



## Staff Report

**TO:** Planning Commissioners  
**FROM:** Carole Kendrick, Planning Manager  
Katie Jenson, Assistant Planner  
**DATE** October 26, 2022  
**SUBJECT:** Public Hearing of Conditional Use Permit and Operation of Quick Service Coffee Shop

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**Description** Conditional Use Permit 2022-0065 for the New Construction and Operation of a 655 Square Foot Quick Service Coffee Shop with a Drive Thru and Walk-Up Take-Out Window for “Ziggi’s Coffee” on a 0.717-Acre Parcel Located in the Beaumont Gateway Plaza in the Community Commercial (CC) Zone (APN 418-290-023)

### **Background and Analysis:**

The applicant is requesting approval of one (1) application that was submitted on April 14, 2022. The project proposes to construct a 655 square foot building on an existing partially developed property. The proposed building will be used for a quick service drive-thru coffee shop which includes walk-up takeout orders with no indoor dining but does include two (2) outdoor tables on a 0.717-acre parcel located on the south side of First Street, west of Beaumont Avenue.

**Conditional Use Permit No. CUP2022-0065** is required by the Beaumont Municipal Code per Section 17.02.100 and Table 17.03-3 for particular uses. Restaurants with a drive-thru are uses subject to a Conditional Use Permit in Community Commercial Zone.

The subject property is part of a larger planned development called the Beaumont Gateway Plaza that was approved on December 12, 2006. The overall development allowed for a gas station with a 1,400 square convenience store and a car wash, two (2) drive thru restaurants with 3,200 square feet each, 6,935 square foot multiple tenant building for retail and service uses and 33,000 square feet dedicated to research and development uses.

On February 12, 2008, the Planning Commission approved a modification to the Beaumont Gateway Plaza to modify the research and development uses to a 10-bay

carwash facility and 14-bay automobile service facility showroom. The approved site plan is provided as Attachment G to this staff report.

The applicant did process a Preliminary Review (PLAN2021-0702) application in late 2021 to obtain written comments from staff on the conceptual design. The main concerns raised during the preliminary review process included providing restroom facilities, a trip generation letter and the requirement for a Preliminary Water Quality Management Plan (PWQMP).

The applicant formally submitted their application in April 2022, post adoption of the updated General Plan and Zoning Code update. The subject use is located within the Community Commercial (CC) Zone and has a General Plan land use designation of General Commercial.

The in addition to the requirement of a Conditional Use Permit, the updated Zoning Code includes several footnotes to Table 17.03-3, that identifies two (2) footnotes for restaurants with drive-thru uses, which are as follows:

2. These uses shall not be located on any parcel which is located within 1,000 feet of any school providing instruction in 12th grade or below, day care center, or youth center.
3. New fast-food restaurants should not be located within 1,000 feet of another fast-food restaurant.

The subject site is slightly located under 100 feet from Mojave River Academy, which is an Independent Study Charter School. The Academy does not provide any onsite instruction, so there is no interference with the receptors identified in footnote No. 2. The proposed drive-thru will be located slightly under 100 feet from the existing Jack in the Box drive-thru restaurant, however the Beaumont Municipal Code language states that it should be 1,000 feet and not shall, which provides flexibility on a case-by-case basis. Due to the location, access and site constraints, a non-drive-thru use would likely not be feasible at this location. In addition, the site is located behind existing buildings and provides limited visibility.

### **Project Setting:**

The 0.717-acre site is primarily undeveloped pad with parking and drive aisle on the eastern portion of the property. The subject site is located within a retail shopping center that includes curb, gutter, sidewalk, off-site landscaping improvements that were installed when the center was originally constructed. The parcel to the south is currently vacant commercially zoned property. To the north is the existing developed 84 Lumber, to the west is the existing So Cal Gas Company, to the east is the existing developed

Beaumont Gateway Plaza that includes the Mojave River Academy, Subway, a Shell gas station, convenience store and carwash, Jack in the Box drive-thru restaurant, and a future Zendaja's drive-thru restaurant.

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 land uses, zoning, and General Plan land use designations of the project site and surrounding area are shown in the following Table.

	<b>LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
<b>PROJECT SITE</b>	Vacant Land	GC (General Commercial)	CC (Community Commercial)
<b>NORTH</b>	84 Lumber	GC (General Commercial)	CC (Community Commercial)
<b>SOUTH</b>	Vacant Land	GC (General Commercial)	CC (Community Commercial)
<b>EAST</b>	Beaumont Gateway Plaza	GC (General Commercial)	CC (Community Commercial)
<b>WEST</b>	So Cal Gas Company	I (Industrial)	M (Manufacturing)

### **Site Design:**

The site currently is a primarily vacant pad within an existing developed shopping center. The center comprises of six (6) parcels. The subject property is in the northwest corner of the overall planned development and will complete the development along Beaumont Avenue frontage. The subject property includes existing developed parking spaces and a drive aisle that are located on the west side of the Shell Gas

Station. The project will modify the existing on-site improvements on the subject parcel to provide adequate circulation and parking.

The project is proposing to construct a 655 square foot quick service coffee shop with a drive thru and walk-up take-out window. This project will not provide indoor seating but will provide two (2) tables for outdoor seating. The building is situated in the northwest corner of the subject parcel with the drive-thru on the south side of said building. The drive thru wraps around the center of the parcel in a horseshoe design with the entrance and exit on the south end of parcel. Upon entering the dual drive thru on south end of the parcel it wraps along the west side of the building and merges into one (1) lane, leading you to the window on the southside of the building, and exits on the east. The walkup area for takeout is located on the eastside of the building with access by a paved pathway from the parking lot area located on the east side of the parcel.

The new parking fields are located to the southeast of the of the building. As previously mentioned, there is existing parking that is under the ownership of the subject parcel. The site is accessed from existing driveways for the center that are located on Beaumont Avenue and First Street.

The attached Development Plans (Attachment B) include the site layout, grading, elevations and conceptual landscaping.

### **Architecture:**

The building design is contemporary and modern, while complementing the existing adjacent buildings. The color palette consists of earth tones that blend in the adjacent buildings, presented in predominantly two shades of color: A light tan and a medium dark brown.

The building features two (2) accents of materials which consist of a warm, earth tone colored stone wainscot veneer, and portions of horizontal corrugated metal panels that bring a unique and modern character to the building, in addition to decorative scoring and cantilever awnings.

### **Circulation and Parking:**

Per Beaumont Municipal Code Table 17.05-1 fast food restaurants are calculated at one (1) space per 100 square feet of gross floor area, but not less than 10 spaces. The



proposed drive-thru restaurant will require a minimum of 10 parking spaces. The Municipal Code table also includes footnote 1 that requires a minimum standard vehicle stacking capacity in a drive-thru lane at eight (8) vehicles. The project is proposing to provide 16 parking stalls and stacking for 14 vehicles exceeding the minimum stacking requirement established by the Beaumont Municipal Code. In addition, the applicant prepared a stacking study to demonstrate that the proposed project provides adequate stacking (see Attachment I).

#### **Hours of Operation:**

The quick service restaurant is proposing hours between 7am to 7pm, seven (7) days a week, as indicated in the applicant statement of operations (see Attachment F).

#### **Multi-Species Habitat Conservation Plan (MSHCP) :**

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

#### **Development Review Committee (DRC):**

The Development Review Committee reviewed for the project for design on April 21, 2022, and August 18, 2022. Staff from the various City departments provided written comments that have been incorporated into the proposed conditions of approval.

#### **Environmental Documentation:**

This project is exempt from review under 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: Conditional Use Permit CUP2022-0065 is consistent with the General Commercial General Plan designation and all applicable General Plan policies as well as the applicable zoning designation of Community Commercial; the proposed project site is located within the boundaries of the City of Beaumont; Conditional Use Permit CUP2022-0065 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Conditional Use Permit CUP2022-0065 will result in significant effects related to traffic, noise, air quality or water quality in that the proposed design incorporates and otherwise is subject to air and water quality resource agency design requirements to avoid 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 Development) Categorical

Exemption under the CEQA Guidelines. Additionally, none of the exceptions provided in CEQA Guidelines Section 15300.2 apply to this project.

In addition, a Negative Declaration was prepared and adopted on December 12, 2006, under 06-ND-06 for the overall project. The project as proposed is consistent with the previously adopted Negative Declaration.

#### **Public Communications Received:**

Property owners located within a 300-foot radius of the project site were notified of the public hearing on September 30, 2022, with a 10-day hearing notice in addition to a public notice in the Press Enterprise. At the time of report preparation, the Planning Department has not received any letters of comment from the public in favor or 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. A proof of publication is included as Attachment H to this staff report.

#### **Planning Commission Authority:**

The Community Commercial zone allows fast food restaurants with a drive thru as a conditionally permitted use, per Table 17.03-3 subject to approval of a Conditional Use Permit. The Beaumont Municipal Code Section 17.02.100.F authorizes the Planning Commission to approve, conditionally approve, or deny the application.

#### **Conditional Use Permit Findings:**

The Planning Commission may approve and/or modify a Conditional Use Permit in whole or in part, with or without conditions, provided that all of the following findings of fact are made:

1. The proposed uses conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this Zoning Ordinance.

*The project is subject to and is consistent with the Development Standards for the Community Commercial (CC) zone. The zoning allows fast-food restaurants with a drive-thru subject to a conditional use permit.*

2. The proposed uses would not impair the integrity and character of the zone in which it is to be located.

*The subject property is zoned Community Commercial (CC) allows fast-food restaurants with a drive-thru subject to a Conditional Use Permit. The site is located in an area that is surrounded by currently zoned Community Commercial (CC) properties and will not impair the integrity or character of the zone.*

3. The subject site is physically suitable for the type of land use being proposed.

*The project is in a commercial area that is primarily developed with the exception of the vacant lot to the south which is part of the overall planned development referred to as the Beaumont Gateway Plaza. The is generally flat and is located in a partially developed project and is suitable for commercial development.*

4. The proposed uses are compatible with the land uses presently on the subject property.

*The project is in a commercial area that is primarily developed, with the exception of a vacant lot to the south that is part of the overall planned development. The is generally flat, partially developed and is suitable for commercial development.*

5. The proposed uses would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.

*The zoning for the project site is Community Commercial (CC) and the land use designation is and General Commercial (GC). The proposed project is surrounded by property that is currently zoned Community Commercial and designated as General Commercial in the General Plan. The site is surrounded by developed land, with the exception of the vacant lot to the south which is part of the overall planned development referred as the Beaumont Gateway Plaza. The proposed uses are compatible with the surrounding commercial zoned properties.*

6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

*The site is served by the Beaumont-Cherry Valley Water District for water services and the City of Beaumont for sewer disposal system. Electricity will be provided by Southern California Edison and natural gas will be provided by the Southern California Gas Company. Solid waste and refuse services are provided by Waste Management, Inc. on behalf of the City of Beaumont. The site can be adequately served and will not be detrimental to public health and safety.*

7. There would be adequate provisions for public access to serve the subject proposal.

*There is adequate access to the site as determined by the City's public safety departments. The site has access from Beaumont Avenue and First Street.*

8. The proposed use is consistent with the objectives, policies, general land uses, and programs of the City of Beaumont General Plan.

*The proposed project is in conformance with the General Plan for the City of Beaumont. The land use designation for the project site is General Commercial (GC). The proposed development is consistent with the General Plan policies.*

9. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare.

*The proposed project meets all the development standards under the Community Commercial zoning, which is intended to protect the public interest, health, safety, convenience, or welfare. The quick service restaurant with a drive-thru will provide a convenience for the public that will not be detrimental to public health, safety or welfare.*

10. The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood.

*The proposed design and elevations are compatible with the commercial development to the east and will provide a consistent image that compliments the character of the commercial properties that are developed in the Beaumont Gateway Plaza.*

11. The Planning Commission shall find that the proposed use does not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations.

*This use will not have an adverse effect on humans or the environment for any population. The proposed project will provide a quick service restaurant to serve all income levels of the population.*

This subsection G shall apply only to the uses identified in Chapter 17.03. This subsection shall not invalidate any conditional use permit for an operation facility but shall be complied with prior to issuance of a building permit for all projects which no building permit has been issued upon the effective date of this provision.

