



# GENERAL PLAN UPDATE

City Council  
November 3, 2020

# CONSULTANT TEAM

- Raimi + Associates
  - *Simran Malhotra, Principal*
  - *Monica Guerra, Senior Planner*
- Fehr & Peers
  - *Jason Pack, Principal*
- Lisa Wise Consultants
  - *Jennifer Murillo, Senior Associate*
- WEBB Consultants
  - *Stephanie Standerfer, Vice President*
  - *Cheryl DeGano, Principal Environmental Analyst*
- Rincon Consultants

# TODAY'S PRESENTATION

- Project Overview
- Summary of Engagement
- Review of Draft General Plan
- Zoning Ordinance + Map
- Environmental Impact Report
- Questions?



# PROJECT OVERVIEW



The General Plan sets a road map for the future of Beaumont. It is a policy document and forms the foundation for all city ordinances and guidelines.

# WHAT IS A GENERAL PLAN?

A General Plan is like a road map for the future of Beaumont.



1



General Plans describe the community's vision and identifies strategies for managing preservation and change.



The State of California requires every city and county to have a General Plan to guide growth.

2

3

General Plans typically include goals, policies, implementation strategies and supporting graphics.



These components work together to convey a long-term vision that will guide local decision making.



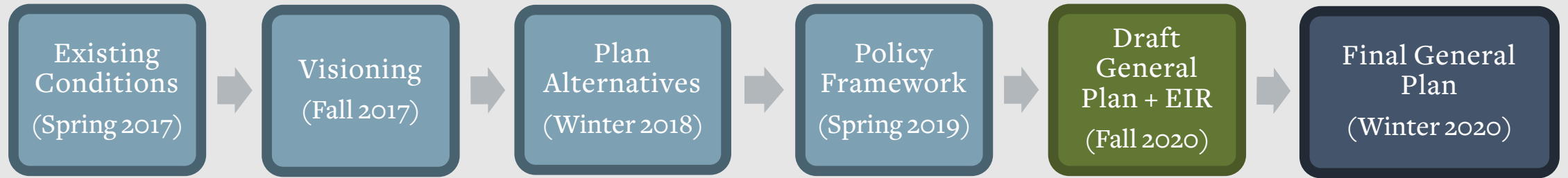
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The General Plan also plays an important role in regulating land use. Its policies and maps form the foundation for City ordinances, guidelines and plans.



# GENERAL PLAN PROCESS



★  
WE ARE HERE!



- Stakeholder Interviews

- Cherry Festival
- Community Workshop
- Community Survey
- Visual Preference Survey
- Task Force

- Community Character Survey
- Youth Group
- Task Force
- Alternatives Survey
- Economic Development Commission

- City Council presentation
- Planning Commission

- Public Comment (via mail or email)



**ENGAGEMENT**

# COMMUNITY SURVEYS

- Community Survey Issues + Opportunities): 564 Responses
- Visual Preference Survey: 854 Responses
- Community Character Survey: 678 Responses
- Preferred Alternative: 733 Responses

**Downtown Streetscape**  
Calles del Centro

**Option/Opción 1**  
Entrance to Downtown/  
Entrada al Centro  
(e.g., gateway signage)

**Option/Opción 2**  
Wide Sidewalks/  
Aceras Anchas  
(e.g., walkable and accessible sidewalks)

**Option/Opción 3**  
Street Furniture/  
Mobiliario Urbano  
(e.g., benches, bike racks, etc.)

**Option/Opción 4**  
Public Art/  
Arte Público  
(e.g., sculptures, art, etc.)

**Option/Opción 5**  
Complete Streets/  
Calles Completas  
(e.g., bike lanes, sidewalks, safe streets)

**Option/Opción 6**  
Street Design/  
Diseño de las Calles  
(e.g., coordinated street improvements)

*Preferred Alternative Survey options (September 2017).*



# OTHER OUTREACH

- Stakeholder Interviews (12)
- Community Workshop (1)
- Newsletters (3)
- Taskforce Meetings (3)
- Focus Groups (2)
  - Youth
  - Economic Development Commission
- Mailing list (~280 subscribers)
- Website
- Updates to Planning Commission + City Council

A quarterly newsletter providing information regarding the City of Beaumont's

## GENERAL PLAN UPDATE

2

summer  
2017

### we are listening!

Over the last few months, you've been telling us about your City and about your vision for Beaumont's future. To date, we've had:

- 2 Advisory Group Meetings
- 2 Online Community Surveys
- 1 Cherry festival booth
- 1 Public Workshop
- Ongoing Focus Group Meetings
- 1 Planning Commission Meeting



thank you!

### join us!

We want to keep hearing from you. Whether you are a resident, business owner, or employee in the City, your input is important to us. There are many ways to participate and we hope you will join us throughout the process. Visit the General Plan website to join our mailing list!

### a guide for our future

Thank you for all your input! Based on your ideas and feedback, we developed a draft of the vision, values, and priorities for the General Plan update. These were presented on July 11, 2017 to the Beaumont Planning Commission.

#### vision

*Beaumont –where we value our small-town feel, our community heritage, and our natural setting. We are committed to encouraging economically sustainable, balanced growth that respects our long history, while meeting infrastructure needs and protecting our environment. Beaumont's community pride and rural mountain setting sets our city apart as a vibrant and healthy community with local access to retail, services, jobs, and recreation.*

#### our values

- Transparent, honest government
- Responsible, measured growth
- Living within our financial and resource means
- Close ties with our neighbors
- Our small-town atmosphere
- The quality of life provided by efficient infrastructure
- Health and safety
- The beautiful environment of the Pass Area

#### priorities

- Expand and enhance employment opportunities
- Improve fiscal performance of City
- Improve infrastructure and keep pace with development
- Expand entertainment, shopping, and recreational opportunities
- Create a diverse and extensive open space network
- Ensure a high level of public safety
- Enhance opportunities for tourism
- Protect the City's historic areas
- Create a vibrant downtown

### what's next?

Based on what we heard from you, we are preparing land use and transportation maps to reflect the types of priorities you identified for Beaumont's future. Stay tuned for our next community survey and future opportunities to participate. You can also always find the most updated information on the website.



For more information, you can contact:  
**Rebecca Deming, Community Development Director**  
City of Beaumont Planning Department  
951-769-8518 or [RDeming@ci.beaumont.ca.us](mailto:RDeming@ci.beaumont.ca.us)

general plan website  
[www.elevatebeaumont.com](http://www.elevatebeaumont.com)

## VISION STATEMENT

“*Beaumont – where we value our small-town feel, our community heritage, and our natural setting. We are committed to encouraging economically sustainable, balanced growth that respects our long history, while meeting infrastructure needs and protecting our environment. Beaumont’s community pride and rural mountain setting sets Beaumont apart as a vibrant and healthy community with local access to retail, services, jobs, and recreation.*”

# GUIDING PRINCIPLES

- Transparent, honest government
- Responsible, measured growth
- Living within our financial + resource means
- Close ties with our neighbors
- Small-town atmosphere
- Quality of life provided by efficient infrastructure and multi-modal transportation
- Health + safety
- The beautiful environment of the pass area

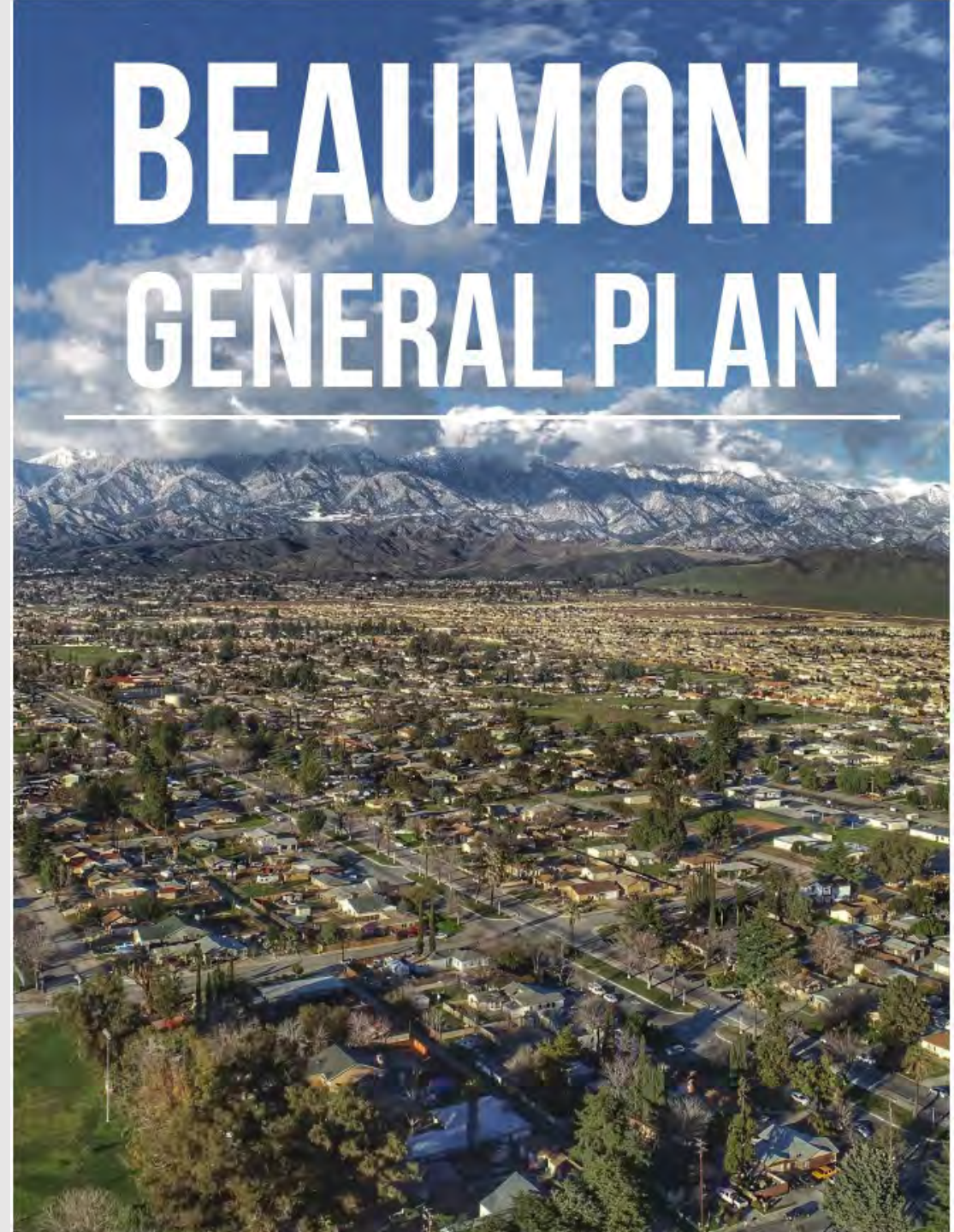


# CHAPTERS

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

# BEAUMONT GENERAL PLAN

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# LAND USE

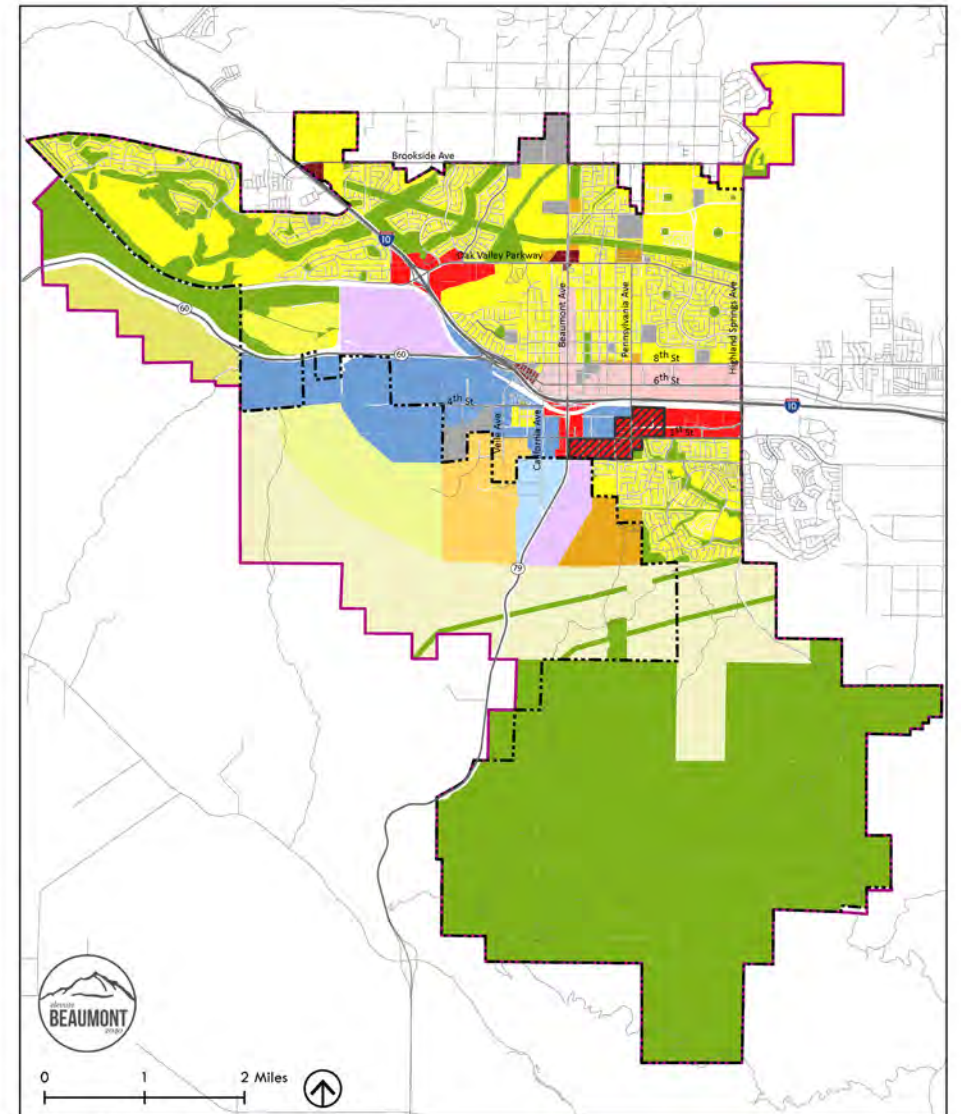
# PLAN PRIORITIES

- Create a vibrant downtown
- Pursue an infill strategy
- Improve retail corridors
- Expand housing choices
- Protect the city's historic resources
- Expand and enhance employment opportunities
- Improve fiscal performance of the City
- Improve infrastructure and keep pace with development
- Improve health outcomes
- Create a diverse and extensive open space network
- Enhance opportunities for tourism
- Ensure high level of public safety



