



Staff Report

TO: Planning Commissioners

FROM: Gustavo J. Romo, Deputy City Manager
Jillian Fountain, Associate Planner

DATE May 14, 2025

SUBJECT: Tentative Tract Map 38879 (TM2023-0012) and Variance (V2025-0024) for Consideration of A Proposed Subdivision Located West of Pennsylvania Avenue and North of Eleventh Street in the Residential Single-Family Zone (APN: 415-200-031)

APPLICANT: Penn St Development LLC – Dean Cook

Description A Public Hearing request for approval of Tentative Tract Map 38879 for a proposed subdivision of 2.70 gross acres into 10 single-family residential lots ranging between 8,500 square feet and 9,365 square feet and a Variance request from BMC Code Section 16.12.080.C to allow Tentative Tract Map 38879 to exceed lot depths of 2.5 times the width.

Background and Analysis:

The applicant is requesting approval of Tentative Tract Map 38879 to subdivide an approximately 2.70-gross-acre site into 10 single-family residential lots and 1 (one) lettered lot with proposed lot sizes range from 8,500 square feet to 9,365 square feet. In conjunction with the tract map, the applicant has also requested a Variance from Section 16.12.080.C of the Beaumont Municipal Code, which limits the maximum allowable lot depth to 2.5 times the lot width. The Variance is being sought to accommodate the proposed lot configuration, which includes lot depths exceeding this standard.

A tentative tract map (TM2023-0012) is required by the Beaumont Municipal Code per Section 16.04.010 that all land divisions in the incorporated area of the City, as defined in this title, are subject to all of the applicable provisions of the Subdivision Map Act and the Beaumont Municipal Code. The tentative tract map proposes to subdivide 2.70-gross-acres into 10 single-family residential lots, with 1 (one) lettered lot (APN: 415-200-031). The project site is located within the Residential Single-Family zone and has a General Plan Land Use designation of Single-Family Residential. The proposed subdivision is consistent with the General Plan and Zoning Code land use allowances,

which support low-density, detached residential development. Pursuant to Beaumont Municipal Code Section 16.04.020, The Planning Commission is authorized to recommend conditional approval or disapprove all tentative parcel maps, tentative subdivision maps, and land divisions and submit to the City Council for final approval.

A variance (V2025-0024) has been requested by the applicant pursuant to Beaumont Municipal Code Section 17.02.110, which allows for variances pursuant to Section 65906 of the California Government Code to grant relief from zoning provisions when, because of special circumstances applicable to a property including size, shape, topography, location, or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other properties in the vicinity under the identical zoning classification. The requested variance from Beaumont Municipal Code Section 16.12.080.C limits the maximum allowable lot depth to 2.5 times the lot width. The applicant is requesting a variance from the maximum lot length standard to accommodate a lot configuration that results from the unique shape and constraints of the existing parcel, which does not allow for alternative designs that would comply with existing standards.

The proposed tract map does not allow the development of the parcels but does provide for lots to be developed in the future with an approved Plot Plan. Future development of the lots will require the recordation of final tract maps. The project has been conditioned to preclude the issuance of building permits until such time that the final tract maps are recorded.

Project Setting:

The project setting can also be seen in the following materials attached to this staff report:

- General Plan Land Use Map (Attachment C)
- Zoning Map (Attachment D)
- Aerial Photograph (Attachment E)

The 2.70-acre site is currently vacant. The property is located in a single-family area with residences to the north, south, west and east. The land uses, zoning, and General Plan land use designations of the project site and surrounding area are shown in the following table.

	LAND USE	GENERAL PLAN	ZONING
PROJECT SITE	Vacant Land	Single Family Residential (SFR)	Residential Single Family

NORTH	Single Family Residential	Single Family Residential (SFR)	Residential Single Family
SOUTH	Single Family Residential	Single Family Residential (SFR)	Residential Single Family
EAST	Single Family Residential	Single Family Residential (SFR)	Residential Single Family
WEST	Single Family Residential	Single Family Residential (SFR)	Residential Single Family

Development Review Committee (DRC):

The Development Review Committee reviewed the project on January 11, 2024, March 21, 2024, October 17, 2024, November 7, 2024, and February 6, 2025. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

Zoning Consistency:

The use is subject to and is consistent with the Development Standards for the Residential Single-Family zone. The use would meet the objectives of the approved zoning and the use and is compatible with uses permitted in the zone, subject to approval of a Plot Plan.

General Plan Consistency:

The proposed use is in conformance with the City's General Plan. The land use designation for the project site is Single Family Residential as shown in Attachment C. The proposed use is consistent with the General Plan, specifically with policies identified in Goal 3.3, 3.3.1 "Support the development of new housing opportunities, as defined by the Land Use Plan contained in this Element."

