



**Agenda**  
**City of Beaumont Planning Commission**  
**Regular Session 6:00 PM**

550 E 6th Street, Beaumont, Ca  
**Tuesday, April 9, 2019**

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packets are available for public inspection in the City Clerk's office at 550 E. 6th Street during normal business hours

Any Person with a disability who requires accommodations in order to participate in this meeting should telephone the City Clerk's office at 951 769 8520, at least 48 hours prior to the meeting in order to make a request for a disability related modification or accommodation.

Page

**REGULAR SESSION**

**CALL TO ORDER**

Chairman Tinker, Vice Chairman St. Martin, Commissioner Smith, Commissioner Barr, Commissioner Stephens

Pledge of Allegiance:

Approval/Adjustments to Agenda:

Conflict of Interest Disclosure:

**PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA)**

*Any one person may address the Planning Commission on any matter not on this agenda. If you wish to speak, please fill out a "Public Comment Form" provided at the back table and give to the City Clerk. There is a three (3) minute time limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the Commission from discussing or taking actions brought up by your comments.*

**ACTION ITEMS/PUBLIC HEARINGS/REQUESTS**

*Approval of all Ordinances and Resolutions to be read by title only.*

**1. Approval of Minutes**

3 - 8

Recommended Committee Action(s):

1. Approve Minutes dated February 12, 2019 and February 26, 2019

[PC Minutes 02.12.19](#)

[PC Minutes 02.26.19](#)

**2. Conditional Use Permit CUP2017-0001 a Request to Establish an Outdoor Recreational Vehicle (RV) Storage Facility on a 24.77 Acre-Site Located on the South Side of Brookside Avenue West of Deodar Road (APN 400-010-011) in the Residential Single Family (RSF) Zone and Adoption of a Mitigated Negative Declaration (SCH# 2019029071)**

9 - 35

Recommended Committee Action(s):

1. Hold a public hearing
2. Approve Conditional Use Permit CUP2017-0001 and Mitigated Negative Declaration, subject to attached conditions of approval.

[Item 2](#)

**3. Conditional Use Permit 219-0027 for a for a Type 41 On-Site Sale of Beer and Wine at 1680 E 6th Street (Fuego Cravings)**

37 - 47

Recommended Committee Action(s):

1. Hold a public hearing; and
2. Approve Conditional Use Permit No. 2019-0027, subject to the findings herein and the conditions of approval.

[Item 3](#)

**COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

**Adjournment of the Planning Commission of the April 9, 2019 Meeting at \_\_\_\_ p.m.**

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, May 14, 2019, at 6:00 p.m. or thereafter as noted on the posted Agenda at City Hall.

Beaumont City Hall – Online [www.BeaumontCa.gov](http://www.BeaumontCa.gov)



MINUTES  
Planning Commission Meeting  
Council Chambers  
550 E 6th St. Beaumont, Ca  
Regular Session: 6:00 PM  
Tuesday, February 12, 2019

**REGULAR SESSION**

**CALL TO ORDER at 6:00 p.m.**

**Swearing in of Commissioners St. Martin, Smith and Stephens**

**Present:** Vice Chairman St. Martin, Commissioner Smith, Commissioner Tinker, Commissioner Barr, Commissioner Stephens

Pledge of Allegiance

Approval/Adjustments to Agenda: **None**

Conflict of Interest Disclosure: Commissioner Smith has a conflict with Item No. 4 and will be recusing himself.

**PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA)**

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No speakers

**ACTION ITEMS/PUBLIC HEARINGS/REQUESTS**

*Approval of all Ordinances and Resolutions to be read by title only.*

1. Reorganization of the Planning Commission

**Motion by Commissioner Smith**

**Second by Commissioner Barr**

**Commissioner Stephens**

**Commissioner Barr**

**Commissioner Tinker**

**Commissioner Smith**

**Commissioner St. Martin**

**To appoint Commissioner Tinker as Chair**

**Motion by Commissioner Tinker**  
**Second by Commissioner Barr**  
\_✓\_ Commissioner Stephens  
\_✓\_ Commissioner Barr  
\_✓\_ Commissioner Tinker  
\_✓\_ Commissioner Smith  
\_✓\_ Commissioner St. Martin  
**To appoint Commissioner St, Marin as Vice Chair**

2. Approval of Minutes dated December 11, 2018.

**Motion by Chairman Tinker**  
**Second by Commissioner Barr**  
\_✓\_ Commissioner Stephens  
\_✓\_ Commissioner Barr  
\_✓\_ Chairman Tinker  
\_✓\_ Commissioner Smith  
\_✓\_ Vice Chair St. Martin  
**To approve minutes.**

3. Conduct a Public Hearing and Consider Plot Plan PP2018-0166, to Allow a 4,550 Square Foot Metal Storage Building on an 11,152 Square Foot Lot Located at 204 B Street in the Manufacturing Zone.

**Public Hearing opened at 6:12 p.m.**  
***W. Mulvihill – Commissioner asked questions of the applicant***  
**Public Hearing closed at 6:14 p.m.**

**Motion by Vice Chair St. Martin**  
**Second by Commissioner Barr**  
\_✓\_ Commissioner Stephens  
\_✓\_ Commissioner Barr  
\_✓\_ Chairman Tinker  
\_✓\_ Commissioner Smith  
\_✓\_ Vice Chair St. Martin

**To approve Plot Plan PP2018-0166, for the construction of a 4,550 sf metal building on an 11,152 sf lot located at 204 B Street in the Manufacturing (M) Zone.**

4. Conduct a Public Hearing and Consider Plot Plan PP2017-0047 and Mitigated Negative Declaration for a Proposed RV and Self-Storage Facility with a Caretakers Unit on 8.48 Acres Located at the Southwest Corner of California Avenue and W. 1st Street in the Manufacturing (M) Zone (APN 417-180-013 & 014)

**Commissioner Smith recused himself**

**Public Hearing opened at 6:20 p.m.**

*B. Jordan – Architect for the project answered questions asked by the commission.*

*D. Castaldo – As a neighbor of the proposed business, spoke in support of approving this plot plan*

**Public Hearing closed at 6:30 p.m.**

**Motion by Commissioner Barr**

**Second by Commissioner Stephens**

**Commissioner Stephens**

**Commissioner Barr**

**Chairman Tinker**

**recused** **Commissioner Smith**

**Vice Chair St. Martin**

**To approve Plot Plan PP2017-047 and Mitigated Negative Declaration for a proposed RV and self-storage facility with a caretakers unit subject to the findings and attached conditions of approval.**

5. Conduct a Public Hearing and Consider Plot Plan PP2019-0174, for the Proposed Construction of an Approximately 10,000 Square Foot Warehouse Building for an Existing Business and a 5,400 Square Foot Multi-Tenant Commercial Building on 1.35 Acres Located at 185 W 4th Street in the Manufacturing (M) Zone.

**Public Hearing opened at: 6:40 p.m.**

*D. Castaldo – spoke in favor of approving the plot plan*

*V. Franklin – Answered questions of the commission*

**Public Hearing closed at: 6:45 p.m.**

**Motion by Vice Chair St. Martin**

**Second by Commissioner Smith**

**Commissioner Stephens**

**Commissioner Barr**

**Chairman Tinker**

**Commissioner Smith**

**Vice Chair St. Martin**

**To approve Plot Plan PP2019-0174, for the proposed construction of a 10,000 square foot warehouse building for an existing business and a 5,400 square foot multi-tenant commercial building on 1.35 acres located at 185 W 4th Street in the Manufacturing (M) zone subject to the attached conditions of approval.**

6. Conduct a Public Hearing and Consider Plot Plan PP2018-0165, for the Proposed Demolition of an Existing Residence and Construction of an 18,716 Square Foot, Two-Story Medical Office Building with Covered Pick-up and Drop-off Area and Related Improvements

on 1.3 Acres Located at 1542 E 6th Street (APN 419-160-012, 013, 014) in the Commercial General (CG) Zone

**Public Hearing opened at 6:50 p.m.**

**D. Castaldo** – Spoke in support of approving the plot plan

**B. Ball** – Answered questions of the commission

**Public Hearing closed at 7:00 p.m.**

**Motion by Commissioner Smith**

**Second by Vice Chair St. Martin**

Commissioner Stephens

Commissioner Barr

Chairman Tinker

Commissioner Smith

Vice Chair St. Martin

**To approve Plot Plan PP2018-0165, for the proposed demolition of an existing residence and construction of an 18,716 square foot, two-story medical office building with covered pick-up and drop-off area and related improvements on 1.3 acres located at 1542 E. 6th Street (APN 419-160-012, 013, 014) in the Commercial General (CG) zone subject to the findings attached conditions of approval.**

**Community Development Director Comments**

*Announcement of Special Meeting date of February 26, 2019*

**ADJOURNMENT**

**Adjournment of the Planning Commission of the February 12, 2019 Meeting at 7:03 p.m.**

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, March 12, 2019, at 6:00 p.m. or thereafter as noted on the posted Agenda at City Hall.