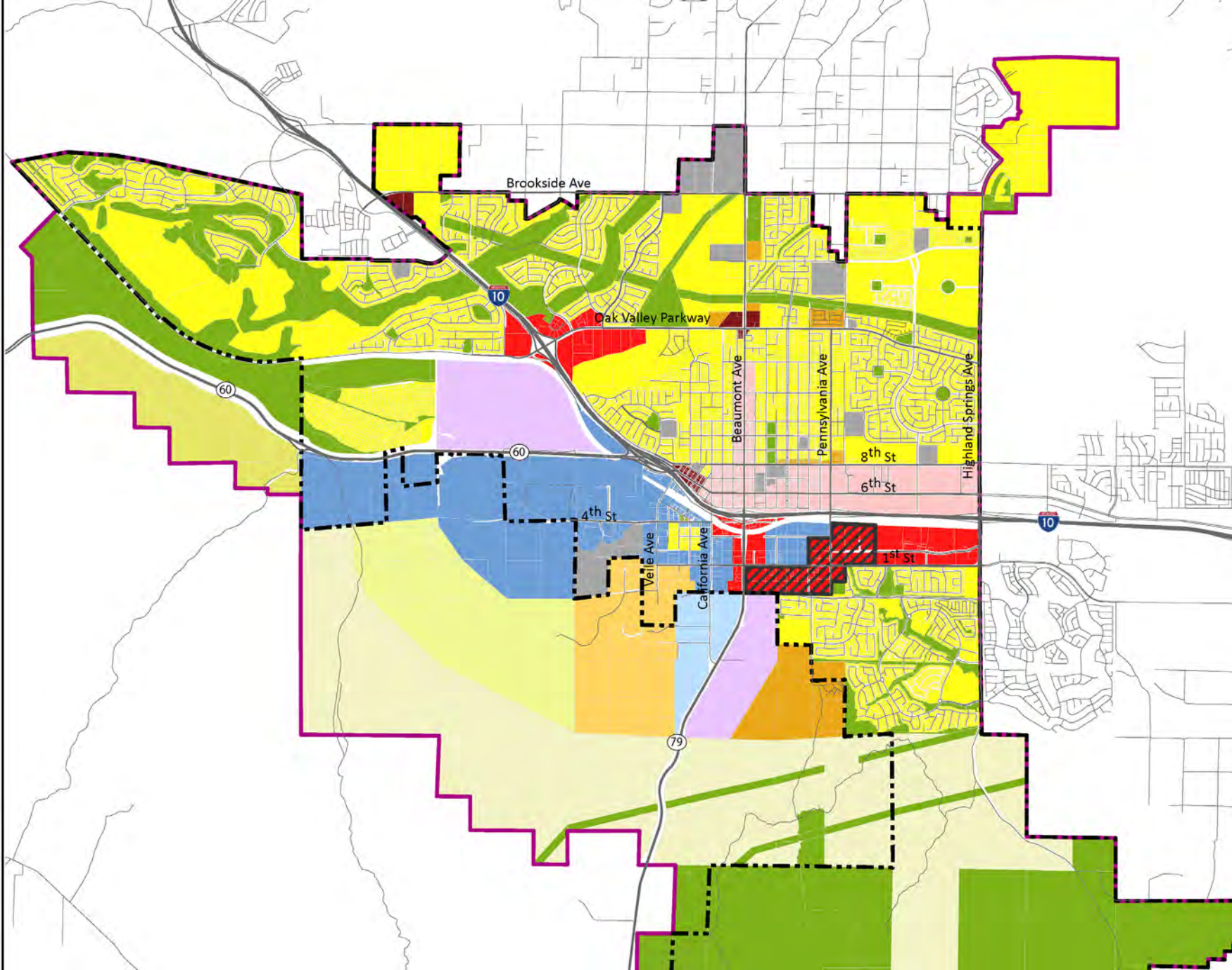
# LAND USE CHANGE

- Most undeveloped land within the City limits is already entitled for development
- Areas in downtown will experience the most change
- Strategic focus:
  - *Preserving existing neighborhoods*
  - *Creating additional jobs*
  - *Expanding housing choices*
- Preparing for potential development in sphere of influence (south of City limits)



## LAND USE DESIGNATIONS

City Boundary	High Density Residential	Urban Village
Sphere of Influence	Traditional Neighborhood	Downtown Mixed-Use
TOD Overlay	Single Family Residential	General Commercial
Open Space	Rural Residential (1 DU per acre)	Neighborhood Commercial
Employment District	Rural Residential (1 DU per 10 acres)	Public Facilities
Industrial	Rural Residential (1 DU per 40 acres)	





# LAND USE DESIGNATIONS

Land Use Designation	Description	Density/ Intensity Range
<b>RESIDENTIAL DESIGNATIONS</b>		
Rural Residential (RR40)	Single family detached homes on 40 acre lots in a rural mountaineous setting	40 acre lots
Rural Residential (RR10)	Single family detached homes on 10 acre lots in a rural setting	10 acre lots
Rural Residential (RR1)	Single family detached homes on 1 acre lots in a hillside setting	1 acre lots
Single Family Residential (SFR)	Single-family residential (attached or detached).	0-4 du/acre
Traditional Neighborhood (TN)	Single-family detached houses and small-scale multi-family housing (such as duplexes, garden apartments and rowhouses)	4-6 du/acre
High-Density Residential (HDR)	Multi-family housing (townhomes, condominiums, apartments, etc.) near transit, commercial, civic and recreational uses	12-30 du/acre
<b>NON-RESIDENTIAL DESIGNATIONS</b>		
Neighborhood Commercial (NC)	Range of neighborhood supportive retail and service-oriented land uses, including markets, restaurants, and similar uses to serve walk-in traffic.	FAR up to 1.0
General Commercial (GC)	Variety of "big box" and "large format" retailers in commercial shopping centers that serve adjacent neighborhoods.	FAR up to 0.75
Employment District (ED)	Employment uses for market-supported light industrial, research and development, creative office and maker space type uses. Includes retail, service and other supportive uses.	FAR 0.5 to 1.0
Industrial (I)	Range of industrial uses, including "stand-alone" industrial activities, general industrial, light industrial, research parks, private trade schools, colleges, and business parks.	FAR 0.25 to 0.75
<b>MIXED USE DESIGNATIONS</b>		
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.	0-22 du/acre; FAR up to 0.5
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.	12-24 du/acre; FAR up to 1.0
Transit Oriented District Overlay (TOD Overlay)	Residential and supportive employment and commercial uses near the future Metrolink transit station.	18-30 du/acre; FAR up to 1.0
<b>OTHER/PUBLIC DESIGNATIONS</b>		
Public Facilities (PF)	Public and/or civic use, including Civic Center, city yard, libraries, and K-12 public schools.	FAR up to 1.0
Open Space (OS)	Passive and active parks, trails, golf courses, public community centers, supportive maintenance sheds, etc.	n/a

# RURAL RESIDENTIAL

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



# RESIDENTIAL

Single Family Residential (SFR): Single-family residential (attached or detached).



High Density Residential (HDR): Multi-family housing (townhomes, condominiums, apartments, etc.) near transit, commercial, civic and recreational uses



# TRADITIONAL NEIGHBORHOOD (TN)

Traditional Neighborhood (TN)\*: Single-family detached houses and small-scale multi-family housing (such as duplexes, garden apartments and rowhouses)



Driving-only transportation pattern



Walkable connected transportation network



*\*New Designation*

# COMMERCIAL

Neighborhood Commercial (NC): Range of neighborhood supportive retail and service-oriented land uses, including markets, restaurants, and similar uses to serve walk-in traffic.



General Commercial (GC): Variety of "big box" and "large format" retailers in commercial shopping centers that serve adjacent neighborhoods.



# EMPLOYMENT + INDUSTRIAL

Employment District\* (ED): Employment uses for market-supported light industrial, research and development, creative office and maker space type uses. Includes retail, service and other supportive uses.



Industrial (I): Range of industrial uses, including “stand-alone” industrial activities, general industrial, light industrial, research parks, private trade schools, colleges, and business parks.



*\*New Designation*

# MIXED USE

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.



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.



*\*New Designation*

# TRANSIT ORIENTED DISTRICT OVERLAY

Transit Oriented District Overlay\* (TOD Overlay): Residential and supportive employment and commercial uses near the future Metrolink transit station.

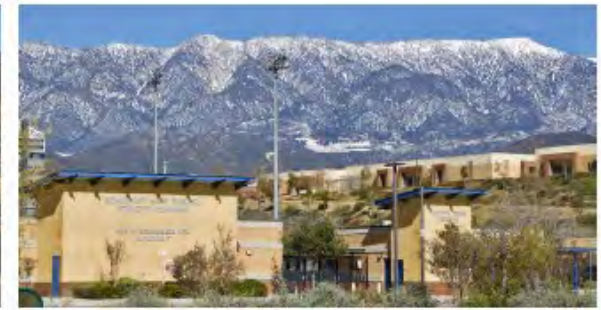


*\*New Designation*



# PUBLIC FACILITIES + OPEN SPACE

Public Facilities (PF): Public and/or civic use, including Civic Center, city yard, libraries, and K-12 public schools.



Open Space (OS): Passive and active parks, trails, golf courses, public community centers, supportive maintenance sheds, etc.





**MOBILITY**

# STATE REGULATIONS

## AB 1558 Complete Streets

Requires cities to plan for all modes of transportation where appropriate, including walking, biking, car travel, and transit. In addition, the act requires circulation elements to consider the multiple users of the transportation system, including children, adults, seniors, and the disabled



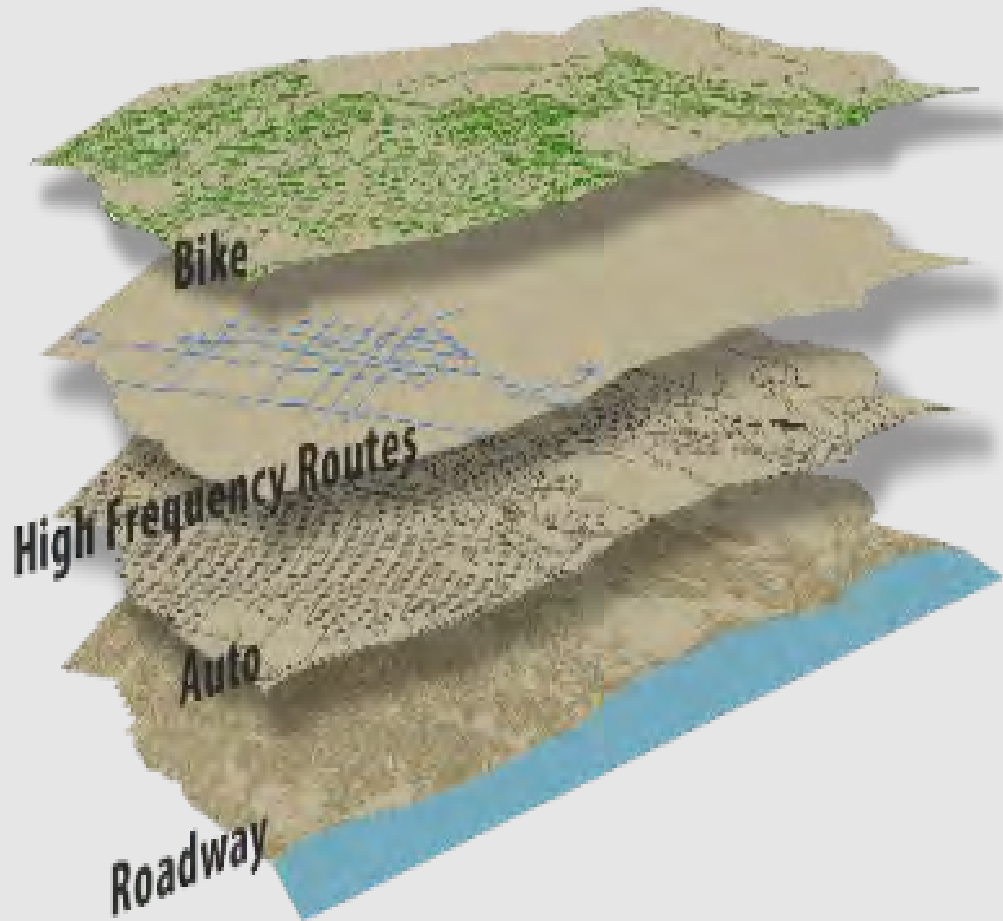
## SB 743 General CEQA Reform, VMT

Shift from measuring auto delay (Level-of-Service) to vehicle miles traveled (VMT)

Aims to balance the needs of congestion management, infill development, public health, and greenhouse gas reductions

