b. The building(s) incorporates an entrance design that creates a welcoming entry feature facing the street; or
 - c. A larger area is required to preserve existing mature trees or natural features.
 - b. *Rear Yard Setbacks.* The minimum rear yard setback is 15 feet, except a minimum rear yard setback of 20 feet is required when adjacent to a single family residential use.
 - c. *Side Yard Setbacks.*
 1. The minimum interior side yard setback is five feet, except corner lots shall have a minimum street side yard setback of 10 feet. The minimum interior side yard setback is increased to 15 feet if adjacent to a single family residential use and to 20 feet for a three-story building.
 2. The maximum street side yard setback is 20 feet. The maximum setback requirement may be waived if the Director makes the findings listed in subparagraph 17.19.080.C.2.a.2.
3. *Building Placement Requirements.*
 - a. Building façade(s) shall extend a minimum of 65 percent of the street frontage for the area between the minimum and maximum front yard setbacks. For example, if a lot is 100 feet wide, 65 linear feet of the lot parallel to the street must be occupied by a building(s) that adheres to the maximum setback requirement.
 - b. In the area between the minimum and maximum street side yard setback, 50 percent of the linear distance parallel to the street shall be occupied by a building façade(s).

Figure 17.19-4. Building Placement Requirements, DMF Zone



4. *Density.* The density shall not exceed 22 units per acre.
 5. *Useable Yard Area (Open Space) Requirements.* The following minimum useable open space standards are applicable to development within the Downtown Residential Multifamily Zone (DMF Zone):
 - a. For multifamily developments of fewer than 20 units, each unit shall have a minimum of 100 square feet of usable open space.
 - b. For multifamily developments of 20 or more units, each unit shall have a minimum of 200 square feet of usable open space.
 - c. The definition of useable open space and the method of computation is provided in Chapter 17.14 (see "Open Space, Useable").
 6. *Building Height.* In the Downtown Residential Multifamily Zone (DMF Zone), the maximum height of any building shall not exceed 35 feet.
 7. *Step back from Adjacent Residential.* New development when sited next to single-family uses shall step back upper floors (third and higher) an additional 15 feet to maintain solar access and privacy for adjacent single family residential uses. See Figure 17.19-2.
- D. *Downtown Residential Multifamily Zone, Off street Parking.*
1. Parking shall not be located in the front setback unless the Director makes the following findings:

- a. Buildings comply with the maximum front setback requirement;
 - b. The parking area located within the front setback is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06; and
 - c. Requirements in Chapter 17.05 are complied with.
2. Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Downtown Residential Multifamily Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Downtown Residential Multifamily Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- ~~G. *Accessory Dwelling Units.* Accessory dwelling units are allowed consistent with the standards applicable to the DMF Zone and State law.~~
- H.G. *Street Trees.* A minimum of one tree shall be located along every 40 feet of street frontage. Street trees shall comply with applicable standards in Section 17.06.110 (Street trees).
- H.I. *Supplemental Multiple Family Development Standards.* Additional standards listed in Section 17.03.065.H apply to multiple family developments, multiple family residential components of mixed-use developments, and attached single unit developments, in the DMF Zone.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.19.090 Local Commercial Zone (LC Zone).

The Local Commercial Zone (LC Zone) is intended to permit development that provides for a range of commercial service and retail land uses that are in proximity to residential neighborhoods consistent with the General Plan.

- A. *Local Commercial Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.19-1 of this Section.
- B. *Local Commercial Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.19-1 of this Section. Such uses require the approval of a conditional use permit.
- C. *Local Commercial Zone, Development Standards.* The following standards shall apply to the Local Commercial Zone (LC Zone):
 - 1. *Lot Area and Dimension.* Lots sizes for the Local Commercial Zone (LC Zone) shall not be less than 10,000 square feet with a minimum average lot depth of 100 feet and a minimum average lot width of 100 feet.
 - 2. *Setbacks and Yards.* The following setback requirements are applicable to the Local Commercial Zone (LC Zone):
 - a. *Front Yard Setbacks.* The minimum front yard setback is 5 feet.
 - b. *Rear Yard Setbacks.* No rear yard setback is required, except when adjacent to single family residential use. The rear yard setback is 20 feet when adjacent to single family residential use.
 - c. *Side Yard Setbacks.* No side yard setback is required, except when adjacent to single family residential use. The side yard setback is 15 feet when adjacent to single family residential use.

3. *Lot Area Requirements.* The area occupied by all structures shall not exceed 50 percent of the lot area and the maximum permitted floor area ratio is 0.7.
4. *Building Height.* In the Local Commercial Zone (LC Zone), the maximum height of any building shall not exceed 60 feet.
- D. *Local Commercial Zone, Off street Parking.* Automobile storage space shall be provided as indicated in Chapter 17.05.
- E. *Local Commercial Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Local Commercial Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply.
- G. *Supplemental Standards.*
 1. *Limitations on Location of Parking.* Above ground parking shall not be located within 40 feet of a street facing property line unless the Director makes the following findings:
 - a. The site is small and/or constrained such that underground parking or surface parking located more than 40 feet from the street is not feasible; or
 - b. The design incorporates habitable space built close to the public sidewalk; and
 - c. The parking area located within 40 feet of the street is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06.
 2. *Building Transparency/Required Openings.* Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 50 percent of the building wall area located between two and one-half and seven feet above the level of the sidewalk. Such walls may run in a continuous plane for no more than 30 feet without an opening. (Figure 17.19-3).
 - a. *Design of openings.* Openings fulfilling this requirement shall have transparent glazing and provide views into display areas, sales areas, work areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
 - b. *Exceptions for parking garages.* Multi-level garages are exempt from this requirement.
 - c. *Reductions.* This requirement may be reduced or waived if the Director makes the following findings:
 1. The proposed use has unique operational characteristics with which providing the required transparency and openings is incompatible; and
 2. Street-facing building walls will exhibit architectural relief and detail and will be enhanced with landscaping to create visual interest at the pedestrian level.
 3. *Building Orientation.* Building frontages shall be generally parallel to streets and pedestrian walkways.
 4. *Building Entrances.* The primary building entrance shall face a public sidewalk. Buildings located in the interior of a site shall have the primary entrance face a pedestrian walkway that is connected to a public sidewalk.
 5. *Wall Plane Modulation.* All street-facing façades shall have at least one horizontal or vertical projection or recess at least two feet in depth, for every 50 horizontal feet of wall.
 6. *Pedestrian Access.* On-site pedestrian circulation and access shall be provided consistent with the following standards.

- a. *Internal connections.* A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - b. *To circulation network.* Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes or trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 - c. *To neighbors.* Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
 - d. *To transit.* Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
 - e. *Pedestrian walkway design.*
 1. Walkways shall be a minimum of six feet wide, shall be hard-surfaced, and paved with permeable materials.
 2. Where a required walkway crosses a driveway, parking area, or loading area, it must be clearly identified using a raised crosswalk, a different paving material, or a similar method.
 3. Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or another physical barrier.
7. *Public Open Space Requirement.* Developments with 50,000 square feet or more of non-residential floor area on sites of two acres or larger shall provide open space consistent with the following:
- a. Forty square feet of open space shall be provided for every 1,000 square feet of nonresidential floor area for the first 100,000 square feet of non-residential floor area, plus 20 square feet of open space for every 1,000 square feet of non-residential floor area over 100,000 square feet.
 - b. Such open space shall be visible and accessible from a public street, or from on-site areas normally frequented by customers and shall be accessible during business hours. Areas within required setbacks may count towards the open space requirement.
 - c. Such open space shall have a minimum dimension of 40 feet.
 - d. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including trees, landscaping, shade structures, seating (e.g., fixed seating, planter ledges, etc.), lighting, drinking fountains, public art, or performance areas.
 - e. The surface of the open space shall allow for convenient outdoor activity, recreation, and/or gathering. Such surface may be plant or hardscape material, or a combination thereof.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020)

17.19.120 Permitted uses for Downtown Base Zone Districts.

The permitted uses for the Base Zone Districts (identified in Section 17.19.040 through 17.19.090) are listed in Table 17.19-1.

