

# Attachment B

## Economic Development Strategic Plan Action Steps (DRAFT)

### 1. Administrative Plot Plan Application/New business License Packet Streamlining

#### **Purpose:**

The purpose of the Administrative Plot Plan Application/New business License Packet Streamlining program is to reduce the burden of entry, both in time and cost, for new businesses looking to operate within the City.

#### **Implementation:**

The program will reduce the new business packet from 26 pages to approximately 6 pages. The process will include a business license application and the required AQMD (air quality) and SB205 (stormwater) forms.

Review Process – Development Review Committee (DRC). The DRC will review the applications weekly. If it is determined additional information is needed (public safety, wastewater, etc...) the appropriate staff member will reach out to the applicant.

This program will apply to all new businesses, citywide, who occupy an existing structure and meet current zoning requirements or businesses occupying a new structure which has been finalized and a Certificate of Occupancy issued.

### 2. Changes in Zoning Code

#### **Purpose:**

The purpose of making changes to the zoning code is to reduce overly restrictive requirements which reduce or prohibit a business's opportunity to occupy an existing structure or build a new structure. The intent is not to eliminate requirements but rather to make adjustments to the code which will allow for a more equitable application of standards

Floor Area Ratio (FAR): Staff recommends eliminating all Floor Area Ratio requirements

Parking Requirements: Staff recommends temporarily eliminating parking requirements in the downtown area while the Downtown Beaumont Revitalization Plan is being prepared.

Changes to Permitted Land Use Table: Staff recommends discussion on allowing the following items:

- Multiple-Family, Apartments & Condos in Beaumont Mixed Use
- Bars and Cocktail Lounges in Beaumont Mixed Use
- Pet Grooming in Beaumont Mixed Use
- Tattoo and Body Piercing in Downtown Mixed Use and Beaumont Mixed Use
- Billiards and Pool Halls in Beaumont Mixed Use
- Adding the following uses:

- Brewery and alcohol production with on-site tasting and consumption associated with a retail/commercial use
- Brewery and Distilleries
- Maker's space

Staff is also recommending discussion on the following changes:

- Define "Fast Food"
- Foot Note 3 – Increase the maximum allowable square footage
- Foot Note 4 – Change the shall to should
- Foot Note 7 – Increase the maximum allowable square footage
- Foot Note 10 – Allow live/work in all structures, not just primary
- Foot Note 11 – Discuss distance requirement between fast food restaurants