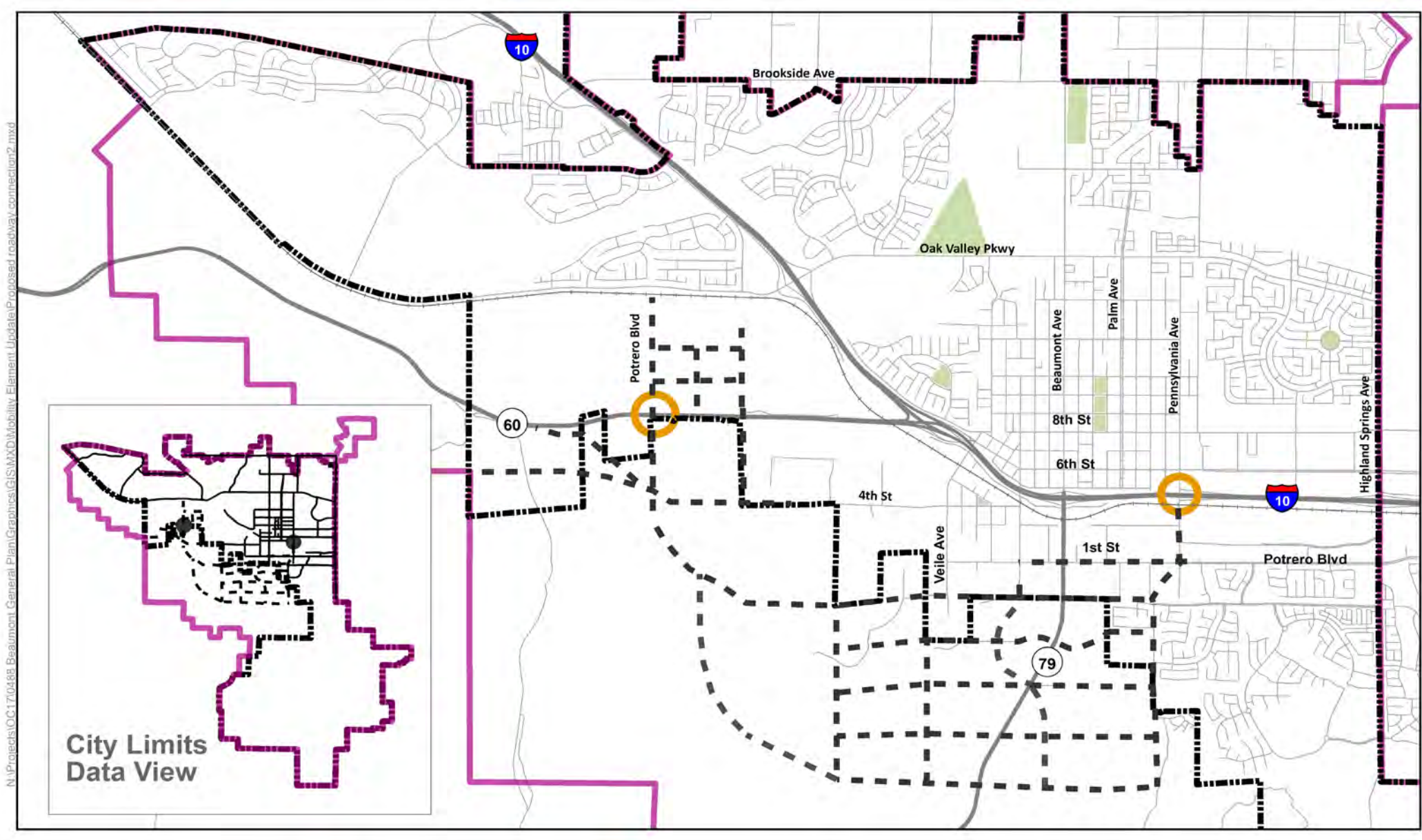


# COMPLETE STREETS – LAYERED NETWORK

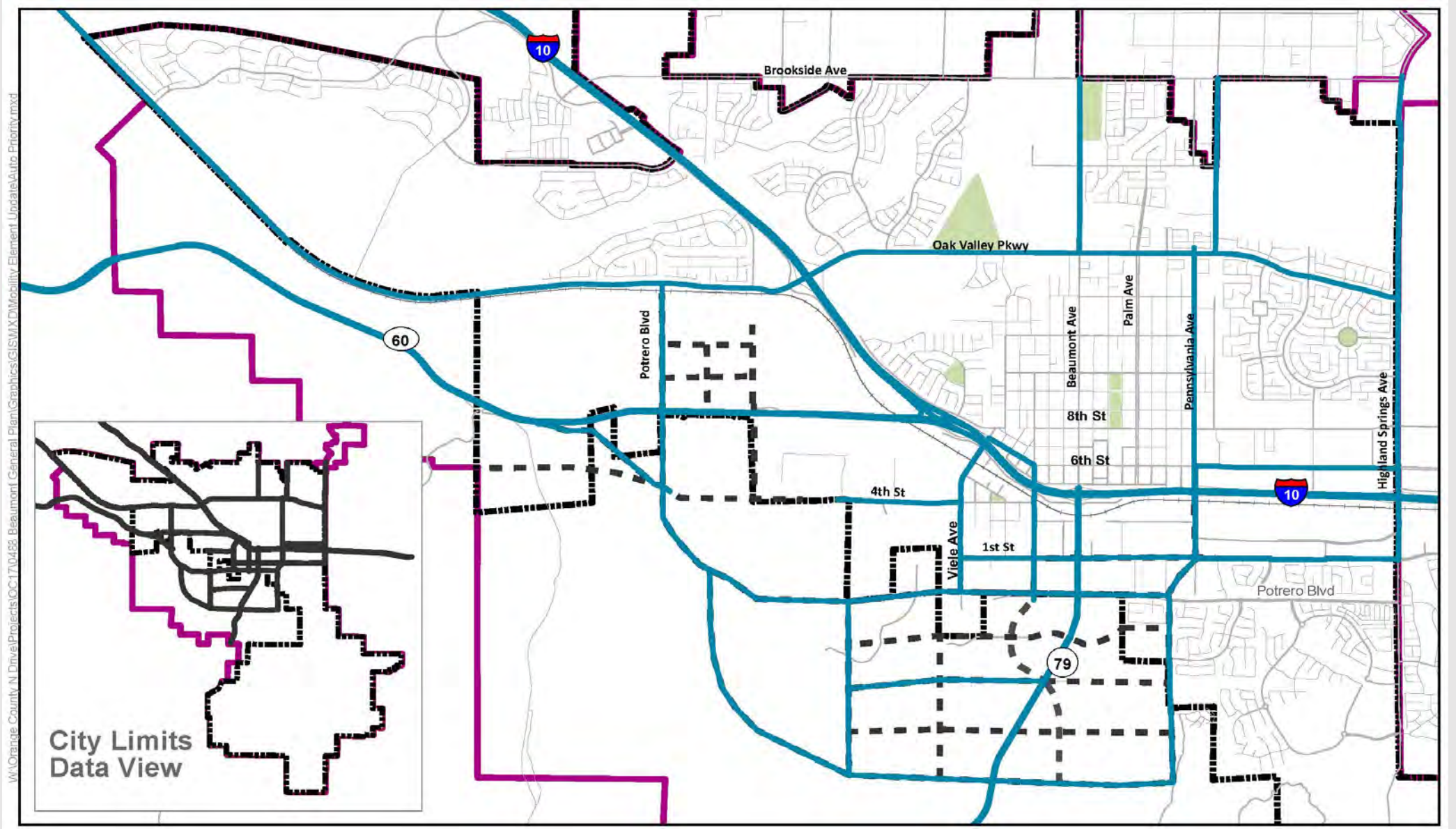


- Mobility Element utilizes a layered networks approach to provide a balanced mobility system
- Complete Streets are designed to enable safe access for users of all ages and all modes of transportation
- Travel modes were prioritized along certain streets based on:
  - *Surrounding land use*
  - *Roadway classification*
  - *Street typology*