Table 17.19-1						
Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
Administrative Professional Services						
Administrative/Professional Offices	P ¹	P	P	P	P	N
Advertising Agencies	P ¹	P	P	P	P	N
Architectural/Engineering/Design Services	P ¹	P	P	P	P	N
Attorney/Legal Services	P ¹	P	P	P	P	N
Business Management Services	P ^{1, 2}	P	P	P	P	N
Government Offices and Facilities	P ^{1, 2}	P ³	P	P	P	N
Travel Agencies	P	P	P	P	P	N
Alcohol Service and Sales						
Bars or Cocktail Lounges ⁴	C	N	C	C	C	N
Liquor Stores ^{4, 5}	C	C	C	C	C	N
Restaurants with Alcoholic Beverage Sales	C	C	C ⁶	C ⁶	C ⁶	N
Automotive Services						
Automobile, Motorcycle, Truck, and Marine Craft Sales (New and Used)	N	N	P	C ⁶	P	N
Automobile Parking Facilities	C	N	C	N	P	N
Automobile Rental Agencies	N	N	C ⁶	N	P	N
Automobile Repair Facilities	N	N	C ⁶	N	C	N
Body and Paint Shops	N	N	N	N	C	N
Car Wash	N	N	C	N	C	N
Gas/Service Stations	N	N	C ⁶	C ⁶	C	N
Limousine Services	N	N	C	N	P	N
Recharging Stations	Allowed (P) in any area designed for the parking or loading of vehicles.					
Tire Repair	N	N	N	N	P	N
Tire Store	N	N	N	N	P	N
Towing Services—With Indoor Vehicle Service	N	N	N	N	C	N
Towing Services—With Outdoor Vehicle Storage	N	N	N	N	C	N
Truck/Trailer Rentals	N	N	N	N	C	N
Communications Facilities						
Wireless Telecommunication Facility—Stealth	N	N	C	N	C	N
Radio and Television Broadcasting Studios	N	N	P ^{1, 7}	P ^{1, 7}	P	N
Recording and Sound Studios	C ^{1, 7}	C ^{1, 3}	P ^{1, 7}	P ^{1, 7}	P	N
Satellite Dishes (Non-Private)	P	P	P	P	P	N
Satellite Dishes (Private Use)	P	P	P	P	P	P
Ham Radio Antennae (Private Use)	P	P	P	P	P	P

Day Care Facilities						
Commercial Day Care Facilities (not in-home)	N	P	P	P	C	N
Day Care Centers, In Home—Small Family with 1 to 6 Children (as an accessory use in a residential unit)	P ¹	P	P	P	P	P
Day Care Centers, In Home—Large Family with 7 to 12 Children (as an accessory use in a residential unit)	C ¹	C	C	C	C	C
Educational Establishments						
Elementary, Junior, and High Schools/Private & Charter	C ²	C	C	C	C	C
Elementary, Junior, and High Schools/Public	C ²	C	P	C	C	C
Colleges or University	P ²	N	P ^{1, 6}	N	P	N
Tutoring & Testing	P ^{1, 7}	P ³	P ⁷	P ⁷	P	N
Vocational and Trade Schools	C ^{1, 7}	C ^{1, 3}	N	N	P	N
Food and Beverage Sales						
Bakeries	P ⁷	P ³	P ⁷	N	P	N
Catering Businesses	P	P ³	P	P	P	N
Convenience Markets	P	P ³	P	P	P	N
Grocery Stores/Supermarkets	P	P ³	P	P	P	N
Grocery Stores, Alcohol Sales	P	N	P	C	P	N
General Merchandise and Trade						
Antique Sales	P ⁷	P ³	P ⁷	P	P	N
Appliances Sales	P ⁷	P ³	P ⁷	N	P	N
Art Galleries, Studios and Supplies	P	P ³	P	P	P	N
Beauty Supplies	P	P ³	P	P	P	N
Book and Magazine Sales	P	P ³	P	P	P	N
Building Materials with outdoor sales/storage	N	N	N	N	C	N
Camera and Photographic Supplies	P	P ³	P	P	P	N
Candy Stores	P	P ³	P	P	P	N
Cigar/Cigarette Shops ⁴	P	P ³	P	P	P	N
Clothing Stores	P	P ³	P	P	P	N
Department Stores	P ^{8, 9}	N	P	P	P	N
Discount Stores	N	N	N	N	P	N
Electronic Equipment Sales	P	P ³	P	P	P	N
Equipment Sales and Rentals (indoor storage only)	N	N	P	N	P	N
Equipment Sales and Rentals (outdoor storage)	N	N	C	N	C	N
Florists	P	P ³	P	P	P	N
Freight Forwarding Services	N	N	N	N	P	N
Furniture and Home Furnishings	P	N	C	C	P	N
Garden Supply	P ⁷	P ³	P ⁷	P ⁷	P	N
Gifts, Crafts, and Novelties	P	P	P	P	P	N

Guns and Ammunition	C	N	C	N	P	N
Hardware Stores	p ⁷	p ³	p ⁷	p ⁷	P	N
Hobby, Toy and Game Stores	P	p ³	P	P	P	N
Indoor Swap Meets	N	N	C ⁵	C ⁵	C	N
Jewelry Sales and Repair	P	P	P	P	P	N
Leather Goods	P	P	P	P	P	N
Luggage Sales	P	P	P	P	P	N
Office Equipment, Furniture and Supplies Sales	p ⁷	p ³	p ⁷	p ⁷	P	N
Pet Sales and Supplies	p ⁷	N	p ⁷	p ⁷	P	N
Records, Tapes, and Videos	p ⁷	p ³	P	P	P	N
Retail, Other Specialty	p ⁷	p ³	P	P	P	N
Sporting Goods and Equipment	p ⁷	p ³	p ⁷	p ⁷	P	N
Surplus Stores	p ⁷	p ³	P	P	P	N
Thrift and Second-Hand Stores with donation drop off	C	C	C	C	C	N
Thrift and Second-Hand Stores without donation drop off	p ⁷	p ³	p ⁷	p ⁷	p ⁷	N
Variety Stores	p ⁷	p ³	p ⁷	p ⁷	P	N
Wholesale Establishments	N	N	C	C	P	N
Lodging						
Bed and Breakfast Facilities	p ¹	C	C	C	P	C
Emergency Shelters	N	N	C	C	P	N
Hotels and Motels	p ¹	N	P	P	P	N
<u>Low Barrier Navigation Centers</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>
Residence Inns	p ¹	N	P	P	P	N
Single-Room Occupant (SRO) Facilities	p ¹	C	P	P	N	N
<u>Supportive Housing</u>	<u>p¹</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P</u>
Trailer Parks and Campsites	N	N	N	N	N	N
Transitional Housing	p ¹	C <u>P</u>	P	P	N <u>C</u>	N <u>P</u>
Medical/Health Care						
Ambulance Services	N	N	N	N	P	N
Animal Hospitals/Veterinaries	p ^{2, 7, 9}	N	P	P	P	N
Clinics	P	P	P	P	P	N
Convalescent Homes	N	N	C	C	P	N
Chemical Dependency Clinics	N	N	N	N	C	N
Hospitals	N	N	N	N	P	N
Medical/Dental Offices	p ¹	P	P	P	P	N
Pharmacies	p ⁷	p ³	P	p ⁷	P	N
Pharmacies with Drive-Through	N	N	C	C	P	N
Personal Services						
Banking, Credit Unions, Financial Services	P	p ³	P	P	P	N
Barbers and Beauty Parlors	P	P	P	P	P	N
Check Cashing Services	P	N	P	P	P	N
Commercial Pet Grooming Services	P	N	P	N	P	N
Dry Cleaners	P	P	P	P	P	N
Funeral Parlors, Mortuaries	C ²	N	N	C	P	N

