

August 27, 2020

Via Email

City of Beaumont  
550 E. 6<sup>th</sup> Street  
Beaumont, CA 92223  
951-769-8520

**Re: SWC 8<sup>th</sup> Street & Highland Springs Avenue, Beaumont, CA  
Project Compliance, Compatibility and Design  
Finding of Public Convenience or Necessity (PCN)**

Evergreen Devco, Inc. (“Applicant”) is requesting approval of a Plot Plan, Conditional Use Permits (alcohol sales, gas station, and drive-thru restaurant), PCN and Tentative Parcel Map to develop an approximately 3,500 square-foot quick service restaurant (QSR) with drive-thru, a gas station with six (6) fuel dispensers, and an approximately 4,088 square-foot convenience store on a 2.08-acre parcel in the City of Beaumont, Riverside County.

PROJECT LOCATION/GENERAL INFORMATION

The Project Site is located on the southwest corner of Highland Springs Avenue and East 8<sup>th</sup> Street. The existing parcel is described as Assessor’s Parcel No. 419-150-034. The Project Site is currently undeveloped, vacant land and will be split into two lots via Tentative Parcel Map.

PROPOSED DRIVE-THRU RESTAURANT/PARCEL 2:

Parcel 2 will consist of a QSR with an attached drive-thru and thirty-six (36) parking spaces, two (2) of which will be handicap-accessible. The proposed QSR may operate 24 hours a day, 7 days per week, including deliveries. Deliveries may be made to the west, south or east side of the building. Roughly 25 to 30 employees will be employed by the restaurant.

The QSR structure height is proposed to be 20’-8” to the parapet with tower elements at approximately 22’-10”. The restaurant provides a drive-thru lane with approximately 8 car stacking capacity. The drive-thru lane proposes screening using a mixture of trees and shrubs.

PROPOSED FUEL STATION/LOT B:

Parcel 1 will consist of a gas station with six (6) fuel dispensers and twelve (12) fueling positions, and a convenience store with thirty-three (33) parking spaces, two (2) of which will be handicap-accessible. The site design also proposes two (2) 20K-gallon underground storage tanks (USTs) and one (1) Healy Tank (clean air separator). One of the USTs will hold 20K-gallons of Premium Unleaded Gasoline and 12K-gallons of Diesel.

The proposed fuel station and convenience store may operate 24 hours a day, 7 days per week with roughly 4 to 6 employees. Deliveries may range from 5PM to 1AM. Vendor delivery trucks, including deliveries from separate vendors such as Coke, Pepsi, Budweiser, and others are scheduled to each deliver once a week. The convenience store will receive additional corporate deliveries every other week. The underground storage tanks are scheduled to be refilled twice per week. The Delivery location is anticipated to be on the west side of the convenience store building.

Currently proposed structure heights are approximately 19’ to the parapet with tower elements at approximately 23’-10” for the convenience store and 18.5’ for the fuel station canopy.

**ARCHITECTURAL INFORMATION**

There will be cohesive architectural elements between the two proposed developments reflected in the use of materials, detailing, lighting and tower elements with varied heights and recesses to achieve visual interest. The project will use earth tones and include stucco and stone veneer facades, aluminum finishes and fabric awnings. See included elevations for more detail.

**LANDSCAPE INFORMATION**

Approximately 26% of the total site is proposed to be landscaped. Landscaping is proposed on the northern and eastern boundaries, as well as throughout the parking and drive aisle areas within the site. The project includes a varied mixture of trees and shrubs to provide visual interest and a comfortable environment for future customers. See included landscape plan for more detail.

**EXISTING/SURROUNDING USE INFORMATION**

The Project Site has a current land use zoning and General Plan designation of Community Commercial (CC). The CC land use designation is characterized by commercial shopping centers that serve adjacent neighborhoods. The surrounding uses of the project site consist of:

	Use	General Plan Designation	Zoning Designation
North	Commercial Office	Single-Family Residential	Specific Plan Area
South	Commercial Medical Services	General Commercial	Community General
East	Hospital	Public Facilities – Hospital (City of Banning)	PF-H
West	Nursing Facility	Multi-Family Residential	Residential Multi-Family

The development has been designed to be consistent with all current General Plan and Zoning Land Use requirements and in a manner compatible with the surrounding uses. Site lighting will be provided to adequately provide visibility without polluting neighboring properties with unnecessary illumination. The project is not expected to contribute to any excessive noise and will maintain operations in a manner not to unnecessarily disturb neighboring properties.

**ACCESS INFORMATION**

Access to the Project Site is provided by one (1) right-in/right-out only 35-foot driveway on 8<sup>th</sup> Street and one (1) right-in/right-out only 35-foot driveway on Highland Springs Avenue. A traffic analysis was

conducted to find that off-site improvements to the adjacent streets unnecessary for proper traffic circulation. The applicant is however, paying fair share fees, in addition to required TUMF fees, to the City to improve traffic conditions at nearby intersections.

