



Staff Report

TO: Honorable Mayor and Members of the City Council
FROM: Steven D. Jones, Community Development Department Director
BY: Melody Arechiga, Senior Planner
DATE: March 3, 2026
SUBJECT: Public Hearing to Introduce and Conduct First Reading of an Ordinance Amending Title 16 “Subdivisions” of the Beaumont Municipal Code

Description: Introduction and first reading of an ordinance amending Title 16 “Subdivisions” of the Beaumont Municipal Code to clarify Tentative Map processing and final approval authority.

Background and Analysis:

On January 14, 2026, the Beaumont Planning Commission (Planning Commission) held a public hearing to introduce the draft ordinance to clarify authority to approve, streamline processing of tentative maps, update definitions and nomenclature, and make other non-substantive housekeeping changes to modernize the Subdivisions Ordinance provisions. At the close of the public hearing, the Planning Commission recommended to the City Council approval of the ordinance as presented.

The proposed ordinance includes amendments to Chapter 16.04, Section 16.04.020 to clarify that the Planning Commission has the authority to approve tentative maps and the City Council has the authority to approve final maps. Also included are amendments to Section 16.04.030 to update the name and representatives that make up the Beaumont Development Review Committee, amendments to Chapter 16.08 to update and add certain definitions, amendments to Chapter 16.24 Tentative Maps – Processing to also require tentative map approval from the City Council under certain circumstances, and amendments to Chapters 16.16, 16.32, 16.36, 16.40, 16.60, 16.61, 16.64, 16.66, and 16.68 to make non-substantive housekeeping changes.

Draft Ordinance:

Key Provisions –

The purpose of the proposed language revision is to establish procedures, standards, and decision-making authority for the subdivision of land within the City of Beaumont in accordance with the Subdivision Map Act, the Elevate Beaumont 2040 General Plan, and the Zoning Code to underscore streamlining and efficiency in processing to facilitate development of all subdivisions for Beaumont residents and businesses.

The attached draft ordinance clarifies the advisory agency and final authority roles of the Planning Commission. All Planning Commission actions may still be appealed in accordance with the City's adopted appeal procedures and, if appealed, a new City Council public hearing would be required. Final maps and parcels maps would still be processed in accordance with state law and City engineering standards, obtaining City Council consent approval prior to recordation.

If approved, the proposed ordinance would modernize and reorganize subdivision regulations, improve clarity and consistency with the Zoning Code, clarify the Planning Commission's role as final authority for tentative map processing. Also proposed are modernized definitions and terms, removal of duplicate or outdated references, and updated cross-references to current code sections. No additional regulatory burdens, substantive changes, subdivision entitlements, standards, or types are proposed.

Consistency with Adopted Goals, Plans and Programs

General Plan Consistency:

No changes to development entitlements or standards are proposed. The amendments would provide transparency, reduce confusion, and reinforce existing practice and trends and promote the achievement of the Elevate Beaumont 2040 General Plan Implementation Strategies LUCD3 and LUCD9 to maintain consistency and address potential regulatory barriers. Clarifying decision-making authority ensures legal consistency and predictable processing.

This alignment supports efficient implementation of the Elevate Beaumont 2040 General Plan, ensures subdivisions are processed in accordance with applicable zoning requirements, and strengthens the City's regulatory framework without altering underlying development rights.

Occasionally, subdivision proposals include requests to vacate or remove unimproved public streets or rights-of-way that were previously dedicated but never constructed or variances to grant relief from standards. The proposed ordinance provides that any requests for street vacation or variances processed with tentative map requests shall be heard by the City Council after Planning Commission recommendation.

Dedicated public rights-of-way represent long-term public infrastructure assets intended to implement the City's general plan, including circulation, multimodal connectivity, utilities, drainage, and emergency access and tentative maps proposing changes to public rights-of-way or areas intended to logically expand or extend public streets would still need tentative map approval from the City Council as would variances that deviate from prescribed lot depth to width ratio and other development standards.

State law provides guidance:

- **Government Code § 66473.5** requires subdivision maps to be consistent with the General Plan.
- **Government Code § 65402** requires review of public street dispositions for General Plan conformity.
- **Streets and Highways Code (Division 9, Part 3)** vests authority for vacation of public rights-of-way with the legislative body (City Council).

The proposed ordinance codifies these requirements locally and clarifies procedure, specifying that any proposed abandonment, removal, vacation, or variance associated with a tentative map be processed concurrently with general plan consistency findings and preserves a clear authority structure in favor of the City Council for protection of the public interest.

Zoning Code Consistency:

Modernizing the Beaumont Subdivision Ordinance is consistent with the Zoning Code, because it aligns subdivision procedures with the City's adopted land use regulations, development standards, and review framework. Updating and reorganizing the Subdivision Ordinance ensures that subdivision review, decision-making authority, and findings clearly reference and defer to Zoning Code standards, reducing ambiguity, improving predictability for applicants, and reinforcing internal consistency across the Municipal Code.

Occasionally, subdivision proposals include requests for variances from the municipal code or to vacate or remove unimproved public streets or rights-of-way that were previously dedicated but never constructed. The proposed ordinance provides that any requests for street vacation or variances processed with tentative map requests shall be heard by the City Council after Planning Commission recommendation.

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Environmental Determination:

In accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Beaumont Chapter 2.54 - Environmental Review, the Planning Commission recommended that the proposed amendments are exempt under

CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility the action may have a significant effect on the environment and this update is consistent with the previously certified final Environmental Impact Report (EIR) for the City's Elevate Beaumont 2040 - General Plan Update. Therefore, no subsequent EIR, Negative Declaration, or addendum is required for approval of an amended Subdivisions Ordinance update.

Public Hearing Notice:

On February 20, 2026, a notice of public hearing was published in the Press-Enterprise, a newspaper of general circulation, in accordance with the California Government Code. A notice of public hearing describing the proposed amendments was posted at the Beaumont City Hall and the Community Development Department.

Fiscal Impact:

The cost associated with preparation of the staff report was \$250.

If approved, implementation of the Subdivisions Ordinance update would be supported by existing staff resources and require no additional staffing or resources. Future ordinance administration and enforcement will continue under the City's adopted fee schedule for tentative map processing services.

Recommended Action:

Hold a public hearing; and,

Waive the first full reading and approve by title only, "An Ordinance of the City Council of the City of Beaumont, California, Amending Title 16 of the Beaumont Municipal Code (BMC) Entitled Subdivisions Including Amendments to Chapter 16.04, Section 16.04.020 to Clarify that the Planning Commission has the Authority to Approve Tentative Maps and the City Council has the Authority to Approve Final Maps; Amendments to Section 16.04.030 to Update the Name and Representatives that Make up the Beaumont Development Review Committee, Amendments to Chapter 16.08 to Update and Add Certain Definitions, Amendments to Chapter 16.24 Tentative Maps – Processing, and Amendments to Chapters 16.16, 16.32, 16.36, 16.40, 16.60, 16.61, 16.64, 16.66, and 16.68 to Make Non-Substantive Housekeeping Changes."

Attachments:

- A. Planning Commission Agenda Staff Report Package Dated January 14, 2026
- B. Draft Ordinance Redline
- C. Draft Ordinance Clean
- D. Proof of Publication

E. Presentation