



PLANNING COMMISSION REGULAR MEETING

550 E 6th Street, Beaumont, CA

Tuesday, August 10, 2021 - 6:00 PM

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packets are available for public inspection in the City Clerk's office at 550 E. 6th Street during normal business hours.

AGENDA

MEETING PARTICIPATION NOTICE

This meeting will be conducted utilizing teleconference communications and will be recorded for live streaming as well as open to public attendance subject to social distancing and applicable health orders. All City of Beaumont public meetings will be available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access.

beaumontca.gov/livestream

Public comments will be accepted using the following options.

1. Written comments will be accepted via email and will be read aloud during the corresponding item of the meeting. Public comments shall not exceed three (3) minutes unless otherwise authorized by City Council. Comments can be submitted anytime prior to the meeting as well as during the meeting up until the end of the corresponding item. Please submit your comments to: nicolew@beaumontca.gov
2. Phone-in comments will be accepted by joining a conference line prior to the corresponding item of the meeting. Public comments shall not exceed three (3) minutes unless otherwise authorized by City Council. Please use the following phone number to join the call **(951) 922 - 4845**.
3. In person comments subject to the adherence of the applicable health orders and social distancing requirements.

In compliance with the American Disabilities Act, if you require special assistance to participate in this meeting, please contact the City Clerk's office using the above email or call **(951) 572 - 3196**. Notification 48 hours prior to a meeting will ensure the best reasonable accommodation arrangements.

REGULAR SESSION

6:00 PM

CALL TO ORDER

Chairman Patrick Stephens, Vice Chair Nathan Smith, Commissioner Paul St. Martin, Commissioner Anthony Colindres, Commissioner Jessica Black

Pledge of Allegiance

Adjustments to Agenda

Conflict of Interest Disclosure

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA):

Any one person may address the Committee on any matter not on this agenda. If you wish to speak, please fill out a "Public Comment Form" provided at the back table and give it to the Committee Chair or Secretary. There is a three (3) minute limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the Committee from discussing or taking actions brought up by your comments.

ACTION ITEMS / PUBLIC HEARINGS / REQUESTS

Approval of all Ordinances and Resolutions to be read by title only.

1. Approval of Minutes

Recommended Action:

Approve Minutes dated May 11, 2021.

2. Housing Element Update Presentation and Workshop

Recommended Action:

Receive the presentation; and

Allow for dialogue, questions and comments.

3. Actions Related to the Purchase and Sale Agreement by and between the City of Beaumont and Orum Capital for Certain Real Property Located on East Fourth Street, East of Beaumont Avenue

Recommended Action:

Receive and file this report indicating the disposition of the property conforms with the General Plan.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, September 14, 2021, at 6:00 p.m. or thereafter as noted on the posted Agenda at City Hall
Beaumont City Hall – Online www.BeaumontCa.gov

PLANNING COMMISSION REGULAR MEETING

550 E 6th Street, Beaumont, CA
Tuesday, May 11, 2021 - 6:00 PM

MINUTES

REGULAR SESSION

6:00 PM

CALL TO ORDER at 6:01 p.m.

Present: Chairman Patrick Stephens, Vice Chair Nathan Smith, Commissioner Paul St. Martin, Commissioner Anthony Colindres, Commissioner Jessica Black

Pledge of Allegiance

Approval/Adjustments to Agenda **None**

Conflict of Interest Disclosure **None**

PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA):

Any one person may address the Committee on any matter not on this agenda. If you wish to speak, please fill out a "Public Comment Form" provided at the back table and give it to the Committee Chair or Secretary. There is a three (3) minute limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the Committee from discussing or taking actions brought up by your comments.

No comments.

ACTION ITEMS / PUBLIC HEARINGS / REQUESTS

Approval of all Ordinances and Resolutions to be read by title only.

1. Approval of Minutes

Motion by Vice Chair Smith

Second by Commissioner St. Martin

To approve Minutes dated March 9, 2021.

Approved by a unanimous vote.

- ##### 2. Conditional Use Permit CUP2021-0056 to Operate an Automotive Repair Facility Located at 945 E. Sixth Street (APN 418-113-014) in the Sixth Street Mixed Use Zone. The Proposed Application is Exempt from the Provisions of the California Environmental Quality Act (Class 01 – Existing Facilities)

Public Hearing opened at 6:09 p.m.

No comments

Public Hearing closed at 6:10 p.m.

**Motion by Commissioner St. Martin
Second by Commissioner Colindres**

To approve Conditional Use Permit CUP2021-0056, subject to the attached Conditions of Approval, and direct staff to prepare a Notice of Exemption for the applicant to file with the Riverside County Clerk Recorder.

Approved by a unanimous vote.

