



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

PLANNING COMMISSION 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 1st 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 1st 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
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 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