**Fiscal Impact:**

None.

**Recommended Action:**

Hold a public hearing,

Conditional Use Permit CUP2022-0065, subject to the attached 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. Draft Conditions of Approval
- B. Development Plan
- C. General Plan Land Use Designation Map
- D. Zoning Map
- E. Aerial Photograph
- F. Applicant's letter dated April 14, 2022, regarding the statement of operations
- G. Beaumont Gateway Plaza 06-PP-06 Approved Site Plan
- H. Proof of Publication
- I. K2 Traffic Stacking and Trip Generation Study

**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 CUP2022-0065, PLAN2021-0702, 06-PP-06 & 06-ND-06



**CITY OF BEAUMONT  
PLANNING DEPARTMENT  
DRAFT CONDITIONS OF APPROVAL**

**PLANNING COMISSION DATE:** October 11, 2022

**PROJECT NAME:** ZIGGI'S COFFEE

**PROJECT NOS.:** CUP2022-0065

**DESCRIPTION:** A request for a commercial development on an approximately 0.717-acre site, to construct and operate a 655 square foot quick service coffee shop with a drive thru located in the Beaumont Gateway Plaza in the Community Commercial (CC) Zone.

**APPLICANT:** Jack Lanphere

**LOCATION:** South of 1<sup>st</sup> Street on the west side of Beaumont Avenue

**APN:** 418-290-023

Note: Any conditions revised at a hearing will be noted by ~~strikeout~~ (for deletions) and/or underline (for additions), and any newly added conditions will be added at the end of all conditions regardless of the Department originating the condition.

**STANDARD CONDITIONS**

1. The permit for the above referenced Conditional Use Permits consists of all Conditions of Approval herein. All Conditions of Approval for CUP2022-0065 and other related approvals are still in effect.
2. The use hereby permitted is for the establishment of a quick service coffee shop with a drive thru located on south of 1<sup>st</sup> Street on the west side of Beaumont Avenue (APN 418-290-023).
3. The Community Development Director may approve minor modifications to the site plan that are in substantial conformance to the approved project and that do not increase impacts. All copies of the revised plans shall be dated and signed by the Director and made a part of the record.
4. The permittee shall defend, indemnify, and hold harmless the City of Beaumont, the Beaumont Redevelopment Agency, its agents, officers, consultants, and employees from any claims, action, or proceeding against the City of Beaumont or its agents, officers, consultants, or employees to attack, set aside, void, or annul, an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit CUP2022-0065. The City of Beaumont will promptly notify the permittee of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the permittee of any such claim, action or proceeding or fails to cooperate fully in the

defense, the permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.

5. This approval is subject to the City of Beaumont Municipal Code Section 17.02.100 Conditional Use Permits and is subject to timing specified in Sections (J) Conditional Use Permit Time Limits, (K) Conditional Use Permit Lapse in Time, (L) Conditional Use Permit Renewal and (M) Lapsing in Conditional Use Permit.
6. Administrative Plot Plan and business license application review and approval are required prior to occupancy of the building or sales of any items.
7. Occupancy inspections will be required prior to the start of operations by the Building & Safety, Planning, Police, and Fire Departments. All inspections shall be performed and approved before a Certificate of Occupancy will be issued by the Building and Safety Department.
8. If any of the conditions of approval are violated, or if the use otherwise become a public nuisance as set forth in the Beaumont Municipal Code, the conditional use permit may be revoked as prescribed in the Municipal Code.
9. For Sales Tax Purposes, this location shall be the "Point-of-Sale" for all transactions conducted.
10. The Community Development Director shall monitor the subject use to ensure that the scale of the use does not exceed the limitations of the existing site improvements. In the event the Community Development Director determines that the scale of the use has exceeded site limitations, a hearing shall be scheduled before the Planning Commission to review the permit and consider modification or revocation thereof.
11. After 12 months of operation, the subject matter may, at the discretion of the Community Development Director, be scheduled for review by the Planning Commission. The Commission shall retain the authority to amend these conditions of approval at such time, or to modify the use or revoke the permit if substantial problems result from the operation.
12. The applicant shall be responsible for securing clearance, permits and approvals from all relevant agencies, including the Building Department, Fire Department, Health Department, and any other necessary departments or agencies.
13. This permit shall be for the benefit of the applicant in whose name the permit was issued, for the specific approved location. The permit shall not be transferrable to another individual or location.
14. An anti-graffiti coating shall be provided on all block walls including the trash enclosure, and written verification from the developer shall be provided to the City of Beaumont Planning Department.

15. The project shall comply the outdoor lighting (night sky) requirements of Beaumont Municipal Code Chapter 8.50.
16. Outdoor lighting systems in the Commercial/Industrial zone shall be turned off or reduced in lighting by at least 50 percent beginning at 10:00 pm. or close of business, whichever is later, until dawn or the start of business, whichever is sooner. When possible, the lighting system shall be turned off rather than reduced in lighting level. Lighting shall be equipped with controls for photocell on and time off.
17. All signage shall be developed in conformance with the Beaumont Gateway sign program. Where the sign program is silent the zoning ordinance of the Beaumont Municipal Code, Chapter 17.07 shall apply. Any new signage on the site is subject to a sign permit application from the City of Beaumont.
18. The hours of operation for the quick service restaurant with a drive shall be a from 7am to 7pm, 7 days a week.
19. Outdoor merchandise displays are not permitted as part of this project.
20. No outdoor activities are permitted within the parking area without an approved Temporary Use Permit.
21. No vehicles may be parked on sidewalks, parkways, driveways, or alleys.
22. Prior to the issuance of a building permit, the construction drawings shall include the installation of a grease interceptor or grease removal device per the Plumbing Code.

#### **BUILDING DEPARTMENT CONDITIONS**

23. A legal address assigned by the Building Division will be required prior to submittal of any plan check documents to the Building Division. Please coordinate directly with Building for required application, fees, and documentation required. This address must be posted on the site at all times.
24. Address shall be posted in a manner approved by the Fire Chief of Riverside County or the Fire Chief's designee.
25. The proposed use requires construction drawings to be submitted to the Department of Building and Safety for plan review, building permits and building inspections.



26. Provide note on plans that "Dig Alert (811) shall be contacted prior to any excavation in accordance with government code section 4216".
27. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Standards Code, Title 24, California Code of Regulations (CBC, CRC, CEC, CMC, CPC and Green Building Standards) and City of Beaumont Ordinances including requirements for allowable area, occupancy separations, fire suppression systems, etc.
28. The proposed new building requires construction drawings to be submitted to the Building Department for plan review, building permits and inspections.
29. Access, sanitary facilities, and parking shall comply with Title 24 Accessibility Requirements with the currently adopted California Building Code for Common Use Areas.
30. At least 1 accessible route shall be provided within the site from accessible parking spaces and accessible parking loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. If more than 1 route is provided, all routes must be accessible.
31. Electronic plan submittals are required and shall be submitted to [Permits@beaumontca.gov](mailto:Permits@beaumontca.gov)
32. Upon plan check submittal and after review of the submitted plans, specifications and documents, additional requirements may be required.
33. The proposed new development is subject to the payment of School Fees as required by law. The applicant is required to submit a Certificate of Compliance from the school district(s) to obtain building permits from the City.
34. Permit fees shall be paid in accordance to the City's adopted fee schedule at the time of building permit issuance.
35. The proposed new development is subject to the payment of Transportation Uniform Mitigation Fee (TUMF).
36. The proposed new development may be subject to the payment of Multiple Species Habitat Conservation Plan (MSHCP).

37. Riverside County Health Department approval will be required prior to permit issuance. An original set of the approved plans will need to be provided to the City of Beaumont.

### **FIRE DEPARTMENT CONDITIONS**

**With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:**

Prior to Building Permit Issuance:

38. Fire Hydrants and Fire Flow: A current fire flow report from the local water purveyor shall be required. Fire flow shall be determined by using Appendix B of the California Fire Code and shall be based on the building construction type and total square footage. Where the water system is not capable of meeting the fire flow demands water improvements shall be required. The required fire flow for this structure is 1500 gpm at 20 psi for a 2 hour minimum duration.
39. Fire Department Access: Prior to building permit issuance, provide a site plan showing the fire lanes. Access roads shall be provided to within 150 feet to all portions of the exterior building walls and shall have an unobstructed width of not less than 24 feet. The construction of the access roads shall be all weather and capable of sustaining 75,000 lbs. over two axels for commercial developments. Approved vehicle access, either permanent or temporary, shall be provided during construction Ref. CFC 503.1.1, 3310.1 and 503.2.1
40. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.

Prior to Final Approval:

41. Fire Department Inspection: A fire department inspection is required prior to occupancy/business license approval. Please contact Kylie Tillema at (951) 572-3225 or [ktillema@beaumontca.gov](mailto:ktillema@beaumontca.gov) to schedule.

42. Addressing: All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01
43. Knox Box: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. Ref. CFC 506.1

### **POLICE DEPARTMENT**

44. All exterior lighting on the site shall remain functional and be kept on during all hours of darkness. Exterior lighting shall be sufficient to illuminate the storefront during all hours of darkness. Any proposed outside lighting shall be in compliance with the City's Lighting Ordinance, Chapter 8.50, of the City of Beaumont Municipal Code.
45. The address of the business shall be clearly visible from the front of the building and shall be illuminated during hours of darkness.
46. Remove litter daily from the premises, adjacent sidewalks and parking lots under site's control and sweep/clean these areas weekly.
47. Remove graffiti from premises and parking lot.
48. Have no more than 33% of the windows covered with advertising or signs.
49. The applicant shall comply with all applicable local, county, state and federal regulations, including the City's Municipal Code and the California Business and Professions Code (B&P).

### **PUBLIC WORKS**

#### General

50. The following is a non-inclusive list of items that may be required by the Public Works Department:
- A. Plans:
    - i. Precise Grading Plan
    - ii. Erosion Control Plan
    - iii. Retaining Wall Plan (for line and grade only)

iv. Composite Onsite Utility Plan

B. Reports & Studies:

- i. Grading & Pad Certification
- ii. Compaction Report

C. Permits and agreements:

- i. A. WQMP Covenant and Agreement
- ii. B. City Grading Permit
- iii. C. City Dirt Haul Permit
- iv. D. City Encroachment Permit

51. All required plans and studies shall be prepared by a Registered Professional Engineer, Registered Professional Geologist or Registered Professional Surveyor in the State of California, and submitted to the Public Works Department for review and approval.

52. The Applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project.

53. The Applicant is responsible for resolving any conflicts with existing or proposed easements. All easement(s) of record and proposed easements shall be shown on the grading plan and improvement plans, where applicable.

54. The Applicant shall obtain an Encroachment Permit, as required, for all work within the public right-of-way.

Surveying & Mapping

55. PRIOR TO START OF CONSTRUCTION: Where survey monuments exist, such monuments shall be protected or shall be referenced and reset, pursuant to Business and Professions Code, Sections 8700 to 8805 (Land Surveyors Act).

56. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT: The applicant shall verify and/or set all missing property corners, r/w corners, and centerline monuments.

Subsequently, the applicant shall cause the surveyor to file the appropriate documents and records to the County of Riverside.

#### Grading and Drainage Improvements

57. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall design the drainage facilities to capture and convey the 100-year storm event.
58. PRIOR TO ISSUANCE OF A GRADING PERMIT: The Applicant shall design the drainage facilities to collect and convey all on-site drainage flows in a manner consistent with the historic drainage pattern and discharge in a manner which will not increase damage, hazard, or liability to adjacent or downstream properties.
59. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall obtain a National Pollutant Discharge Elimination System (NPDES) Construction General Permit for stormwater discharges associated with construction activities as required by the California Water Resources Control Board.
60. PRIOR TO ISSUANCE OF A GRADING PERMIT: A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and submitted to the California Water Resources Control Board. The developer shall be responsible for implementation, monitoring, operation, and maintenance of the SWPPP until all improvements have been accepted by Public Works Department or construction is complete, whichever is later.
61. PRIOR TO ISSUANCE OF A GRADING PERMIT: A copy of the Notice of Intent (NOI) and Waste Discharge Identification (WDID) number from the State Water Resources Control Board shall be provided to the Public Works Department.
62. PRIOR TO ISSUANCE OF GRADING PERMIT: The applicant shall submit for review and approval, a Final WQMP (F-WQMP). The F-WQMP shall be in substantial conformance with the approved preliminary Project-Specific WQMP and the document "Water Quality Management Plan – A Guidance Document for the Santa Ana Region of Riverside County," dated October 2012 (Guidance Document).
63. PRIOR TO ISSUANCE OF GRADING PERMIT: The Applicant shall record a "Covenant and Agreement" with the County Recorder, or other instrument acceptable to the City, to inform future property owners of the requirement to implement the approved project-specific WQMP.