3. Plot Plan 2020-0325 and Conditional Use Permit 2020-0055 for the Construction and Operation of a 2,336 Square Foot Quick Service Restaurant (QSR) with a Drive Thru for Zendaja's on a 0.59-Acre Parcel Located in the Beaumont Gateway Plaza in the Community Commercial (CC) Zone. (APN: 418-290-016)

Public Hearing opened at 6:25 p.m.

J. De Frenza - As the applicant, spoke to the concerns of the Commission regarding drive thru and ADA compliance. Ask for clarification on some of the conditions that do not apply to the location.

Public Hearing closed at 6:35 p.m.

**Motion by Vice Chair Smith
Second by Commissioner St. Martin**

To approve Plot Plan PP2020-0325 and Conditional Use Permit CUP2020-0055, subject to the attached Conditions of Approval with modifications to items 15, 24, and 25.

Approved by a unanimous vote.

4. Conditional Use Permit 2021-0057 for a Request to Operate a Recycling Center for California Empty Beverage Containers Utilizing a 9'x17' Customer Kiosk and Two (2) 8'x21' Material Containers Located Over Four (4) Parking Spaces in the Beaumont Center Shopping Center Located on the Southwest Corner of 6th Street and Highland Springs Avenue in the Local Commercial Zone. (APN: 419-180-025)

Public Hearing opened at 6:49 p.m.

A. Balyan - Spoke to the concerns of the Commission

Public Hearing closed at 6:51 p.m.

**Motion by Commissioner St. Martin
Second by Commissioner Black**

To approve Plot Plan Conditional Use Permit CUP2021-0057, subject to the attached Conditions of Approval with modifications as discussed.

Approved by a unanimous vote

5. Plot Plan 2020-0280, Conditional Use Permit 2020-0049, Variance V2020-0088 and Environmental (ENV 2021-0014) Commonly Referred to as "High Sands" Located at 655, 675 & 695 Highland Springs Avenue (APN'S: 419-150-046, 419-150-027 & 419-150-026) in the Local Commercial (LC) Zone

Public Hearing opened at 7:03 p.m.

A. Harb - *Spoke to the concerns of the commission*

Public Hearing closed at 7:09 p.m.

Motion by Commissioner Smith

Second by Chairman Stephens

To adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve Plot Plan PP2020-0280, Conditional Use Permit CUP2020-0049 and Variance V2020-0088, subject to the attached Conditions of Approval. Direct staff to prepare a Notice of Determination for the applicant to file with the Riverside County Clerk Recorder.

Approved by a unanimous vote.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Announced that the City has received an award for the General Plan. Gave a status of the Housing Element update and it coming to a public meeting on July 6.

ADJOURNMENT at 7:15 p.m.



Staff Report

TO: Planning Commissioners
FROM: Christina Taylor, Community Development Director
DATE: August 10, 2021
SUBJECT: Housing Element Update Presentation and Workshop

Background and Analysis:

The Housing Element is a mandatory part of a jurisdiction's General Plan but differs from other General Plan elements in two key aspects. The housing element must be updated every eight years for jurisdictions within a metropolitan planning organization (MPO) on a four-year regional transportation plan (RTP) cycle, such as the Southern California Association of Governments (SCAG). The housing element must also be reviewed and approved (i.e., certified) by the California Department of Housing and Community Development (HCD) to ensure compliance with statutory requirements.

The Housing Element is the primary tool used by the State to ensure local governments are appropriately planning for and accommodating enough housing across all income levels. The City is currently updating its Housing Element for the planning period 2021-2029.

The Housing Element must include the following:

- Review of the previous Housing Element
- A Housing Needs Assessment
- An inventory of adequate sites
- Housing resources
- Housing constraints
- A Housing Plan

The City's Draft Housing Element was released for public review on July 9, 2021. City staff will be receiving comments from the public through August 10, 2021. The Draft Housing Element was also submitted to the State of California Housing and Community Development Department for their review on July 9, 2021. The State review of draft

housing elements typically takes about 60 days. At the conclusion of the State's review, City staff will receive a comment letter from HCD and an opportunity to discuss the comments.

The presentation this evening will provide a brief overview of the Housing Element Update thus far and the path to completion. This is also intended to allow time for the Planning Commission and the public to engage in meaningful dialogue along with time for questions and answers. The presentation has been posted to the Planning Department page on the City's website and will remain available to the public.

Recommended Action:

Receive the presentation; and
Allow for dialogue, questions and comments.

Attachments:

A. Presentation

LWC

City of Beaumont

Housing Element Update Community Meeting

August 10, 2021

Item 2.



Agenda

- 1 Housing Element Overview
- 2 Process and Public Outreach
- 3 Housing Needs and Conditions in Beaumont
- 4 Draft Housing Element
- 5 Next Steps
- 6 Discussion

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Housing Element Overview

What is the Housing Element?