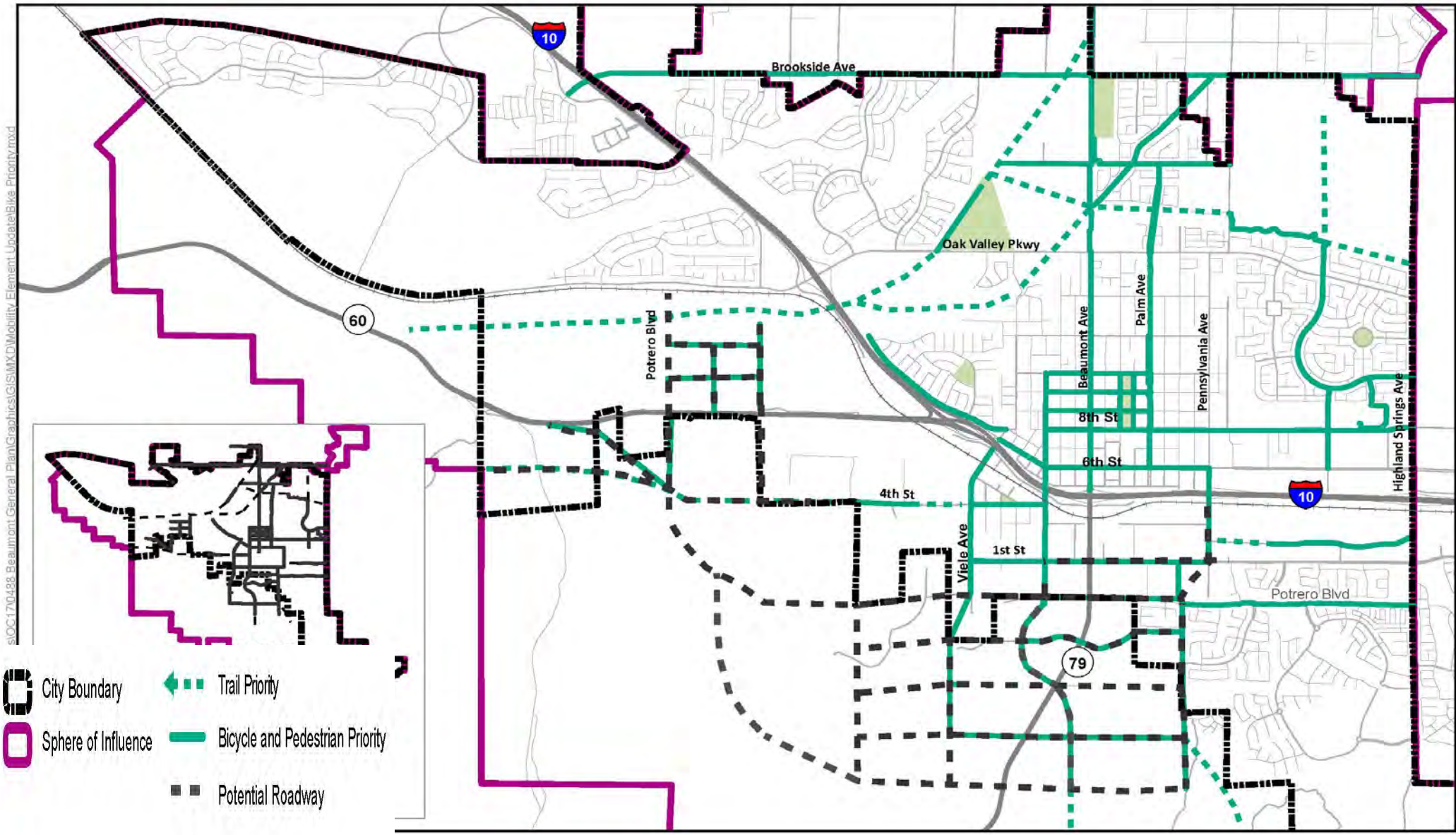
# INCREASE CONNECTIVITY



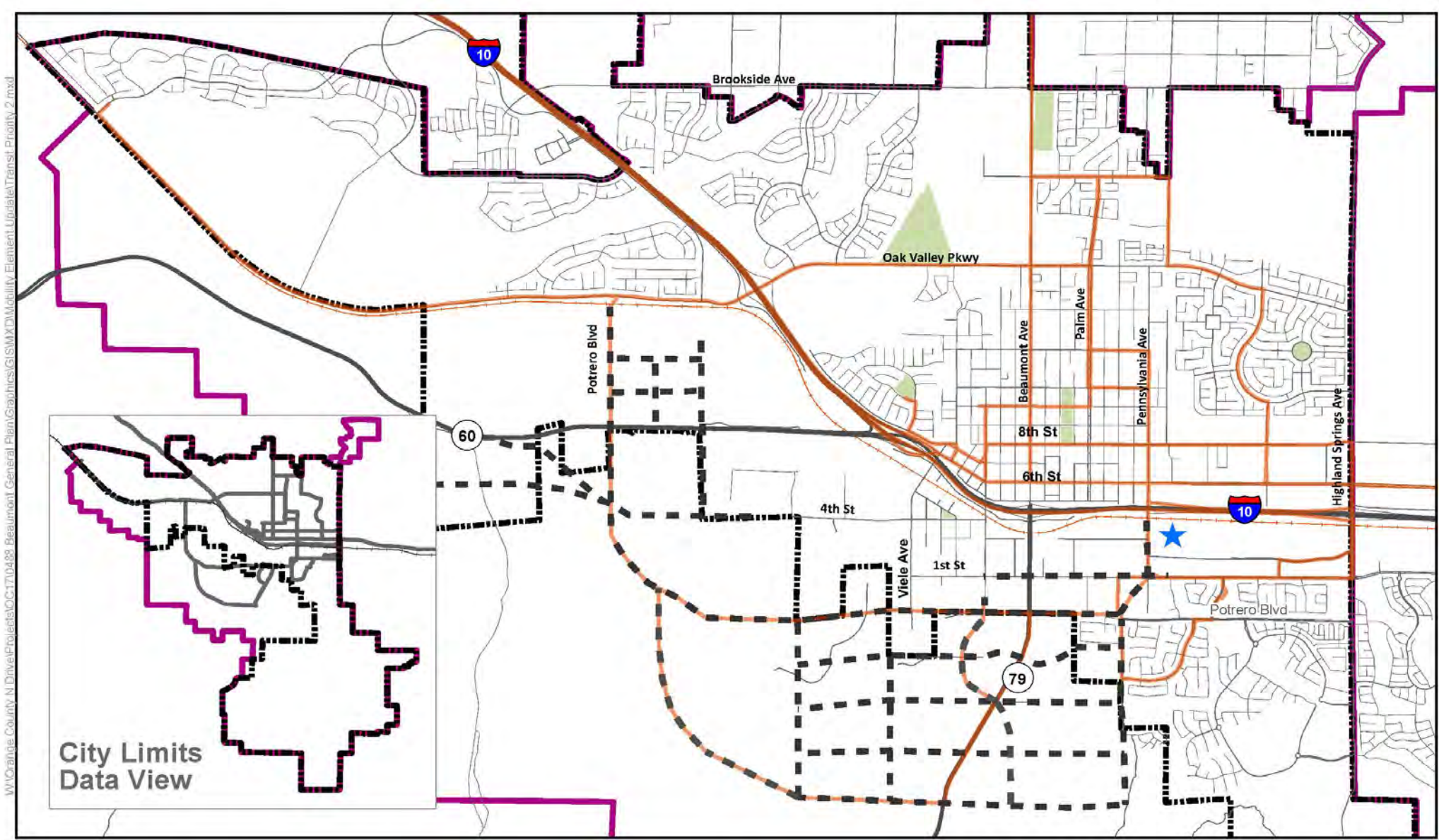
# AUTO-PRIORITY STREETS



# BIKE/PED PRIORITY

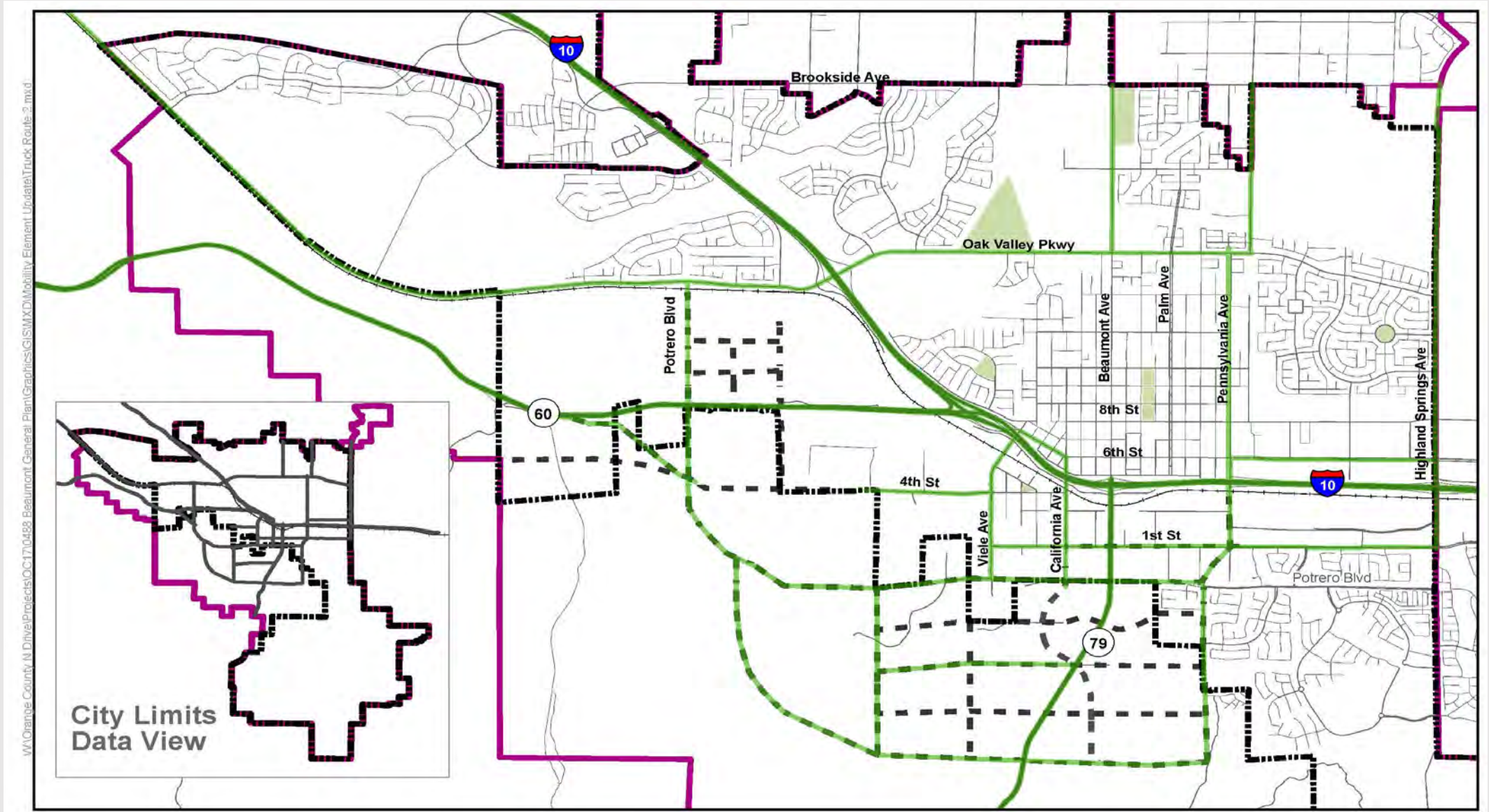


# TRANSIT PRIORITY

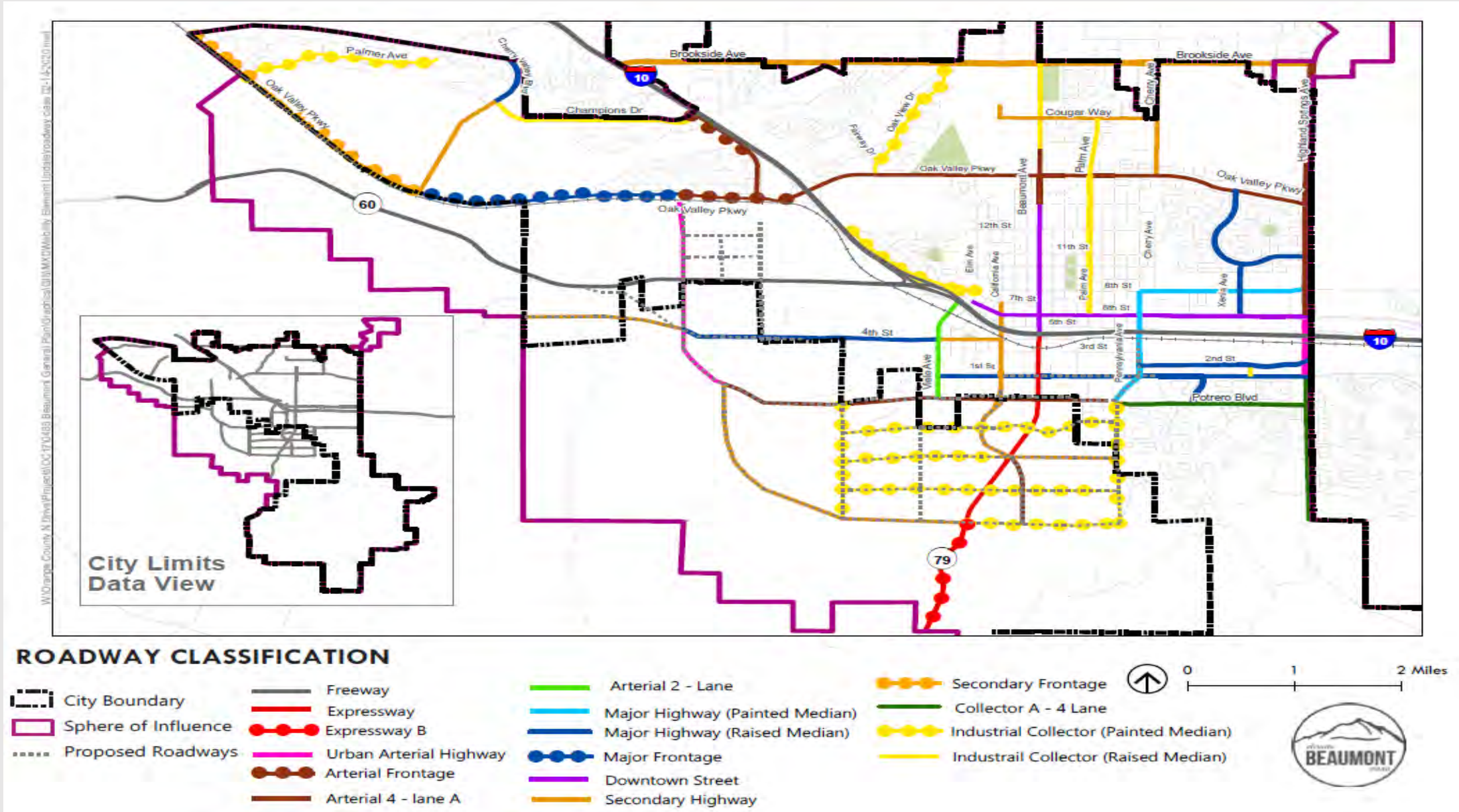




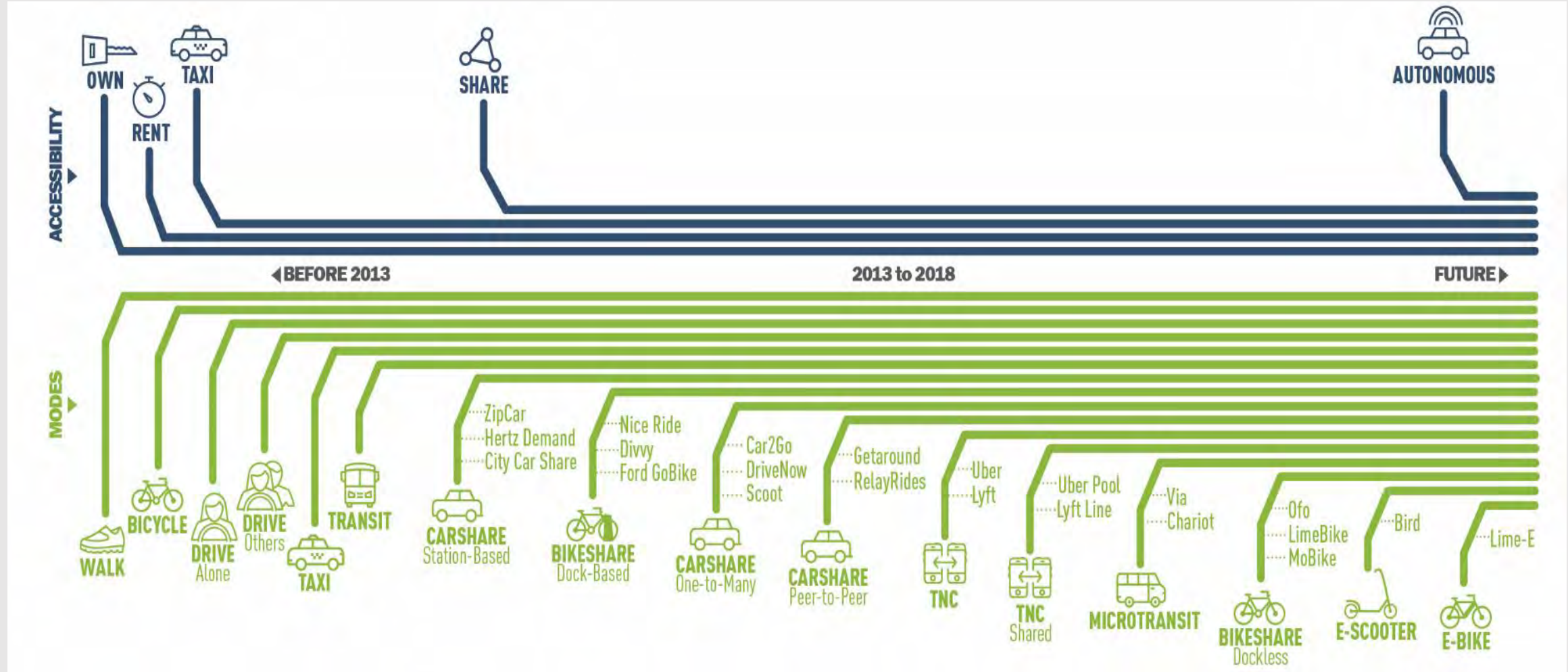
# GOODS MOVEMENT – TRUCK PRIORITY



# CONSOLIDATED CLASSIFICATIONS MAP



# VEHICLE ACCESSIBILITY & TRAVEL MODELS





# **DOWNTOWN AREA PLAN**

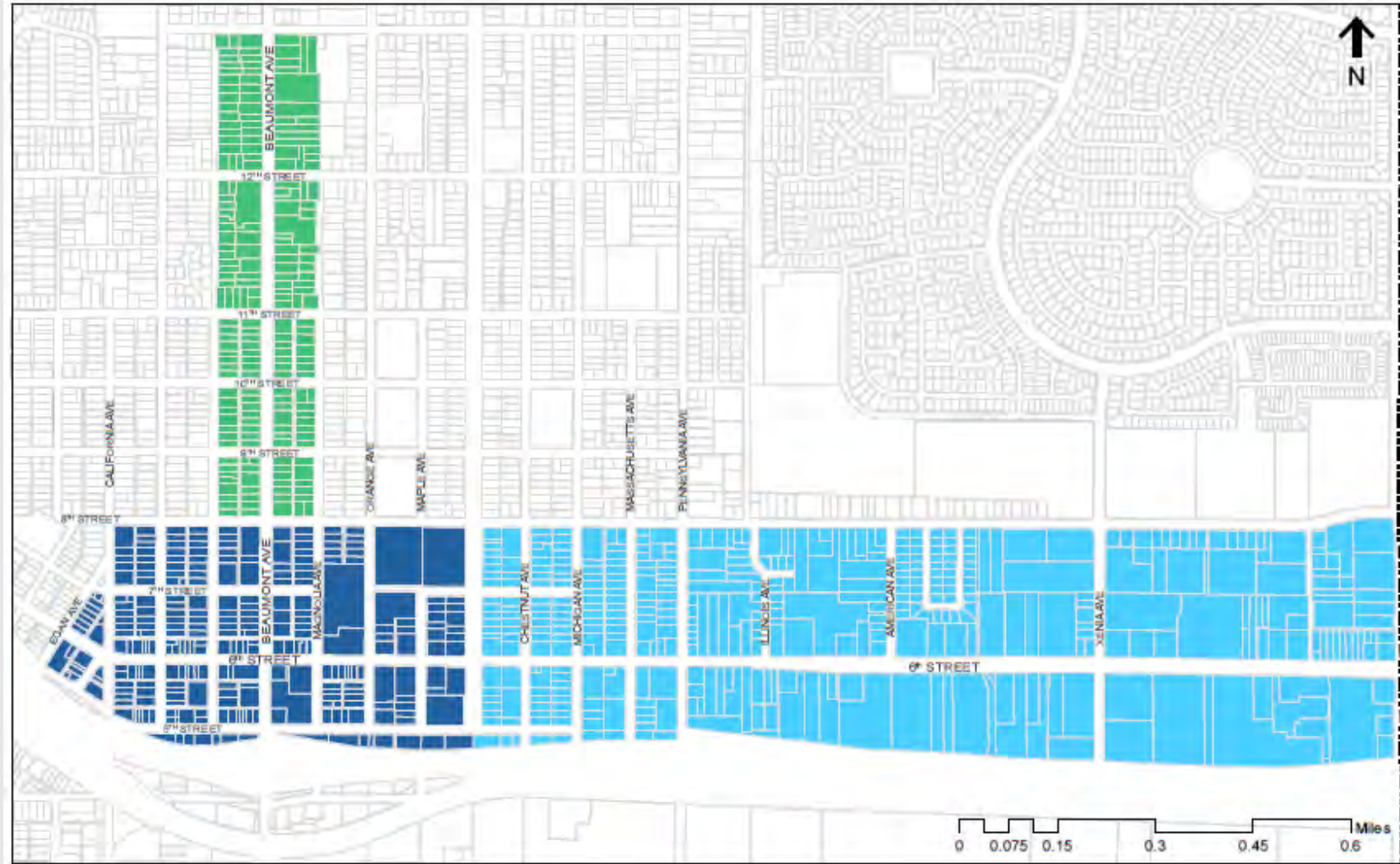
# DOWNTOWN VISION

- Focused interventions in area along Sixth Street and Beaumont Avenue
- Defining the City's center:
  - *Civic anchor*
  - *Walkable, active, and pedestrian-oriented*
  - *Retail and entertainment*
  - *Mixed residential uses*