Laundries, Laundromats	N	N	C	C ⁶	P	N
Locksmith and Key Shops	P	P	P	P	P	N
Massage Establishments	P ¹	P	P	P	P	N
Pawnbrokers	C	N	C	C	C	N
Photocopying and Photo Developing Services	P ⁷	P ³	P ⁷	P ⁷	P	N
Photography Studios	P	P	P	P	P	N
Shoe Repair Shops	P	P	P	P	P	N
Tailors	P	P	P	P	P	N
Tattoo/Body Piercing Services	N	N	C	C	C	N
Public and Quasi-Public Uses						
Community Recreation Centers	P	C	P	P	P	P
Cultural Facilities	P	C	P	P	P	N
Libraries	P	P	P	P	P	N
Museums	P	C	C	C	P	N
Parks	P	P	P	P	P	P
Public Safety Facilities	P	P	P	P	P	P
Senior Citizen Activity Centers	P	P	P	P	P	P
Recreation and Entertainment						
Adult-Oriented Businesses	N	N	N	N	N	N
Amusement Parks	N	N	N	N	N	N
Athletic Fields	N	N	N	N	N	N
Batting Cages, Indoor	C ^{2, 8}	N	C	C ^{6, 8}	C	N
Batting Cages, Outdoor	N	N	N	N	C	N
Billiard and Pool Halls	C	N	C	N	C	N
Bowling Alleys	C ²	N	C	C	P	N
Commercial Sports Facilities	N	N	C	C	C	N
Dance Studios	C	N	C	N	C	N
Golf Driving Ranges	N	N	N	N	N	N
Health Clubs and Gymnasiums	C ⁷	C ³	C ^{6, 7}	C ^{6, 7}	C	N
Miniature Golf Courses	N	N	N	N	C	N
Off-Road Mini-Bike and Motocross Courses	N	N	N	N	N	N
Public Auditorium/Auditoriums	C	N	C	C	C	N
Shooting Ranges (indoor)	N	N	C	N	N	N
Skating Rinks	N	N	C	C	P	N
Video Arcades	C	C	N	N	C	N
Recycling						
Collection Facilities	N	N	N	N	C	N
Processing Facilities	N	N	N	N	C	N
Religious Institutions						
Churches	C	C	P	P	C	C
Monasteries, Convents, or Similar Religious Quarters	C	C	P	P	C	C
Repair Services						
Electrical and Household Appliances Repair	N	N	C	C	P	N
Furniture Refinishing	N	N	N	N	P	N
Furniture Reupholstering	N	N	N	N	P	N

Created: 2022-05-02 10:29:21 [EST]

(Supp. No. 6, Update 2)

Lawnmower Repair/Sales Shops	N	N	C	N	P	N
Machine Shops	N	N	N	N	C	N
Welding Shops	N	N	N	N	C	N
Residential Uses						
Accessory Guest Houses	P	P	P	P	N	P
Accessory Dwelling Units	See Chapter 17.15.P P P P N P					
Boarding or Rooming Houses	C	N	C	C	N	C
Caretaker's Unit	P	P	P	P	P	P
Congregate Care Facilities	N	N	C	C	P	C
Day Care Centers, Small Family—1 to 8 Children	P ¹	P	P	P	N	P
Day Care Centers, Large Family—7 to 14 Children	P ¹	P	P	P	N	P
Duplexes	P	P	P	P	N	P
<u>Employee/Farmworker Housing (6 or Fewer Persons)</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>
Group or Community Care Facilities—6 or fewer persons	P ¹	P	P	P	P	P
Group or Community Care Facilities—7 or more persons	<u>€⁺P¹</u>	C	<u>€P</u>	<u>€P</u>	C	<u>€P</u>
Home Occupation Businesses	P	P	P	P	N	P
Mobile Home Parks	N	N	N	N	C	N
Mobile Home or Manufactured Housing Units Single Lot	N	P	N	N	N	P
Multiple-Family, Apartments & Condominiums	P ^{1,10}	N	P ¹⁰	P ¹⁰	N	P ¹⁰
Planned Residential Developments	P	P	P	P	N	P
Senior Housing Developments	P	P	P	P	N	P
Single-Family Dwellings	N	P ¹⁰	N	N	N	P ¹⁰
Restaurants						
Delicatessens	P	P	P	P	P	N
Fast-Food Restaurants—Without a Drive-Through ^{4, 11}	P	P	P	P	P	N
Fast-Food Restaurants—With a Drive-Through ^{4, 11}	N	N	C	C	P	N
Sit-Down Restaurants	P	C	P ⁵	P ⁵	P	N
Sit-Down Restaurant with live entertainment	C	C	C ⁵	C ⁵	C ⁵	N
Restaurant, serving alcohol	See Alcohol Sales, Restaurants with Alcoholic Beverage Sales					
Philanthropic and Charitable Institutions	P	C	P	P	P	N
Service Organizations	P	C	P	P	P	N
Temporary Uses						

Street/Craft Fairs and Farmers' Markets— Ongoing	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	N
Temporary Structures (Subdivision sales Office)	p ¹²	p ¹²	p ¹²	p ¹²	p ¹²	N
Christmas Tree/Pumpkin Lots, and Similar, Not Exceeding 30 Days	p ¹²	p ¹²	p ¹²	p ¹²	p ¹²	N
Outdoor Displays	C	C	C	C	C	N
Parking Lot Sales	P	P	P	P	P	N
Amusement Enterprises	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	N
Transportation Facilities						
Bus Passenger Terminals	N	N	C	N	C	N
Charter Bus Companies	N	N	C	N	C	N
Motor Vehicle Transportation (Taxi/Shuttle)	N	N	C	C	C	N
Truck Stops and Terminals	N	N	N	N	C	N
Utilities						
Public Utility/Service Structures	N	N	N	N	N	N
Sewage Disposal Facilities/Waste Transfer	N	N	N	N	N	N
Utility Company Offices	p ^{1, 7}	p ^{1, 3}	p ^{1, 7}	p ^{1, 7}	P	N
Water Storage, Distribution, and Collection Facilities	N	N	N	N	N	N
Public Storage Facilities	N	N	N	N	N	N
Wind Energy Conversion Systems	See 17.11.140					

N = Not Permitted

P = Permitted

C = Conditionally Permitted

A = Permitted as an Accessory Use

Footnotes:

- ¹ Use is allowed only on upper floor locations on parcels fronting 6th Street and Beaumont Avenue. Limited lobby or entry areas are allowed on the ground floor.
- ² Use is not allowed on parcels fronting 6th Street and Beaumont Avenue.
- ³ Use is limited to 2,500 square feet.
- ⁴ These uses shall not be located on any parcel which is located within 1,000 feet of any school providing instruction in 12th grade or below, day care center, or youth center.
- ⁵ New liquor stores shall not be located within 1,000 feet of another liquor store.
- ⁶ Must comply with step back standards (Figure 17.19-2) and setbacks per zone if adjacent to single family residential use. Performance standards per Chapter 17.04 apply.
- ⁷ Use is limited to 5,000 square feet.
- ⁸ Use is limited to 10,000 square feet.
- ⁹ CUP required if proposed use is larger than 10,000 square feet.

¹⁰ A Live/work unit is only permitted in the primary structure.

¹¹ New fast food restaurants should not be located within 1,000 feet of another fast food restaurant.

¹² Temporary Use Permit required.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020; Ord. No. 1141 , § 5(Exh. A), 10-5-2021)



OFFICIAL AD PROOF

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Notice ID: DByW3LOCtEx4QfnyRNir | **Proof Updated: Aug. 09, 2022 at 02:11pm PDT**
Notice Name: Housing Element Update | Publisher ID: 0011553385

See Proof on Next Page

FILER	FILING FOR
Carole Kendrick ckendrick@beaumontca.gov (951) 572-3237	The Press-Enterprise
Columns Wide: 4	Ad Class: Legals
08/12/2022: City Notices	252.00
	Subtotal \$252.00
	Tax % 0.00
	Processing Fee \$10.08
	Total \$262.08

NOTICE IS HEREBY GIVEN, that the City of Beaumont will conduct a public hearing to consider the matter described below. The Planning Commission's public hearing will be held at 6:00 p.m. on Tuesday, August 23, 2022, at 550 East Sixth Street, Beaumont, California.

Item 1.