The Housing Element is a required section of the City’s General Plan. It must:

- Assess the residents’ housing needs and conditions of housing stock
- Establish a roadmap for accommodating projected housing unit demand over the next eight years
- Set citywide housing-related goals, objectives, policies, and programs
- Show how the City can accommodate demand for housing at all income levels

Other General Plan Elements



Land Use



Mobility



Conservation



Open Space



Safety



Noise

Cities are not required to build or initiate housing projects, but rather ensure zoning capacity exists to build housing

Housing Element Components



Policy and Programs Review: A performance evaluation of policies and programs from the current (5th Cycle) housing element



Housing Needs Assessment: A review of the existing and projected housing needs, with particular consideration for special needs populations



Adequate Sites Inventory: List of land suitably zoned to accommodate the City's share of regional housing need



Housing Resources Assessment: Resources identified to support the development, preservation, and rehabilitation of housing



Housing Constraints Assessment: An assessment of governmental and non-governmental (market, environmental, etc.) constraints to housing development



Implementation Plan: Goals, policies, and programs for addressing the City's housing need

Housing Legislation

The State continues to pass new housing legislation

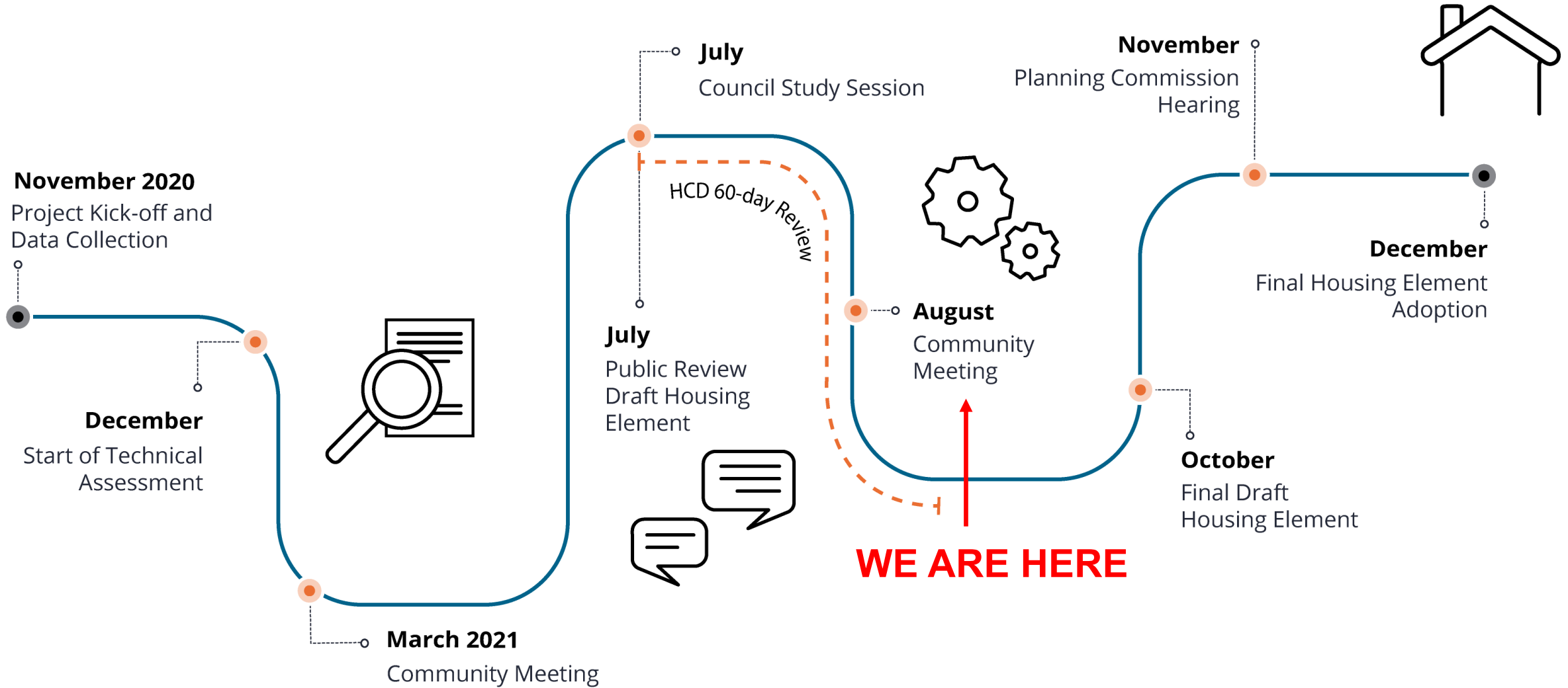
- More stringent requirements for identifying and maintaining a supply of adequate housing sites
- Expanded requirements for addressing fair housing and segregation issues
- Additional penalties for housing element non-compliance



