

PROJECT NARRATIVE

Starbucks

499 East 4th Street

E of SEC of East 4th Street and Beaumont Avenue

Beaumont, CA 92223



Arizona Office

2233 East Thomas Road

Phoenix, AZ 85016

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To: City of Beaumont
Planning Department
550 East 6th Street
Beaumont, CA 92223
www.BeaumontCa.gov

Re: Pre-Application

With this submittal, we are proposing 2,200 S.F. Starbucks with drive thru. The existing site is currently labeled 'Full-Service Restaurant' and is intended to remain. Directly north of the parcel is East 4TH Street, south of the parcel is the Union Pacific Railway. To the west of the parcel is 'Fast Food Restaurant' and east of the parcel is 'Vacant Commercial Land' as labeled by the City of Beaumont.

Principals:

Robert W. Kubicek, AIA

Kathleen D. Rieger, VP

Steve A. Nosal, VP

Neil A. Feaser, AIA, VP



Owner information in regards to store operation procedures, "We're a retail coffee store, 4:30 AM to 10:00 PM for the planned store hours, 15-20 store employees, and we use espresso machines, blenders, and warming ovens for our equipment. We receive deliveries 3-5 times a week".

Currently an existing restaurant occupies the property which is to be demolished, we believe this proposed development and overall design will enrich the existing property and surrounding community.

We look forward to working with the City of Beaumont on this project.

Regards,

A handwritten signature in blue ink, appearing to read 'N. Feaser', with a long, sweeping underline that extends to the right.

Neil Feaser, AIA NCARB
RCAA Architects, Inc.