64. PRIOR TO ISSUANCE OF GRADING PERMIT: The applicant shall adhere to all Federal Emergency Management Agency (FEMA) regulations and requirements in the event that existing drainage patterns are affected by this development. The applicant shall submit to the City and to any governing Federal agency for review and approval, all necessary calculations.
65. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall design all storm drains, catch basins, and storm water structures with trash capture devices that conform with the approved trash capture list issued by the State Water Board.
66. PRIOR TO ISSUANCE OF A GRADING PERMIT: The applicant shall design temporary drainage facilities and erosion control measures to minimize erosion and silt deposition during the grading operation.
67. CONCURRENT WITH GRADING OPERATIONS: Any grading and/or utility excavations and backfilling, both on and off site, shall be done under the continuous direction of a licensed geotechnical/civil engineer who shall obtain all required permits and submit reports on progress and test results to the City Engineer for review and approval as determined by the City. Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the City Engineer for review and approval, which may require additional tests at the expense of the applicant.
68. CONCURRENT WITH GRADING OPERATIONS: The Applicant shall construct temporary drainage facilities and erosion control measures to minimize erosion and silt deposition.
69. PRIOR TO FOUNDATION TRENCHING: The applicant shall submit a soil compaction report to the City for review and approval.
70. PRIOR TO OBTAINING ANY BUILDING PERMIT: The applicant shall submit pad certifications letters and pad compaction reports to the City for review and Approval.

#### Sewer Improvements

71. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The public sanitary sewer system shall be completed and connected to the existing municipal sewer system.

72. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): All sewer manhole rims shall be set flush with the finished surface Per the City of Beaumont's paving and manhole cover detail.

73. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall repair the sewer trench and restore existing pavement associated with sewer installation per the City of Beaumont's Paving and Trench Repair detail.

#### Water Improvements

74. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall ensure all water valves and vault covers within paved areas are raised flushed with finished surface and painted after paving is completed.

75. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT (COO): The applicant shall ensure all fire hydrants; air vacs and other above ground water facilities are placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc. may be placed within sidewalks or paved areas provided such devices are set flush with the finished surfaces and are properly rated for chosen locations.

End of Conditions



INDEX OF DRAWINGS	
<b>ARCHITECTURAL</b>	
T-1.00	TITLE SHEET & PROPOSED SITE PLAN OVERALL
A-1.10	PROPOSED SITE PLAN - ENLARGED
A-2.00	FLOOR PLAN WITH OCCUPANT & PLUMBING LOAD BREAKDOWN
A-3.00	EXTERIOR ELEVATIONS
A-3.01	COLORLED EXTERIOR ELEVATIONS

CODE INFORMATION	
------------------	--

***PROJECT CODE COMPLIANCE***  
THIS PROJECT SHALL COMPLY WITH THE **CITY OF BEAUMONT** MUNICIPAL  
CODE ORDINANCES, AND ALL APPLICABLE STATE AMENDMENTS.

- \* 2019 CALIFORNIA BUILDING CODE (CBC)
- \* 2019 CALIFORNIA MECHANICAL CODE (CMC)
- \* 2019 CALIFORNIA PLUMBING CODE (CPC)
- \* 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- \* 2019 STATE ENERGY STANDARDS CODE
- \* 2019 CALIFORNIA FIRE CODE (CFC)
- \* 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)

- \* 2019 CALIFORNIA BUILDING CODE (CBC)
- \* 2019 CALIFORNIA MECHANICAL CODE (CMC)
- \* 2019 CALIFORNIA PLUMBING CODE (CPC)
- \* 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- \* 2019 STATE ENERGY STANDARDS CODE
- \* 2019 CALIFORNIA FIRE CODE (CFC)
- \* 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)

MAIN OCCUPANCY:	BUSINESS GROUP B
DESCRIPTION OF USE:	DRIVE-THROUGH COFFEE SHOP & TAKEOUT ONLY
TYPE OF CONSTRUCTION:	V-B

BLDG. HEIGHT ALLOWABLE: 40' (2019 CBC TABLE 504.3)  
BLDG. HEIGHT PROPOSED: 17'-9"

**ALLOWABLE AREA DETERMINATION:**  
(2019 CBC 506.2.1) THE ALLOWABLE AREA OF A SINGLE-OCCUPANCY BUILDING WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-1:

BLDG. AREA ALLOWABLE: 9,000 SQ.FT. (2019 CBC TABLE 506.2)  
BLDG. AREA PROPOSED: 655 SQ.FT. (REFER TO SHEET A-2.00 FOR AREA BREAKDOWN)

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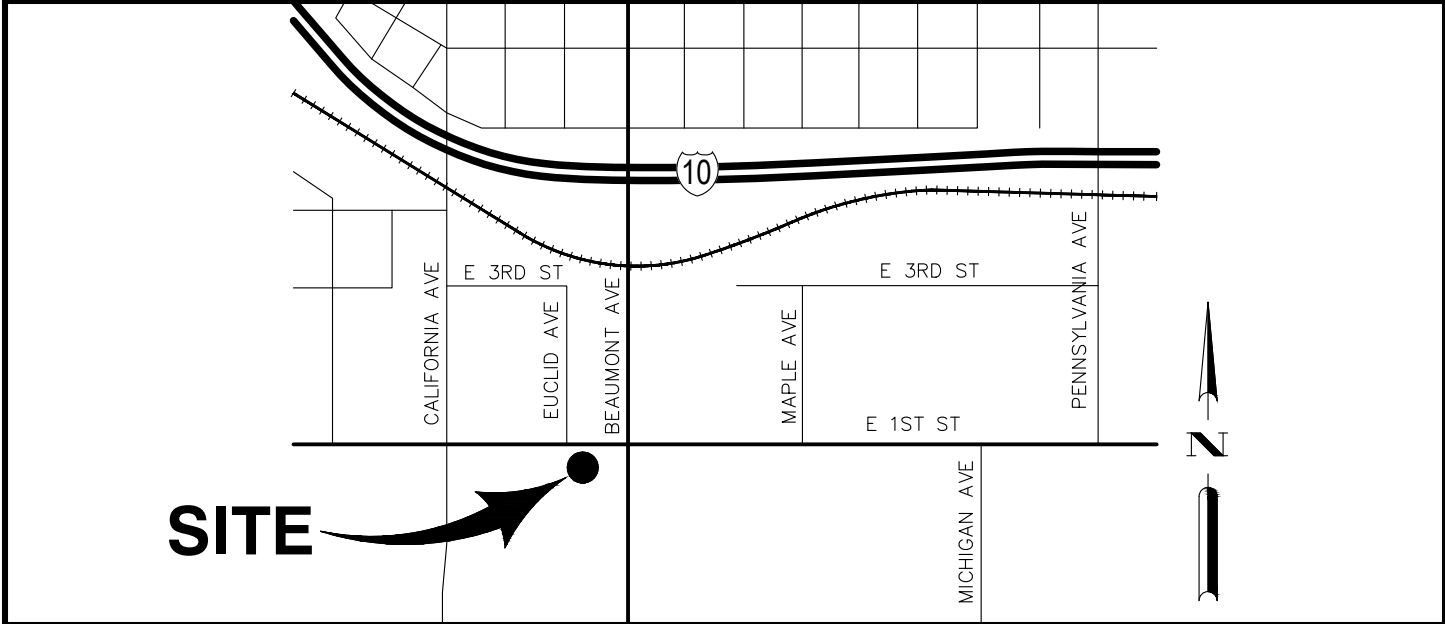
## PROJECT SUMMARY

- |  |
|--|
|  |
|--|

## PROJECT NOTES

## VICINITY MAP

NO SCALE



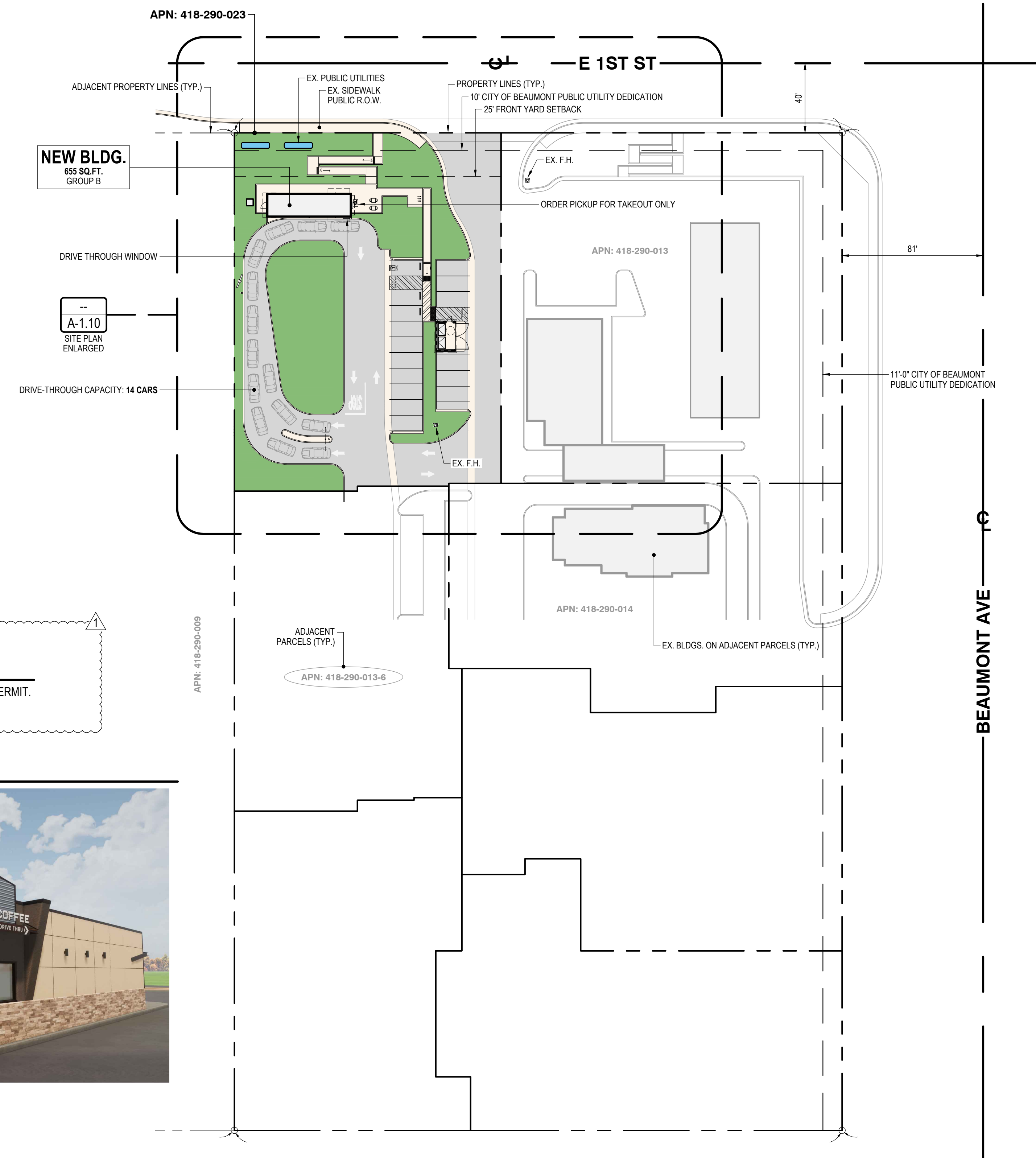
PROJECT INFO	
APN	418-290-023
APPLICATION TYPE	CONDITIONAL USE PERMIT
ZONING	COMMUNITY COMMERCIAL (CC)
EX. LAND USE	VACANT
PROPOSED LAND USE	DRIVE-THRU RESTAURANT
OCCUPANCY CLASSIFICATION	BUSINESS GROUP B (COMMERCIAL KITCHEN)