Beaumont City Hall – Online [www.BeaumontCa.gov](http://www.BeaumontCa.gov)



MINUTES

Planning Commission Meeting  
Council Chambers  
550 E 6th St. Beaumont, Ca  
Regular Session: 6:00 PM  
Tuesday, February 26, 2019

**REGULAR SESSION**

**CALL TO ORDER at 6:00 p.m.**

**Present:** Chairman Tinker, Vice Chairman St. Martin, Commissioner Smith, Commissioner Barr, Commissioner Stephens

Pledge of Allegiance

Approval/Adjustments to Agenda: **None**

Conflict of Interest Disclosure: **None**

**PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA)**

*Any one person may address the Planning Commission on any matter not on this agenda. If you wish to speak, please fill out a "Public Comment Form" provided at the back table and give to the City Clerk. There is a three (3) minute time limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the Commission from discussing or taking actions brought up by your comments.*

**No speakers**

**ACTION ITEMS/PUBLIC HEARINGS/REQUESTS**

*Approval of all Ordinances and Resolutions to be read by title only.*

1. Proposed Amendment to Table 17.03-3 Permitted uses in Base Zone District and Table 17.03-4 Permitted Uses in Overlay Zone Districts

**Public Hearing opened at 6:35 p.m.**

**No speakers**

**Public Hearing Closed at 6:36 p.m.**

**Motion by Commissioner Smith**

**Second by Commissioner Barr**

**Commissioner Stephens**

**Commissioner Barr**

**Commissioner Smith**

**Vice Chair St. Martin**

**Chairman Tinker**

**To forward a recommendation of approval of the ordinance to the City Council with consideration of limiting the number of stand-alone establishments and encouraging co-location of massage and other service type businesses.**

**Community Development Director Comments**

*Anticipation of not having a March meeting, however there may be two meetings in April.*

**ADJOURNMENT**

**Adjournment of the Planning Commission of the February 26, 2019 Special Meeting at 6:43  
p.m.**

The next regular meeting of the Beaumont Planning Commission is scheduled for Tuesday, March 12, 2019, at 6:00 p.m. or thereafter as noted on the posted Agenda at City Hall.

Beaumont City Hall – Online [www.BeaumontCa.gov](http://www.BeaumontCa.gov)



Staff Report

TO: Planning Commissioners

FROM: Christina Taylor, Community Development Director

DATE: April 9, 2019

SUBJECT: Conditional Use Permit CUP2017-0001 a Request to Establish an Outdoor Recreational Vehicle (RV) Storage Facility on a 24.77 Acre-Site Located on the South Side of Brookside Avenue West of Deodar Road (APN 400-010-011) in the Residential Single Family (RSF) Zone and Adoption of a Mitigated Negative Declaration (SCH# 2019029071).

APPLICANT: Colorado River Mobile Homes LLC

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**Background and Analysis:**

The proposed project is an outdoor Recreational Vehicle (RV) Storage facility on a 24.77 acre-site. The facility offers year-round RV storage to members of the adjacent Cherry Valley Lakes Resort campground. The site is zoned Residential Single Family (RSF) and is surrounded by Community Commercial (CC) to the west, Residential Single Family (RSF) to the east, Interstate 10 to the south and vacant property to the north.

The proposed use is incidental to the existing camp ground. RV storage is being offered to the members of the Cherry Valley Lakes Resort only and is not open to the public. The Municipal Code allows for vehicle parking facilities and moving and storage establishments. Staff feels this use is minor in nature (no new permanent buildings) and, as has been done for previous RV storage projects, the most appropriate process has been determined to be a Conditional Use Permit subject to approval by the Planning Commission.

The subject site is served by an existing 32' asphalt driveway entrance on Brookside Avenue. An asphalt paved road provides access from the entrance to the RV storage area. There is an existing 327 square foot contact station at the RV storage area entrance that currently serves as member check-in from 8am - 4pm, seven days per week. The RV storage area is a gravel surface. There is a 6' high chain link fence around the site with gates for access. There is existing security lighting on site as well. The site is well screened from public view. There are exiting trees along Brookside Avenue and the site is setback from neighboring properties.

## **ENVIRONMENTAL DOCUMENTATION:**

An Initial Study/Mitigated Negative Declaration was prepared for the project in accordance with the provisions of the California Environmental Quality Act (CEQA). The Initial Study/Mitigated Negative Declaration document was based upon the City standard checklist and addressed a full range of environmental topics.

The findings of environmental process are that all significant issues can be mitigated to a level of insignificance with respect to local and regional standards and thresholds. In order to achieve the level of insignificance, a series of mitigation measures are proposed.

To ensure that these measures are properly enacted, a mitigation monitoring program is necessary and would be enforced during the construction and operation of the project, if approved.

The Draft Initial Study/Mitigated Negative Declaration was circulated for a 30-day public review period from February 15, 2019 through March 17, 2019. No comments on the IS/MND were received.

## **FINDINGS:**

The Planning Commission may approve and/or modify a Conditional Use Permit in whole or in part, with or without conditions, provided that all of the following findings of fact are made:

1. The proposed use is one conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this Zoning Ordinance;  
*Storage of RV's in conjunction with the existing use complies with the intent of the zoning ordinance as it is complimentary to the RV campground. Allowing RV's to remain parked on-site reduces the number of RV trips, reducing emission and wear on the roads.*
2. The proposed use would not impair the integrity and character of the zone in which it is to be located;  
*Storage of RV's in conjunction with the existing use is a passive use. The site is screened and setback from view providing minimal audible or visual disturbance.*
3. The subject site is physically suitable for the type of land use being proposed;  
*The site is disturbed and relatively flat providing an ideal surface for parking large vehicles.*
4. The proposed use is compatible with the land uses presently on the subject property;  
*The site currently provides RV camping. Storage of RV's in conjunction with the existing use is complimentary.*

5. The proposed use would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located;

*Storage of RV's in conjunction with the existing use is compatible with the existing, surrounding land uses as well as potential future uses allowed within the zones as the surrounding uses could be a variety of residential and commercial uses.*

6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety;

*The site is served by a private water and sewer disposal system.*

7. There would be adequate provisions for public access to serve the subject proposal;

*There is adequate access to the site as determined by the City's public safety departments. The site has access from a major street and internal access roads.*

8. The proposed use is consistent with the objectives, policies, general land uses, and programs of the City of Beaumont General Plan;

*Storage of RV's in conjunction with the existing use is consistent with the City's General Plan goals and objectives. Allowing RV's to remain parked on-site reduces the number of RV trips, reducing emission and wear on the roads. This also provides a service to residents and visitors to the community, providing easier access to recreational activities.*

9. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare; and

*The proposed RV parking in conjunction with the camp ground will not be detrimental to the public because it is a passive use offered as a service to members of the camp ground and not open to or accessible by the public.*

10. The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood.

*The proposed use preserves the natural state of the site surroundings. No new structures are proposed and no removal of landscape will occur. The site will be screened so the use is not visible from the public right-of-way.*

11. The Planning Commission shall find that the proposed use does not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations.

