PLANNING COMISSION DATE: April 26, 2022

PROJECT NAME: Loma Linda Aesthetics
PROJECT NO: CUP2022-0064
DESCRIPTION: A request to allow microblading services in conjunction with an existing beauty service business located at 851 E. 6th Street, Suite B-1 (APN 418-112-016) in the Sixth Street Mixed-Use zone.
APPLICANT: Andrea Bradley
LOCATION: 851 E. 6th Street, Suite B-1
APN: 418-112-016

PROJECT

Note: Any conditions revised at a hearing will be noted by ~~strikeout~~ (for deletions) and/or <u>underline</u> (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 Permit and property consists of all Conditions of Approval herein. All Conditions of Approval for CUP2022-0064 and other related approvals are still in effect.

2. The use hereby permitted is to allow microblading services at 851 E. 6th Street, Suite B-1 in the Sixth Street Mixed-Use zone.

3. 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 CUP2022-0064. 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.

4. 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.

5. This permit shall be for the use and plan specifically approved at this location. The permit shall not be transferrable to another location and any modification to the site plan may require a new Conditional Use Permit approval.

6. A valid business license shall be maintained in force at all times.

7. The uses entitled pursuant to the permit shall comply with the Beaumont Municipal Code and all other applicable City of Beaumont ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on the approved site plan, unless otherwise amended by these conditions of approval.

8. All subsequent submittals required by these conditions of approval, including but not limited to landscape plans, grading plans, building plans, improvement plans or mitigation monitoring plans, shall be subject to the payment of review fees by the permittee as set forth herein.

9. For Sales Tax Purposes, this location shall be the "Point-of-Sale" for all transactions conducted.

10. If any of the conditions of approval are violated, of 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.

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. All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code. Any new signage on the site is subject to a sign permit application from the City of Beaumont.

15. Administrative Plot Plan and business license application review and approval are required prior to occupancy of the building or sales of any items. PP2022-0438 was approved by the Planning Department on March 17, 2022.

FIRE CONDITIONS

16. Prior to permit, Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, new construction or tenant improvements, 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.

17. Prior to occupancy, Inspection: A fire inspection is required. Please call or email the City of Beaumont Office of the Fire Marshal to schedule. (951) 572-3225 or ktillema@beaumontca.gov.

18. Prior to occupancy, Knox Box and Gate Access: 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. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Ref. CFC 506.1

19. Prior to occupancy, 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

End of Conditions