



Staff Report

TO: City Council
FROM: Christina Taylor, Community Development Director
DATE: August 17, 2021
SUBJECT: **Public Hearing and Consideration of an Ordinance Amending the Municipal Code Adding Chapter 17.20 “No Net Loss Program” to Ensure Residential Capacity Pursuant to the Provisions of SB330**

Background and Analysis:

On October 9, 2019, the California Legislature adopted Senate Bill 330 (SB330) which declared a housing crisis in the State of California and imposed certain requirements designed to streamline the construction of new housing. The bill was also aimed at preventing the loss of existing housing and land available for future residential use unless replaced in other areas of the affected jurisdiction to ensure no net loss in residential capacity. SB330 became effective on January 1, 2020.

In compliance with SB330, City staff has prepared an amendment to the municipal code, adding Chapter 17.20 “No Net Loss Program” for SB330. The provisions of Chapter 17.20 ensure that rezoning actions do not result in a net loss of residential capacity within the City of Beaumont. The proposed program creates a mechanism by which the City can approve a less intensive non-residential use and concurrently make available the residential capacity that would otherwise be lost through the proposed density bonus specified in the program. The City’s Planning Department will publish the number of available units on the City’s website. The proposed Density Bonus Program will allow for developers of land currently zoned Traditional Neighborhood (TN), Residential Multiple-Family (MFR), Downtown Residential Multi-Family (DMF), Sixth Street Mixed Use Residential (SSMU-R) and Transit Oriented Development Overlay (TOD) to request a density bonus subject to the number of units available. In the Residential Traditional Neighborhood (RTN) zone a bonus of up to 10% may be requested. In In the Residential Multiple-Family (MFR), Downtown Residential Multi-Family (DMF), Sixth Street Mixed Use Residential (SSMU-R) or Transit Oriented Development Overlay (TOD) zones a bonus of up to 20% may be requested. If no units are available a density bonus pursuant to this provision may not be requested.

Applications considered through the “No Net Loss Program” shall be considered by the Planning Commission for a recommendation to City Council for final consideration.

The proposed municipal code amendment would establish density bonus provisions to provide that, concurrent with the approval of any change in zone from a residential use to a less intensive or non-residential use, a density bonus would become available to project applicants subsequently seeking to develop property for residential uses within the City. In doing so, the proposed Section 17.20 will ensure that there is no net loss of residential capacity within the City, as required by SB330. This municipal code amendment would create a “No Net Loss Program” available to developers of multi-family residential housing dwelling units in the above referenced zones.

Fiscal Impact:

The cost to research the staff report and supporting documents is approximately \$1,250.

Recommended Action:

Hold a Public Hearing, and
Waive the first full reading and adopt by title only “An Ordinance of the City Council of the City of Beaumont Amending the Municipal Code to Add Chapter 17.20 Establishing a No Net Loss Program for Residential Capacity Pursuant to the Provisions of SB330.”

Attachments:

- A. Ordinance
- B. Municipal Code Chapter 17.20
- C. SB330