*This use will not have an adverse effect on humans or the environment for any population. Parking of RV's at this location is a passive use that will be utilized by members of the camp ground. The use will allow members to leave their RV's parked for use as needed thereby reducing the number of vehicle trips, emissions and road usage. There are no structures proposed and all natural terrain and landscaping will remain as-is.*

**Recommendation:**

1. Hold a Public Hearing; and
2. Approve Conditional Use Permit CUP2017-0001 and Mitigated Negative Declaration, subject to the attached Conditions of Approval.

**Attachments:**

- A. Conditions of Approval
- B. Site Plan
- C. Site Photos

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

**CONDITIONAL USE PERMIT CUP2017-0001 AND  
MITIGATED NEGATIVE DECLARATION  
FOR AN RV STORAGE FACILITY ON A 24.77 ACRE SITE  
LOCATED ON THE SOUTH SIDE OF BROOKSIDE AVENUE  
WEST OF DEODAR ROAD IN THE RESIDENTIAL SINGLE  
FAMILY (RSF) ZONE (APN 400-010-011).**

**PLANNING COMMISSION  
APPROVAL DATE:**

**DRAFT**

**PLANNING CONDITIONS**

1. The permit for the above referenced plot plan and property consists of all Conditions of Approval herein.
2. The use hereby permitted is for an RV storage facility in conjunction with the Cherry Valley Lakes Resort campground on 24.77 acres located on the southside of Brookside Avenue west of Deodar Road in the Residential Single Family (RSF) zone (APN 400-010-011).
3. 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 **CUP2017-0001 and the associated Mitigated Negative Declaration**. 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.
4. This approval is subject to the City of Beaumont Municipal Code Section 17.02.070 Plot Plans and is subject to timing specified in Sections (I) and (J).
5. This permit shall be for the use and plan specifically approved at this location. The permit shall not be transferrable to another location and any modification to the site plan may require a new plot plan approval.
6. The uses entitled pursuant to the permit shall comply with the Beaumont Municipal Code and all other applicable City of Beaumont ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on the approved site plan, unless otherwise amended by these conditions of approval.
7. All subsequent submittals required by these conditions of approval, including but not limited to landscape plans, grading plans, building plans, improvement plans or mitigation monitoring plans, shall be subject to the payment of review fees by the permittee as set forth herein.
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. All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code. Signage on the site is subject to a sign permit application from the City and must be approved and permitted prior to installation. Flashing neon signs, portable signs, flags and long-term banners of any sort are prohibited.
10. All outside lighting shall be in compliance with the City's Lighting Ordinance.
11. RV storage shall be provided only to Cherry Valley Lakes Resort members and not the general public.
12. Clearance shall be obtained from the Riverside County Fire Department, and all fire protection improvements shall be in place as approved by the Fire Department prior to final inspection or issuance of occupancy permits.
13. Clearance shall be obtained from the Building & Safety Department prior to final inspection or issuance of occupancy permits.
14. Clearance shall be obtained from the Police Department prior to final inspection or issuance of occupancy permits.
15. Clearance shall be obtained from the Public Works Department prior to final inspection or issuance of occupancy permits.
16. A trash enclosure of masonry construction shall be provided on-site and utilize metal doors to the satisfaction of the Planning Department and meet the requirements of the Department of Building and Safety. Chain-link gates with wood slats are prohibited. It shall be sized appropriately to accommodate both recyclable and non-recyclable bins pursuant to requirements as set forth under Municipal Code Section, Chapter 8.14.
17. All surveys as required in the conditions below shall be completed and submitted to the City prior to issuance of grading permits.
18. A lot consolidation or parcel merger will be required prior to construction. No structures shall be permitted to cross lot lines.

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#### **FIRE DEPARTMENT CONDITIONS**

19. Provide 12 inch address numbers on the front of your building, and label each building throughout the site. See F-2
20. Provide an approved water supply capable of supplying the required fire flow for fire protection on this site. The water supply shall be a minimum of 1500 GPM, for 2 hours at 20psi.
21. Provide physical protection where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with section 312-CFC-2016.
22. Provide a fire dept/police dept knox switch for each access gate, and a fire dept knox box on each building at an entrance.
23. Provide signs on all fire department access gates: FIRE DEPARTMENT EMERGENCY ACCESS
24. Due to the potential fire hazards and character of the fires anticipated, portable fire extinguishers shall be installed throughout the RV storage facility. The number, size and placement shall be determined by the fire code official.

25. More than one road is required if it is determined that access by a single road may be insufficient due to terrain, location, travel distance, potential fire or life safety hazards or other factors that could limit access or if vehicle congestion or weather conditions could impair access points. CFC2016
26. Supplemental access points shall be located to facilitate evacuation and emergency operations and minimize congestion or obstruction during an emergency incident.
27. Smoking shall be prohibited where conditions are such as to make smoking a hazard, and in spaces where flammable or combustible liquids/materials are stored or handled. Provide NO SMOKING signs throughout the site.
28. **FIRE FINAL** – Fire Final and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code, California Fire Code, and other related codes which are in force at the time of building plan submittal.
29. **F2. FIRE FLOW REQUIREMENTS** - The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B, Table B105.1. The applicant/developer shall provide documentation to show that a water system exists, and is capable of delivering 1,500 GPM for 2 hour(s) for duration at 20-PSI residual operating pressure must be available before any combustible material is placed on the job site. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. California Fire Code 2016.
30. **F3. SUPER FIRE HYDRANTS** - Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse, R.V. Storage Facility and Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 - 2 1/2") shall be located not less than 25 feet or more than 200 feet from any portion of the building as measured along approved emergency vehicular travel ways, and spaced no more than the required spacing per Appendix C, table C105.1 in feet apart in any direction. The fire flow shall be available from any adjacent fire hydrant(s) in the system. CFC Chapter 5, section 503.1.1 and Appendix B table - B105.1
31. **F4. ALL WEATHER ACCESS ROAD** - Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved fire department emergency vehicular access road (all weather surface) capable of sustaining an imposed load of 75,000 lbs. Road shall be provided prior to construction, based on street standards approved by the public works director and the Fire Prevention Bureau. CFC Chapter 5, section 503.2.3
32. **F5. 24 FOOT WIDTH, 15 FOOT VERTICAL** - Prior to construction and issuance of building permits, fire apparatus access roads shall have an unobstructed width of not less than 24 feet or as approved by the Fire Prevention Bureau and an unobstructed vertical clearance of not less than 15 feet. CFC Chapter 5, section 503.2.1 & RVC Fire Ordinance 787.6
33. **F8. DEAD ENDS** - Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. CFC Chapter 5, section 503.2.5
34. **F9. U/G WATER PLANS** - Prior to issuance of permits, the applicant/developer shall furnish (3) copies of the water system plans to the Fire Prevention Bureau for review. Plans shall be in accordance with Appendix B and Appendix C and section 508.1 of the CFC 2010: \*

- Signed by a registered civil engineer or certified fire protection engineer.
  - Contain a Fire Prevention Bureau approval signature block.
  - Conform to hydrant type, location, spacing of new and existing hydrants, and a minimum fire flow required as determined by the Fire Prevention Bureau.
  - The post indicator valve and fire department connection shall be located to the front access side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access, and within 200 feet of an approved fire hydrant, and within 50 of an approved roadway or driveway or otherwise approved by the Fire Chief.
  - Guard posts or other approved means may be required to protect fire department inlet connections from vehicular damage. RVC Fire Ordinance 787.6 section 912.2.1
  - After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants shall be installed, and made serviceable prior to and during the time of construction, and accepted by
  - the City of Beaumont Fire Prevention Bureau. CFC Chapter 5, 508, and the National Fire Protection Association 24 sec 1-4.1
  - Existing fire hydrants on public streets are allowed to be available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. CFC, Appendix A, & B and NFPA 24 section 1-4.1
35. **F10. BLUE DOT REFLECTOR** - Prior to issuance of Certificate of Occupancy or building final, "Blue Reflective Markers" shall be installed on private streets, public streets, and driveways to identify fire hydrant locations in accordance with City & RVC Fire Ordinance 787.8 specifications.
36. **F16. SAFETY PRECAUTIONS** - Approval of the safety precautions for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals for specific operations or processes associated with such construction, alteration or demolition. Structure, facilities and conditions which in the opinion of the fire code official, constitute a distinct hazard to life or property. The fire code official is authorized to order the posting of signs in a conspicuous location in each structure. The posting of signs shall not be obscured, removed, defaced, mutilated, or destroyed.
37. **F17. FIRE DEPARTMENT INSPECTION APPROVAL** - Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Chief and such construction or work shall remain accessible and exposed for inspection purposes until approved.
38. **F18. AUTHORITY TO INSPECT** - The Fire Prevention Bureau shall maintain the authority to inspect as often as necessary for buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.
39. **F19. ALTERATIONS** - Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation.
40. **F21. GATES** - All exterior security/emergency access gates shall be electronically operated and be provided with a Knox key switch for access by emergency personnel, that includes the