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Process and Public Outreach

Update Process



Public Outreach

- Housing Element Update webpage
- Community Meeting - March 18th
- Email notifications / news release
- Social media
- City Council Study Session - July 20th



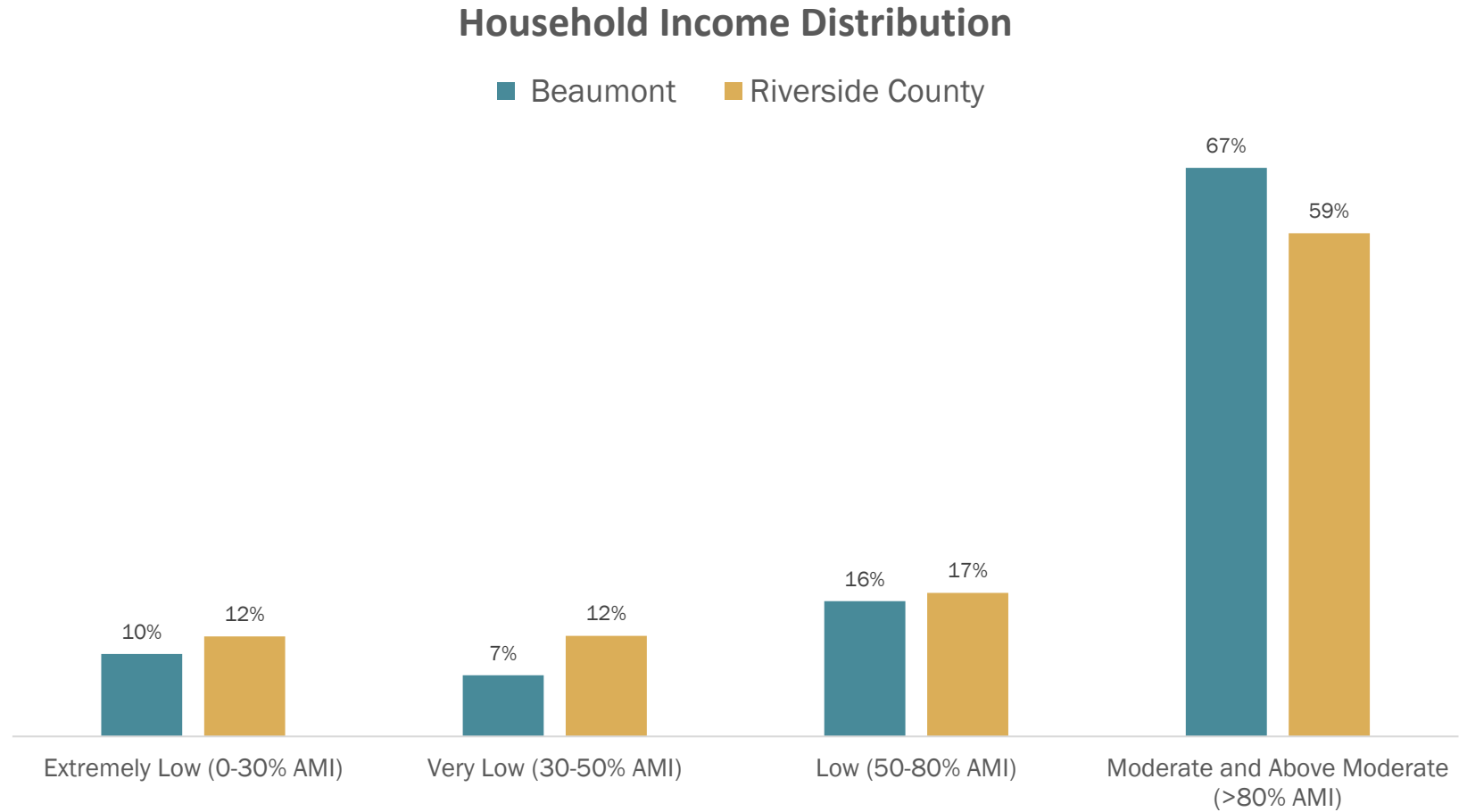
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Housing Needs and Conditions in Beaumont

Household Income Distribution

About one-third (33%) of Beaumont households are lower income (earning less than 80% of Area Median Income (AMI))

Similar income distribution to Riverside County, but Beaumont has a higher household median income



Source: HUD CHAS, 2012-2016

AMI = Area Median Income

AMI for a 4-person household is \$77,500

Housing Cost Burden / Overpayment

Beaumont residents experience a lower rate of housing overpayment than the region

Lower-income households are much more likely to be housing cost burdened

More than 4 out of 10 renters in Beaumont are housing cost burdened

Households by Share of Income spent on Housing Cost			
Income	Not Cost Burdened (<30% of Income)	Cost Burdened (30-50% of Income)	Severely Cost Burdened (>50% of Income)
< 30% HAMFI	11%	12%	77%
30-50% HAMFI	21%	29%	49%
50-80% HAMFI	32%	37%	31%
80-100% HAMFI	43%	43%	14%
> 100% HAMFI	85%	14%	1%

