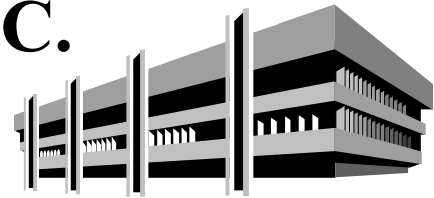


L & S ARCHITECTS, INC.

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". The signature is stylized with a large initial "J" and a prominent "M".

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