*Downtown Beaumont will be the heart of the City, providing an exciting diversity of economic, residential, and cultural opportunities. It will be a vibrant and dynamic place to work, live, shop, and gather for special events. It will also be a pedestrian-friendly environment with comfortable sidewalks and an inviting streetscape. The Downtown Area Plan will create a balanced and integrated mix of residential, office, retail and civic land uses that generate daily activity in the daytime and evenings and create a lively and dynamic environment. This Plan encourages opportunities for public gathering spaces and parks for civic and cultural events that are supported by a street network which meets the needs of pedestrians, bicyclists, and motor vehicles.*



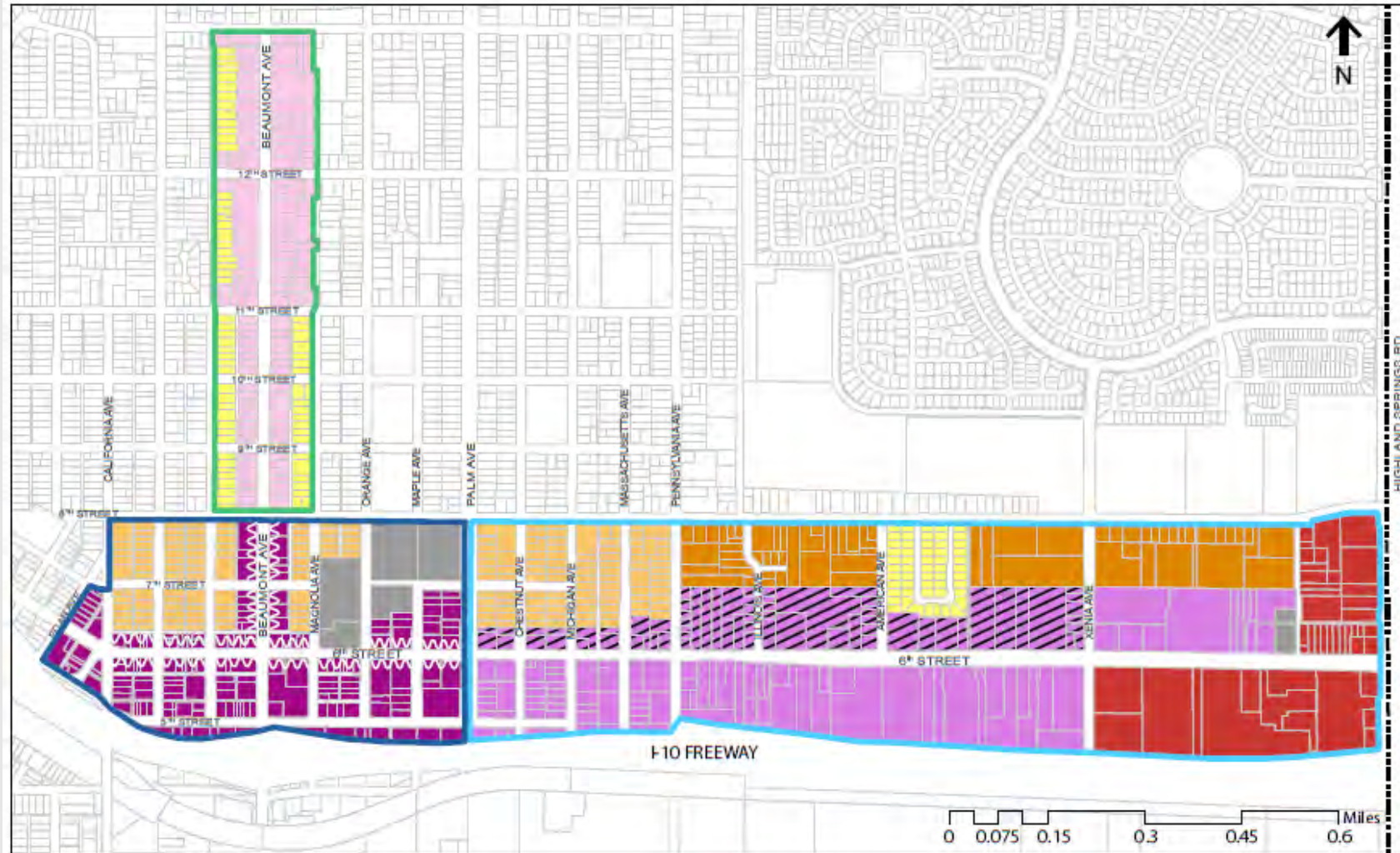
# DOWNTOWN AREA PLAN



## Downtown Core District

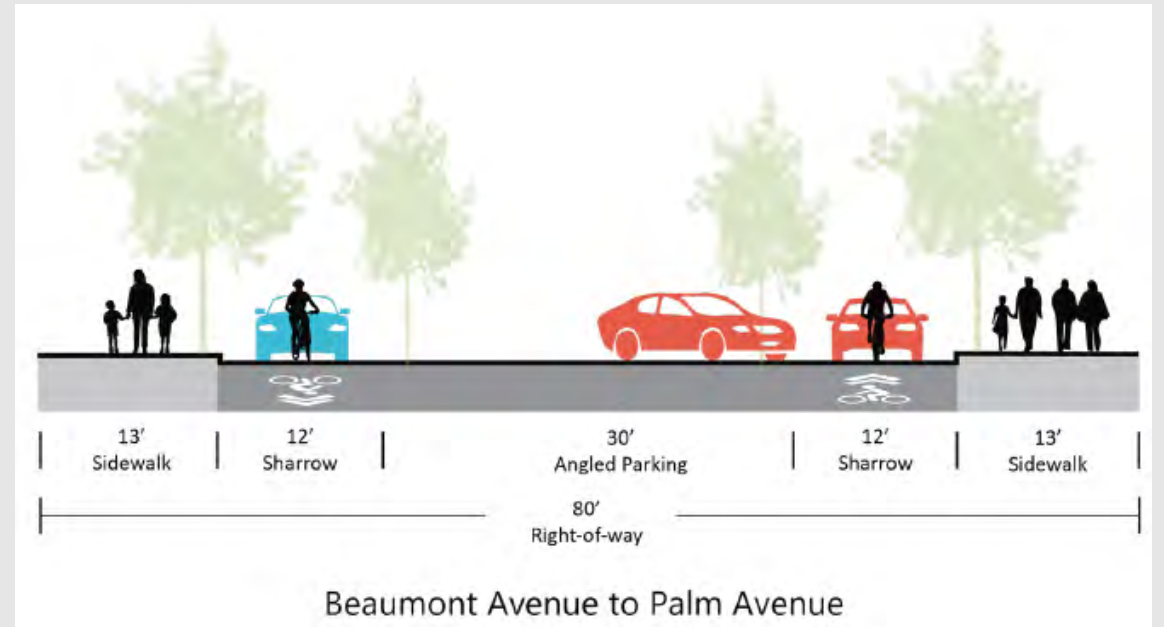
-  City Boundary
-  Beaumont Avenue District
-  Downtown District
-  Extended Sixth Street District

# DOWNTOWN DISTRICTS



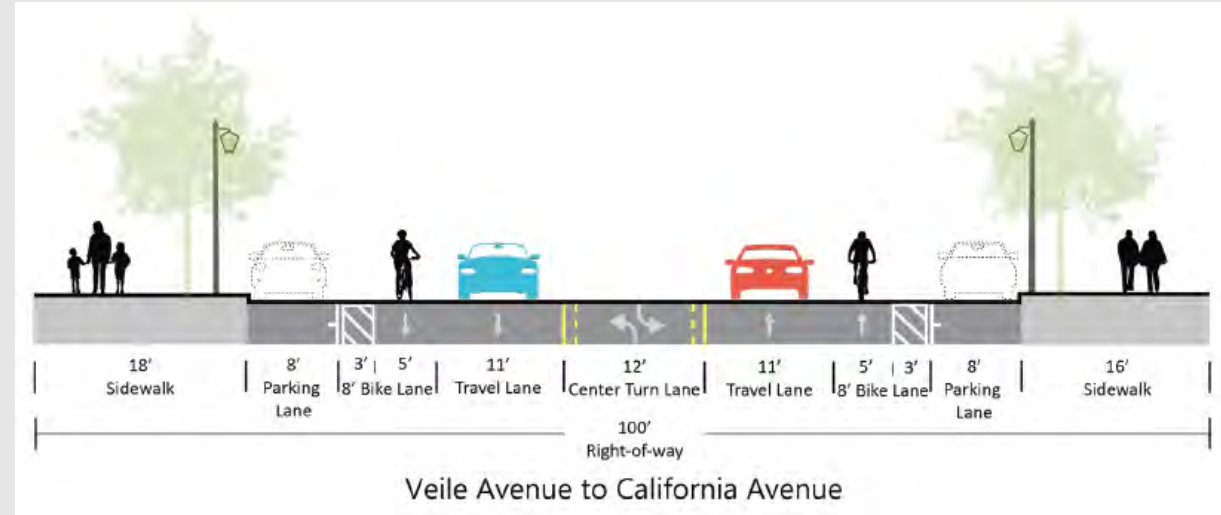
- |                                |                                    |                                      |                             |
|--------------------------------|------------------------------------|--------------------------------------|-----------------------------|
| City Boundary                  | Downtown Residential Single Family | Downtown Mixed Use                   | Local Commercial            |
| Beaumont Avenue District       | Downtown Mixed Residential         | Beaumont Mixed Use                   | Public Facilities           |
| Downtown District              | Downtown Residential Multifamily   | Sixth Street Mixed Use               | Active Ground Uses Required |
| Extended Sixth Street District |                                    | Sixth Street Mixed Use - Residential |                             |

# SIXTH STREET





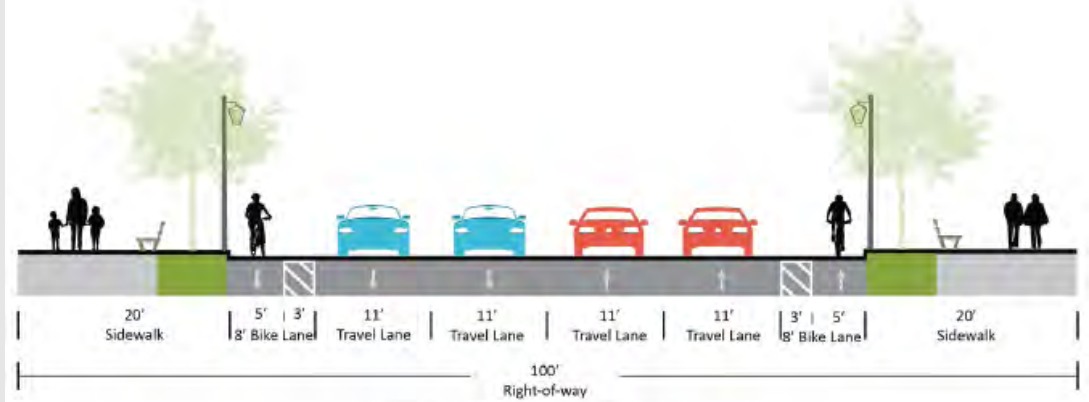
# SIXTH STREET



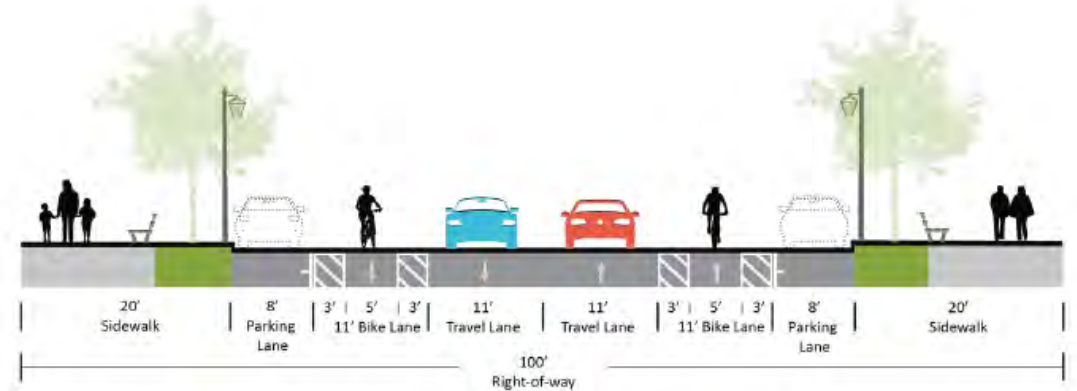
# BEAUMONT AVENUE



Fifth Street to Sixth Street



Sixth Street to Eighth Street



Eighth Street to Twelfth Street



**HEALTH +  
ENVIRONMENTAL JUSTICE**

# HIGH PRIORITY ACTIONS

- **Health Resources Inventory.** Develop an inventory of health resources in the City in cooperation with the RUHS-PH.
- **Joint Use of Community Facilities.** Create a formal shared use agreement with the Beaumont Unified School District where the public and organizations (such as youth and adult intramural leagues) can access school fields/property after normal school hour
- **Vision Zero Policies.** Adopt and implement a Vision Zero program that reduces vehicle related fatalities to zero.





