

December 11, 2020

City of Beaumont  
Planning Division  
550 E. 6th Street  
Beaumont, CA 92223

RE: CUP2020-0055

Dear Staff and members of Commission/Council,

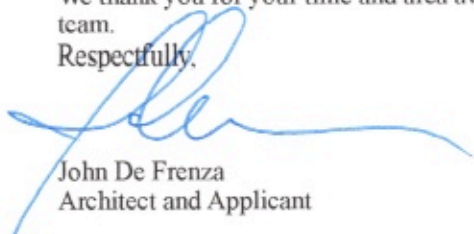
Please find the following description of the proposed drive thru restaurant business. Zendejas Restaurant is a very established San Bernardino County family owned restaurant chain. They have recently ventured into the drive-thru platform and are excited about this location in the city of Beaumont.

The following responses adhere to the CUP submittal requirement format:

- a. This is a classic cultural Mexican fare food facility providing breakfast, lunch & dinner everyday from 9am until 11pm. An average of 4 employees per shift with a total of 16 employees per day. Deliveries are expected to be staged in the parking area behind the building and dollied through the rear kitchen door. Most deliveries will occur after hours.
- b. The restaurant is within the Beaumont Gateway Center and is part of the master planned concept for the center.
- c. The site design and building footprint is smaller than the originally proposed structure envisioned in 2007 by the centers developer and conforms in general terms with the architectural styling yet adhering to the 13 years that have past since the original approvals for the center.
- d. The proposed structure is in general conformance to the General Plan, Zoning and Land Use designations.
- e. No alcohol is being proposed at this facility.

We thank you for your time and area available for any questions that the city staff or city volunteers may have of our team.

Respectfully,



John De Frenza  
Architect and Applicant

JDA Associates, Inc.  
2900 Bristol Street, Building A-203  
Costa Mesa, CA 92626  
E-Mail: [john@defrenza.com](mailto:john@defrenza.com)  
Voice: (949) 261-8805