HOUSING ELEMENT UPDATE, GENERAL PLAN AMENDMENT TO THE SAFETY ELEMENT, ADDITION OF ZONING OVERLAYS TO CERTAIN PARCELS (LISTED BELOW) AND AN ADDENDUM TO THE GENERAL PLAN PEIR: Conduct a public hearing and forward a recommendation to the City Council regarding the State mandated Housing Element Update; General Plan Amendment to the Safety Element and Land Use Element; addition of zoning overlays to allow higher density residential for parcels: 419-160-017, 419-160-019, 419-160-020, 419-170-031, 419-170-034, 419-170-035, 419-222-020, 419-222-021, 419-170-016, 419-170-017, 419-170-018, 419-170-022, 419-170-027, 419-160-005, 419-160-024, and 419-213-039, and to establish minimum densities for parcels: 419-222-022, 419-222-019, 419-170-026, 418-123-007, 419-160-013; Zoning Code Amendments; and an Addendum to the General Plan PEIR.

Public comments can be made in person, using the public comment phone line or by written email. Phone-in comments will be accepted by calling the designated public comment phone line (951) 922-4845 prior to the corresponding item. Public comments shall not exceed three minutes unless otherwise authorized by City Council. Written comments can be emailed to NicoleW@BeaumontCa.gov. Public comments accepted via email will be read aloud during the corresponding item of the meeting. Comments can be submitted any time prior to the meeting as well as during the meeting until the end of the corresponding item.

This meeting will be conducted in person and also and will be recorded for live streaming. All City of Beaumont public meetings will be made available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access: [BeaumontCa.gov/Livestream](https://www.beaumontca.gov/Livestream)

Christina Taylor
Deputy City Manager
ctaylor@beaumontca.gov
The Press-Enterprise
Published: 8/12/22

LWC

City of Beaumont

Housing Element Update Planning Commission Hearing

August 23, 2022

Item 1.



533

Presentation Outline

- 1 Housing Element Overview
- 2 Housing Needs and Conditions in Beaumont
- 3 Revised Draft Housing Element
- 4 Additional Actions
- 5 Recommendation and Next Steps

1

Housing Element Overview

Housing Element Overview



The Housing Element is a required section of the City’s General Plan. It must:

- Be updated every 8 years and certified by the State
- Assess the residents’ housing needs and housing conditions
- Show how the City will plan for its “fair share” of housing
- Set citywide housing-related goals, policies, and programs

Other General Plan Elements



Land Use



Mobility



Conservation



Open Space



Safety



Noise

Cities are not required to build or initiate housing projects, but rather ensure zoning capacity exists to build housing

Housing Element Components

 Policy and Programs Review

 Analysis of Fair Housing

 Housing Needs Assessment

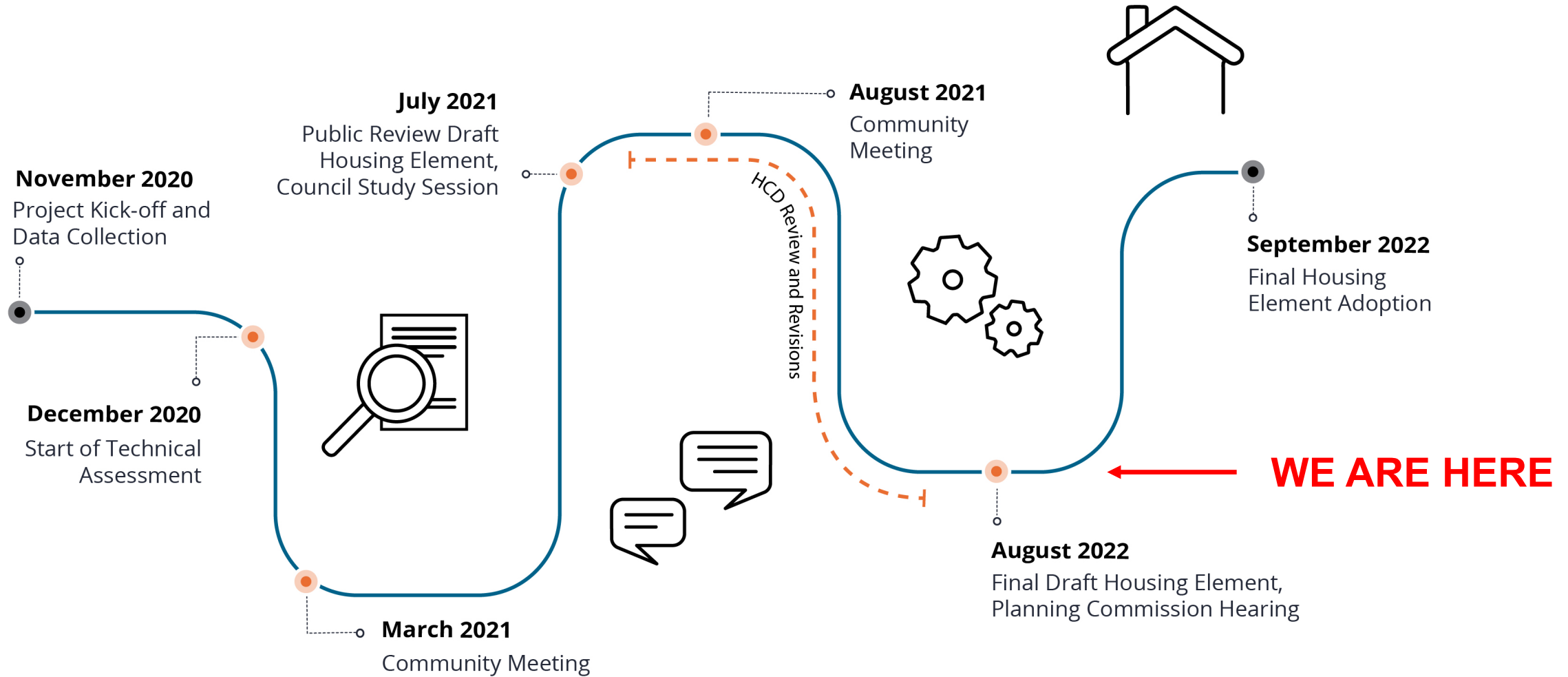
 Housing Resources Assessment

 Housing Constraints Assessment

 Implementation Plan

 Adequate Sites Inventory

Update Process



Public Outreach

- Public Workshop – March 2021
- Draft Housing Element
 - Council Study Session – July 2021
 - Planning Commission Workshop – August 2021
 - Online comment form
- Targeted outreach in English and Spanish
- Public Hearings