- Police Department's "E" key. Contact Beaumont Police Department at 951-769-8500 for any questions. Gate entrances shall be at least two feet wider than the width of the traffic lane (s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway, and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40 foot turning radius will be required. CFC Chapter 5, section 503.6
41. **F22. KNOX SWITCH** - Gate (s) shall be opened by a Fire Department Knox Switch, and all gates shall be a minimum of 24 feet in width. Automatic gates shall be equipped with emergency backup power.
  42. **F25. ACCESS/ROAD LENGTH** - No cul-de-sac or dead end road length shall exceed one thousand three hundred-twenty (1,320) feet in length. In any hazard fire area of Riverside County, no dead-end or cul-de-sac road shall exceed six hundred-sixty (660) feet in length. The Fire Chief, based on city street standards shall determine minimum turning radius for fire apparatus based upon fire apparatus manufacture specifications. Riverside County Ordinance 787.8, CFC Chapter 5, section 503.2.5

## **PUBLIC WORKS DEPARTMENT**

### **General**

35. A preliminary title report accompanied by copies of all recorded documents cited therein shall be submitted to the Public Work Department for review along with the first submittal of the improvement plan for checking.
36. A preliminary soils report prepared by a competent California licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations shall be submitted for review with the first submittal of grading plan or as required by Public Works Department for review.
37. A preliminary drainage report shall be submitted for review with the first submittal of grading plan or as required by Public Works Department for review.
38. Prior to issuance of any Public Works permit, the Developer shall pay to the City of Beaumont all applicable fees.
39. Prior to issuance of any permits to construct any improvements, securities to guarantee completion of construction and payment of labor and materials shall be provided by the developer and all assignees and successors to the City in accordance with Chapter 16.36 of the Beaumont Municipal Code.
40. All onsite improvements shall be maintained by the Property Owner.

### **Street Improvements**

41. All street improvements consisting of but not limited to sidewalk, curb & gutter, driveways, utility installation, street lighting, road paving, and drainage facilities shall be in accordance with Riverside County Transportation Department Standards (RCTD).
42. Brookside A venue is classified as a Secondary road type B per the City's General Plan with an ultimate right-of-way width of 88 feet and ultimate paved width of 64 feet. Dedication will be required along the property's frontage to provide a 44-foot half right-of-way width.
43. Developer shall construct street improvements on Brookside Avenue along the property's frontage to join existing improvements east of site and provide transition to

zero-curb on the west side. Improvement plans must be prepared by a registered Civil Engineer and shall be submitted for the City's review and approval.

44. Street Improvement Plans shall be prepared to the satisfaction of the Director of Public Works. Additionally Street Lighting in accordance with the City of Beaumont Outdoor Lighting ordinance shall be submitted in conjunction with the Street Improvement Plans. Street Lights shall also be reviewed and approved by the Public Works Department with appropriate fees paid.
45. Offsite Improvements include, but are not limited to:
  - a. Curb and gutter. Curb and Gutter shall be constructed Per Riverside County Transportation Department Standard No.200 or as approved by Public Works Department.
  - b. Parkway landscaping and sidewalk. Sidewalk shall be five (5) foot minimum width or as approved by Public Works Department.
  - c. New commercial driveway. New commercial driveway shall be constructed per Riverside County Transportation Department Standard No. 207A as approved by the Public Works Department.
  - d. Street resurfacing. Provide new asphalt paving along the property's frontage to the centerline of the (new) ultimate half right-of-way width.
  - e. Painted median. A 12-foot wide painted median shall be constructed on Brookside as part of the street improvements. Median and road section shall be per the City's General Plan Circulation Element specifications for Secondary-B type roads.
  - f. Street lighting. Provide Solar Street lights in conformance with the City of Beaumont Approved Street Lighting Specifications 8.50.090.3 at 200 feet spacing, unless otherwise approved by the City Engineer.
46. The Developer shall provide drainage facilities and structures to carry storm water under Brookside Road.
47. The Developer shall resurface the existing paved road entrance. Remove and replace existing pavement and provide new section per the Geotechnical Report's recommendations with an AC minimum section of 4 inches.
48. The Developer shall improve entrance road to a minimum of 25 ft width. Provide pavement section per the Geotechnical Report's recommendations and as determined by Traffic Study.
49. Onsite drainage improvements include, but are not limited to:
  - a. Appropriate safety and drainage facilities for top of slopes; including slope north of entrance access road.
  - b. Provide drainage facilities and structures to carry storm water under or adjacent to paved roadway.
  - c. Provide appropriate drainage and water quality facilities on site; project must contain all drainage onsite.
50. The Developer shall provide solar street lighting along the entrance road per the City's Approved Street Lighting Specifications, unless otherwise approved by the City Engineer.
51. The Developer shall provide solar street lighting along the entrance road per the City's Approved Street Lighting Specifications, unless otherwise approved by the City Engineer.
52. The Developer shall provide lighting on parking lot per the City's Approved Street Lighting Specifications.

53. The Developer shall provide AC parking lot with a section as directed by the Geotechnical Report.
54. Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans. All walls and fences shall be constructed subject to the approval of the Planning Director. There shall be no future wood fencing proposed in conjunction with this review of this subdivision map. All fencing shall be masonry, vinyl, or of a tubular steel material.
55. Access roads, street improvements, all agency requirements, parking areas, and security lighting shall be constructed in accordance with approved improvement plans and specifications.
56. Clearance shall be obtained from the Beaumont Fire Department, and all fire protection improvements shall be in place as approved by the Fire Chief.

#### **Sewer Improvements**

57. Pay all applicable connection fees.
58. Submit application and obtain industrial wastewater permit from Public Works Department.

#### **Water Improvements**

59. Owner shall comply with the requirements of the Beaumont Cherry Valley Water District.
60. All water valves and vault covers within paved areas shall be raised flushed with finished surface and painted after paving is completed.
61. All fire hydrants, air vacs and other above ground water facilities shall be 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 as approved by the City Engineer.
62. Water line locations shall follow the State Department of Health requirements for water line and sewer line separations both horizontally and vertically. If pertinent conditions do not allow for the required separations horizontally and vertically, the proposed separations shall be submitted to the City Engineer for review and approval.
63. Owner shall get approval from the Water District for the supply of potable water and reclaimed water.

#### **Storm Drain Improvements**

64. A hydraulics/hydrology report shall be submitted to the Public Works department for review and approval. The report shall specifically contain calculations for the expected rainfall generation onsite for a 10-year storm rain event and 100-year storm rain event. Onsite drainage facilities shall be designed to accommodate a 100-year storm rain event.
65. Excess onsite storm water shall be captured onsite and conveyed to onsite drainage facilities.
66. Storm drain devices shall be installed along the property's frontage on 1<sup>st</sup> Street and California Avenue.
67. Onsite drainage facilities shall be maintained by the developer.