Note: HAMFI refers to Housing Urban Development Area Median Family Income

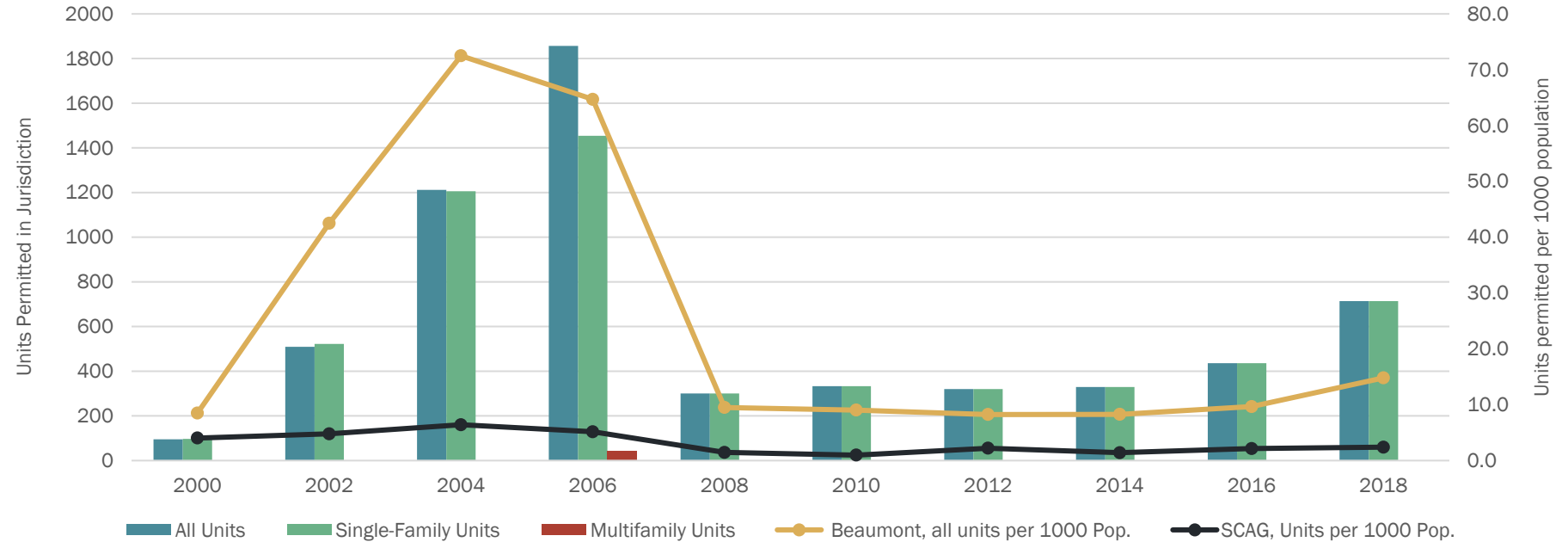
Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)

Housing Permits

Beaumont permits more units compared to the region

Housing permits have largely been for single-family units

Housing Units Permitted



Source: SCAG 2020 Pre-Certified Local Housing Data (Core Logic/Data Quick)

Regional Housing Needs Allocation (RHNA)

Regional Housing Needs Allocation or RHNA (pronounced re-nah):

- Projected number of new housing units needed
- Each jurisdiction must show it can **accommodate** its total RHNA number, and its allocations by income level
- Mandated by state law


	SCAG Region	Beaumont
	6th Cycle RHNA	6th Cycle RHNA Share
Very Low 30-50% AMI	351,796	1,229
Low 50-80% AMI	206,807	721
Moderate 80-120% AMI	223,957	723
Above Moderate >120% AMI	559,267	1,537
Total	1,341,827	4,210

Median income 4-person household: \$77,500


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Draft Housing Element

Table of Contents

- Section I** Introduction
- Section II** Projected Housing Need
- Section III** Housing Resources
- Section IV** Housing Plan 

- Appendix A:** Housing Needs Assessment
- Appendix B:** Sites Inventory and Methodology
- Appendix C:** Housing Constraints
- Appendix D:** Existing Programs Review
- Appendix E:** Public Participation Summaries