**COMMUNITY FACILITIES +  
INFRASTRUCTURE**

# HIGH PRIORITY ACTIONS

- **Zoning and Implementation Ordinances.** Update zoning and building codes to enable innovative sustainability measures such as:
  - *Greywater capture and reuse systems*
  - *Wind generation on residential and commercial buildings*
  - *Electric vehicle infrastructure requirements*
  - *Green building performance standards*
- **Debris Recycling Ordinance.** Create a construction and demolition debris recycling ordinance to support the diversion of recyclable and recoverable materials. Work with local partners to conduct outreach targeting waste generators.
- **School District Planning.** Work in partnership with Beaumont Unified School District to promote collaborative planning efforts, including analysis of future student impacts, joint use opportunities, and arts and culture programming.





**CONSERVATION + OPEN SPACE**

# HIGH PRIORITY ACTIONS

- **Green Building Design.** Update the Municipal Code to identify and prioritize green building design features that mitigate the impacts of climate change.
- **Climate Adaptation Plan.** Develop a Climate Adaptation Plan to identify the City's most significant potential climate change risks. Include a vulnerability assessment, adaptation strategy, and plan maintenance.
- **Advanced and Green Industry Workforce Training.** Coordinate with local, regional, and state entities to identify or create training and placement programs in advanced and green industries, including advanced manufacturing, green building, and sustainable industries (e.g. renewable energy industries, water treatment, and wastewater management).







**SAFETY**

# HIGH PRIORITY ACTIONS

- **Police Department Staffing Ratio.** Work with the police department to establish resource needs to sustain minimum staffing levels.
- **Community Risk Assessment.** Conduct a community risk assessment to identify critical facilities and community assets.
- **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.
- **California Building Codes.** Adopt the latest version of the California Building Code (CCR Title 24, published triennially) when released.





**NOISE**

# HIGH PRIORITY ACTIONS

- Update the City's Noise Ordinance. Provide development standards and project design guidelines that include a variety of mitigation measures that can be applied to meet City standards for projects exceeding the City's noise standards.
- Project Design Guidelines. Integrate project design guidelines that integrate features into new developments that minimize impacts associated with the operation of air conditioning and heating equipment, on-site traffic, and use of parking, loading, and trash storage facilities.
- Construction Noise Limits. Review the hours of allowed construction activity to ensure they effectively lead to compliance within the limits (maximum noise levels, hours and days of allowed activity) established in the City's noise regulations.





**ECONOMIC DEVELOPMENT +  
FISCAL**

# HIGH PRIORITY ACTIONS



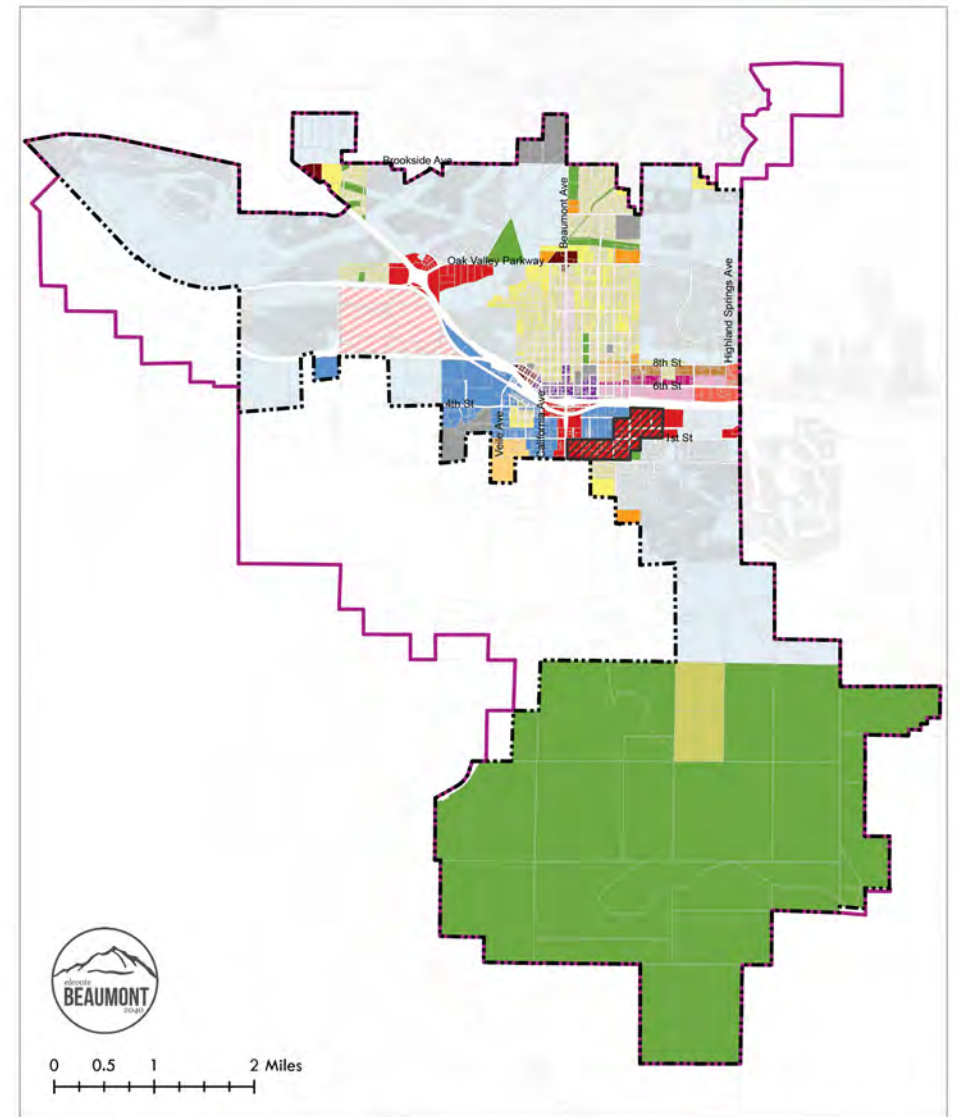
- **Streamline Permit Review.** Create a “One Stop Permitting” process to streamline the permit review process that facilitates business attraction, retention, and expansion of projects.
- **Online Site Inventory.** Create and maintain an online inventory of shovel-ready sites and provide individualized site selection assistance to expanding and new businesses.
- **Retail Recruitment Strategy.** Create and implement a retail recruitment strategy that utilizes direct communications with targeted retailers to reverse sales tax leakage in key sectors, such as dining, entertainment, and specialty retail.



# ZONING ORDINANCE + MAP

# ZONING ORDINANCE

- Zoning Ordinance: establishes zoning districts that govern the use of land, indicates standards for structures and improvements that are permitted, and establishes procedures for the granting of permits and entitlements.
- Zoning Map: shows boundaries of the zoning districts applicable to specific properties within the City.



## CITY OF BEAUMONT ZONING

9/1/20

City Boundary	Rural Residential	Sixth Street Mixed Use - Residential	Community Commercial
Sphere of Influence	Single Family Residential	Sixth Street Mixed Use	Neighborhood Commercial
TOD Overlay	Traditional Neighborhood	Beaumont Mixed Use	Recreation/Conservation
Specific Plan Area	Multi-Family Residential	Downtown Mixed Use	Manufacturing
Urban Village	Downtown Residential Multifamily	Local Commercial	Public Facilities

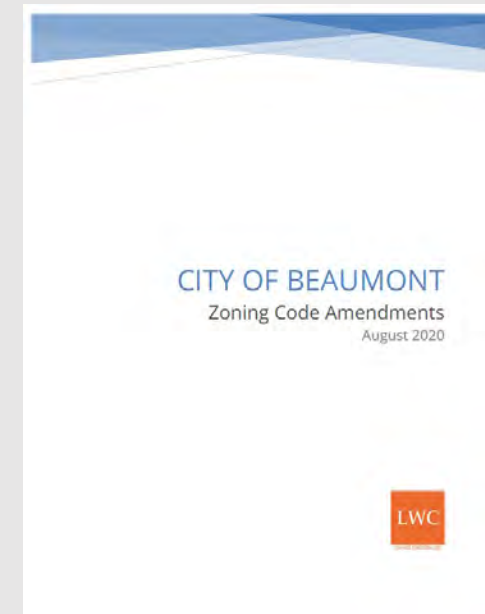
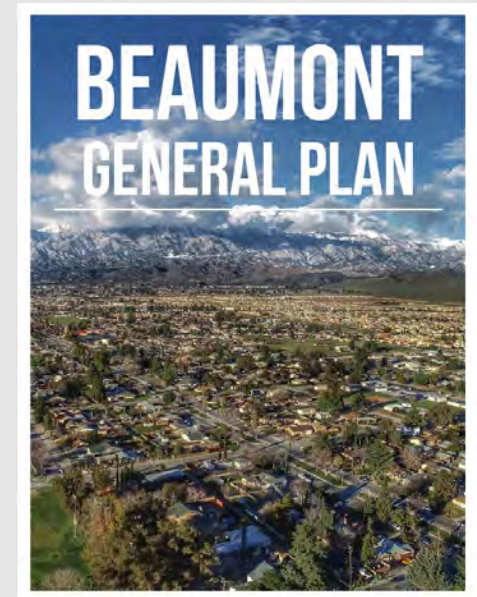


# KEY CHANGES

- State law requires consistency between zoning map and zoning code. Zoning language and maps were changed to ensure:
  - *Better integration of land use and transportation infrastructure*
  - *Walkable, multi-modal streets*
  - *Establishment of retail, business and employment centers*
  - *Neighborhood commercial uses*
  - *Discourage incompatible land uses (e.g., sensitive land uses near air pollution sources)*
  - *Preservation of open spaces, greenbelts, and habitat*

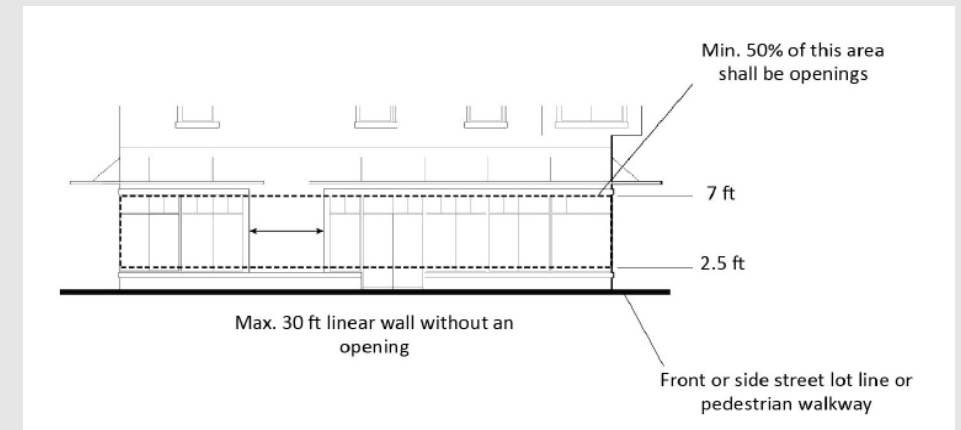
# ZONING CODE AMENDMENTS

- While the General Plan sets the community's long-term vision, the Zoning Code dictates how land can be used to achieve that vision
- Focused Zoning Code amendments are proposed to implement the updated General Plan's policies and programs
- No change to overall Zoning Code organization or structure



# ZONING CODE AMENDMENTS - ZONES

- Standards and allowed uses updated to reflect those in General Plan (e.g., lot size, density, FAR, lot coverage, height, etc.)
- Standards for pedestrian connectivity; building placement, modulation, and transparency; and others added to appropriate zones



## Modifications to Existing Zones

Current Zone	Proposed Zone	Notes
Commercial General (CG Zone)	Commercial Neighborhood (CN Zone)	Name change more accurately reflects purpose and intent of zone
Urban Village Overlay	Urban Village Zone	Changed from an overlay to a base zone because functions as a base zone

## New Zones

Current Zone	Proposed Zone	Notes
N/A	Residential, Traditional Neighborhood (R-TN Zone)	Implements TN General Plan Land Use Designation
N/A	Transit Oriented District Overlay (TOD Overlay)	Implements TOD Overlay General Plan Land Use Designation

## Eliminated Zones

Current Zone	Proposed Zone	Notes
Commercial, Light Manufacturing (CM Zone)	N/A	Area along West Sixth Street. Addressed and zoned with Neighborhood Commercial Zone.
Beaumont Avenue Overlay	N/A	Addressed through Downtown Zone District: <ul style="list-style-type: none"><li>Beaumont Mixed Use Zone (BMU Zone)</li></ul>
6 <sup>th</sup> Street Overlay	N/A	Addressed through Downtown Zone Districts: <ul style="list-style-type: none"><li>Sixth Street Mixed Use Zone (SSMU Zone)</li><li>Sixth Street Mixed Use – Residential Zone (SSMU-R Zone)</li><li>Downtown Mixed Use (DMU Zone)</li></ul>
Mineral Resources Overlay	N/A	No longer relevant or necessary

# ZONING CODE AMENDMENTS - PROCEDURES

- Certificates of Appropriateness to address historic resource protection
- Temporary uses addressed through administrative site plan review
- Minor modification of standards expanded (i.e., solar energy systems, parking, and open space requirement)



# **PUBLIC COMMENTS**

# PUBLIC COMMENTS

- Emphasize the role technology will play in shaping the landscape for future development initiatives. Essential elements include Connectivity, Wi-Fi hotspots, relay towers, etc.
- Protect the 9,000 plus acre Potrero Unit of the San Jacinto Wildlife Area in the General Plan
- Concern about adding development in the areas along Hwy 79 in the SOI will cause additional traffic problems.
- Good to have a plan for Downtown
- Concern about new warehouses and new housing in the city impacting its ‘small town character’

# NOTIFICATIONS

- 1,032 letters sent
  - ~20 written comments received
  - 50+ phone calls received
- Key Themes
  - Most queries about how the change would affect their property
  - Several requests for zone changes



September 21, 2020

Property Owner

**RE: Proposed Change of Zone for your property in the City of Beaumont**

To whom it may concern:

Your property is within the Beaumont Avenue Overlay which is being updated as part of the citywide General Plan Update. This update includes a proposal to change the zoning of your property for consistency with the new General Plan. This is a public process and we would like to hear your feedback about this change.

