

# Draft Downtown Incentive Programs

Downtown Business Meeting

September 14, 2022



# History



General Plan Update included Downtown Area Plan



Economic Development Strategic Plan – identified actions steps to stimulate development



Documents work together to aid in development and re-development



Downtown Beaumont Revitalization Plan

# History – Previous Discussions



Parking



Floor Area Ratio



Streamlined New Business  
Application process



# Streamlined New Business Application process



- Reduce Barriers of entry
- This program will apply to all new businesses, citywide which do not require a Conditional Use Permit



# Changes to Zoning Code

- Reduce overly restrictive requirements which impact a business's opportunity to occupy an existing structure or build a new structure.
- Eliminate all Floor Area Ratio requirements
- Temporarily eliminating parking requirements in the downtown area

# Changes to Zoning Code (cont.)

## **Staff recommends allowing the following items:**

- Multiple-Family, Apartments & Condos in Beaumont Avenue 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

## **Staff recommends 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

# Downtown Incentive Programs

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Fiscal Year 2022-2023, City Council allocated \$500,000 for Downtown incentives

Staff is proposing consideration of the following four programs:

- Façade Improvement Program
- Business Attraction Incentive Program
- Pre-Application Fee Waiver
- Sewer Connection Fee Deferral Program
- Economic Impact
- Energy Efficiency





Questions &  
Feedback?

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