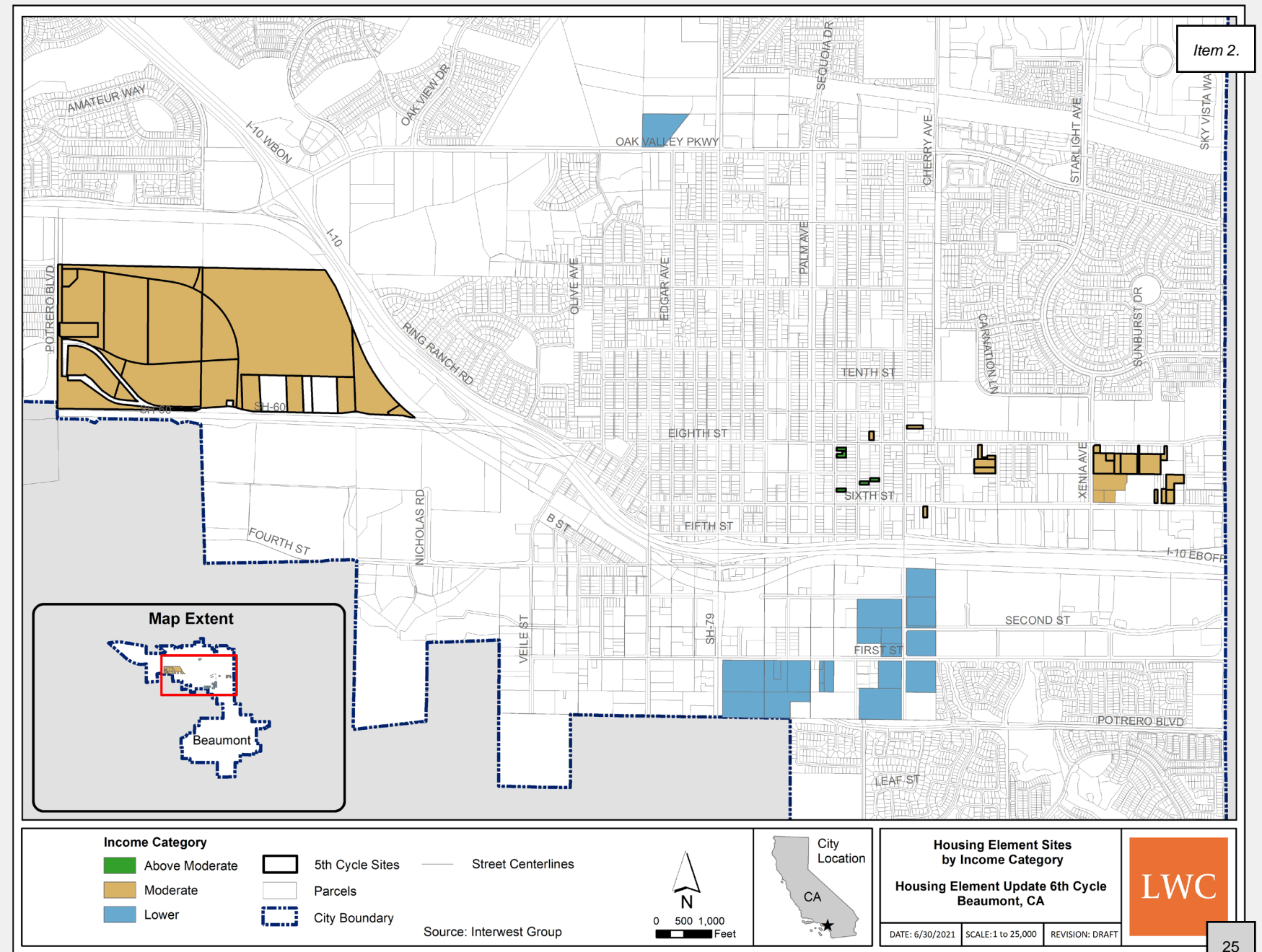
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- Goal A:** *Facilitate Housing to Accommodate RHNA*
 - Goal B:** *Promote Housing for Lower- and Moderate-Income Households*
 - Goal C:** *Remove Governmental Constraints to Housing*
 - Goal D:** *Conserve and Improve Existing Affordable Housing Stock*
 - Goal E:** *Promote Housing Opportunities For All Persons*
 - Goal F:** *Encourage Energy Conservation*

Sites Inventory

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,229	721	723	1,537	4,210
ADUs	1	1	4	4	1	11
Entitled/Proposed Projects ¹	-	-	48	-	3,257	3,305
Remaining RHNA	See Very Low	1,227	669	719	(1,721)	N/A
Site Inventory ¹	See Very Low/Low	1,847		4,048	5	5,115
Surplus / (Shortfall)	See Very Low/Low	(49)		3,329	1,726	N/A
¹ Considers net new units only.						
Source: City of Beaumont, LWC						

Sites Inventory

Sites identified on the map are under no obligation to construct affordable housing.



Key Programs

RHNA Housing Sites Implementation; Rezone Program (Program #1)

To accommodate lower-income RHNA shortfall, the City will identify and rezone a minimum of 2.5 acres of vacant land to a min. of 20 and max. 30 units per acre. Rezoned sites shall allow 100% residential use and require residential to occupy at least 50% of the floor area in a mixed-use project.

