



Staff Report

TO: Mayor, and City Council Members
FROM: Christina Taylor, Community Development Director
DATE: January 7, 2020
SUBJECT: Adopt an Amendment to Table 17.03-3 Permitted Uses in Base Zone District and Table 17.03-4 Permitted Uses in Overlay Zone Districts, Large Family Daycare

Background and Analysis:

The Municipal Code Chapter 17.03.120 of the City of Beaumont includes Table 17.03-3 for Permitted Uses in Base Zone Districts and Municipal Code chapter 17.03.150 includes Table 17.03-4 for Permitted Uses of Overlay Zone Districts. The purpose of these tables and the zoning code is to regulate uses throughout the City and ensure compatibility in and among zones.

The State of California legislature recently passed Senate Bill No. 234, taking effect January 1, 2020. This bill requires large family daycares to be treated as residential uses in residential zones and requires local jurisdictions to treat large family day cares the same as small family day cares. Small family daycares allow up to 6 children, are regulated by the State of California and do not require approvals by a local jurisdiction other than the Fire Department. Large family daycares allow up to 14 children and also require Fire Department clearance prior to operation. Currently, the Beaumont Municipal Code specifies conditional use permit approval by the Planning Commission for a large family day care to operate. As of January 1, 2020, Senate Bill No. 234 prohibits this requirement.

As a result of this legislation, staff has prepared an amendment to Title 17 Zoning, Tables 17.03-3 and 17.03-4. The proposed amendment removes the Conditional Use Permit (C) requirement and replaces it with Permitted (P) establishing large family day cares as a permitted use in all residential zones.

Table 17.03-3 Permitted Land Uses For Base Zone Districts									
	RC	PF	RR	RSF	RMF	CG	CC	M	CM
Daycare Centers, Large Family – 7 to 14 Children	N	N	C-P	C-P	C-P	N	N	N	N

Table 17.03-4 Permitted Land Uses For Overlay Zone Districts (continued)			
	6 th St Overlay	Beaumont Ave. Overlay	Urban Village Overlay
Daycare Centers, Large Family – 7 to 14 Children	C-P	C P	C P

On November 12, 2019, the City of Beaumont Planning Commission held a public hearing and forwarded a recommendation of approval of the proposed changes to the City Council. On December 3, 2019, Council held a public hearing and approved the first reading of the draft ordinance.

Fiscal Impact:

Cost of staff time to prepare the report and legal review approximately \$1,000.

Recommended Action:

Waive the second full reading and approve by title only, "An Ordinance of the City of Beaumont Approving an Amendment and Addition to the City of Beaumont Municipal Code Pertaining to the Regulation of Large Family Daycares: Amending Table 17.03-3 'Permitted Uses for Base Zone Districts' and Table 17.03-4 Permitted Uses in Overlay Zone Districts."

Attachments:

- A. Draft ordinance
- B. SB 234