## UTILITIES

a) <b>WATER</b>	BEAUMONT CHERRY VALLEY
b) <b>SEWAGE</b>	WATER DISTRICT
c) <b>ELECTRIC</b>	SOUTHERN CA EDISON
d) <b>GAS</b>	SOUTHERN CA GAS COMPANY
e) <b>TELEPHONE</b>	VERIZON
f) <b>CABLE</b>	VERIZON

LOT COVERAGE		
PROPOSED BUILDING	655 SQ.FT.	2.09%
LANDSCAPE & PERMEABLE SURFACES	11,166 SQ.FT.	35.74%
HARDSCAPE (PAVEMENT, CONC., ETC.)	19,425 SQ.FT.	62.17%
<b>TOTAL SITE AREA:</b>	<b>(0.717 ACRES) ±31,246 SQ.FT.</b>	<b>100.00%</b>

PARKING LOAD ANALYSIS								
LAND USE / REQUIREMENTS <sup>01</sup>	PARKING LOAD FORMULA	QTY. UNDER CONSIDERATION	FORMULA CALCULATION	PARKING REQUIRED		PARKING PROVIDED		
				STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE	
RESTAURANTS, FAST FOOD	1:100 SQ.FT. OF GFA (10 MIN.) <sup>01</sup>	655 SQ.FT.	$X \div 100 = 6.55$	6 SPACES	1 (1 VAN)	15 SPACES	1 (1 VAN)	
TOTAL PARKING REQUIRED				7 SPACES				
				TOTAL PARKING PROVIDED		16 SPACES		



## **DEFERRED SUBMITTALS**

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1. ALL SIGNS SHALL BE A DEFERRED SUBMITTAL. UNDER SEPARATE PERMIT.

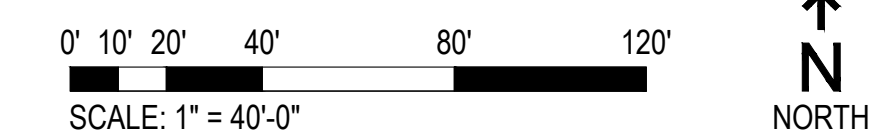
- \_\_\_\_\_

## CONCEPTUAL RENDERING



SCALE: 1" = 40'-0" REFER TO CIVIL ENGINEERING DRAWINGS FOR MORE INFO

REFER TO CIVIL ENGINEERING DRAWINGS FOR MORE INFO



↑  
N  
NORTH

**L & S**  
**ARCHITECTS, INC.**

---

JACK M. LANPHERE III, ARCHITECT C-38052

38516 AMATEUR WAY, BEAUMONT, CA 92223  
909.229.0125 E-MAIL: LA9111@AOL.COM

LSARCHINC.COM

4

NO.	PLANCHECK REVISION	DATE
①	PRELIMINARY COMMENT LETTER	05/18/2022
②	--	--/--/--
③	--	--/--/--



(APPROX.)  
311 EAST 1ST STREET  
BEAUMONT, CA 92223

## ENTITLEMENT PLANS

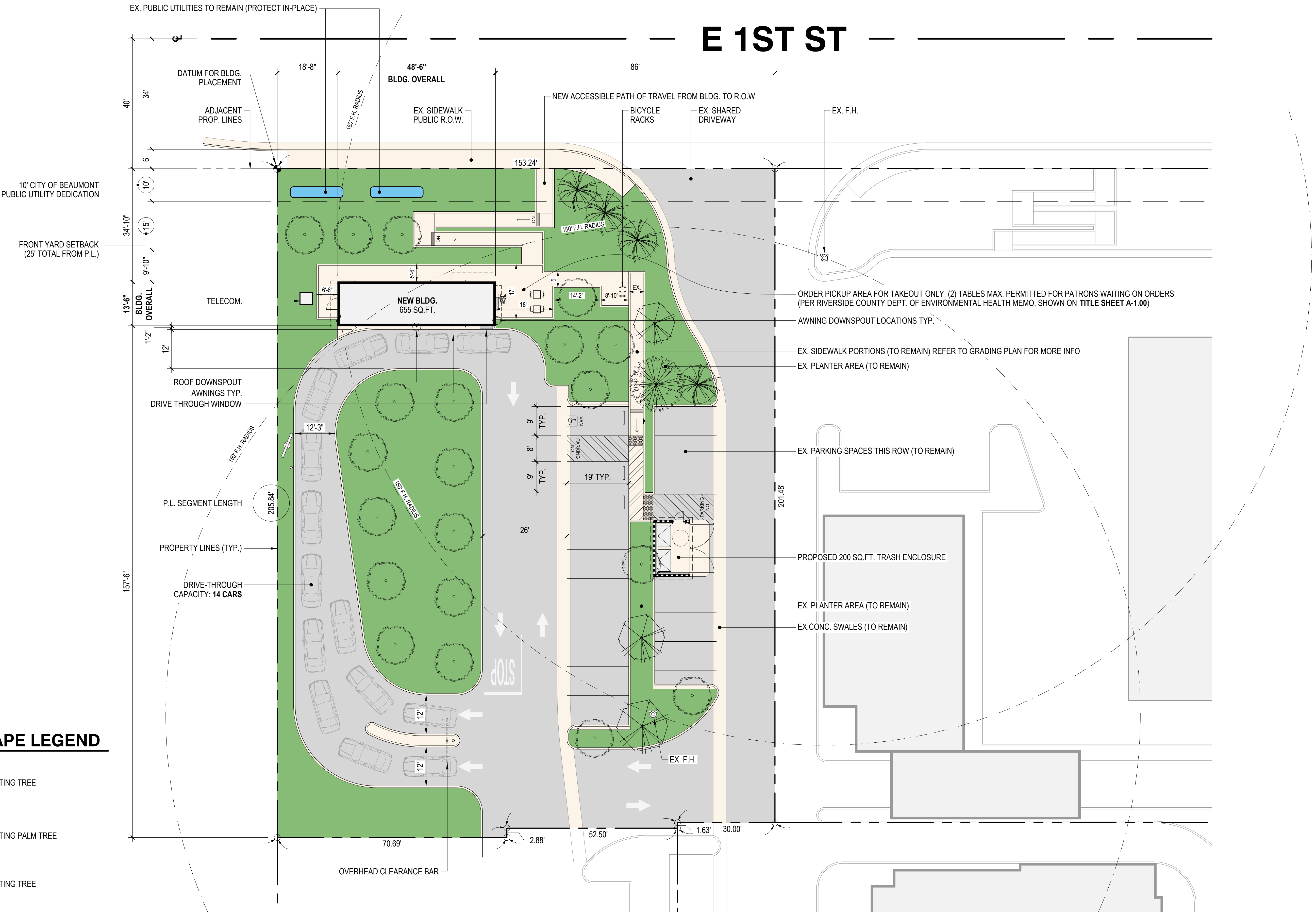
<b>PLAN CHECK NO:</b>		<b>CUP2022-0065</b>
PROJECT TYPE: COMMERCIAL, NEW CONSTRUCTION		APN: 418-290-023-1 (PCL 7)
DATE: 12/23/2021	REVISED: 06/08/2022	VERSION (INTERNAL USE ONLY): 1.00
SCALE: PER PLAN		PAGE SIZE: 24" X 36"

# TITLE SHEET & PROPOSED SITE PLAN OVERALL

SHEET NO.

**T-1.00**





LANDSCAPE LEGEND

- EXISTING TREE
- EXISTING PALM TREE
- EXISTING TREE
- PROPOSED TREE

PROPOSED SITE PLAN: ENLARGED

SCALE: 1" = 15'-0"

REFER TO CIVIL ENGINEERING DRAWINGS FOR MORE INFO

0' 3'-9" 7'-6" 15' 30' 45'  
SCALE: 1" = 15'-0"

N  
NORTH

ARCHITECT OF RECORD:

**L&S**  
ARCHITECTS, INC.

JACK M. LANPHERE III, ARCHITECT C-38052

38516 AMATEUR WAY, BEAUMONT, CA 92223  
909.229.0125 E-MAIL: LA@11@AOL.COM  
LSARCHINC.COM

CONSULTANT:

NO.	PLANCHECK REVISION	DATE
1	PRELIMINARY COMMENT LETTER	05/18/2022
-	-	-/-/-
-	-	-/-/-

PROJECT FOR:



(APPROX.)  
311 EAST 1ST STREET  
BEAUMONT, CA 92223

ENTITLEMENT PLANS

PLAN CHECK NO: CUP2022-0065	
PROJECT TYPE: COMMERCIAL, NEW CONSTRUCTION	APN: 418-290-023-1 (PCL 7)
DATE: 12/23/2021	REVISED: 06/08/2022
SCALE: PER PLAN	PAGE SIZE: 24" X 36"

SHEET TITLE:

**PROPOSED  
SITE PLAN  
ENLARGED**

SHEET NO.

**A-1.10**

LEGEND

- 6" EXTERIOR WALLS & EXTERIOR FINISH MATERIAL
- 6" INTERIOR NON-BEARING METAL STUD FRAMING
- 101 SPACE LABELS (SEE SPACE LABELS THIS SHEET)
- 102A DOOR [ID]
- A WINDOW [ID]
- 2A10BC FIRE EXTINGUISHERS INSTALLED & MAINTAINED PER 2019 CFC SEC. 906.
- TRAVEL DISTANCE TO EXTINGUISHER: 75' MAX.
- FLOOR AREA PER UNIT: 3,000 SQ.FT. MAX.

SPACE LABELS

#	DESCRIPTION	ID	AREA (SF)
101	KITCHEN	(a)	381
102	ALL-GENDER ACCESSIBLE SINGLE-USER RESTROOM	(d)	57
103	KITCHEN & DRY STORAGE	(a)	217

OCCUPANT LOAD & AREA BREAKDOWN

PROPOSED USE & OCCUPANCY CLASSIFICATION: BUSINESS GROUP B 01					
ID	FUNCTION OF SPACE 02 & 04	OLF 03	AREA 05 (SQ.FT.)	FORMULA CALCULATION	# OF OCC. 06
(a)	KITCHENS, COMMERCIAL	200 GROSS	598	598 ÷ 200	2.99
(d)	NO OCC. LOAD: RESTROOMS	N/A	57	N/A	0
GROSS BLDG. AREA:			655	SUB-TOTAL:	2.99
			TOTAL BLDG. OCCUPANT LOAD:		3

- 01 OCCUPANCY AS DETERMINED IN ACCORDANCE W/ 2019 CBC CHAPTER 3.
- 02 AS DETERMINED IN ACCORDANCE WITH 2019 CBC CHAPTER 10 AND TABLE 1004.5
- 03 OCCUPANT LOAD FACTOR (OLF) PER 2019 CBC TABLE 1004.5
- 04 ALL SPACES THAT CONFORM TO THE 'FUNCTION OF SPACE' IDENTIFIED.
- 05 CUMULATIVE AREA OF THE 'SPACES' IDENTIFIED.
- 06 NUMBER OF OCCUPANTS ATTRIBUTED TO THAT 'FUNCTION OF SPACE'.

PLUMBING LOAD ANALYSIS

FLOOR PLAN AREA BREAKDOWN

OCCUPANCY 01 & 02	AREA OF SPACE 02	OCC. LOAD FACTOR 03	FORMULA CALCULATION	# OF OCC. 04
GROUP B	655 SQ.FT.	200	655 ÷ 200	3.28
TOTAL PLUMBING OCCUPANT LOAD				4
PLUMBING LOAD EACH SEX 05				M F
				2 2

- 01 AREA SPECIFIC CALCULATIONS BASED ON FUNCTION OF SPACE. THE TOTAL OCCUPANT LOAD AND OCCUPANCY CLASSIFICATION SHALL BE DETERMINED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE OR OCCUPANT LOAD FACTOR TABLE A (2019 CPC 422.1)
- 02 BUILDING OR SPACES W/ MIXED OCCUPANCIES, USE APPROPRIATE OCCUPANCY GROUP FOR EACH AREA. ACCESSORY AREAS MAY BE EXCLUDED, FOR EXAMPLE: HALLWAY, RESTROOM, STAIR ENCLOSURE (2019 CPC, TABLE A).
- 03 OCCUPANT LOAD FACTOR FOR PLUMBING LOAD (PERSONS PER SQ.FT.) PER 2019 CPC, TABLE A.
- 04 NUMBER OF OCCUPANTS, PER OCCUPANCY GROUP. FOR MULTIPLE OCCUPANCIES, FRACTIONAL NUMBERS SHALL BE FIRST SUMMED AND THEN ROUNDED TO THE NEXT WHOLE NUMBER.
- 05 NO. OF FIXTURES CALCULATED AT 50% MALE & 50% FEMALE BASED ON TOTAL OCC. LOAD (2019 CPC 422.1).