**NPDES and Water Quality Improvements**

68. If the project site disturbance exceeds one acre or more, owner shall obtain a National Pollutant Discharge Elimination System (NPDES) General Construction Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board.
69. 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 prior to approval of any improvement plan. WDID number shall be listed on all improvement plans submitted to the City.
70. If the project site disturbance exceeds one acre or more, a Storm Water Pollution Prevention Plan (SWPPP) will be required. SWPPP shall be submitted to the Public Works Department for review and approval prior to the issuance of a grading permit. The developer shall be responsible for implementing, monitoring, operating, and maintaining the SWPPP until all improvements have been accepted by Public Works Department or construction is complete, whichever is later. A grading permit will not be issued until the SWPPP has been approved. Owner shall prepare sediment/erosion control plans for the project.
71. Development of the project will generate impervious surface area exceeding 5,000 Square Feet which requires a project specific WQMP. A preliminary and final project-specific Water Quality Management Plan (WQMP) shall be submitted to Public Works Department for approval prior to the issuance of a grading permit. The WQMP shall incorporate, but not limited to, the following: site design BMP's, applicable source control BMP's, treatment control BMP's, long term operation and maintenance requirements, and inspection and maintenance checklist. Maintenance and funding requirements shall be outlined in the WQMP for the maintenance of the development BMP's. The post construction Best Management Practices (BMPs) outlined in the approved final project-specific WQMP shall be incorporated in the improvement plans.

**Onsite Improvements and Grading**

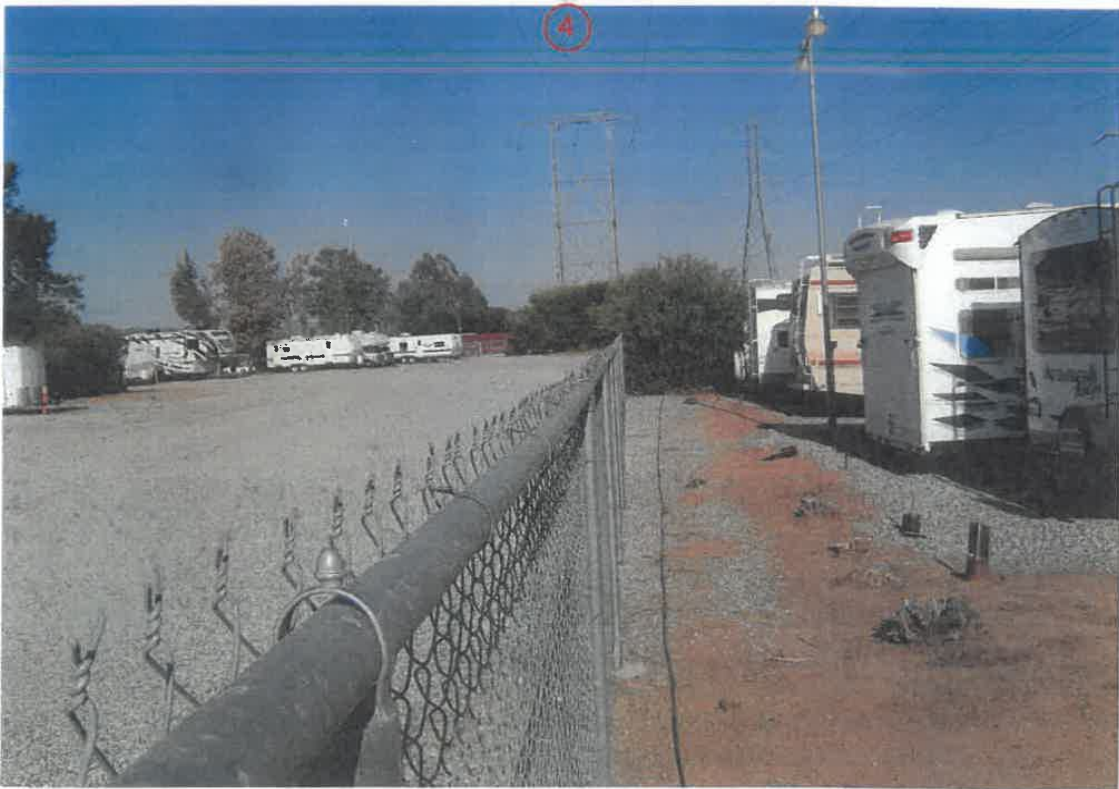
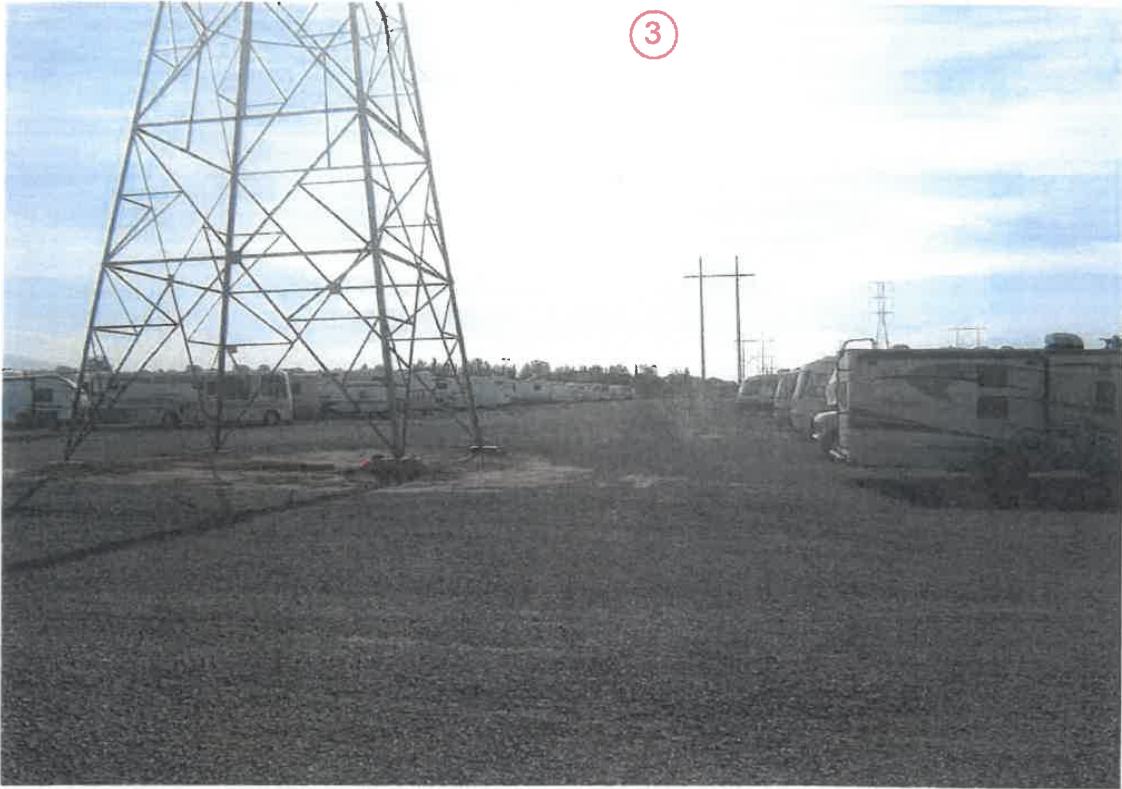
72. Grading of the proposed development shall conform to the standards of the latest edition of the California Building Code and the Beaumont Municipal Code.
73. Prior to the issuance of GRADING PERMITS, the developer shall comply with all the following grading conditions:
  - a. The land divider or developer shall submit two (2) prints of a comprehensive grading plan to the City Engineer which complies with the 2016 California Building Code and Beaumont Municipal Code.
  - b. A grading permit shall be obtained from the City's Public Works Department prior to commencement of any grading.
  - c. Graded land shall be provided with erosion control measures as approved by the City Engineer.
  - d. Pay all applicable plan check fees prior to issuance of a grading permit.
74. Grading plans shall be prepaid by a registered Civil Engineer and submitted to the City Engineer for review and approval.
75. Lots shall be graded to drain to the street with no cross lot drainage permitted. Lot drainage shall be indicated on all grading plans. Detailed grading plans shall fully implement the conceptual details submitted for the treatment of significant slopes areas (in excess of 20 feet vertical height) and shall implement techniques regarding contour and landform

grading, landscaping and the creation of organic pockets of landscaping which emulates natural conditions.

76. The developer shall submit two (2) copies of a soils report to the City Engineer. The report shall address the soils stability and geologic conditions of the site as approved by the City Engineer.

