#### SIGNAGE INFORMATION

The Proposed Project includes the installation of two (2) six-foot tall illuminated monument signs. Signage on each frontage will consist of a shared monument sign with fuel pricing. See site plan for proposed locations and sign package for more information. The proposed signage meets California State Law as detailed in the Business and Professions Code, Article 12, Section 13531 requiring pricing signage to be clearly visible from all streets when located at an intersection.

#### PROPOSED ALCOHOL SALES INFORMATION/PCN FINDINGS

The project is proposing the sale of alcohol in the proposed convenience store. The project has requested an Off-Sale Type 20 ABC License (beer and wine only).

#### Census Tract Information

The Project Site is in census tract 438.18. Based on current population, two off-sale alcohol licenses are permitted, and four licenses exist. Therefore, the Department of Alcoholic Beverage Control requires a finding of public convenience or necessity to permit a beer and wine license at our store.

For informational purposes, the four existing off-sale licenses include three type-21 licenses and one type-20 license located south of the Project Site.

#### **Public Convenience or Necessity Findings:**

##### Proximity to Sensitive Land Uses

The proposed use is located over 600 feet, as measured from the proposed property line to property line, from any existing public or private schools, public parks, and places of worship. The property is located over 1,500 feet from the Sundance Elementary School, over 900 feet from River at the Pass Church and 1,300 feet from the Church of Latter-Day Saints in Banning. The nearest park is Mountain View Park and is approximately 2,600 feet from the project site, however there is a tot lot located approximately 1,300 feet from the site. Both parks are located within the Sundance Specific Plan.

##### Community Input

7-Eleven has conducted its Public Notice of Application to allow for community comments and feedback. Additionally, through the City's planning process, the public has been provided notice of the proposed development, including its request for allowed alcohol sales. No formal public/residential protests or comments were received as of the date of this letter.

### Provide convenient products and services for rapidly growing area

The Project Site is in a rapidly expanding area with a large number of new developments underway in both Beaumont and Banning. The Sundance Corporate Center is under development across 8<sup>th</sup> Street including a mix of office and retail uses. Additionally, as part of the Sundance, Butterfield, and other developments underway near the Project Site, over 7,000 new residential units are slated for construction. All of these new developments will greatly benefit from 7-Eleven's new location providing convenient and needed services to new and current residents and employees in the area.

### Safety and Security

The safety and security of 7-Eleven's stores are paramount to the success of its operations and its commitment to keeping the community safe. The issuance of a beer and wine license to 7-Eleven will not contribute to or aggravate any existing crime in the area. 7-Eleven's highly experienced operations and management team intend to operate this store with the highest of safety and security standards. 7-Eleven's team is skilled in maintaining great communication with law enforcement, and other agencies meant to prevent crime and support community safety.

In order to provide a safe and convenient location for its customer and employees 7-Eleven employs several measures to increase security and reduce any potential crime as a result of its operations. Those measures are detailed below:

1. **Onsite and In Store Security:** To ensure the convenience store and overall site is adequately monitored, and to provide security to its employees and customers, 7-Eleven installs interior and exterior digital video cameras throughout its store and site. Trained security dispatchers regularly monitor store and site activity and will dispatch emergency personnel as needed. Additionally, store employees can dispatch emergency assistance via in-store alarm buttons and remotes.
2. **Age-Restricted Sales:** 7-Eleven, Inc. requires all its stores to completely comply with federal, state, county, and city laws and ordinances regulating buying and selling age-restricted products. In order to maintain the highest level of adherence to these laws, 7-Eleven stores are equipped with state-of-the-art point of sale systems including age identification technology to eliminate human error in age identification or invalid documentation upon the sale of tobacco and alcohol products. Employees are trained to use proper communication and actions when refusing age-restricted product sales to a customer due to lack of valid identification, attempted under-age purchase, intoxication, evidence of second-party sale, or other restrictions.

Employees are also provided comprehensive training to properly manage age-restricted sales in addition to general workplace awareness, handling store emergencies, managing the cash drawer, addressing shoplifting and robberies, anti-money laundering: The Patriot Act, working safely, and preventing fraud.

3. **Inventory Control:** Proper inventory control is essential to ensure against thievery or fraud, 7-Eleven stores conduct regular audits to ensure inventory levels are accurate and to proactively manage and address potential inconsistencies.
4. **Alcohol Sales Restricted Hours:** 7-Eleven will adhere to California State law requiring the sale of beer and wine only to occur between 6:00am and 2:00am. Proper controls followed by every employee are put into place to ensure that this restriction is enforced, including locking of refrigerator doors and policies for employees to follow in the event that a customer attempts to purchase outside of the allowed window.

It is 7-Eleven's intention to operate this gas station and convenience store with the highest level of safety and security as demonstrated in the above measures. This store is not expected to be a detriment to its community's safety. Based on these findings we ask you to approve the Certificate of Public Convenience or Necessity to permit a Type-20 Beer and Wine License at this location.

Thank you for your consideration.

Regards,



Kaytlin Fox

Evergreen Devco, Inc.

Cc: Laura Ortiz, Steven Pollock, Cheryl Tubbs