MIN. PLUMBING FACILITIES

PER 2019 CPC TABLE 422.1

USE & OCCUPANCY CLASSIFICATION: GROUP B											
WATER CLOSETS 01 & 04				URINALS		LAVATORIES 02				DRINKING FOUNTAINS 03	
MALE		FEMALE		MALE		MALE		FEMALE		--	
REQ.	PRV.	REQ.	PRV.	REQ.	PRV.	REQ.	PRV.	REQ.	PRV.	REQ.	PRV.
1	1	1	1	--	--	1	1	1	1	0	0 03

- 01 WHERE WATER CLOSETS ARE PROVIDED BY ALL-GENDER SINGLE ACCOMMODATION TOILET FACILITIES, THE QUANTITY PROVIDED MAY BE SHARED BETWEEN MALE & FEMALE.
- 02 WHERE LAVATORIES ARE PROVIDED BY ALL-GENDER SINGLE ACCOMMODATION TOILET FACILITIES, THE QUANTITY PROVIDED MAY BE SHARED BETWEEN MALE & FEMALE.
- 03 DRINKING FOUNTAINS ARE NOT REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS PER 2019 CPC 415.2
- 04 WHERE OCCURS: ONE TOILET FACILITY DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES (REFER TO 2019 CPC 422.2 EXCEPTIONS, THIS SHEET)

PLUMBING CODES

2019 CPC 422.2 - SEPARATE FACILITIES

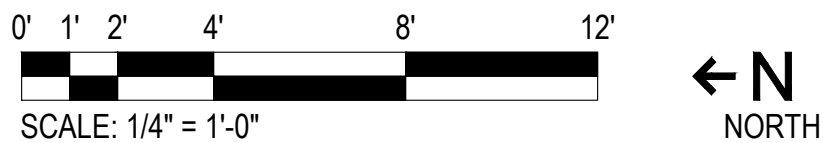
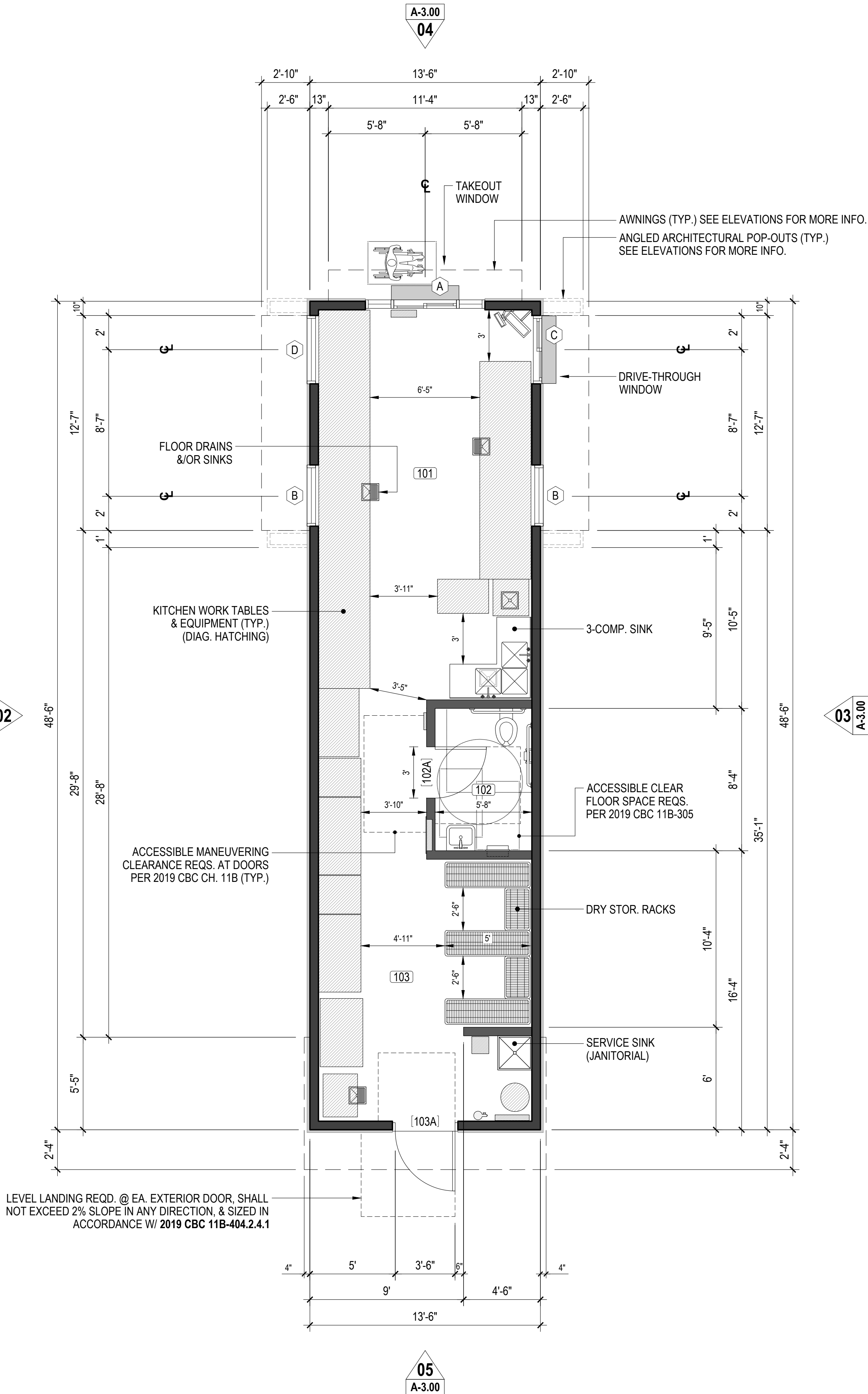
SEPARATE TOILET FACILITIES SHALL BE PROVIDED FOR EACH SEX.

EXCEPTIONS:

- (1) RESIDENTIAL INSTALLATIONS.
- (2) IN OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 10 OR LESS, INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.
- (3) IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

PROPOSED FLOOR PLAN

GROSS FLOOR AREA: 655 SQ.FT.



ARCHITECT OF RECORD:

L & S  
ARCHITECTS, INC.

JACK M. LANPHERE III, ARCHITECT C-38052

38516 AMATEUR WAY, BEAUMONT, CA 92223  
909.229.0125 E-MAIL: LA@AOL.COM  
LSARCHINC.COM

CONSULTANT:

NO.	PLANCHECK REVISION	DATE
1	PRELIMINARY COMMENT LETTER	05/18/2022
-	--	--/--
-	--	--/--

PROJECT FOR:

Ziggi's  
COFFEE

(APPROX.)  
311 EAST 1ST STREET  
BEAUMONT, CA 92223

ENTITLEMENT PLANS

PLAN CHECK NO:		CUP2022-0065
PROJECT TYPE: COMMERCIAL, NEW CONSTRUCTION		APN: 418-290-023-1 (PCL 7)
DATE: 12/23/2021	REVISED: 06/08/2022	VERSION (INTERNAL USE ONLY): 1.00
SCALE: PER PLAN		PAGE SIZE: 24" X 36"

SHEET TITLE:

PROPOSED  
FLOOR PLAN

SHEET NO.