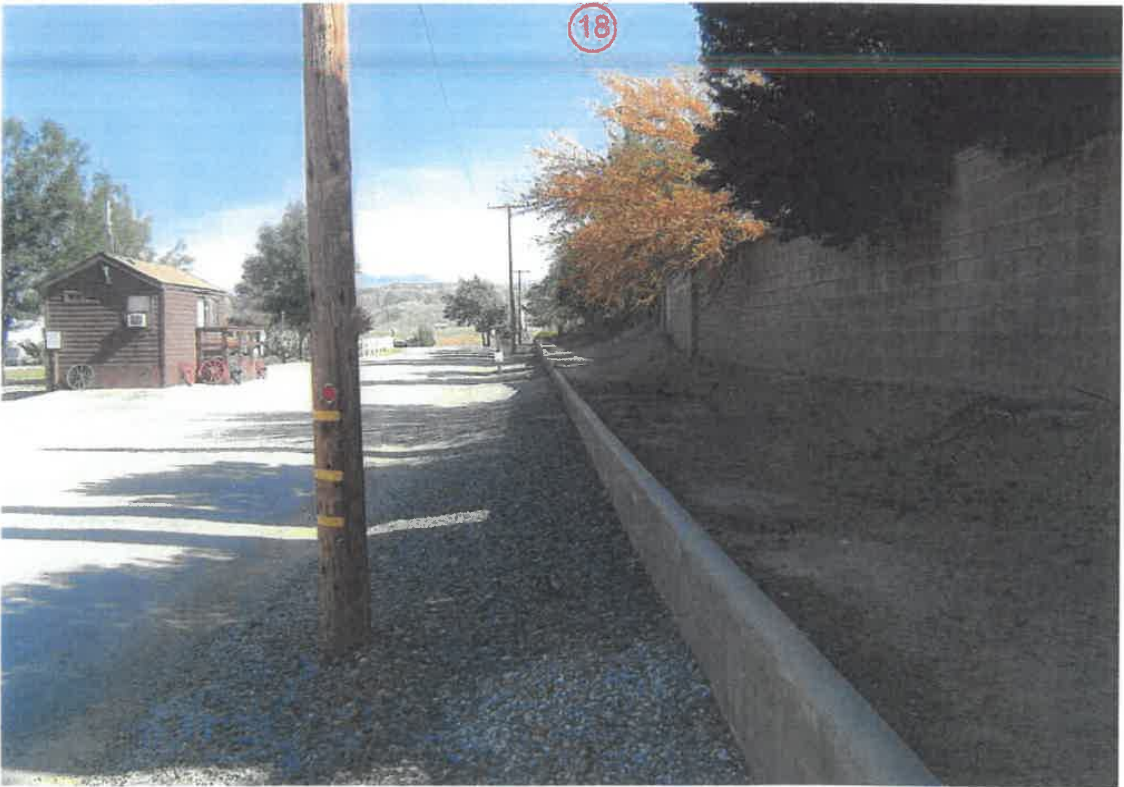


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Staff Report

TO: Planning Commissioners  
FROM: Christina Taylor, Community Development Director  
DATE: April 9, 2019  
SUBJECT: Conditional Use Permit 2019-0027 for a Type 41 On-Site Sale of Beer and Wine at 1680 E. 6<sup>th</sup> Street (Fuego Cravings).  
APPLICANT: Erin Ramirez

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**Background and Analysis:**

The Municipal Code of the City of Beaumont requires the approval of a conditional use permit by the Planning Commission for alcohol sales. The purpose of this requirement is to establish a formal review of such proposals, which involves conducting a public hearing and giving written notice to property owners within a 300-foot radius of the site. Through the conditional use permit process, the Planning Commission has the opportunity to determine if the use proposed, or the location of that use, is compatible with surrounding uses, or through conditions, can be made compatible. The Planning Commission can either deny or approve the proposal, and may establish conditions of approval for the business' operations to ensure that it will not be a detriment to the community.

The subject site is a 1,837 square foot restaurant in a multi-tenant center at 1680 E. 6<sup>th</sup> Street in the Commercial General (CG) zone. This application is a request for sale of beer and wine for on-site consumption in conjunction with a restaurant. No liquor sales or alcohol to-go purchases would be permitted with this license type.

The conditional use permit form of approval allows the City to monitor the subject use and to initiate proceedings for revocation of the permit if the conditions are violated or if the use otherwise becomes a public nuisance. Sufficient protection exists for maintenance of the public health, safety, and welfare.

**Environmental Documentation:**

The proposed application is exempt from the California Environmental Quality Act (CEQA) process and does not require an initial study to be conducted.

## **FINDINGS:**

The Planning Commission may approve and/or modify a Conditional Use Permit in whole or in part, with or without conditions, provided that all of the following findings of fact are made:

1. The proposed use is one conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this Zoning Ordinance;

*The on-site service of beer, wine or alcohol is conditionally permitted in the zoning ordinance. Approval of this use would be consistent with conditionally allowable uses.*

2. The proposed use would not impair the integrity and character of the zone in which it is to be located;

*The Commercial General (CG) zone allows for restaurants to serve beer, wine or alcohol subject to conditional use permit approval. Allowing on-site service of beer and wine in this zone would be consistent with existing and surrounding uses in the zone and would not impair the zone's integrity.*

3. The subject site is physically suitable for the type of land use being proposed;

*The proposed use of the location as a restaurant allowing the on-site service of beer and wine is physically suitable because the site is a multi-tenant center with a variety of uses, operational hours and shared parking spaces. The site has adequate access for circulation and emergency response.*

4. The proposed use is compatible with the land uses presently on the subject property;

*The establishment of a restaurant allowing the on-site service of beer and wine at the location is compatible with the other business because the site is a multi-tenant center designed to accommodate a variety of retail and service-oriented business. The restaurant is a complimentary use to the existing businesses in the center.*

5. The proposed use would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located;

*A restaurant allowing the on-site service of beer and wine is compatible with current and future land uses in the Commercial General (CG) zone because the zone is intended to provide for the general public a variety of uses including retail, food service and commercial businesses. The use is also consistent with what will be allowed in the future zoning and general plan update.*

6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety;

*The site is adequately served by all public utilities. The business has completed an industrial wastewater and food service user surveys and will be required to comply with appropriate pretreatment measures to ensure there is no public health or safety concerns.*

7. There would be adequate provisions for public access to serve the subject proposal;  
*The site was constructed to accommodate a variety of users. There is adequate access to the site to serve the public and provide for public safety access as was determined through project review and the conditions of approval.*
8. The proposed use is consistent with the objectives, policies, general land uses, and programs of the City of Beaumont General Plan;  
*The proposed use is consistent with the overall General Plan and its contents. The City strives to provide a variety of businesses for its residents, job opportunities, and improvements to the aesthetics of the City. Allowing this use in the Commercial General (CG) zone works toward achieving this.*
9. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare; and  
*The proposed use will not be detrimental to the public interest, health, safety, convenience, or welfare because as conditioned, the restaurant must comply with guidelines established by the City's public safety departments.*
10. The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood.  
*The center as approved meets the City's development guidelines. The proposed use is required to comply with center guidelines as well as City guidelines for improvements.*
11. The Planning Commission shall find that the proposed use does not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations.  
*Proposed use will add to the mix of already available dining options in the City. The additional restaurant allows for more choice by the City's population. The restaurant is occupying an existing space and the service of beer and wine is incidental to the primary use. There will be no new environmental impacts as a result of this use.*

**Recommendation:**

1. Hold a Public Hearing; and
2. Approve Conditional Use Permit No. 2019-0027, subject to the findings herein and the conditions of approval.

