



Staff Report

TO: Planning Commissioners
FROM: Christina Taylor, Community Development Director
DATE: February 22, 2022
SUBJECT: Discussion and Direction on Design Guidelines or Standards for the Downtown Area Plan
APPLICANT: N/A

Background and Analysis:

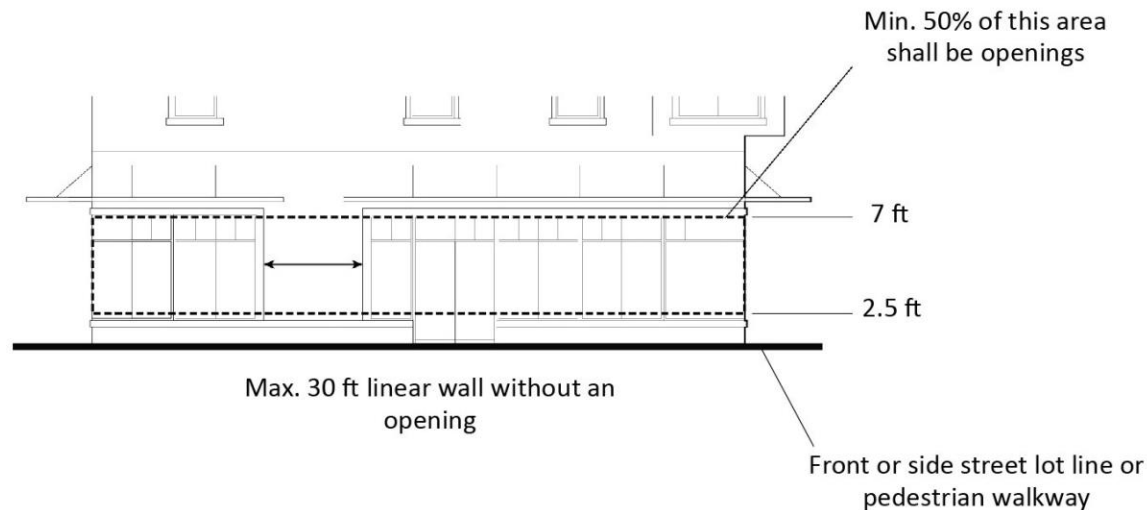
The Downtown Area Plan was adopted as part of the City's General Plan Update which took effect in January 2021. The Downtown Area Plan generally includes the area from Egan Avenue on the west to Highland Springs Avenue on the East bounded by the south side of Eighth Street on the north and Fifth Street on the south. The Plan also includes Beaumont Avenue and a block east and west from Fifth Street on the south up to the south side of Oak Valley Parkway on the north. A map of the Downtown Area Plan is included as Attachment A.

City Council has expressed the desire to implement the Downtown Area Plan. Part of those discussions have been focused on design standards for various aspects of the plan area. The Downtown Area Plan included in the General Plan lays out the overall vision and intent for the downtown. It provides aesthetic guides through pictures but no standards. The Beaumont Municipal Code Chapter 17.19 Downtown Zone Districts establishes site development standards for how structures should be built on the site and how a site should be laid out. Chapter 17.19.040 (J) provides a few additional design requirements such as:

- *Limitations on Location of Parking.* Above ground parking shall not be located within 40 feet of a street facing property line
- *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. Building Transparency/Required Openings Exhibit



- *Building Orientation.* Building frontages shall be generally parallel to streets and pedestrian walkways.
- *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.
- *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.
- 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).

Beyond what is established in the code as shown above, there are no guidelines or requirements regulating aesthetics in the downtown such as color schemes or signage. Staff is seeking input from the Planning Commission on the existing standards as well as any additional standards that should be considered.

Recommended Action:

Hold discussion and provide direction to City staff on downtown design guidelines and standards.

Attachments:

- A. Downtown Area Plan
- B. Beaumont Municipal Code Chapter 17.19 Downtown Zone Districts