A-2.00





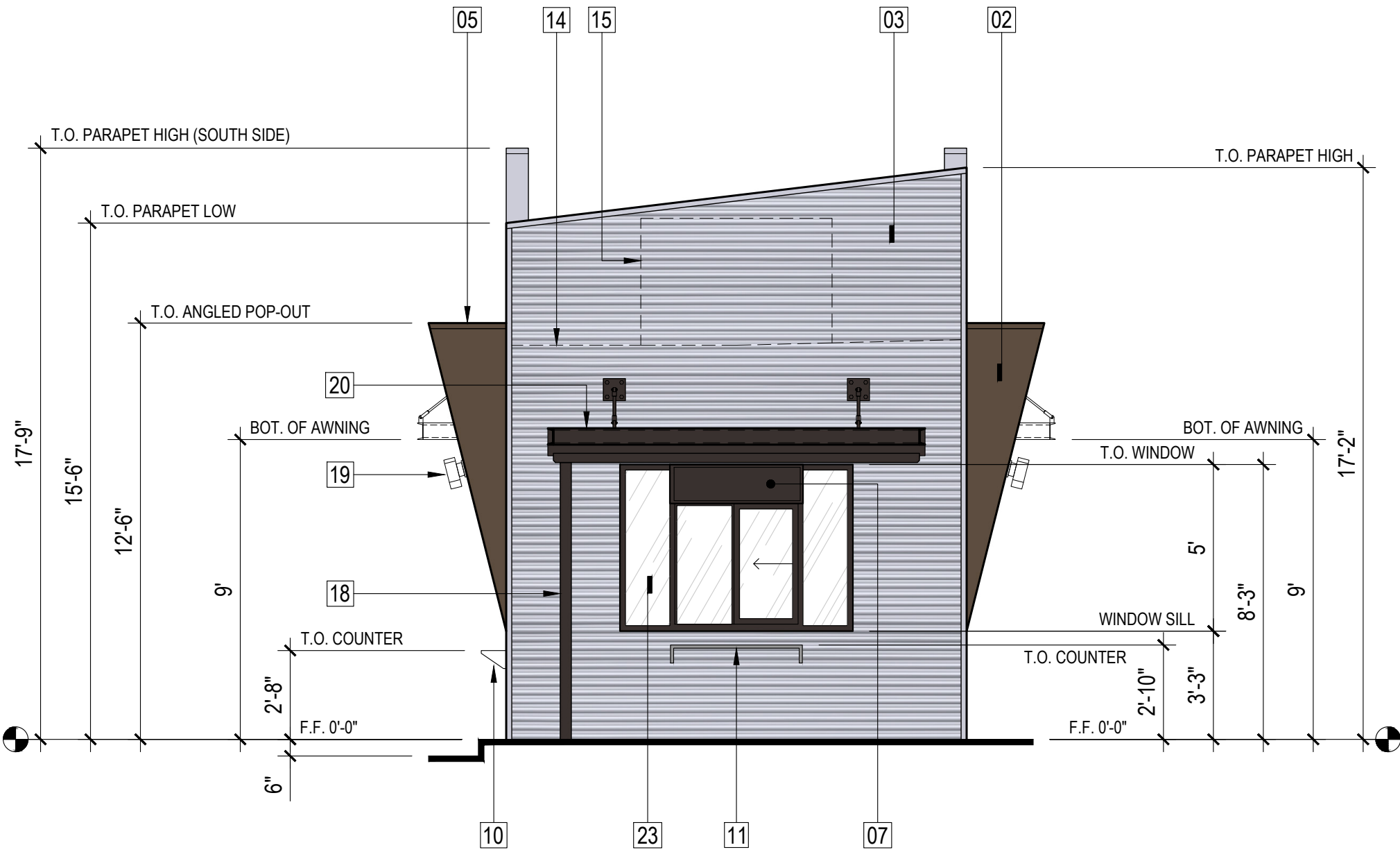


#	ITEM	COLOR	REMARKS	#	ITEM	COLOR	REMARKS	#	ITEM	COLOR	REMARKS
01	EIPS STUCCO VENEER SYSTEM PAREX OR DRYVIT EQUAL TO BE	FIELD COLOR-MATCH SHERWIN WILLIAMS, SW 7555, PATIENCE		08	RESERVED	--	--	17	LOCATION OF BUILDING SIGNAGE BY OTHERS. SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT. IN-WALL BLOCKING FOR SIGNAGE AS REQUIRED TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. COORDINATE AS REQUIRED WITH SIGN VENDOR.		
02	EIPS STUCCO VENEER SYSTEM PAREX OR DRYVIT EQUAL TO BE	ACCENT COLOR 1-MATCH SHERWIN WILLIAMS, SW 9183, DARK CLOVE.		09	PRE FINISHED FRY REGLET JOINT INSET INTO E.I.F.S. AS SHOWN.	NATURAL	--	18	PRE-FINISHED METAL DOWNSPOUT	1. PRE-FINISHED TO MATCH ADJACENT E.I.F.S. FINISH COLOR. 2. WHEN PLACED AGAINST STONE OR WOOD SIDING, PAINT TO MATCH ITEM #23	
03	PREFINISHED METAL WALL PANELS: 1-1/4" X 1/4" GALVANIZED CORRUGATED METAL PANEL(S) AND ASSOCIATED TRIM	NATURAL	INSTALL HORIZONTALLY AS INDICATED	10	STAINLESS STEEL COUNTER AT DRIVE-THROUGH WINDOW PLACED AT 38" ABOVE GRADE			19	LOCATION FOR EXTERIOR BUILDING LIGHT FIXTURE AS SCHEDULED.	--	--
04	STONE VENEER AS INDICATED. PROVIDE PRE-MANUFACTURED CORNER STONES AT ALL OUTSIDE CORNERS.	STONE VENEER TO BE: ELDORADO MOUNTAIN LEDGE, YUKON.	PROVIDE PRECAST STONE WAINSCOT CAP INSTALLED TO A TOTAL HEIGHT OF 3'-3" A.F.F.	11	STAINLESS STEEL COUNTER AT WALK-UP WINDOW PLACED AT 34" ABOVE FINISHED FLOOR			20	HORIZONTAL STEEL CHANNEL AWNING, WITH ROD AND CLEVIS SUPPORT, ANCHORED TO BUILDING.	PAINTED TO MATCH ITEM #23	SLOPE BACK TO GUTTER WITH DOWNSPOUT. SEE ROOF PLAN FOR AWNING DEPTH.
05	PRE-FINISHED METAL PARAPET CAP WITH 2" RETURN BOTH SIDES OF WALL.	1. PRE-FINISHED TO MATCH ADJACENT E.I.F.S. FINISH COLOR AT WALL BELOW. 2. IF ADJACENT TO WOOD VENEER, STONE VENEER AND/OR DARK CLOVE E.I.F.S. MATCH ITEM #23 3. ADJACENT TO GALVANIZED METAL PANELS: MATCH PAC CLAD, SLATE GREY FINISH.		12	RESERVED	--	--	21	6"W X 4"H STEEL SCUPPER OVERFLOW DRAIN THROUGH WALL WITH 3" DRAIN LIP		
06	EXTERNAL WALL-MOUNTED SPEAKER	--	COORDINATE WITH OWNER	13	METAL DOOR AS SCHEDULED	MATCH ITEM #23	--	22	12" HIGH (MIN.) ADDRESS NUMERALS IN SANS-SERIF FONT AS SHOWN	CONTRAST TO BACKGROUND	BOTTOM OF ADDRESS MOUNTED @ 12'-6" A.F.F.
07	EXTERIOR AIR CURTAIN AS SCHEDULED	--	--	14	LINE OF SINGLE-PLY MEMBRANE ROOFING OVER TAPERED INSULATION BEYOND			23	ALUM. STOREFRONT WINDOW ASSEMBLIES (TYP.)	DARK BRONZE	SEE WINDOW ELEVATIONS FOR SPECS. & MORE INFO
				15	ROOFTOP UNIT WITH CURB BEYOND. SEE MECHANICAL	--	--	24	RESERVED	--	--
				16	4" X 14" STEEL SCUPPER TO ACT AS PRIMARY ROOF DRAIN. SCUPPER TO DRAIN TO GALVANIZED METAL DOWNSPOUT TO DAYLIGHT AT DRIVE AISLE BELOW.						

MATERIALS LEGEND & SPECIFICATIONS

MATERIALS TYP. FOR ALL ELEVATIONS

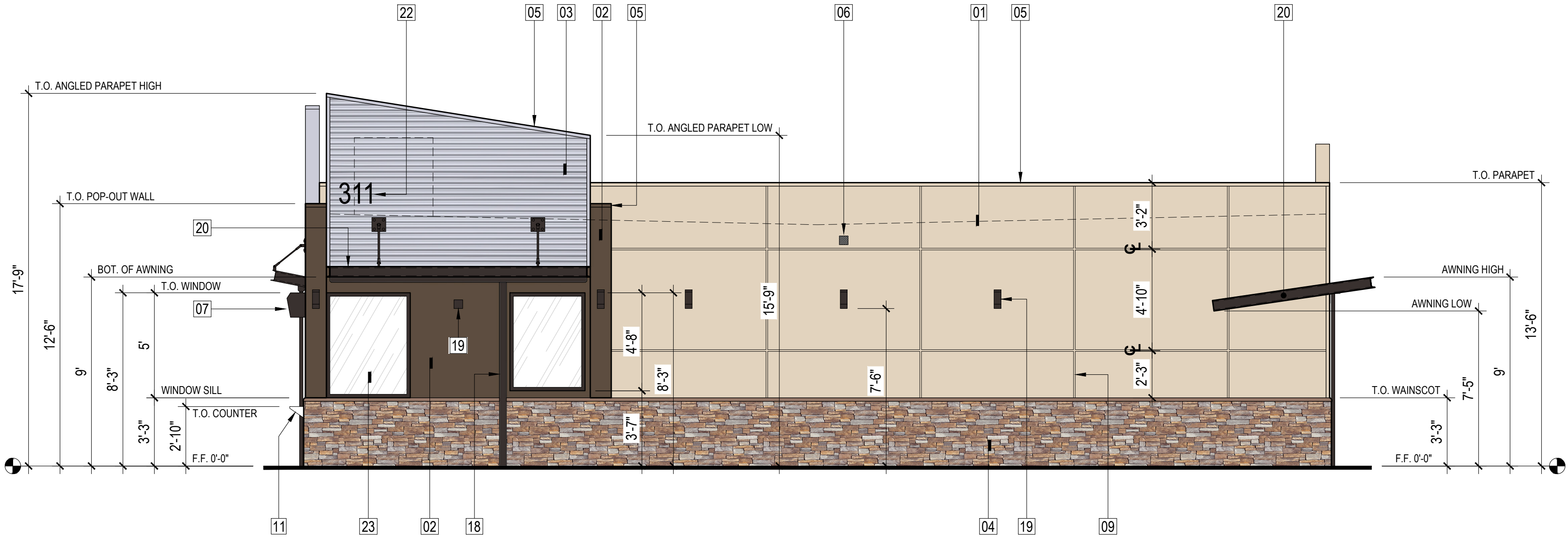
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NORTH ELEVATION

SCALE 1/4" = 1'-0"

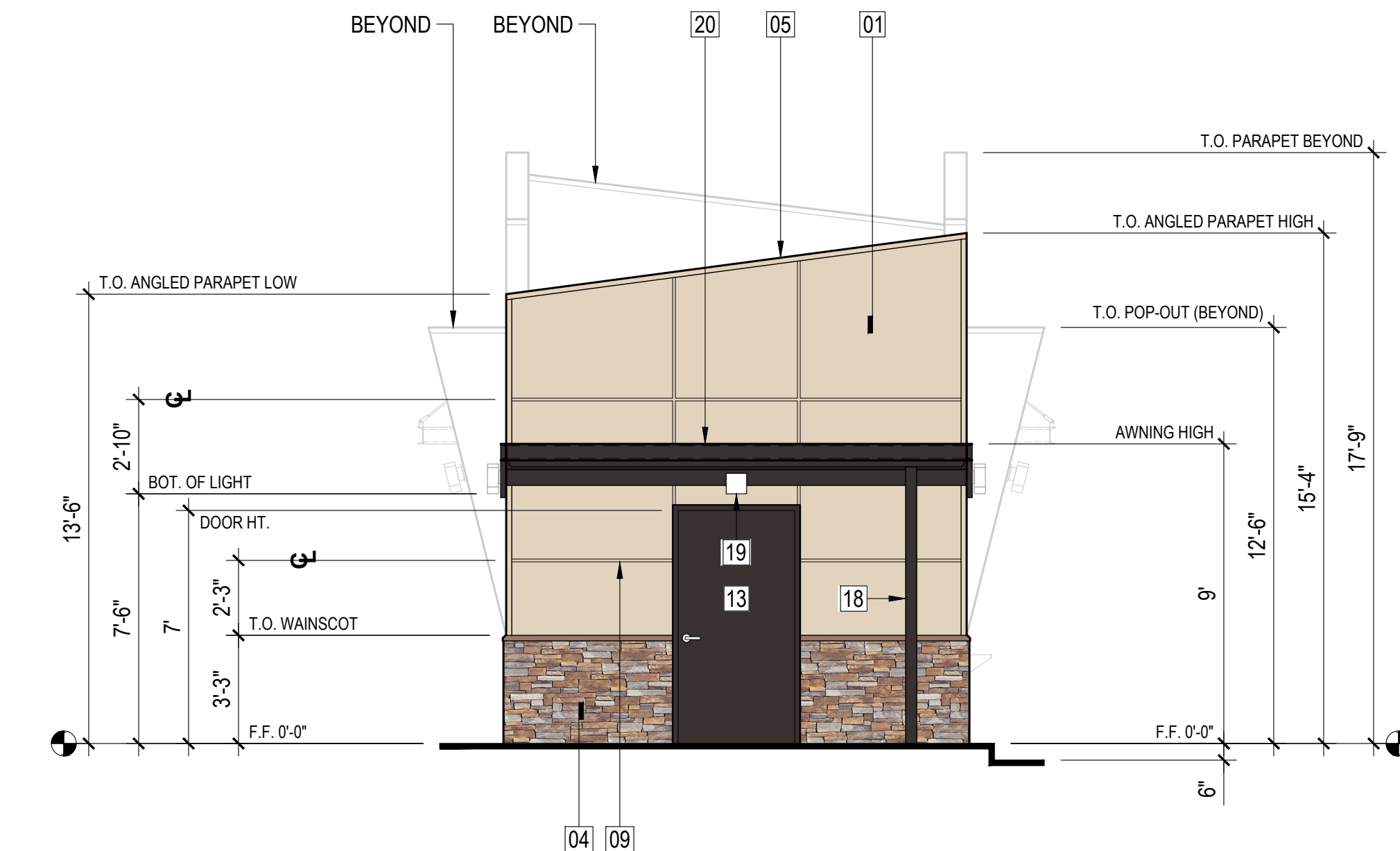
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NORTH ELEVATION

SCALE 1/4" = 1'-0"

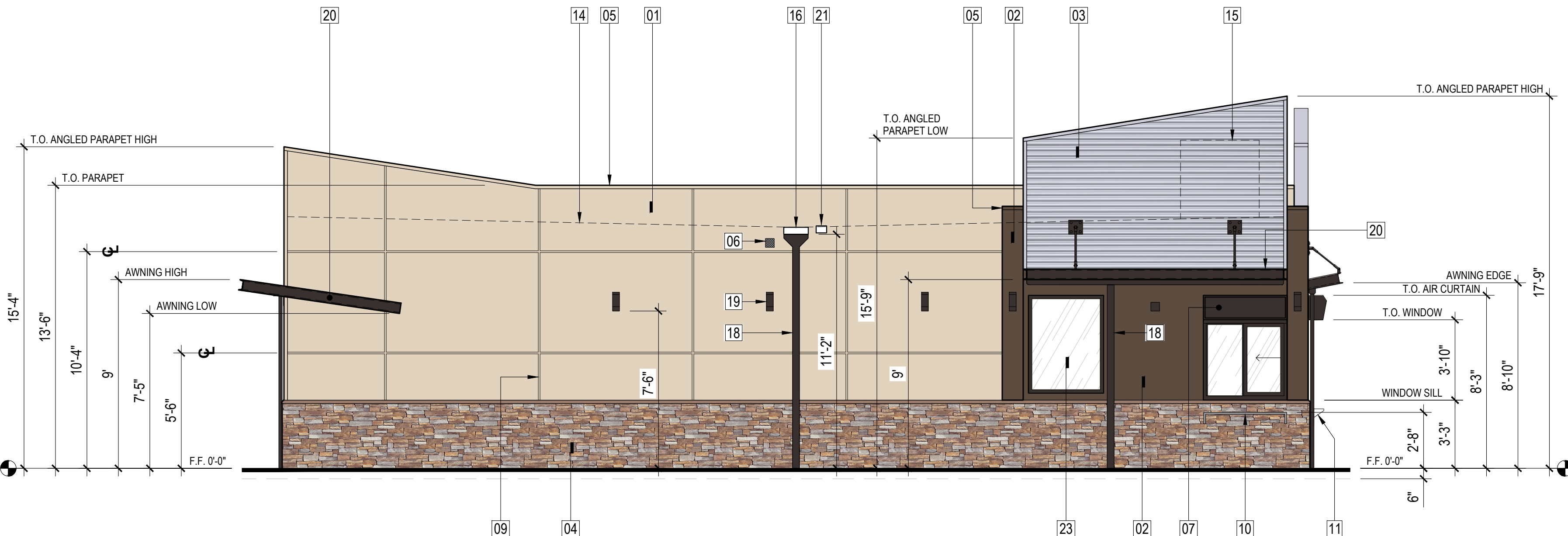
02



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

05



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

03



ARCHITECT OF RECORD:

L&S  
ARCHITECTS, INC.