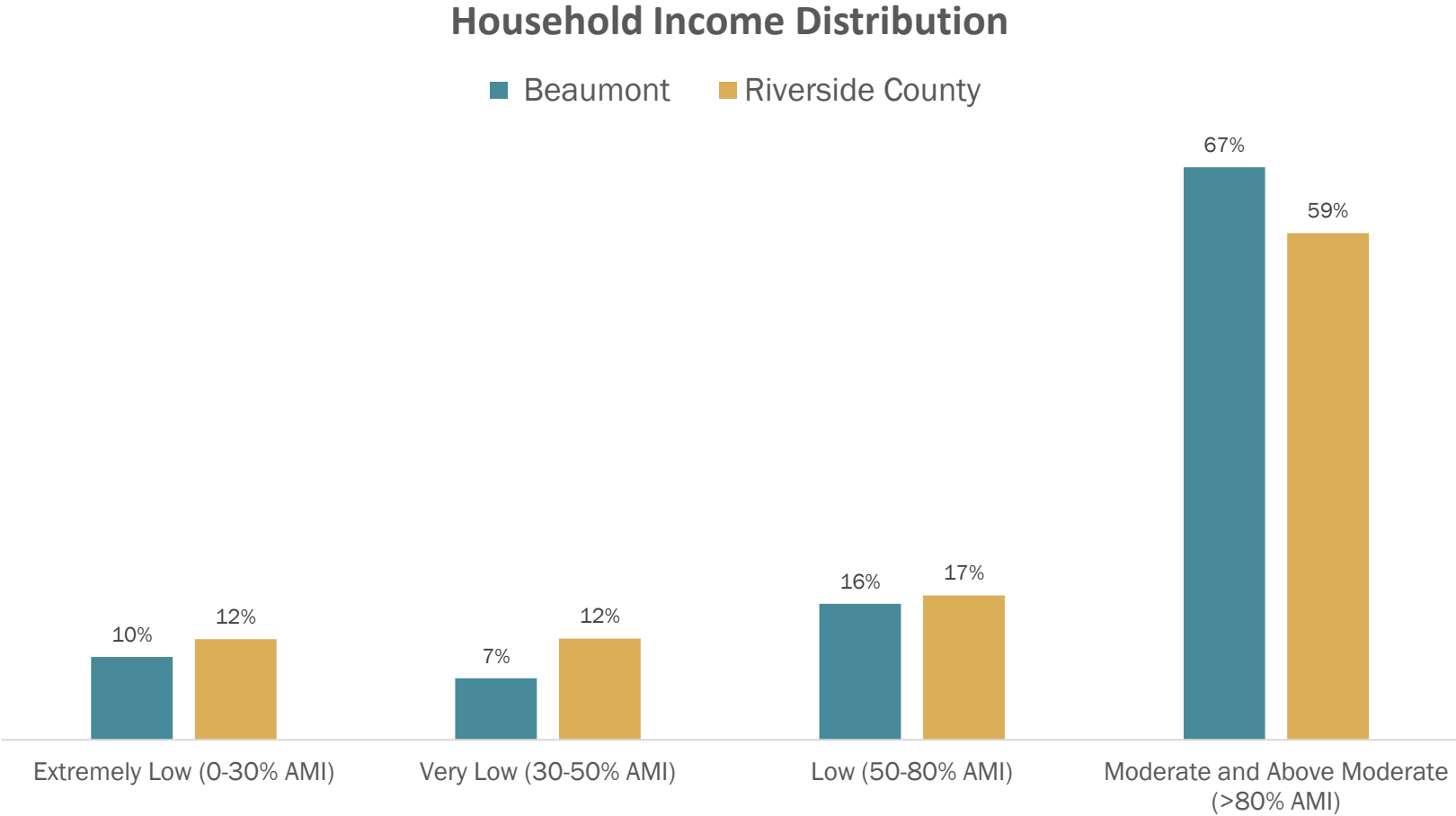
2

Housing Needs and Conditions in Beaumont

Household Income Distribution

About one-third (33%) of Beaumont households are lower income (earning less than 80% of Area Median Income (AMI))

Similar income distribution to Riverside County, but Beaumont has a higher household median income



Source: HUD CHAS, 2012-2016

AMI = Area Median Income
AMI for a 4-person household is \$77,500



Housing Cost Burden / Overpayment

Beaumont residents experience a lower rate of housing overpayment than the region

Lower-income households are much more likely to be housing cost burdened

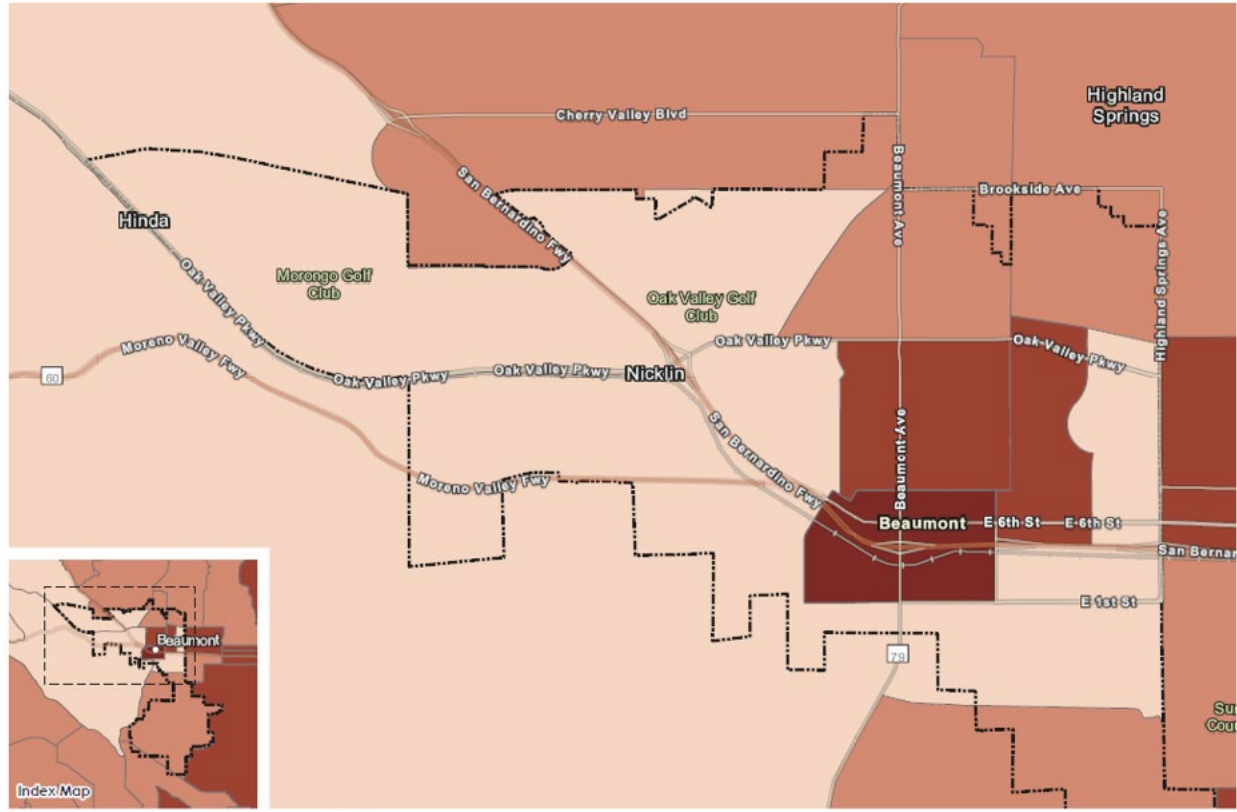
More than 4 out of 10 renters in Beaumont are housing cost burdened

Households by Share of Income spent on Housing Cost			
Household Income Level	Not Cost Burdened (<30% of Income)	Cost Burdened (30-50% of Income)	Severely Cost Burdened (>50% of Income)
Extremely Low Income (< 30% HAMFI)	11%	12%	77%
Low Income (30-50% HAMFI)	21%	29%	49%
Low Income (50-80% HAMFI)	32%	37%	31%
Moderate Income (80-100% HAMFI)	43%	43%	14%
Moderate and Above Moderate Income (> 100% HAMFI)	85%	14%	1%

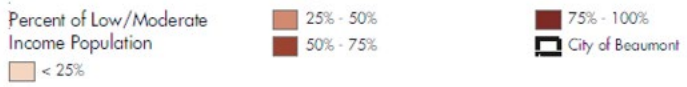
Note: HAMFI refers to Housing Urban Development Area Median Family Income

Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)