Minimum Densities (Program #5)

The City will establish minimum densities on housing sites in the sites inventory where minimum densities do not currently apply, ensuring sites are developed at densities to meet realistic unit estimates.



Key Programs

Accessory Dwelling Units (ADUs) (Program #4)

The City will adopt an ADU ordinance consistent with current state laws and prepare ADU standard plans to streamline the permitting and production of ADUs.

Affordable Housing Density Bonus Program (Program #10)

The City will update its Zoning Code to be consistent with state law.

Enhanced Density Bonus Program (Program #11)

The City will evaluate increasing density bonus provisions for projects that include affordable housing above that required by state law (e.g., more than the 50% density bonus).



Key Programs

Mixed-Use Parking Incentives (Program #14)

The City will analyze parking requirements in mixed use zones (e.g., downtown, urban village, and transit-oriented development areas, etc.) to determine if reductions in required parking rates and/or strategies that allow for parking reductions should be considered and included in the Zoning Code.

Objective Design Standards (Program #15)

The City will adopt objective design standards for residential and mixed-use projects.



Review Period

Overview of the Review Period:

- Submitted to HCD on July 7, 2021 (60-day HCD review period)
- Available for public review from **7/9/2021 to 9/9/2021** on the City’s website:
<https://www.beaumontca.gov/1089/Housing-Element-Update>
- Hard copies at the Community Development Department and the Beaumont Public Library

How to Provide Input:

- Write-in to Christina Taylor via Ctaylor@beaumontca.gov
- Online via the City’s Housing Element Update webpage public review survey link
- Speak up at today’s meeting
- Public hearings (anticipated in November and December)
- HCD directly

[Public Review Survey](#)



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Next Steps

Next Steps

Complete and Publish Affirmatively Furthering Fair Housing (AFFH) Analysis Per Recent State Law

- Guidelines released late April 2021

End of Review Period

- Submit all comments by September 9, 2021
- City will review and update the Housing Element, as appropriate

HCD Review

- City will make any necessary modifications to meet requirements to be certified by the State

Adoption

- Planning Commission and City Council Adoption Hearings – November and December
- Final Housing Element – December 2021

Stay Informed and Involved!

Beaumont Housing Element Webpage:

<https://www.beaumontca.gov/1089/Housing-Element-Update>

Beaumont Project Contact:

Christina Taylor
Community Development Director
(951) 572-3212
Ctaylor@beaumontca.gov



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Discussion

Thank you!



Staff Report

TO: Planning Commissioners

FROM: Kyle Warsinski, Economic Development Manager

DATE: August 10, 2021

SUBJECT: Actions Related to the Purchase and Sale Agreement by and between the City of Beaumont and Orum Capital for certain real property located on East Fourth Street, East of Beaumont Avenue

APPLICANT: Orum Capital

Background and Analysis:

The City of Beaumont owns property along Fourth Street, east of Beaumont Avenue / State Route 79, and is identified as Assessor's Parcel Numbers 418-190-004 and 418-190-005.

The City Council authorized the City Manager to negotiate the sale of these properties to an interested buyer.

Section 3.03.020 of the Municipal Code of the City of Beaumont prescribes the process to dispose of real property. That section reads as follows:

“The duties of the Purchasing Officer shall include the disposition of real property in any lawful manner provided that the sale is for the common benefit of the City's citizens.”

and

“The City Planning Commission shall prepare a report that indicates that disposition of the property conforms with the General Plan. A formal declaration that the property is surplus shall not be required.”

The subject site consists of approximately 0.17 acres of vacant commercial land. The property is zoned Community Commercial and is designated as General Commercial in

the General Plan. The property can also be seen in the following materials attached to this staff report:

- General Plan Land Use Map (Attachment A)
- Zoning Map (Attachment B)
- Aerial Photograph (Attachment C)

The interested buyer is under escrow to purchase the former Denny's property (APN 418-190-003) and has plans to demolish the existing building and construct a new quick service restaurant with a drive-thru. The buyer has stated to successfully develop this project, they need roughly 7,400 square feet of City property.