JACK M. LANPHERE III, ARCHITECT C-38052

38516 AMATEUR WAY, BEAUMONT, CA 92223  
909.229.0125 E-MAIL: LA@L&S.COM  
LSARCHINC.COM

CONSULTANT:

NO.	PLAN/CHECK REVISION	DATE
1	PRELIMINARY COMMENT LETTER	05/18/2022
-		--/--/--
-		--/--/--

PROJECT FOR:



(APPROX.)  
311 EAST 1ST STREET  
BEAUMONT, CA 92223

ENTITLEMENT PLANS

PLAN CHECK NO:		CUP2022-0065
PROJECT TYPE: COMMERCIAL, NEW CONSTRUCTION		APN: 418-290-023-1 (PCL 7)
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SHEET TITLE:

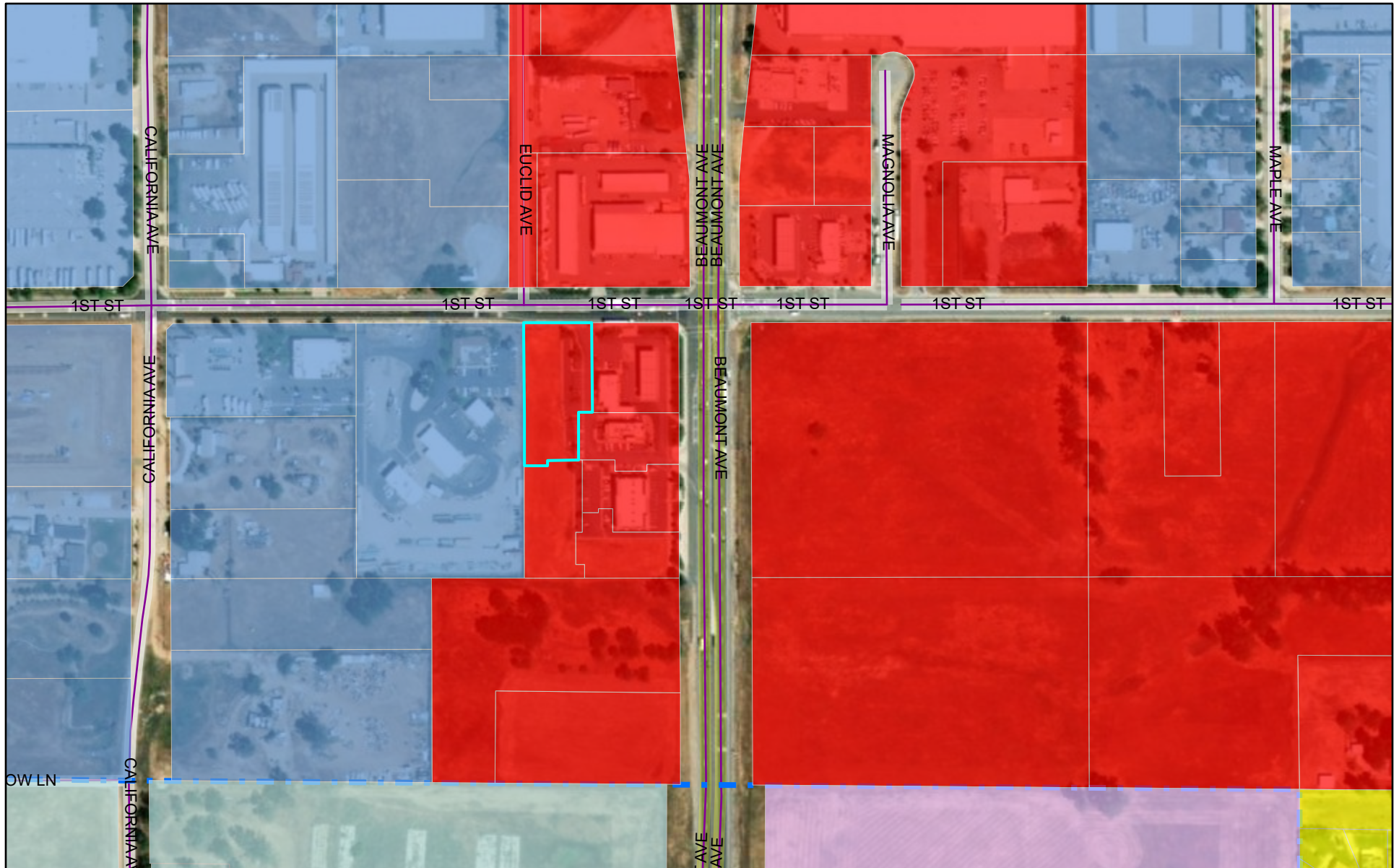
COLORED  
EXTERIOR  
ELEVATIONS

SHEET NO.

A-3.01



# CUP2022-0065 General Plan Land Use Designation



9/26/2022, 2:02:48 PM

General Plan

Employment District

Industrial

Single Family Residential

Urban Village

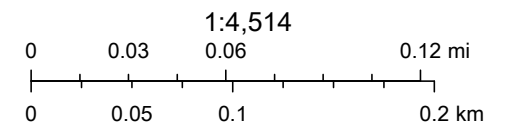
General Commercial

City Boundary

Street Labels

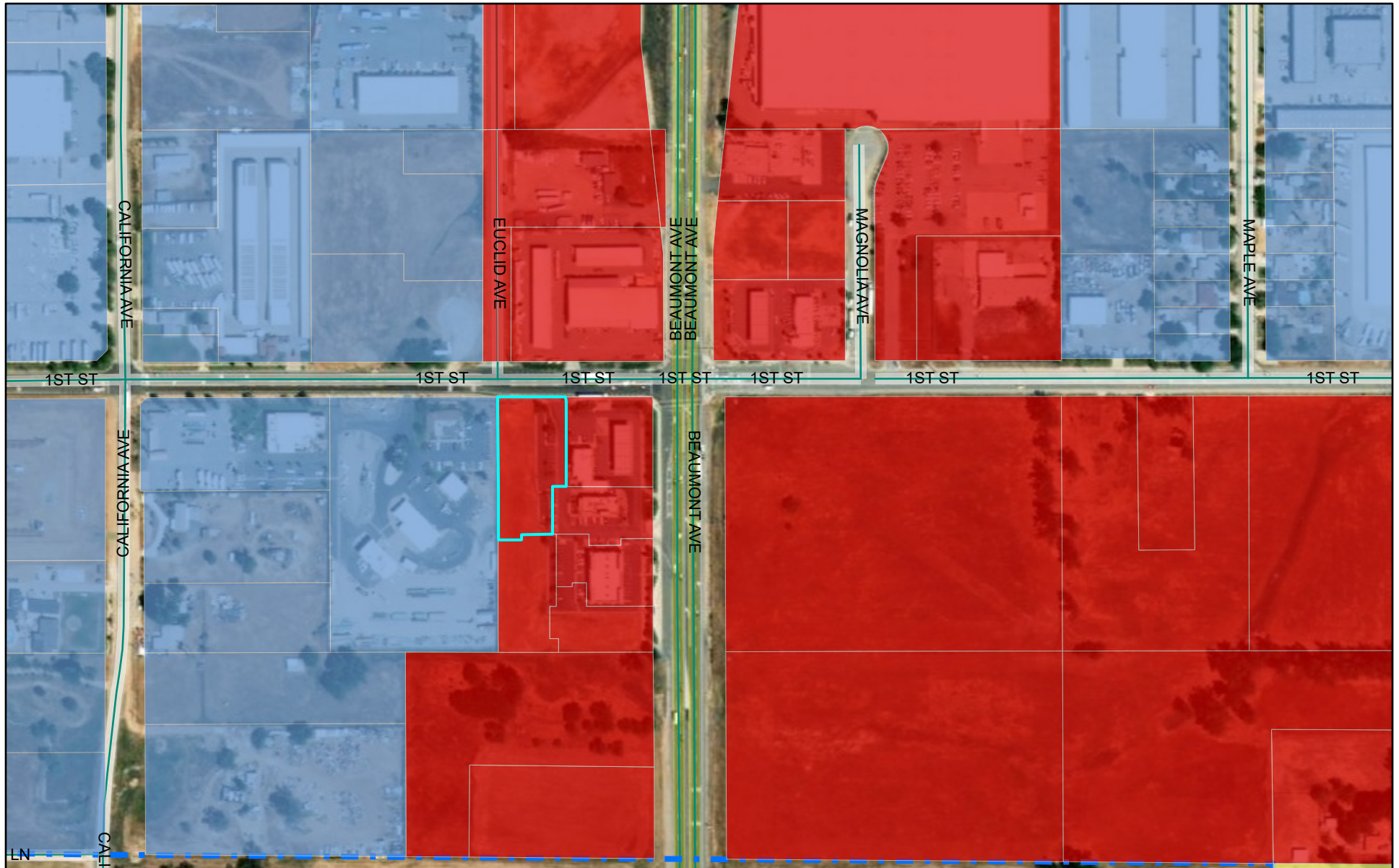
Highways/Major Streets

Minor Streets



San Bernardino County, Maxar

# CUP2022-0065 Zoning Map



9/26/2022, 1:59:50 PM

Zoning

Residential Single Family

Community Commercial

Manufacturing



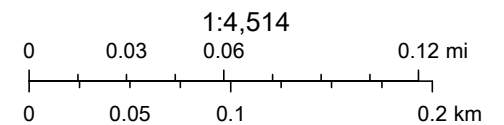
City Boundary

Street Labels

Highways/Major Streets

Minor Streets

Page 283 of 337



San Bernardino County, Maxar



# CUP2022-0065 Aerial Photograph



## Legend

-  Parcels
-  County Centerline Names
-  County Centerlines
-  Blueline Streams
-  City Areas
-  World Street Map



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 376 752 Feet

REPORT PRINTED ON... 9/26/2022 2:06:35 PM

© Riverside County GIS

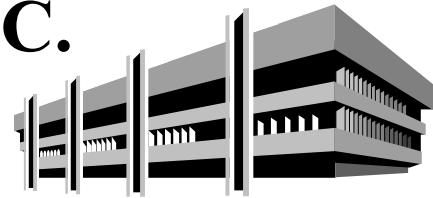
## Notes





# L & S ARCHITECTS, INC.

JACK M. LANPHERE III Architect C-38052



**Project Name:** Ziggi's Coffee  
**Project Address:** 311 East 1st Street  
Beaumont, CA 92223

## CONDITIONAL USE PERMIT APPLICATION LETTER

Beaumont Planning Dept.