Income and Access to Opportunity

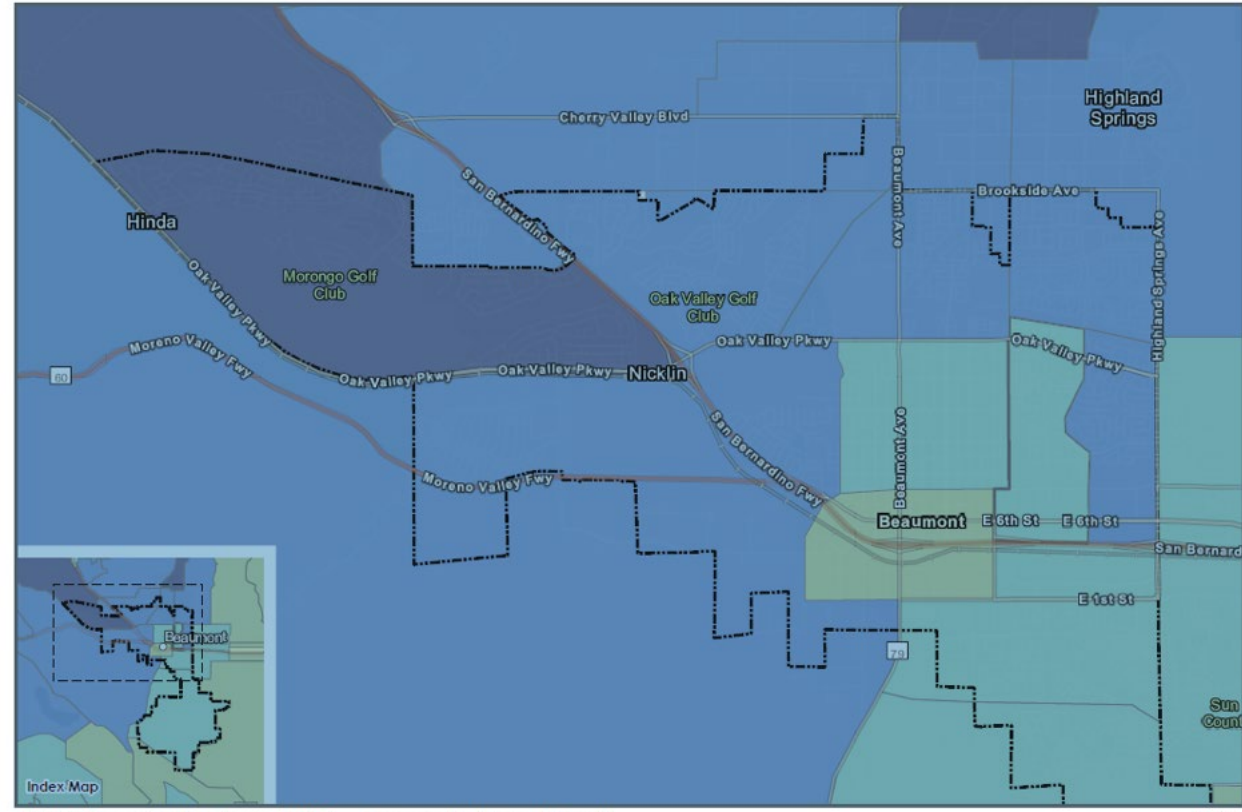


Low to Moderate Income Population (Tract) - (HUD)



Source: Loma Linda University, County of Riverside, San Bernardino County, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, County of Riverside, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, Loma Linda University, County of Riverside, San Bernardino County, Bureau of Land Management

Source: HCD AFFH Data Viewer



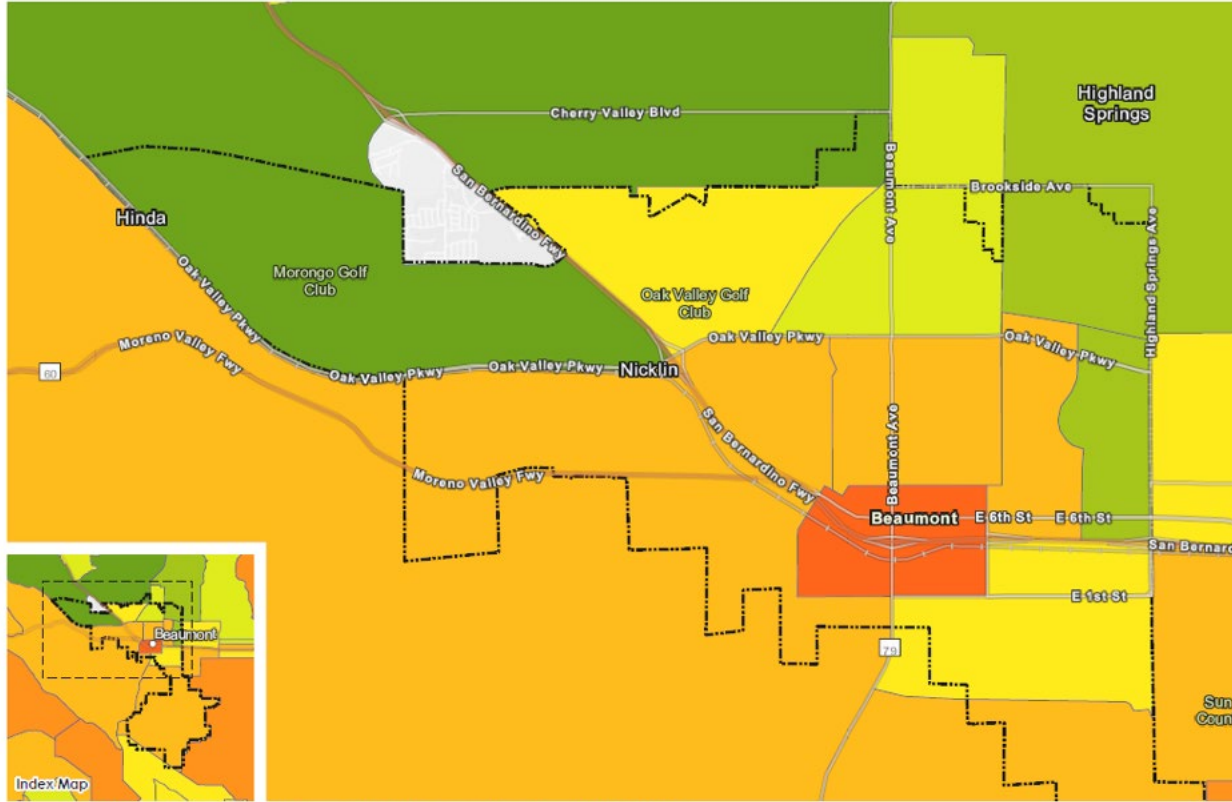
TCAC Opportunity Areas 2021 - Composite Score (Tract)



Source: Loma Linda University, County of Riverside, San Bernardino County, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, County of Riverside, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, Loma Linda University, County of Riverside, San Bernardino County, Bureau of Land Management

Source: HCD AFFH Data Viewer

Environmental Conditions and Risk of Displacement

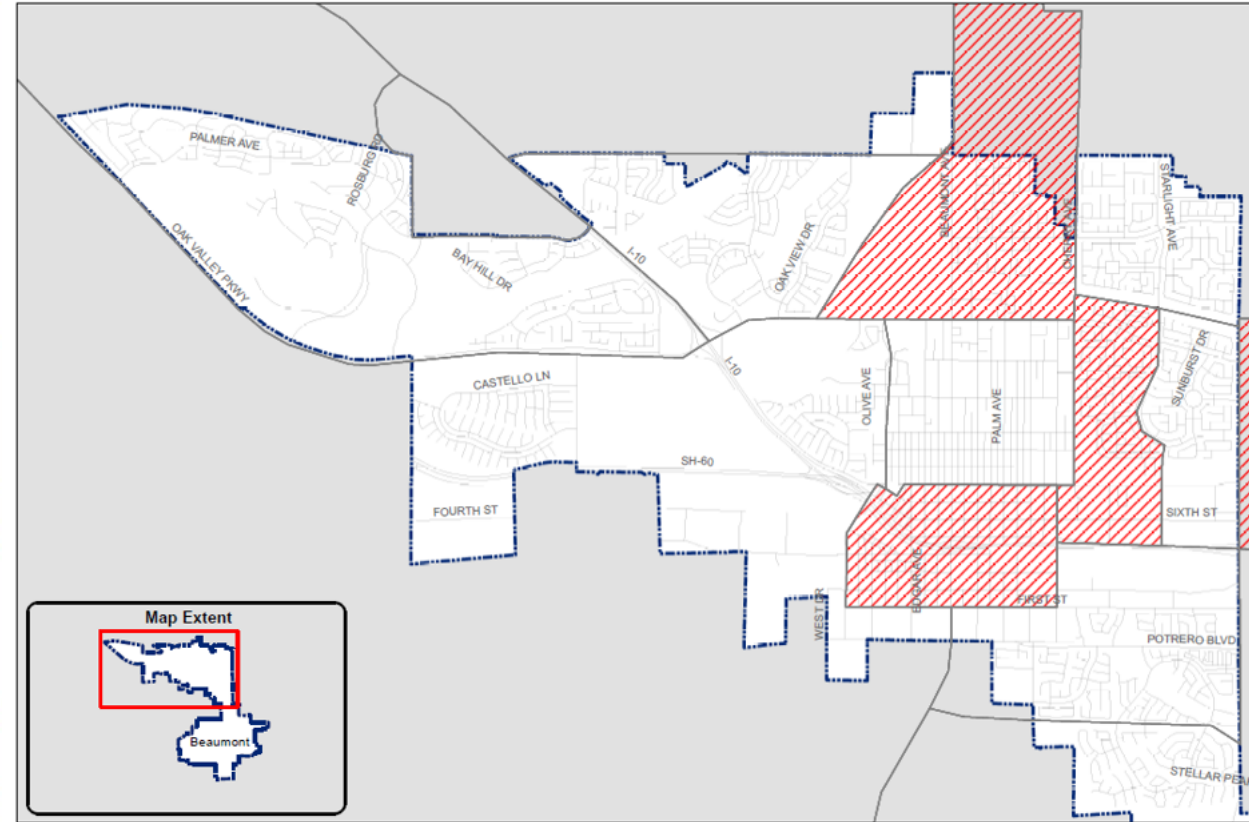


Environmental Justice Communities (CalEnviroScreen 3.0 - June 2018 Update)