**Attachments:**

- A. Conditions of Approval
- B. Site and Floor Plans

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

**CONDITIONAL USE PERMIT  
NO. CUP 2019-0027 CONDITIONAL USE  
PERMIT FOR A TYPE 41 LICENSE FOR  
ON-SITE SALE OF BEER AND WINE IN  
CONJUNCTION WITH A RESTAURANT  
LOCATED AT 1680 E. 6<sup>th</sup> STREET, SUITE B  
APN # 419-150-006-008**

<b>Planning Commission Approval:  DRAFT</b>
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**STANDARD CONDITIONS**

1. The permit for the above referenced Conditional Use Permit and property consists of all Conditions of Approval herein.
2. The use hereby permitted is for the establishment of a Type 41 On-site sale of beer and wine at 1680 E. 6<sup>th</sup> Street, Suite B.
3. 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 No. CUP 2019-0027. 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.
4. 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.
5. The Planning Commission herewith grants a “certificate of convenience and necessity” for Type 41 - On-Site Sale of Beer and Wine License for sales at 1680 E. 6<sup>th</sup> Street, Suite B.
6. The sale of alcoholic beverages shall be limited to the hours of operation.
7. All Conditions of Approval for Administrative Plot Plan PP2019-0188 must also be met.
8. The conditions as established by the State of California, Alcohol Beverage Control, shall be fully complied with in the operation of the business.



**Conditional Use Permit No. CUP 2019-0027**  
**Conditions of Approval**  
**Page 2**

9. 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.
10. 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.
11. For Sales Tax Purposes, this location shall be the "Point-of-Sale" for all transactions conducted.
12. 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.
13. 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.
14. The applicant shall be responsible for securing clearance, permits and approvals from all relevant agencies, including the Building Department, Fire Department, Health Department, ABC and any other necessary departments or agencies.
15. 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.
16. All signage shall be developed in conformance with the zoning ordinance of the Beaumont Municipal Code and is subject to approvals issued under sign review application PLAN2019-0262.

**POLICE DEPARTMENT CONDITIONS**

17. 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.
18. The address of the business shall be clearly visible from the front of the building and shall be illuminated during hours of darkness.
19. There shall be no loitering permitted on the premises. It is the responsibility of the applicant to enforce no loitering.
  - a. Police officers, sheriff's deputies, and ABC investigators are sworn law enforcement officers (peace officers) with powers of arrest. Whether in plainclothes or uniform, peace officers have the legal right to visit and inspect any licensed premises at any time during business hours without a search warrant or probable cause. It is legal and reasonable for licenses to exclude the public from some areas of the premises. However, licensees cannot and must not deny entry to, resist, delay, obstruct or assault a peace officer (Sections 25616, 25753, and 25755 B&P 148 and 241(b) PC).
  - b. Operating Standards, Retail – The following requirements apply:
20. Post "No Loitering" signs upon written notice from the ABC.
21. Remove litter daily from the premises, adjacent sidewalks and parking lots under licensees control and sweep/clean these areas weekly.
22. Remove graffiti from premises and parking lot.
23. Have no more than 33% of the windows covered with advertising or signs.
24. The applicant shall have security cameras operating at all times when the business is operating. Security camera quality, lighting and positioning must be capable of providing facial recognition in key areas in and around the facilities, including the parking lot area, during operational hours. During hours of operation, a staff member shall be present who has the authority to meet law enforcement's request to view and/or copy images captured on video surveillance system. All images must be recorded and retained for at least 30

**Conditional Use Permit No. CUP 2019-0027**  
**Conditions of Approval**  
**Page 4**

days. The exact location and quantity of all security cameras shall be subject to approval by the Police Department prior to final occupancy.

25. 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).
26. No alcoholic beverage shall be displayed or offered for sale outside the building or any public entrance.
27. Exterior advertising shall comply with the City's sign regulations, and exterior advertisements shall be prohibited which indicate the availability of alcoholic beverages and tobacco.
28. Exterior signage/advertisements promoting or indicating the availability of alcoholic beverages shall be prohibited. Exterior signage indicating the availability of alcoholic beverages shall be limited to the name of the business.
29. Exposed neon signage is strictly prohibited along the exterior windows. This includes "open/closed" sign for business.

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**FIRE DEPARTMENT CONDITIONS**

30. Provide 12 inch address numbers on your front of your building. See F-2
31. Provide 2A10BC Fire Extinguishers throughout the site. See fire department for locations and mounting height.
32. Fire protection system is required under the cooking hood, and shall be tested with stamped approved plans.
33. Provide an occupant load sign posted on the wall near the front entrance of the building.
34. Provide a Knox Box for first responder emergency access to the building. Mount to the right of the door 6 foot to the top.
35. Provide 'NO SMOKING' signs throughout the site.
36. **F1. FIRE FINAL** - and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use,

**Conditional Use Permit No. CUP 2019-0027**

**Conditions of Approval**

**Page 5**

California Building Code, California Fire Code, and other related codes which are in force at the time of building plan submittal.

37. **F2. PREMISES IDENTIFICATION/COMMERCIAL BUILDING NUMBERS** - Prior to issuance of Certificate of Occupancy or building final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve (12) inches in height for building(s) up to 25 feet in height, and 24 inches in height for building(s) exceeding 25 feet in height. All addressing must be legible, of a contrasting color with the background, and (6) inches in height for suite identification on contrasting background. During construction of this project, the site address shall be clearly marked with a minimum of 24 inch numbers. Unobstructed lighting of the address (s) shall be by means approved by the Fire Prevention Bureau, and Police Department. In multiple suite centers (strip malls), business shall post the name of the business on the rear door (s). CFC Chapter 5, section 505.1 & Riverside County Fire Ordinance 787.8
38. **F3. RAPID ENTRY KNOX BOX** - Prior to Certificate of Occupancy or building final, a Knox Box Rapid Entry System shall be provided. The Knox Box shall be installed in an accessible location approved by the Fire Code Official. The Knox Box shall be supervised by the alarm system. Provide keys to the tenant space for inclusion in the main building. Keys shall have a durable and legible tag affixed for identification of the correlating tenant space. CFC Chapter 5, section 506.1
39. **F4. SAFETY PRECAUTIONS** - Approval of the safety precautions for buildings being constructed, altered or demolished shall be required by the Fire Code Official in addition to other approvals for specific operations or processes associated with such construction, alteration or demolition. Structure, facilities and conditions which in the opinion of the fire code official, constitute a distinct hazard to life or property. The fire code official is authorized to order the posting of signs in a conspicuous location in each structure. The posting of signs shall not be obscured, removed, defaced, mutilated, or destroyed.
40. **F5. FIRE DEPARTMENT INSPECTION APPROVAL** - Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Code Official and such construction or work shall remain accessible and exposed for inspection purposes until approved.
41. **F6. AUTHORITY TO INSPECT** - The Fire Prevention Bureau shall maintain the authority to inspect as often as necessary for buildings and premises, including such other hazards or appliances designated by the Fire Code Official for the purpose of ascertaining