April 14, 2022

- a. The owner proposes to construct a 655 square foot building on an existing partially developed property. The proposed building will be used for a quick service drive-thru coffee shop which includes walk-up takeout orders, however, does not provide dining inside or outside the building. The hours of operation are planned to be Monday through Sunday 7AM to 7PM. The number of employees is 2 to 4. The type of equipment to be used will include coffee grinders, espresso machines, drink blenders, tea brewers, microwave, refrigerators, ice cube maker, & dishwasher. Materials to be used include beverage making ingredients. Deliveries shall be made in the morning hours prior to business opening time.
- b. The proposed business is very compatible with surrounding uses as it shares a site with an existing gas station and multiple other fast food chains, all of which have similar noise, light, parking & storage impacts. Operational hours will be very similar, or to a lesser extent, than neighboring uses. The proposed building will bring an elevated aesthetic appearance to the existing property it shares, with a design that employs 360° architecture and pleasing view from all sides.
- c. The site was designed with an emphasis on maximizing the amount of drive-thru aisle space and orienting the drive ingress in a way that directs the flow away from other existing drive aisles to mitigate congestion. The design was careful to make as much use as possible of existing parking and landscape planters while adding additional parking that exceeds the code required minimum. The landscape quantities far exceed minimum amounts required.

The building design is contemporary and different, complimenting the existing adjacent buildings without being exactly the same. The color palette is warm and familiar to the adjacent buildings, presented in predominantly two shades of color; A light tan and a medium-dark brown. The building features 2 accents of materials which consist of a warm colored stone wainscot veneer, and portions of horizontal corrugated metal panels that bring a unique character.

- d. The project lies in the Community Commercial general plan land use and zoning district. As a coffee shop, the proposed building works perfectly for this commercial zone and will be an excellent addition to the area. The project is in full compliance with all setbacks and other various standards for the Community Commercial zone.
- e. The proposed use does not include alcohol sales.

Thank you for your consideration,

Sincerely,

A handwritten signature in black ink, appearing to read "Jack M. Lanphere III", followed by a stylized graphic element consisting of several horizontal lines and a hash symbol.

Jack M. Lanphere III  
Architect, C-38052  
L & S Architects, Inc.

**NOTICE IS HEREBY GIVEN**, that the City of Beaumont will conduct public hearings to consider the matter described below. The Planning Commission's public hearing will be held at 6:00 p.m. on Tuesday, October 11, 2022, at 550 East Sixth Street, Beaumont, California.

**PLOT PLAN PP2022-0475 AND VARIANCE V2022-0110**, Conduct a public hearing and consideration of a request to construct and operate a 75,250 square foot expansion to an existing storage facility consisting of three (3) one (1) story building and two (2) story buildings on 1.98-acres, and a variance to encroach 10 feet into the 1st Street landscape setback located on the northeast corner of California Avenue and 1st Street in the Manufacturing zone. The proposed application is exempt from the provisions of the California Environmental Quality Act (Class 32 – In-Fill Development). (APNs: 418-280-019, 418-280-021 & 418-280-023)

The applicant for this project is **Jordan Architects, Inc.**

**PLOT PLAN PP2022-0458**, Conduct a public hearing and consideration of a request to construct and operate an outdoor storage yard including three (3) storage sheds with one (1) at 2,400 square feet and two (2) at 3,000 square feet each on a 3.40-acre parcel located in the Community Commercial zone. The proposed application is exempt from the provisions of the California Environmental Quality Act (Class 32 – In-Fill Development). (APN: 418-210-019)

The applicant for this project is **84 Lumber Company**

**PLOT PLAN PP2022-0507**, Conduct a public hearing and consideration of a request for a one (1) year extension of time for Plot Plan PP2021-0335 to construct and operate a lithium-ion battery energy storage facility on 6.9 acres of manufacturing zoned property located on the east side of Veile Avenue, south of the Maraschino substation located on the southeast corner of 4th Street and Veile Avenue. The proposed application remains exempt from the provisions of the California Environmental Quality Act and prepared 15183 Exemption Checklist that was analyzed for the underlying project. (417-110-012, 417-130-012 & 417-130-005)

The applicant for this project is **Terra-Gen, LLC**

**CONDITIONAL USE PERMIT CUP2022-0065**, Conduct a public hearing and consideration of a request to construct and operate a 655 square foot drive-thru and walk-up coffee shop on a 0.99-acre parcel located in the Beaumont Gateway Plaza. The proposed application is exempt from the provisions of the California Environmental Quality Act (Class 32 – In-Fill Development). (APN: 418-290-023)

The applicant for this project is **Jack Lanphere**

Public comments can be made in person, using the public comment phone line or by written email. Phone-in comments will be accepted by calling the designated public comment phone line (951) 922-4845 prior to the corresponding item. Public comments shall not exceed three minutes unless otherwise authorized by City Council. Written comments can be emailed to [NicoleW@BeaumontCa.gov](mailto:NicoleW@BeaumontCa.gov). Public comments accepted via email will be read aloud during the corresponding item of the meeting. Comments can be submitted any time prior to the meeting as well as during the meeting until the end of the corresponding item.

This meeting will be conducted in person and also and will be recorded for live streaming. All City of Beaumont public meetings will be made available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access: [BeaumontCa.gov/Livestream](https://BeaumontCa.gov/Livestream)

July 18, 2022

Jack Lanphere III  
L&S Architects, Inc.  
38516 Amateur Way  
Beaumont, CA 92223

**Re: Drive-Thru Stacking and Trip Generation Study  
Proposed Ziggi's Coffee Drive-Thru at 311 E. 1st Street, Beaumont**

Dear Jack,

Per your request, we have conducted a queuing analysis for the proposed Ziggi's Coffee drive-through in Beaumont. This letter presents our methodology, finding, and recommendations.

**PROJECT INFORMATION**

The project site (APN# 418-290-023) is located at 311 E. 1st Street in the City of Beaumont. The site has been partially improved as a parking lot. The project consists of constructing a new restaurant building for Ziggi's Coffee (655 square feet) with a drive-through lane. The proposed site plan is shown in **Exhibit 1**.

The proposed drive-through lane has enough space to accommodate 14 vehicles in queue from the ordering station and three (3) additional vehicles behind the pick-up window. Overall the stacking capacity for the drive-through lane is 14 vehicles.

**QUEUING SURVEY**

The subject Ziggi's Coffee is a growing national franchise originated in Colorado that has yet to establish any business operation in California. The business operations of food and drinks are similar and comparable to Dunkin' Donuts. To evaluate stacking capacity, the study conducted a stacking analysis at three comparable Dunkin' Donuts with drive-through lanes based on field observations between the 9 AM to 11 AM on Saturday, April 23, 2022 and Sunday, April 24, 2022 at the following locations:

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***K2 Traffic Engineering, Inc.***

1442 Irvine Blvd, Suite 210, Tustin, CA 92780 T.714-832-2116 Email: [kay@k2traffic.com](mailto:kay@k2traffic.com)

1. Dunkin' Donuts with Drive-Through at 15415 Jeffery Rd, Suite 100, Irvine
2. Dunkin' Donuts with Drive-Through at 13905 Francisquito Ave, Baldwin Park
3. Dunkin' Donuts with Drive-Through at 100 S. Harbor Blvd, Santa Ana

The occurrence of the longest queue and the drive-through volumes were noted in each 10-minute period. Complete stacking survey data of the similar drive-through operations can be found in **Appendix A**.

With a sample size of 87 drive-through trips, our observations found that the maximum queue was ten (10) vehicles, including eight (8) vehicles in queue at the ordering station and two (2) vehicles in queue for the pick-up window. A summary of the observations is provided in **Table 1**.

**Table 1. Summary of Drive-Thru Stacking Survey**

Date	Day of Week	Location	Time Period	Drive-Thru Volume	Longest Queue
4/23/2022	Saturday	Irvine	10:00 AM to 11:00 AM	31	10 vehicles
4/23/2022	Saturday	Baldwin Park	10:00 AM to 11:00 AM	24	7 vehicles
4/24/2022	Sunday	Santa Ana	9:30 AM to 10:30 AM	32	9 vehicles
			Total	<b>87</b>	<b>Maximum 10 vehicles</b>

Based on the study of similar drive-through operations, the proposed Dunkin' Donuts with drive-through in the City of Temecula has provided sufficient stacking length to accommodate 13 vehicles including three (3) spaces between the ordering station and the pick-up window, and ten (10) queuing spaces from the ordering station. It is concluded that the proposed drive-through lane provides adequate stacking capacity to accommodate the maximum expected queue. No overflow onto the parking aisles or public streets is anticipated.

## TRIP GENERATION

According to the “*Trip Generation, 11<sup>th</sup> Edition*,” published by the Institute of Transportation Engineers (ITE), the proposed use is defined as 655 square feet of Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (Land Use: 938). The applicable ITE trip generation rates and project trips associated with the proposed café are provided in **Table 1**.

**Table 1. Trip Generation for Coffee Shop with Drive-Through**

Land Use	Quantity	AM Peak Hour			PM Peak Hour			Daily
		Total	In	Out	Total	In	Out	
ITE Trip Generation Rates								
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)	1,000 Sq. Ft.	39.81	50%	50%	15.08	50%	50%	179.00
Project Trip Generation								
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)	655 Sq. Ft.	26	13	13	10	5	5	117

The proposed operation is anticipated to have a trip generation of 26 trips in the AM peak hour, 10 trips in the PM peak hour, and 117 Average Daily Traffic (ADT) trips.

Regards,

**K2 Traffic Engineering, Inc.**



Jende “Kay” Hsu, T.E.  
California Licensed TR2285



**K2 Traffic Engineering, Inc.**

1442 Irvine Blvd, Suite 210, Tustin, CA 92780 T.714-832-2116 Email: kay@k2traffic.com



## APPENDIX A. DRIVE-THROUGH QUEUE SURVEY

Location: Dunkin Donuts with Drive-Through - Irvine

Address: 15415 Jeffery Rd, Suite 100, Irvine

By: Erica T.

Date: 4/23/2022

Day: Saturday

Start	End	Longest Queue (From Order Station)											Drive-Thru Volume
		1	2	3	4	5	6	7	8	9	10	Sum	
10:00 AM	10:10 AM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					6	6
10:10 AM	10:20 AM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			8	8
10:20 AM	10:30 AM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			8	7
10:30 AM	10:40 AM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				7	4
10:40 AM	10:50 AM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						5	5
10:50 AM	11:00 AM	<input checked="" type="checkbox"/>										1	1
Total Drive-Thru Volume													31
Longest Queue from Order Station													8
Space between Order Station and Pick-Up Window													2
Maximum Queue													10



## APPENDIX A. DRIVE-THROUGH QUEUE SURVEY

Location: Dunkin Donuts with Drive-Through - Baldwin Park

Address: 13905 Francisquito Ave, Baldwin Park

By: Erica T.

Date: 4/23/2022

Day: Saturday

Start	End	Longest Queue (From Order Station)											Drive-Thru Volume
		1	2	3	4	5	6	7	8	9	10	Sum	
10:00 AM	10:10 AM	<input checked="" type="checkbox"/>										1	4
10:10 AM	10:20 AM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									2	3
10:20 AM	10:30 AM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								3	7
10:30 AM	10:40 AM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								3	3
10:40 AM	10:50 AM	<input checked="" type="checkbox"/>										1	5
10:50 AM	11:00 AM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									2	2
Total Drive-Thru Volume													24
Longest Queue from Order Station													3
Space between Order Station and Pick-Up Window													4
Maximum Queue													7

## **APPENDIX A. DRIVE-THROUGH QUEUE SURVEY**

Location: Dunkin Donuts with Drive-Through - Santa Ana

Address: 100 S. Harbor Blvd, Santa Ana

By: Erica T.

Date: 4/24/2022

Day: Sunday

Start	End	Longest Queue (From Order Station)											Drive-Thru Volume
		1	2	3	4	5	6	7	8	9	10	Sum	
9:30 AM	9:40 AM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							4	8
9:40 AM	9:50 AM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								3	7
9:50 AM	10:00 AM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								3	4
10:00 AM	10:10 AM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							4	6
10:10 AM	10:20 AM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						5	6
10:20 AM	10:30 AM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					6	1
Total Drive-Thru Volume													32
Longest Queue from Order Station													6
Space between Order Station and Pick-Up Window													3
Maximum Queue													9