Environmental Documentation:

The project is exempt from provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 in that information contained in the project file and documents incorporated herein by reference demonstrates that: TM2023-0012 is consistent with the General Commercial General Plan designation and all applicable General Plan policies as well as the applicable zoning designation; the proposed project site is located within the boundaries of the City of Beaumont; TM2023-0012 has no value as habitat for endangered, rare or threatened species; there is no

substantial evidence in the record that TM2023-0012 will result in significant effects related to traffic, noise, air quality or water quality in that the proposed project incorporated and otherwise is subject to air and water quality resource agency design requirements to avoid any harmful effects; and the site is or can be adequately served by all required utilities and public services. As such, the project meets the criteria for application of a Class 32 (In-Fill) Categorical Exemption under the CEQA Guidelines. Additionally, none of the exceptions provided in CEQA Guidelines Section 15300.2 apply to this project.

Public Communications:

On April 26, 2024, property owners located within a 300-foot radius of the project site were notified of the public hearing. In addition, a notice was published in the Press Enterprise newspaper with a 10-day advanced notice of the hearing. As of the time of report preparation, the Planning Department has not received any letters of comment from the public in favor or in opposition to the project. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

The surrounding property owner notification radius map is provided as Attachment F to this staff report.

Approval Authority:

The Beaumont Municipal Code, Section 16.04.020 designates the Planning Commission as the “advisory agency” charged with reviewing and making recommendations on all proposed parcel map land divisions and tentative subdivision maps in the city. Section 16.24.050.A authorizes the Planning Commission to conditionally approve or disapprove all tentative parcel maps and tentative subdivision maps and land divisions and submit to the City Council for final approval.

When a tentative map is required under the Subdivision Map Act (66463.5(a)), an approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval. The Subdivision Map Act allows for up to four (4) years of extensions subject to approval by the original approving body.

Variance Findings:

In granting a variance, the Planning Commission must make all of the following findings:

1. That the strict or literal interpretation and application of this Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Zoning Ordinance or would deprive applicants of privileges granted to others in similar circumstances.

The subject properties are located on the Residential Single Family zone with a General Plan land use designation of Single Family Residential and is intended for single family residential uses. The strict interpretation of the required lot depths established in the Beaumont Municipal Code will significantly limit the applicant's ability to effectively develop the property as intended.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property that do not apply generally to other property in the same zone.

There are exceptional or extraordinary circumstances or conditions applicable to the subject property because the required lot lengths serve as an obstacle in this particular case due to the physical constraints of the lot and the surrounding area based on the unique lot configuration. The Project meets the minimum lot size and setback requirements that are set forth in the zoning code.

3. That the granting of such variance will not constitute the granting of a special privilege inconsistent with the limitations on other properties in the vicinity classified in the same zone.

The granting of such variance will not constitute the granting of a special privilege as these properties are unique in their configuration. The granting of the variance would allow the applicant to proceed with a development that aligns with the overall goals of the zoning code.

4. That the granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located.

The granting of the proposed variance will not be materially detrimental to the public health, safety, or general welfare as the proposed development meets all other relevant zoning requirements, including lot size and setbacks. The lengthened lots will not result in any adverse impacts on traffic flow, emergency vehicle access, or pedestrian safety.

5. That the granting of such variance will not create any inconsistency with any objective contained in the General Plan.

The proposed variance will not create an inconsistency with the General Plan objectives and satisfies Policy 3.3 to be a city that preserves its existing residential neighborhoods and promotes the development of new housing choices.

Recommended Action:

Hold a public hearing; and

Forward a recommendation of approval to the City Council for Tentative Tract Map No. 38879 (TM2023-0012) subject to the conditions of approval and approve V2025-0024 request to allow for lot depths to exceed 2.5 times the width; and, Direct staff to prepare a Notice of Exemption for the Applicant to file with the Riverside County Clerk Recorder.

Attachments:

- A. Tentative Tract Map No.38879
- B. Draft Conditions of Approval
- C. General Plan Land Use Designation Map
- D. Zoning Map
- E. Aerial Photograph
- F. Radius Map and Labels
- G. Proof of Publication

Incorporated herein by Reference:

City of Beaumont General Plan
City of Beaumont Zoning Ordinance
Project Site's Riverside Conservation Authority Multi-Species Habitat
Conservation Plan Informational Map
Contents of City of Beaumont Planning Department Project File Variance
(V2025-0024), and TTM38879 Tentative Tract Map Files