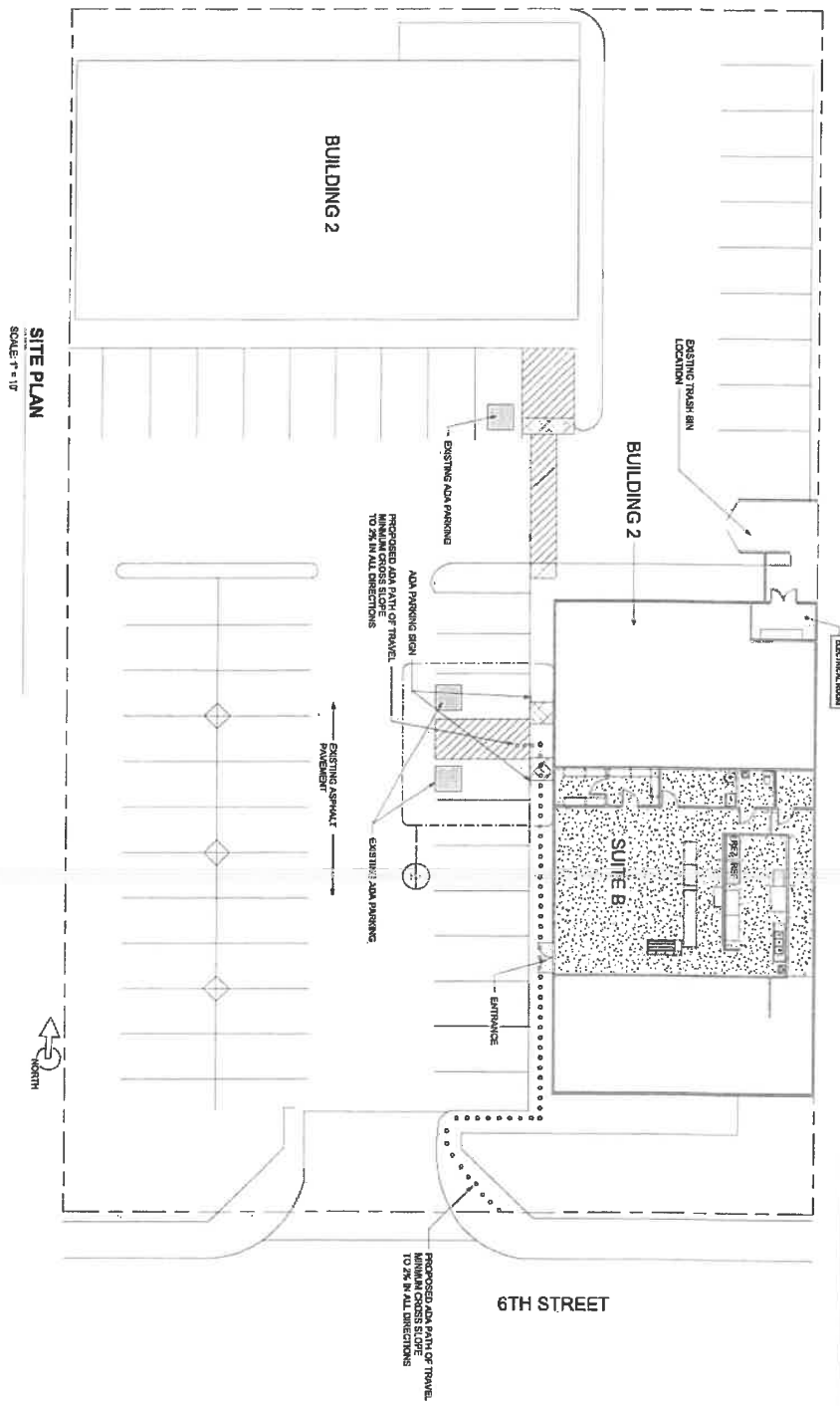
**Conditional Use Permit No. CUP 2019-0027**

**Conditions of Approval**

**Page 6**

and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.

42. **F7. ALTERATIONS** - Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation.
43. **F8. FIRE EXTINGUISHERS** - Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire extinguishers shall be mounted no higher than 5 feet above finished floor, measured to the top of the extinguisher. Extinguishers must have current CSFM service tags affixed; or within one year if from the date of month and year manufacture. Higher Hazards shall require a higher hazard fire extinguisher. CFC Chapter 9, section 906.1
44. **F9. BUILDING OPENINGS** - Access to building openings and roofs shall be maintained readily accessible for emergency access by the fire department. Finished grade to be flat and accessible on all sides of the building where ground ladder access is the only means to reach the highest point on the building from the exterior. Obstructions will not be placed as to interfere with ground ladder placement. CFC Chapter 5, section 504.1 & RVC Ordinance 787.8



**SITE PLAN**  
SCALE: 1" = 10'



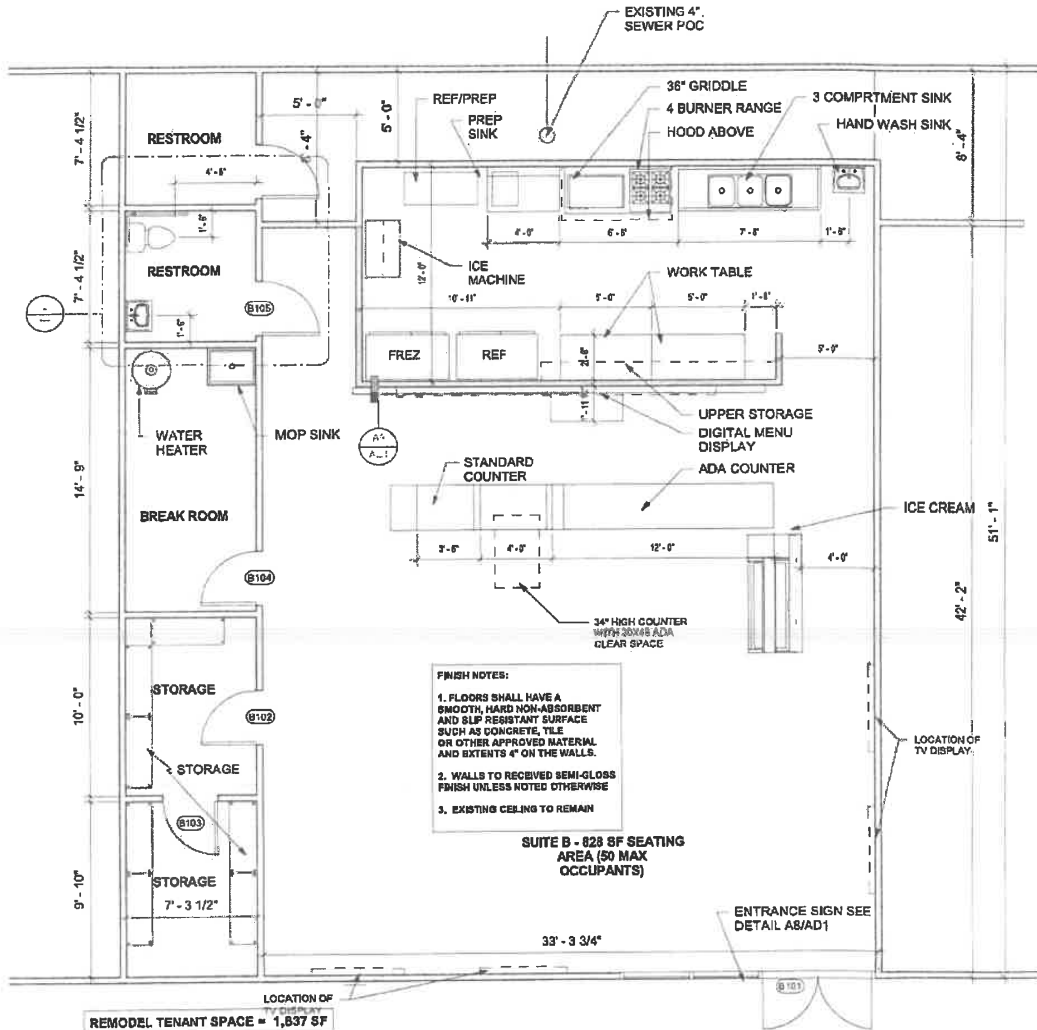
SITE PLAN

Project number	201308
Date	2/4/15
Drawn by	LR
Appr.	
Plan Check	

REVISIONS:

**FUEGO CRAVINGS  
TENANT IMPROVEMENT**  
OWNER: KIM ZUMBRO  
ADDRESS: 1680 E 6TH ST  
BEAUMONT CA 92223





**FINISH NOTES:**

- FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT AND SLIP RESISTANT SURFACE SUCH AS CONCRETE, TILE OR OTHER APPROVED MATERIAL AND EXTENTS 4" ON THE WALLS.
- WALLS TO RECEIVED SEMI-GLOSS FINISH UNLESS NOTED OTHERWISE
- EXISTING CEILING TO REMAIN

**SUITE B - 828 SF SEATING AREA (50 MAX OCCUPANTS)**

REMODEL TENANT SPACE = 1,837 SF

1 FLOOR PLAN LAYOUT  
1/4" = 1'-0"

NEW 4" STUD WALL  
4" EXISTING STUD WALL  
EXISTING STUD WALL TO BE REMOVED

WALL LEGEND  
1/4" = 1'-0"

**R-D-S**

688 COULDE AVE.  
DUBLIN, CA 94568  
925-837-2521

**FUEGO CRAVINGS  
TENANT IMPROVEMENT**

OWNER: KIM ZUMBRO  
ADDRESS: 1680 E 6TH ST  
BEAUMONT CA 92223

REVISIONS:

201805  
2/4/18  
LR  
253101170000

Project number  
Date  
Drawn by  
Agn  
Plan Check

**PLAN AND CEILING  
PLAN**