



**SITE PLAN - 21c**

- Summary:**  
Assessor's Parcel Number - 418-290-012  
Zoning - C-HS (Commercial - Highway Service)  
Height Limit - Fifty feet (60'-0")  
Site area - 198,580 SF = 4.59 AC
- Building Area -**  
Self-Service Car Wash = 6,123 SF  
Service Center = 8,712 SF  
Retail = 6,992 SF  
Service Station = 4,532 SF  
Restaurants = 5,884 SF  
Total Building Area = 32,243 SF
- Parking -**  
Standard Stalls  
Small Car Stall  
Parallel Standard Stall  
Parking Required  
Self-Service Center:  
1 stall per 200 SF Store Area  
(1 ps/200 SF x 888 SF)  
1 stall per 1000 SF Storage Area  
(1 ps/1000 SF x 2,249 SF)  
1 stall per Service Bay x 14 Bays  
Self-Service Car Wash: 1 Employee stall  
Retail: 1 ps/200 SF x 6,992 SF =  
Service Station: 6 stalls per station plus  
1 stall per service bay  
Restaurants: 1 ps/100 SF x 5,884 SF =
- Total Parking Required =**  
123 parking stalls  
Thirty percent (30%) of the required parking may be "small car" spaces, and shall be clearly marked "SMALL CARS ONLY".
- All parking facilities containing five (5) or more parking stalls shall provide parking stalls for the exclusive use of vehicles which display a distinguishing plate or placard pursuant to Section 22511.53 or 22511.53 of the California Vehicle Code as required by the laws and regulations of the State of California and the City of Beaumont Handicapped Parking Regulation (Ord. 652 S.C. 1997).
- Utilities:**  
Water: Beaumont-Cherry Valley Water District  
580 Magnolia Avenue  
Beaumont, CA 92223  
951.845.9581  
Sewer: City of Beaumont  
550 E. 8th St.  
Beaumont, Ca. 92223  
951.769.8520  
Refuse: City of Beaumont  
550 E. 8th St.  
Beaumont, Ca. 92223  
951.769.8520  
Electricity: Southern California Edison  
800.655.4555  
Natural Gas: The Gas Company  
800.427.2200  
Telephone: Verizon Business (commercial)  
400.483.5000  
Cable: Time Warner  
800.964.2733
- Legend:**  
Landscaped area (Parkways and setbacks landscaped through not shown filled.)

**UTILITIES:**  
Total Parking Provided = 178 parking stalls

**Handicapped Car Stalls**  
10 stalls

**Standard Car Stalls**  
127 stalls

**Small Car Stalls (not required)**  
40 stalls

**Small Car Stalls (required)**  
1 stalls

**UNIMPROVED LAND**  
Vacant

**IMPROVED LAND**  
The Gas Co. Field Office

**UNIMPROVED LAND**  
Vacant

**BEAUMONT AVENUE (HIGHWAY 79)**

**FIRST STREET**