Source

CalEnviroScreen 3.0 Percentile	21 - 30%	51 - 60%	81 - 90%
1 - 10% (Lowest Scores)	31 - 40%	61 - 70%	91 - 100% (Highest Scores)
11 - 20%	41 - 50%	71 - 80%	City of Beaumont

County of Riverside, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, Loma Linda University, County of Riverside, San Bernardino County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Loma Linda University, UC Riverside, County of Riverside, Esri



Sensitive Communities UCB Urban Displacement Project

Housing Element Update 6th Cycle
Beaumont, CA

DATE: 8/16/2021 SCALE: 1 to 45,000 REVISION: FINAL

Source: Interwest Group, CA HCD

Source: HCD AFFH Data Viewer

Source: HCD AFFH Data Viewer

Regional Housing Needs Allocation (RHNA)

Regional Housing Needs Allocation or RHNA:

- Projected number of new housing units needed
- Each jurisdiction must show it can **accommodate** its total RHNA number, and its allocations by income level
- Mandated by State law

	SCAG Region	Beaumont
	6th Cycle RHNA	6th Cycle RHNA Share
Very Low 30-50% AMI	351,796	1,229
Low 50-80% AMI	206,807	721
Moderate 80-120% AMI	223,957	723
Above Moderate >120% AMI	559,267	1,537
Total	1,341,827	4,210

Median income 4-person household: \$77,500

3

Revised Draft Housing Element

Draft Housing Element & Revisions


Draft Housing Element released July 2021


Revisions incorporated based on:

- Public comments
 - Residents
 - Planning Commission
 - City Council
- Affirmatively Furthering Fair Housing analysis
- HCD comments



Table of Contents

- Section I** Introduction
- Section II** Projected Housing Need
- Section III** Housing Resources
- Section IV** Housing Plan 
- Appendix A:** Housing Needs Assessment
- Appendix B:** Sites Inventory and Methodology
- Appendix C:** Housing Constraints
- Appendix D:** Existing Programs Review
- Appendix E:** Public Participation Summaries
- Appendix F:** Affirmatively Furthering Fair Housing

- 
- Goal A:** *Facilitate Housing to Accommodate RHNA*
 - Goal B:** *Promote Housing for Lower- and Moderate-Income Households*
 - Goal C:** *Remove Governmental Constraints to Housing*
 - Goal D:** *Conserve and Improve Existing Affordable Housing Stock*
 - Goal E:** *Promote Housing Opportunities For All Persons*
 - Goal F:** *Encourage Energy Conservation*

Sites Inventory

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,229	721	723	1,537	4,210
ADUs	1	1	4	4	1	11
Entitled/Proposed Projects ¹	-	-	48	-	3,257	3,305
Remaining RHNA	See Very Low	1,227	669	719	(1,721)	N/A
Site Inventory ¹	See Very Low/Low	1,847		3,889	5	5,741
Surplus / (Shortfall)	See Very Low/Low	(49)		3,170	1,726	N/A

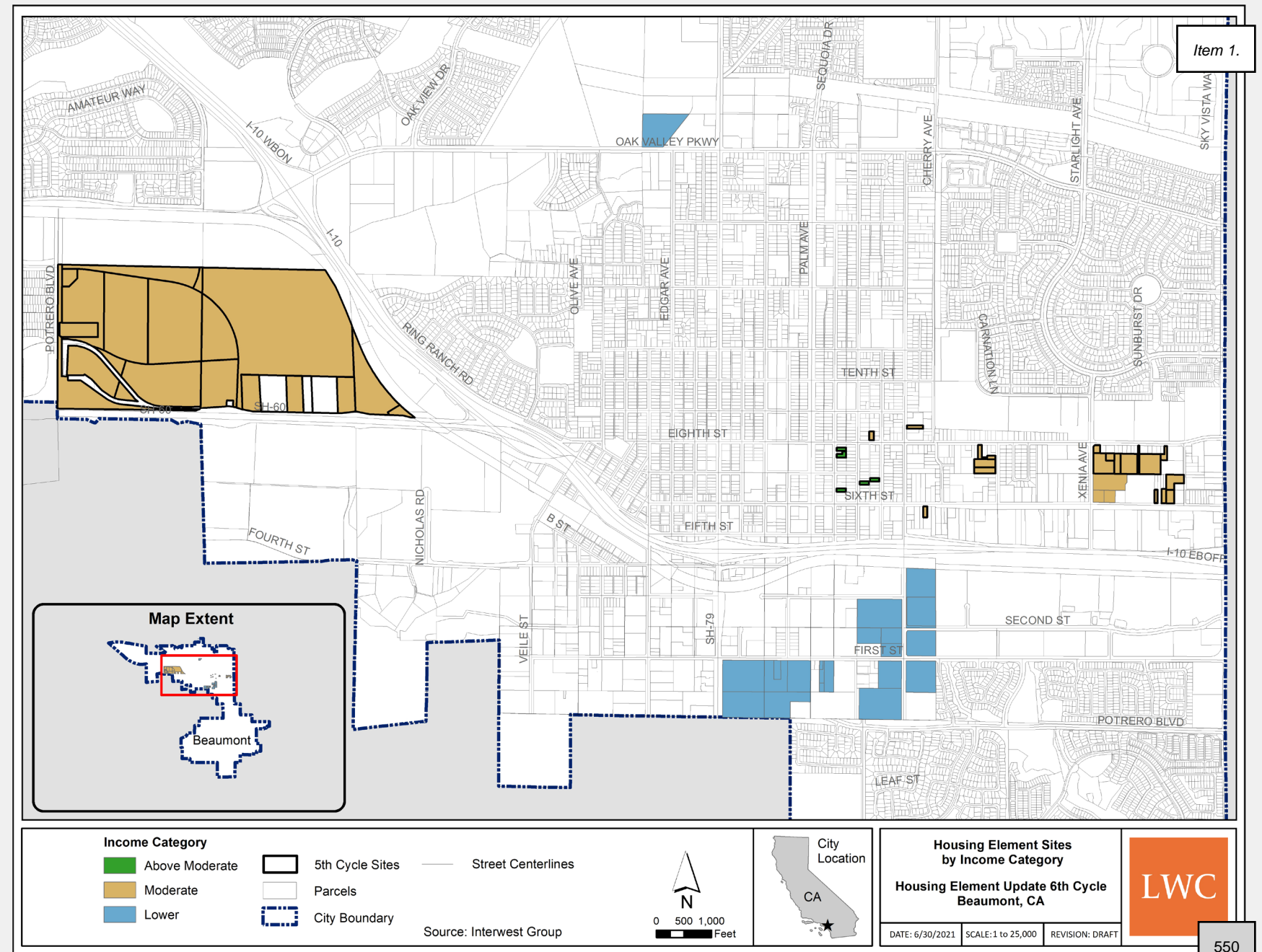
¹ Considers net new units only.