If a zone change is adopted, legally established uses, like a home or business, can continue. A zone change does not require you to change how you use your property, but it may affect how you can develop your property in the future.

**Proposed Change**

Current zoning: Commercial General (CG)

Proposed zoning: Local Commercial (LC)

A summary of the current zoning can be found on the City's website at:

[https://library.municode.com/ca/beaumont/codes/code\\_of\\_ordinances?nodeId=TIT17ZOC17.03ZOMAZODI\\_17.03.120PEUSBAZODI](https://library.municode.com/ca/beaumont/codes/code_of_ordinances?nodeId=TIT17ZOC17.03ZOMAZODI_17.03.120PEUSBAZODI).

A summary of the proposed zoning can be found on the City's website at:

<https://www.beaumontca.gov/121/General-Plan>

If you have any questions or would like more information, please contact the City of Beaumont Planning Department at 951.769.8518 or via email at [ctaylor@beaumontca.gov](mailto:ctaylor@beaumontca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Christina Taylor".

Christina Taylor

Community Development Director



# ZONING CHANGE REQUESTS

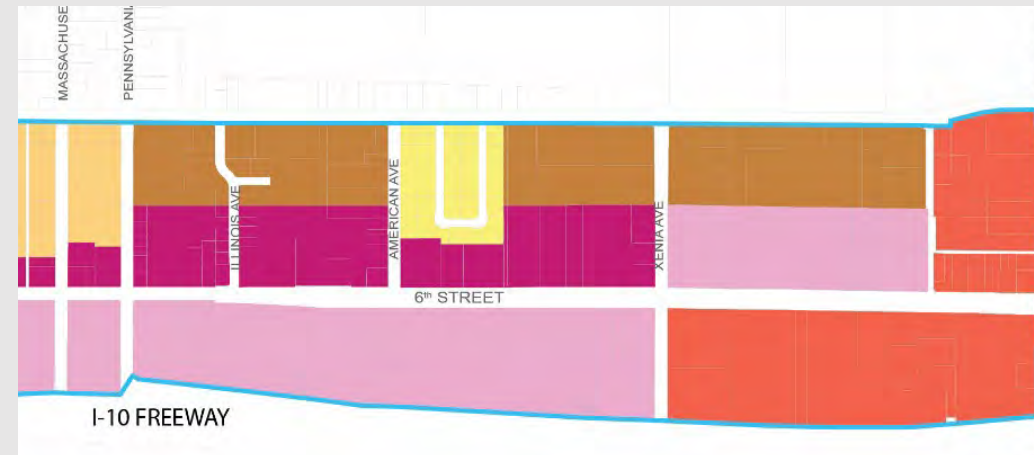
APN	EXISTING ZONING	PROPOSED ZONING	OWNER REQUEST	STAFF RECOMMENDATION
418-051-009	RMF	DMU	Retain RMF, as SFR will be non-conforming	NO. The proposed zoning is DMU, allows multifamily, no change
419-180-002-9 419-180-003-0 419-180-023-8 419-180-024-9 419-180-027-2		Local Commercial	Change to SSMU to allow for more flexibility and be consistent with zoning across the street	YES. Staff recommends making the change
418-093-009 to 418-093-013		DMU	Clarify non-conforming provisions for changing driveway configurations	YES. Staff recommends making the clarification

# ZONING CHANGE REQUESTS

EXISTING ZONING - CG  
 PROPOSED ZONING - LC



OWNER REQUEST	STAFF RECOMMENDATION
Change to SSMU to allow for more flexibility and be consistent with zoning across the street	YES. Staff recommends making the change to the zoning and GP maps



# ZONING CHANGE REQUESTS



OWNER REQUEST	STAFF RECOMMENDATION
Clarify non-conforming provisions for changing driveway configurations	YES. Staff recommends making the clarification

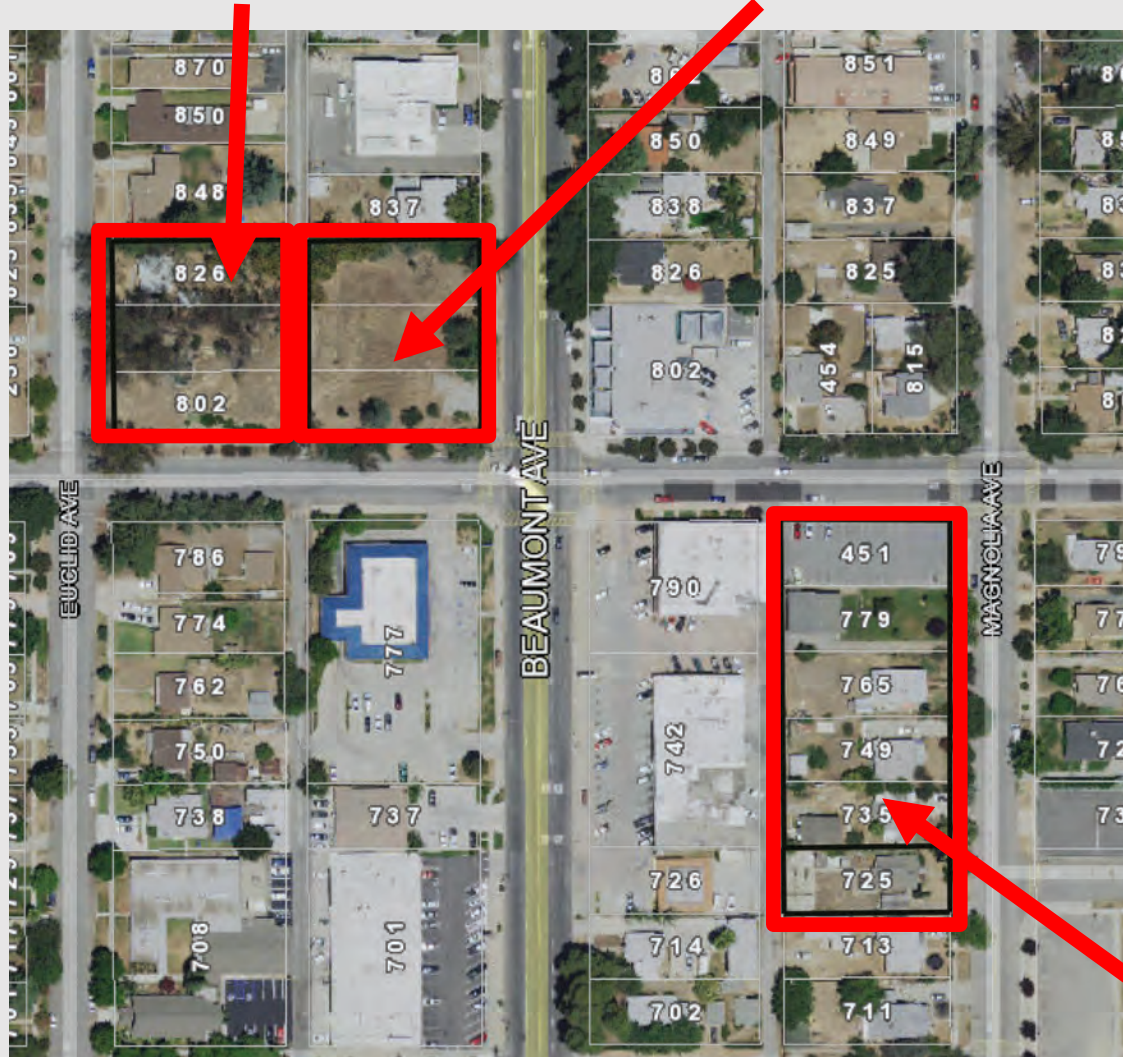
# ZONING CHANGE REQUESTS

APN	EXISTING ZONING	PROPOSED ZONING	OWNER REQUEST	STAFF RECOMMENDATION
415-333-007 to 415-333-009 415-333-010 to 415-333-012 418-072-013 418-072-008 to 415-072-012	BAO	BMU/RSF	Retain BAO	NO. BAO is eliminated, these properties are residential and should remain as such to be consistent with surrounding uses along Magnolia and Euclid Avenues

# ZONING CHANGE REQUESTS

EXISTING ZONING – BAO  
PROPOSED ZONING - RSF

EXISTING ZONING – BAO  
PROPOSED ZONING - BMU



OWNER REQUEST	STAFF RECOMMENDATION
Retain BAO	<p>NO. BAO is eliminated. Properties along Beaumont Avenue allow a mix of uses.</p> <p>The properties fronting Euclid and Magnolia Avenues are residential and should remain as such to be consistent with surrounding uses along these streets</p>

EXISTING ZONING – BAO  
PROPOSED ZONING - RSF

# ZONING CHANGE REQUESTS

APN	EXISTING ZONING	PROPOSED ZONING	OWNER REQUEST	STAFF RECOMMENDATION
414-120-006	CG w/ UVO	UV	Allow RV storage	NO. Staff recommends UV zone
418-091-017	Commercial Manufacturing (CM)	DMU	Wants to retain CM zoning	NO. Staff recommends DMU since CM is being eliminated & most properties in that area are not conducive to commercial or manufacturing uses without lot consolidations

# ZONING CHANGE REQUESTS



EXISTING ZONING – CG with UVO  
PROPOSED ZONING - UV

OWNER REQUEST	STAFF RECOMMENDATION
Allow RV dealership/repair	NO. Staff recommends UV zone

# ZONING CHANGE REQUESTS



EXISTING ZONING – CM  
PROPOSED ZONING - DMU

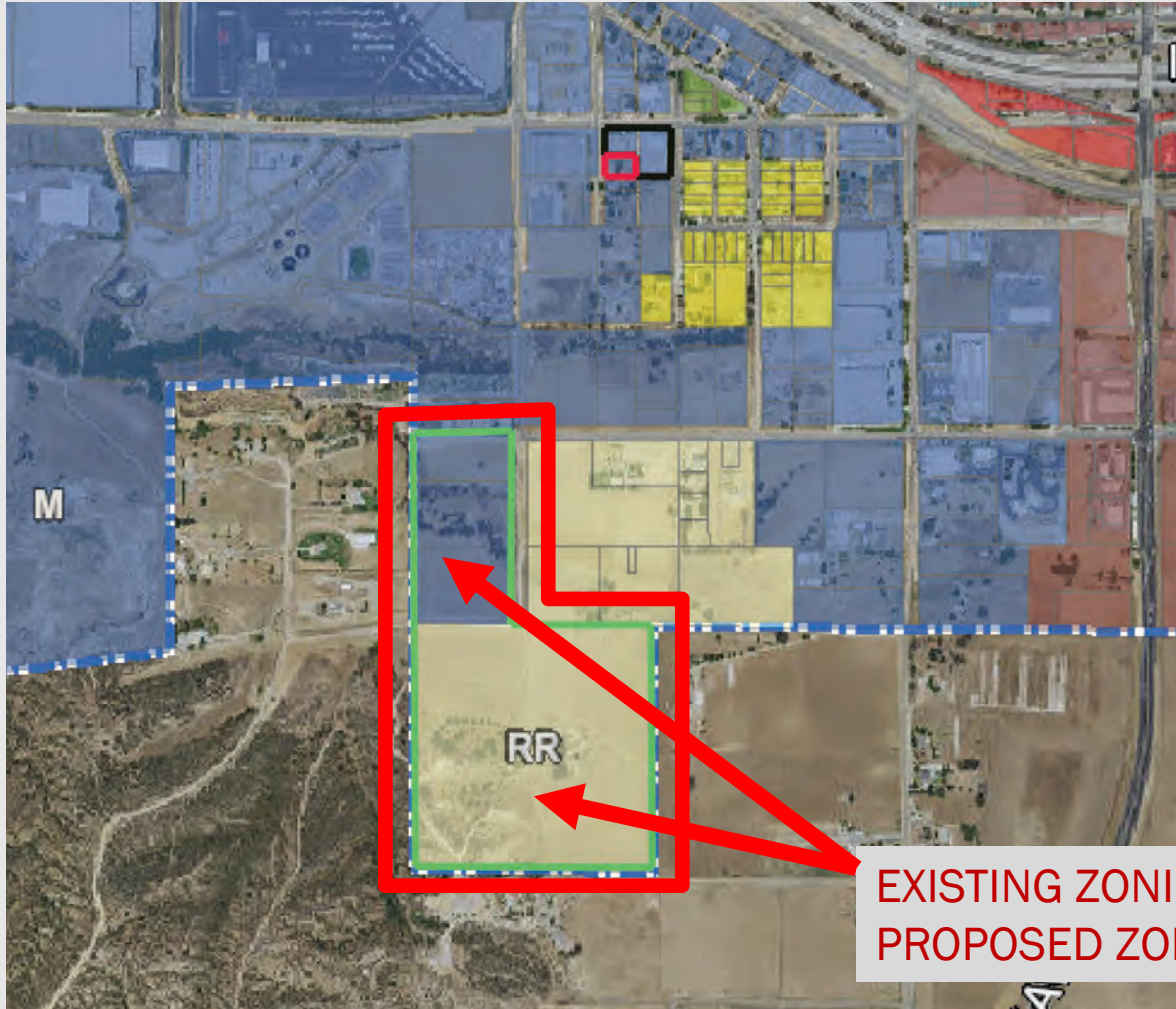
OWNER REQUEST	STAFF RECOMMENDATION
Wants to retain CM zoning	NO. Staff recommends DMU since CM is being eliminated & most properties in that area are not conducive to commercial or manufacturing uses without lot consolidations



