



Staff Report

TO: Honorable Mayor and Members of the City Council
FROM: Steven D. Jones, Community Development Director
BY: Jillian Fountain, Associate Planner
DATE: January 20, 2026
SUBJECT: Public Hearing to Consider the Approval of Tentative Tract Map 38926 (TM2024-0002) to Subdivide 12.58 Gross Acres into 49 Single-Family Residential Lots

Description: A public hearing to consider approval of a tentative tract map to subdivide 12.58 gross acres into 49 single-family residential lots in the Residential, Single-Family Zone on Accessor Parcel Numbers: 408-080-004 and -005 located at south Norman Road east of Orchard Heights Avenue.

Background and Analysis:

The applicant requests approval of Tentative Tract Map 38926 to subdivide a 12.58 gross-acre site into 49 single-family residential lots, four (4) lettered lots, including a retention basin, with proposed lot sizes ranging from 7,219 square feet and 13,072 square feet, two (2) public streets, and one (1) private road.

The project site is located within the Single-Family Residential (SFR) Land Use Element, and Residential Single-Family (R-SF) and the Single-Family Residential (SFR) Beaumont General Plan Land Use Element designation.

If approved, the proposed subdivision would be consistent with the general plan and Beaumont Municipal Code (BMC) Title 17 (Zoning Code) land use allowances, which support low-density, detached residential development.

Planning Commission Recommendation:

On October 22, 2025, the Planning Commission voted unanimously 5-0 to recommend approval of the project to the City Council.

Prior to the Planning Commission meeting on October 22, 2025, one public comment with questions on the project was received and provided to the commission. During the

meeting, the applicant was able to confirm that he would reach out to the commenter to make sure his questions were answered.

If approved, the proposed tentative tract map would provide for lots to be developed in the future subject to an approved plot plan, the recordation of final tract maps, and issuances of building permits.

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. In accordance with the Subdivision Map Act and BMC Section 16.32.040, the applicant may apply to the Planning Commission for a 1-year extension prior to the tentative map's expiration, if needed.

General Plan and Zoning Consistency

The Planning Commission found that the project proposed to be consistent with the general plan since policies identified in Goals 3.3, 3.3.1 to "support the development of new housing opportunities, as defined by the Land Use Plan contained in this Element," would be promoted. The lot configuration would accommodate a range of housing types and affordability levels. The proposed use would also meet the objectives of the Zoning Code for maintenance of property values and enhancement of the City's appearance since new construction requires compliance with contemporary standards and styles, and the introduction of new single-family residential dwelling units would be compatible with other uses permitted in the zone.

Environmental Determination

The project complies with the California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning). Therefore, the Planning Commission determined that the project would not be subject to additional CEQA review because Tentative Tract Map 38914 proposes consistency with the development density established by the SFR land use designation in the Elevate Beaumont 2040 General Plan.

Public Communications:

On January 2, 2026, property owners located within a 300-foot radius of the project site were notified of the public hearing through a mailed notice. In addition, a notice was published in the Press Enterprise newspaper with a 10-day advance notice of the hearing. As of the time of report preparation, the Planning Division received no letters of

comment from the public. Any comments received prior to the scheduled City Council meeting will be provided to the City Council at the time of the public hearing.

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 cost to prepare this staff report is estimated at \$300.

Recommended Action:

Hold a public hearing;

Adopt the Findings for approval of Tentative Tract Map No. 38926;

Approve Tentative Tract Map No. 38926 (TM2024-0002), subject to the conditions of approval; and

Direct staff to prepare a Notice of Exemption for the Applicant to file with the Riverside County Clerk Recorder.

Attachments:

- A. Planning Commission Staff Report dated October 22, 2025
- B. Findings TTM No. 38926
- C. CEQA 15183 Exemption Analysis
- D. Tentative Tract Map No.38926
- E. Proposed Conditions of Approval
- F. General Plan Land Use Element Designation Map
- G. Zoning Map
- H. Aerial Photograph
- I. Radius Map and Labels
- J. 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 and TTM38926 Tentative Tract Map Files