



Staff Report

TO: City Council

FROM: Steven D. Jones, Community Development Director
Jillian Fountain, Associate Planner

DATE June 17, 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)

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 dwelling lots and 1 (one) lettered lot (for the purpose of an easement) with proposed lot sizes ranging from 8,500 square feet to 9,365 square feet. In conjunction with the tentative tract map, the applicant has also requested a variance from Beaumont Municipal Code (BMC) Section 16.12.080.C, 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 BMC Section 16.04.010, which provides 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 project site is located within the Residential, Single-Family (R-SF) zone and has a Beaumont General Plan Land Use Element designation of Single-Family Residential (SFR). If approved, the proposed subdivision would be consistent with the Beaumont General Plan and Zoning Ordinance land use allowances, which support low-density, detached residential development. Pursuant to BMC Section 16.04.020, the City 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 BMC Section 17.02.110, which allows for variances pursuant to state Zoning Regulations (Gov Code, § 65800 et seq.) to grant relief from zoning provisions when, because of special circumstances applicable to 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 BMC 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 does not lend itself to a development layout other than what is proposed with access onto Pennsylvania Avenue, which can be found in the applicant's variance justification letter (Attachment F).

The proposed tract map does provide for lots to be developed in the future with an approved Plot Plan. Future construction 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.

The proposed subdivision was presented as a public hearing to the Planning Commission at their May 14, 2025, meeting. No verbal or written comments were received, and the Planning Commission approved the recommendation of forwarding a recommendation of approval to the City Council.

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 (R-SF)

NORTH	Single Family Residential	SFR	R-SF
SOUTH	Single Family Residential	SFR	R-SF
EAST	Single Family Residential	SFR	R-SF
WEST	Single Family Residential	SFR	R-SF

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 proposed use is subject to and consistent with BMC development standards provisions for the R-SF zone. If authorized, the proposed use would meet the objectives of the approved zoning and would be compatible with other uses permitted in the zone, subject to the approval of a plot plan.

General Plan Consistency:

The proposed use is in conformance with the City's SFR Beaumont General Plan Land Use Element designation for the project site as shown in Attachment C. If approved, the proposed use would support 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", since the proposal would offer new workforce type affordable housing opportunities, ranging from 1600-2200 sf.

Environmental Documentation:

Staff recommends the project be determined 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 demonstrate that: TM2023-0012 would be consistent with the SFR City General Plan Land Use Element designation and all applicable policies as well as the applicable R-SF zoning designation; the proposed project site is fewer than five (5) acres total and located within the boundaries of the City of Beaumont; the proposed project site has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the

record that TM2023-0012 would result in significant effects related to traffic, noise, air quality or water quality in that the proposed project incorporated and otherwise would be 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 because will-serve letters have been received for the project from utility providers. As such, the project meets the criteria for application of a Class 32 (In-Fill Development Projects) Categorical Exemption under the CEQA Guidelines. Additionally, none of the exceptions provided in CEQA Guidelines Section 15300.2 apply to this project. If approved, A Notice of Exemption will be filed with the County Clerk.

Public Communications:

On May 30, 2025, 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 Division staff had received no letters of comment from the public in favor or in opposition to the project. Any comments received prior to the time of the scheduled City Council meeting will be provided to the Council at the time of the public hearing.

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

Approval Authority:

The Planning Commission is designated as the “advisory agency” charged with reviewing and making recommendations on all proposed parcel map land divisions and tentative subdivision maps in the City pursuant to BMC Section 16.04.020. The Planning Commission is authorized by BMC Section 16.24.050.A 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 California Government Code Section 66486.5(a), as part of the Subdivision Map Act, 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.

The proposed subdivision was presented as a public hearing to the Planning Commission at their May 14, 2025, meeting. No verbal or written comments were received, and the Planning Commission approved the recommendation of forwarding a recommendation of approval to the City Council.

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 in the R-SF zone with an SFR Beaumont General Plan Land Use Element designation and are intended for residential uses. The strict interpretation of the required lot depths established in the Beaumont Municipal Code would 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 properties 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 shape. If the applicant increased lot widths and decreased the lot count, the project would be infeasible financially and would not be consistent with the lot sizes of surrounding properties. 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.

Fiscal Impact:

The cost for staff review and staff report preparation is covered by the \$7,500.00 deposit required by the City of Beaumont Development Related Fee Schedule.

The estimated cost to prepare this report is \$250.

Recommended Action:

Hold a public hearing;

Approve Tentative Tract Map No. 38879 (TM2023-0012) subject to the conditions of approval and approve V2025-0024 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. Variance Justification Letter
- G. Radius Map and Labels
- H. 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