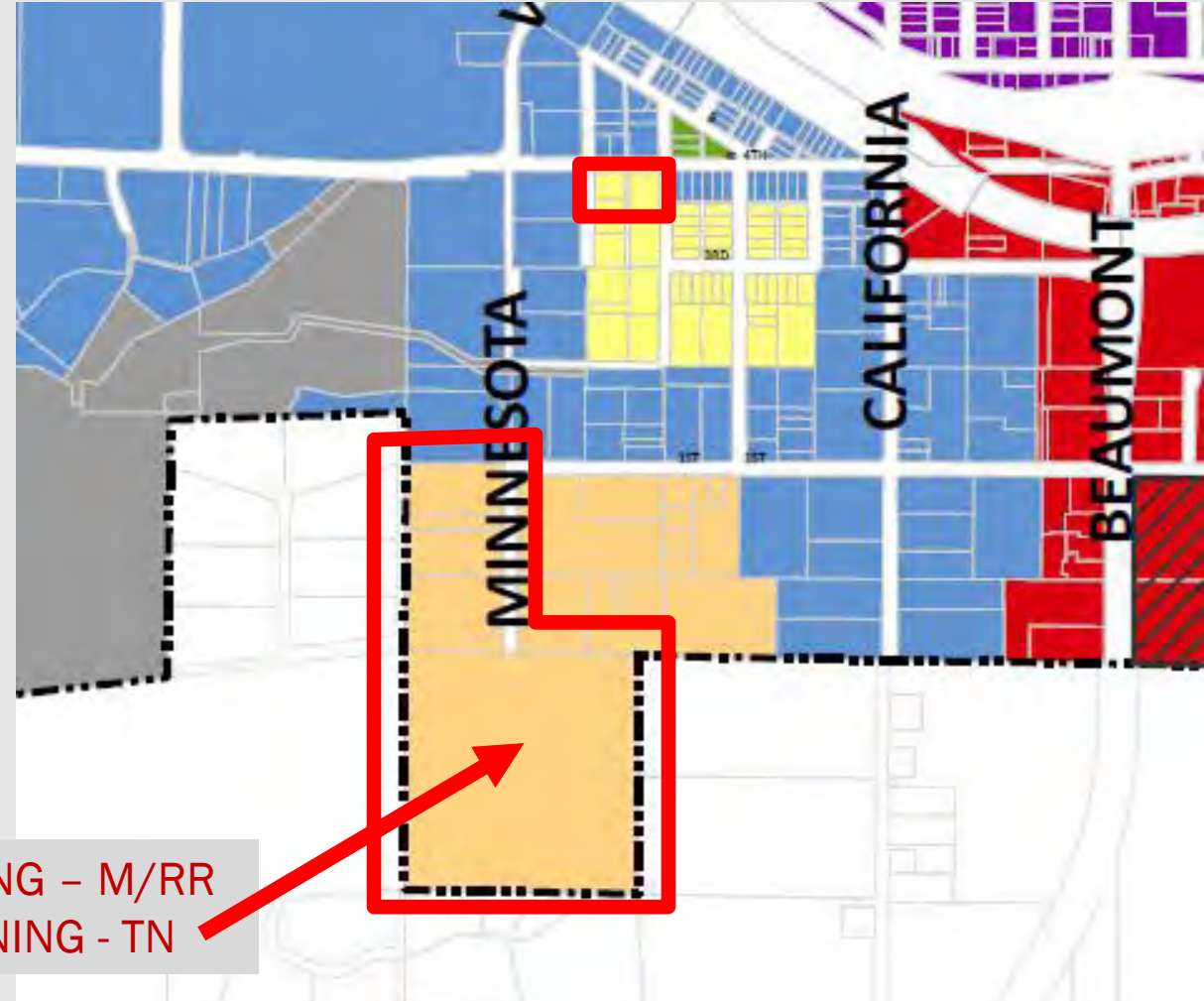
# ZONING CHANGE REQUESTS

APN	EXISTING ZONING	PROPOSED ZONING	OWNER REQUEST	STAFF RECOMMENDATION
417-110-007 417-110-013	Industrial (M) Rural Residential (RR)	TN	Retain Industrial (M) zone & Manufacturing GP designation;  Change designation for south parcel to Industrial (M) zone & Manufacturing GP designation	YES. Would be compatible with surrounding and avoid creating non-conforming uses
417-170-006 to 417-170-008 417-190-005 424-080-007	Industrial (M)	RSF	Retain Industrial (M) zone & Manufacturing GP designation	YES. Would be compatible with surrounding and avoid creating non-conforming uses
	Industrial (M)	RSF	Wants to retain M zoning	YES. Would be compatible with surrounding and avoid creating non-conforming uses

# CURRENT ZONING



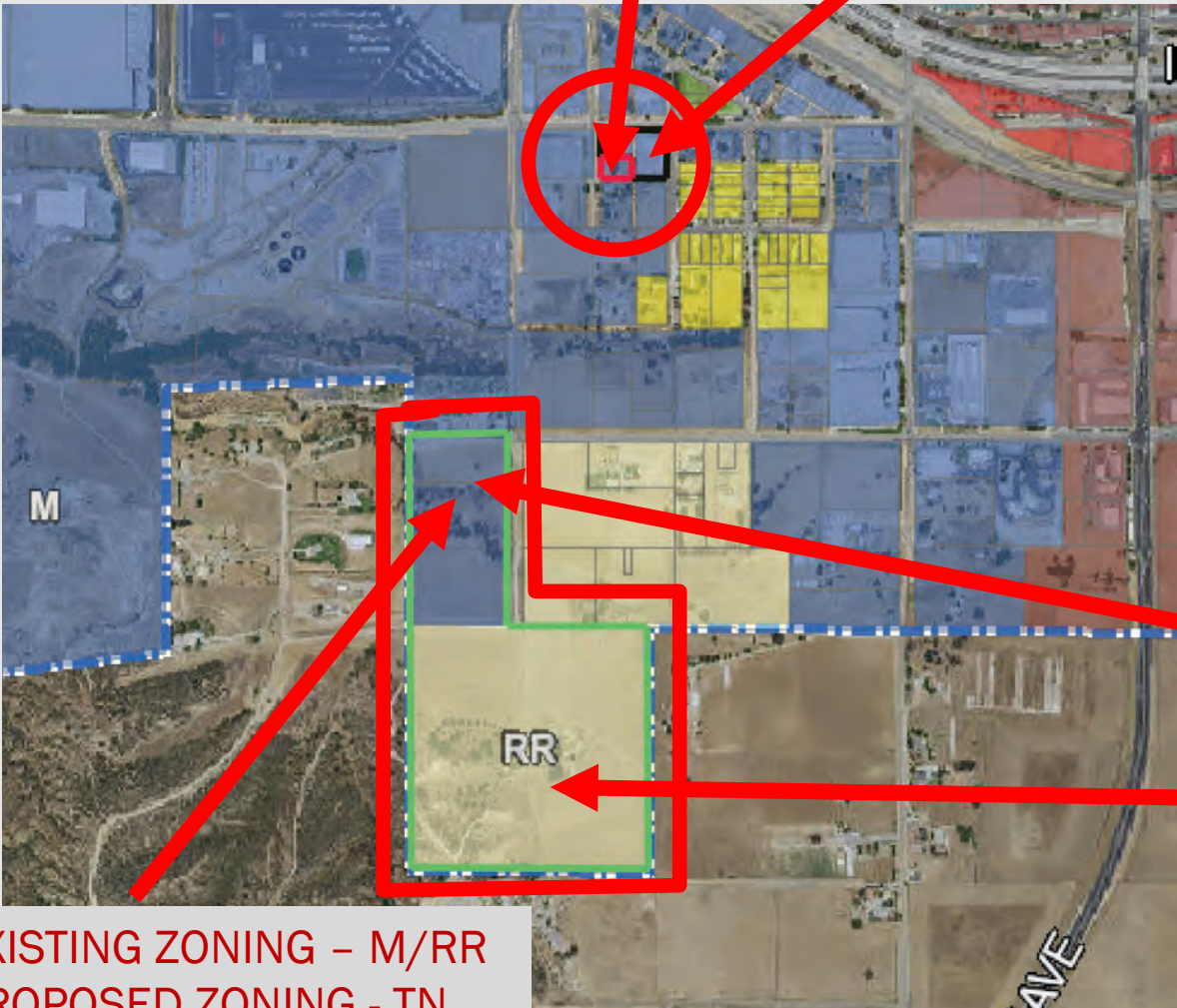
# PROPOSED ZONING



EXISTING ZONING - M/RR  
PROPOSED ZONING - TN

# ZONING CHANGE REQUESTS

EXISTING ZONING - M  
 PROPOSED ZONING - RSF



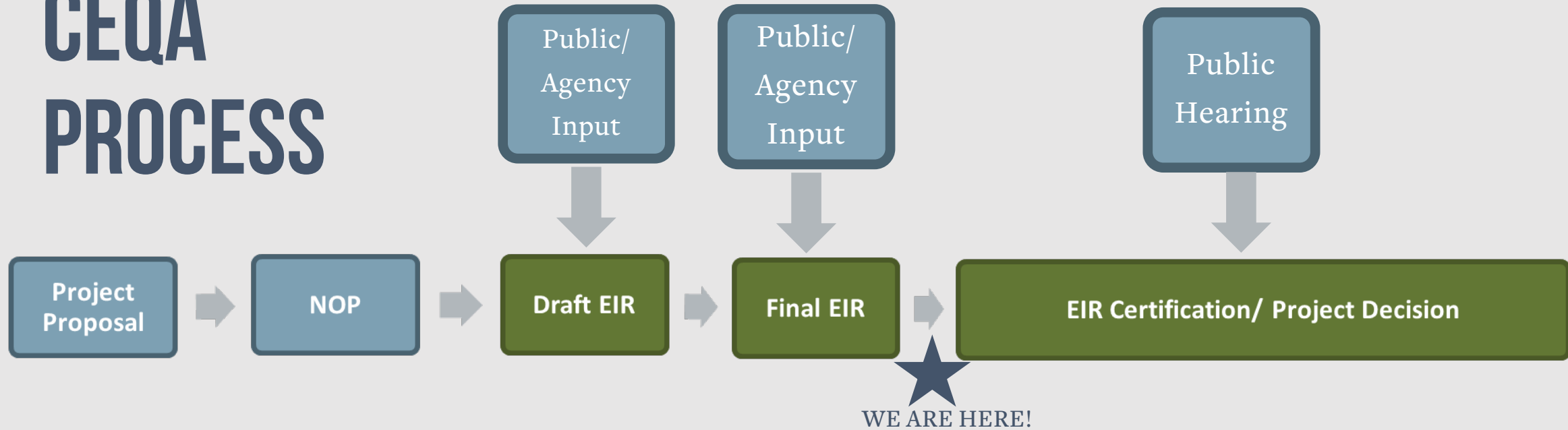
EXISTING ZONING - M/RR  
 PROPOSED ZONING - TN

OWNER REQUEST	STAFF RECOMMENDATION
Retain Industrial (M) zone & Manufacturing GP designation	YES. Would be compatible with surrounding and avoid creating non-conforming uses
Retain Industrial (M) zone & Manufacturing GP designation	YES. Would be compatible with surrounding and avoid creating non-conforming uses
Retain Industrial (M) zone & Manufacturing GP designation	YES. Would be compatible with surrounding and avoid creating non-conforming uses
Change RR to M designation	



**EIR**

# CEQA PROCESS



- Publish Notice of Preparation of Draft Program Environmental Impact Report (PEIR)
  - *30-day public review period: March 9 – April 9, 2018*
  - *Scoping Meeting: March 13, 2018 (Public Input)*
- Prepare and Publish PEIR
  - *45-day public review period: Sep 8 – Oct 22, 2020*
- Prepare and Publish Final PEIR with Responses to Comments
- Present the Final PEIR to the City Council for Certification

# DRAFT PEIR RESULTS

Significance Determination	Environmental Issue
Less than Significant	Aesthetics, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Land Use, Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Services Systems, Wildfire
Less than Significant with Mitigation	Agriculture and Forestry Resources, Biological Resources
Significant and Unavoidable	Air Quality, Greenhouse Gas Emissions, Noise, Traffic

- A Statement of Overriding Considerations has been prepared for the significant and unavoidable impacts

# DRAFT PEIR PUBLIC REVIEW

- The Draft PEIR comment period closed on October 22, 2020
  - *By close of public review, the City received comments from two public agencies:*
    - Riverside County Flood Control and Water Conservation District
    - California Department of Fish and Wildlife
  - *To date, the City also received 24 comment letters from individuals, organizations, and tribes*
    - Nearly all these comments were requesting information or clarification regarding the General Plan or Zoning Map

# FINAL PEIR

- Contents:
  - *Written comments received and responses*
  - *Errata to the Draft PEIR*
  - *Mitigation Monitoring and Reporting Program (MMRP)*
- Certification of the Final PEIR
  - *The Final PEIR is under consideration for certification by the City Council*





# **STAFF RECOMMENDATION**

# STAFF RECOMMENDATION

Hold a Public Hearing, and take the following actions:

- 1) Adopt the General Plan Update (Beaumont 2040 Plan) and adopt the revised Zoning Ordinance and Zoning Map;
- 2) Certify Final PEIR in compliance with CEQA and certify that:
  - a. The Project PEIR has been completed in compliance with the California Environmental Quality Act (CEQA);
  - b. There are no environmentally superior alternatives to the Project that will avoid or substantially lessen the significant environmental effects as identified in the Draft PEIR; and
  - c. Concur with the findings and mitigation measures contained in the PEIR; and
  - d. Adopt a Statement of Overriding Considerations (SOC) prior to certification of the PEIR



# GENERAL PLAN UPDATE

City Council  
November 3, 2020