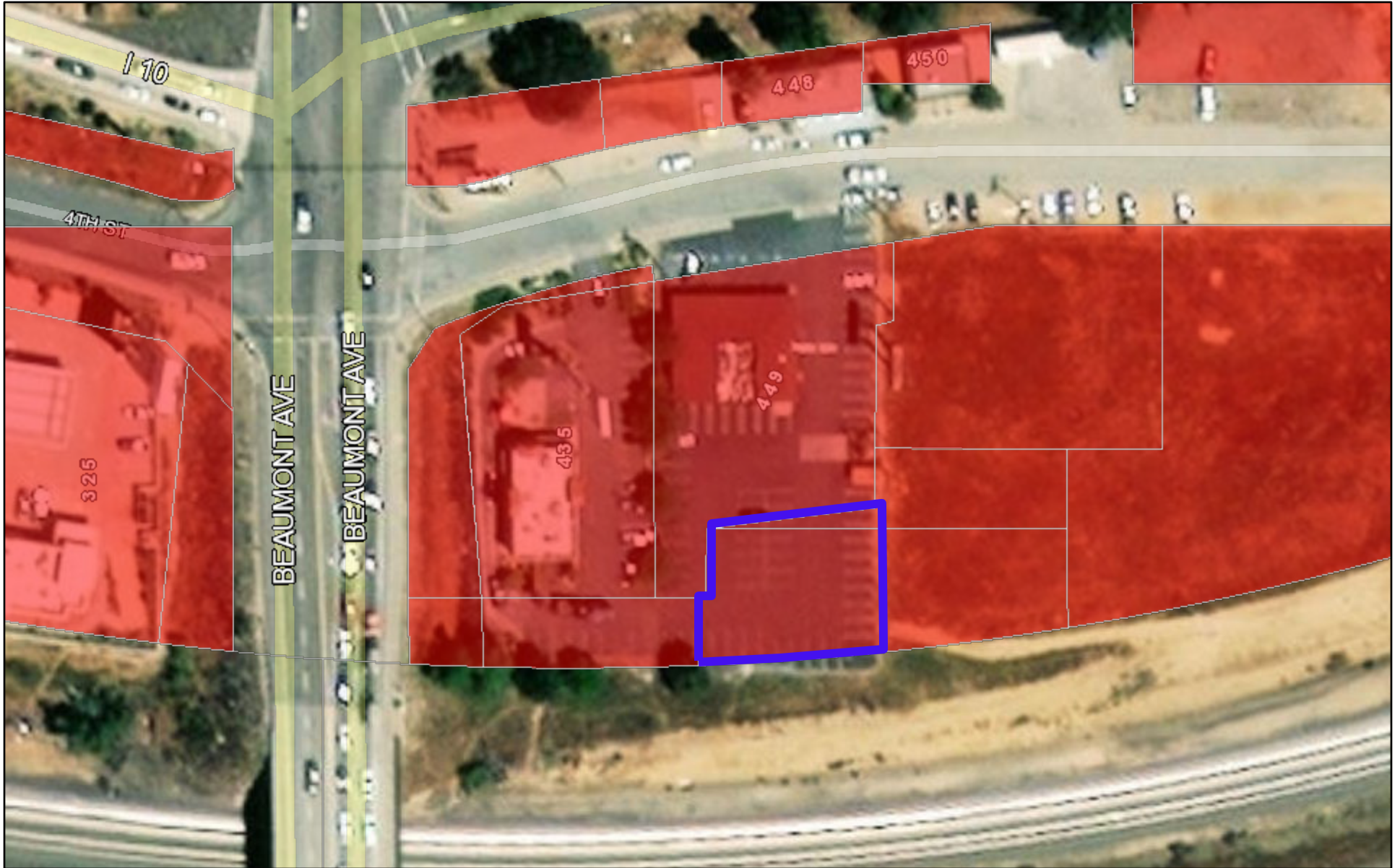
Upon review of the Beaumont General Plan and the Zoning Ordinance, the disposition of the property conforms with the Beaumont General Plan.

Recommended Action:

Receive and file this report indicating the disposition of the property conforms with the General Plan.

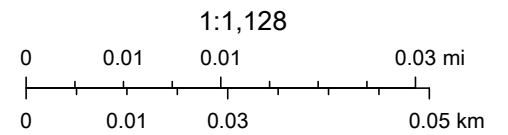
Attachments:

- A. Fourth Street .17 Acre Property - General Plan Designation
- B. Fourth Street .17 Acre Property - Zoning Map
- C. Aerial Fourth Street



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- | | | | |
|---------------------|--------------------------|---------------------------|----------------------|
| General Plan | Industrial | Single Family Residential | Rural Residential 40 |
| Open Space | High Density Residential | Rural Residential 1 | Urban Village |
| Employment District | Traditional Neighborhood | Rural Residential 10 | Downtown Mixed Use |











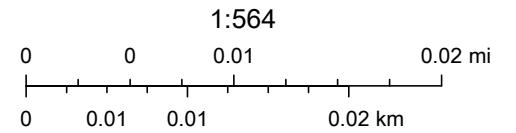
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Zoning

- | | | |
|---|--|--|
|  Union Pacific Rail Roadway |  Residential Rural |  Residential Multiple Family |
|  Specific Plan |  Residential Single Family |  Downtown Residential Multifamily |
| |  Residential Traditional Neighborhood |  Sixth Street Mixed Use - Residential |



Maxar



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- Parcels
- Minor Streets
- Parcel Labels
- Highways/Major Streets
- Labels
- City Boundary