Source: City of Beaumont, LWC

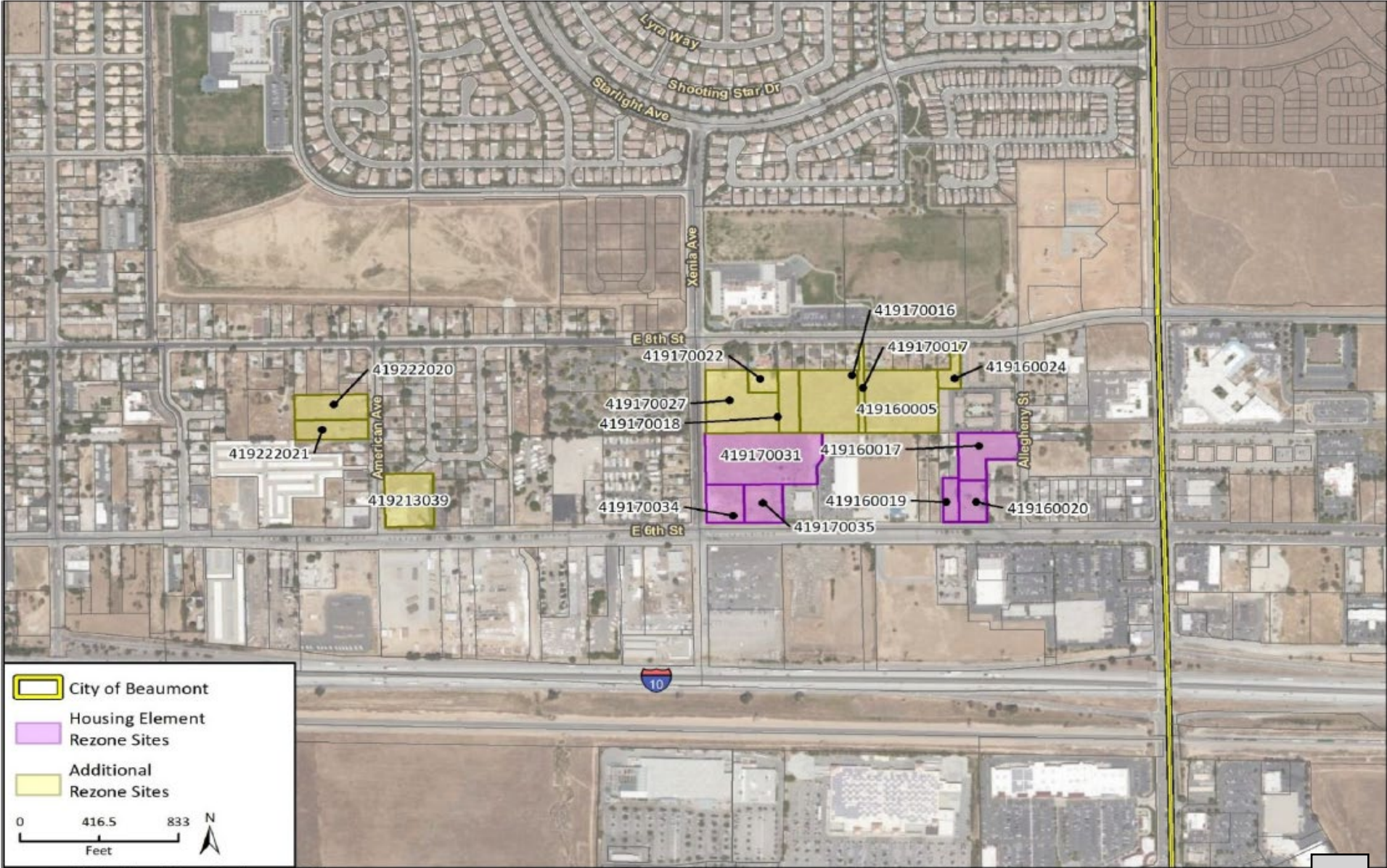


Sites Inventory

Sites identified on the map are under no obligation to construct affordable housing.



Sites Inventory – Sites for Rezoning



Imagery provided by Microsoft Bing and its licensors © 2021. Additional data provided by County of Riverside and City of Beaumont, 2021.

Sites identified on the map are under no obligation to construct affordable housing.

Key Programs

RHNA Housing Sites Implementation; Rezone Program (Program #1)

To accommodate lower-income RHNA shortfall, the City will identify and rezone a minimum of 2.5 acres of vacant land to a minimum of 20 and maximum of 30 units per acre. Rezoned sites shall allow 100% residential use and require residential to occupy at least 50% of the floor area in a mixed-use project.

Minimum Densities (Program #5)

The City will establish minimum densities on housing sites in the sites inventory where minimum densities do not currently apply, ensuring sites are developed at densities to meet realistic unit estimates.



Key Programs

Accessory Dwelling Units (ADUs) (Program #4)

The City will adopt an ADU ordinance consistent with current state laws and prepare ADU standard plans to streamline the permitting and production of ADUs.

Affordable Housing Density Bonus Program (Program #10)

The City will update its Zoning Code to be consistent with state law.

Enhanced Density Bonus Program (Program #11)

The City will evaluate increasing density bonus provisions for projects that include affordable housing above that required by state law (e.g., more than the 50% density bonus).



Key Programs

Mixed-Use Parking Incentives (Program #14)

The City will analyze parking requirements in mixed use zones (e.g., downtown, urban village, and transit-oriented development areas, etc.) to determine if reductions in required parking rates and/or strategies that allow for parking reductions should be considered and included in the Zoning Code.

Objective Design Standards (Program #15)

The City will adopt objective design standards for residential and mixed-use projects.



Key Programs

Target Housing Development in High Resource Areas (Program #32)

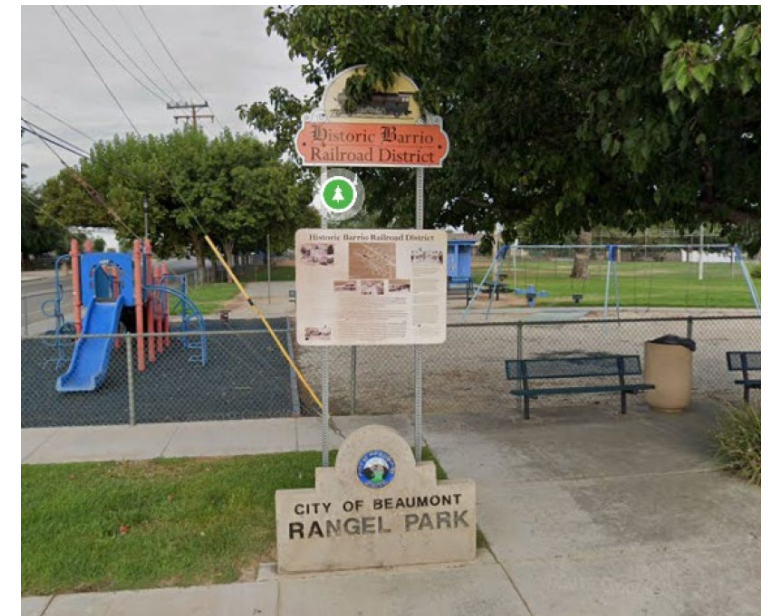
The City will provide written material to property owners of housing sites in high resource areas to describe potential residential capacity for the site and available incentives for development.

Environmental Justice Implementation (Program #36)

The City will implement the Environmental Justice Element to remediate negative environmental conditions in the vicinity of existing residential neighborhoods and in housing sites identified in the Housing Element.

Park Improvements and Access for El Barrio Neighborhood (Program #37)

The City will promote access to affordable and safe physical activity options in the El Barrio neighborhood by working with El Barrio residents to identify and implement improvements to Rangel Park.



4

Additional Actions

Additional Actions

- Zoning Code and Zoning Map amendments to implement Housing Element programs
- Safety Element updates triggered by Housing Element update
- EIR Addendum

City of Beaumont Housing Element and Safety Element Updates

General Plan PEIR Addendum Evaluation

5

Recommendation and Next Steps

Recommendation and Next Steps

Recommendation

- Recommend adoption to the City Council

Adoption

- City Council Adoption Hearing – September 20, 2022

HCD Review

- HCD review/certification within 60 days of submittal of adopted Housing Element



Thank you!