

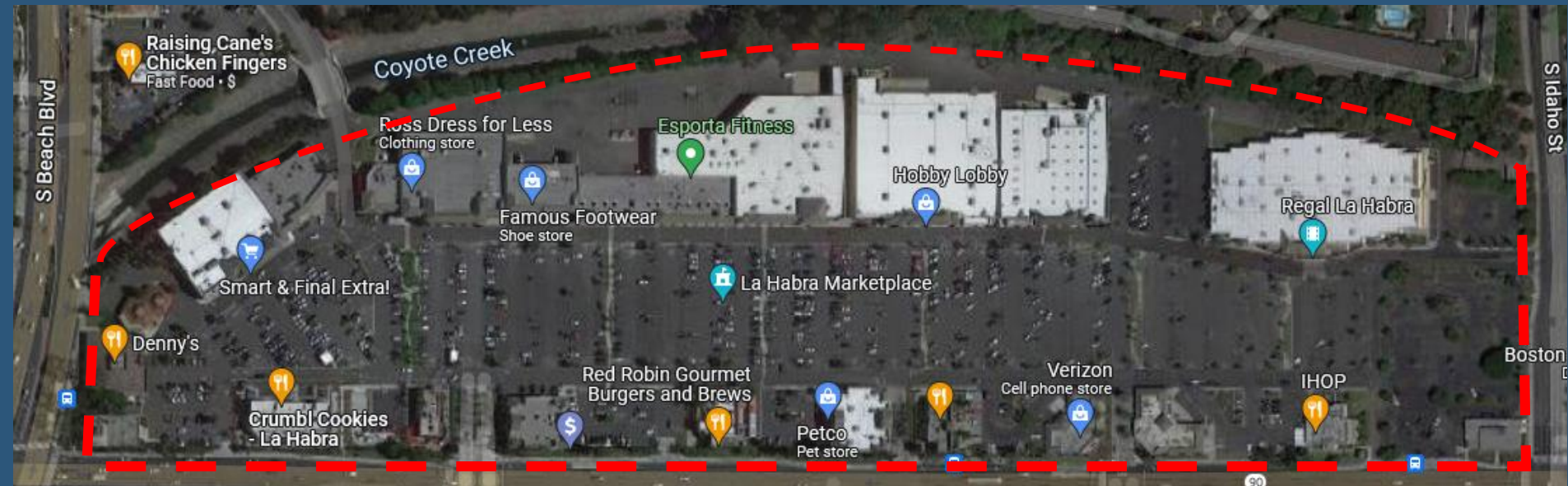


PLANNING COMMISSION

APRIL 25, 2022

1331 W IMPERIAL HIGHWAY

CUP 22-12



La Habra Market Place Shopping Center

Parking Study

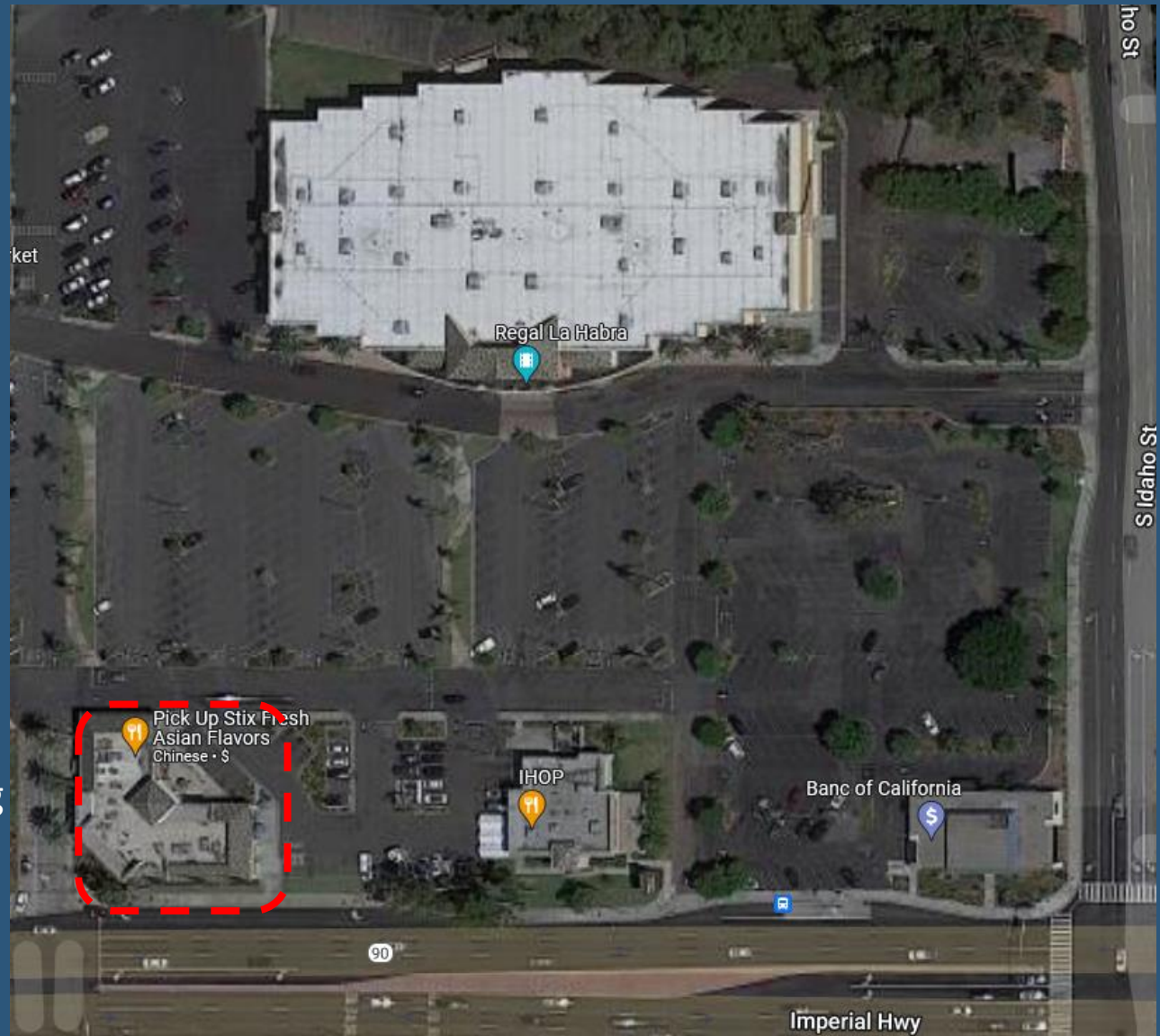
Zone 3

2004 Shared Parking Study

- Reduced center parking from 3,320 to 1,898 spaces.

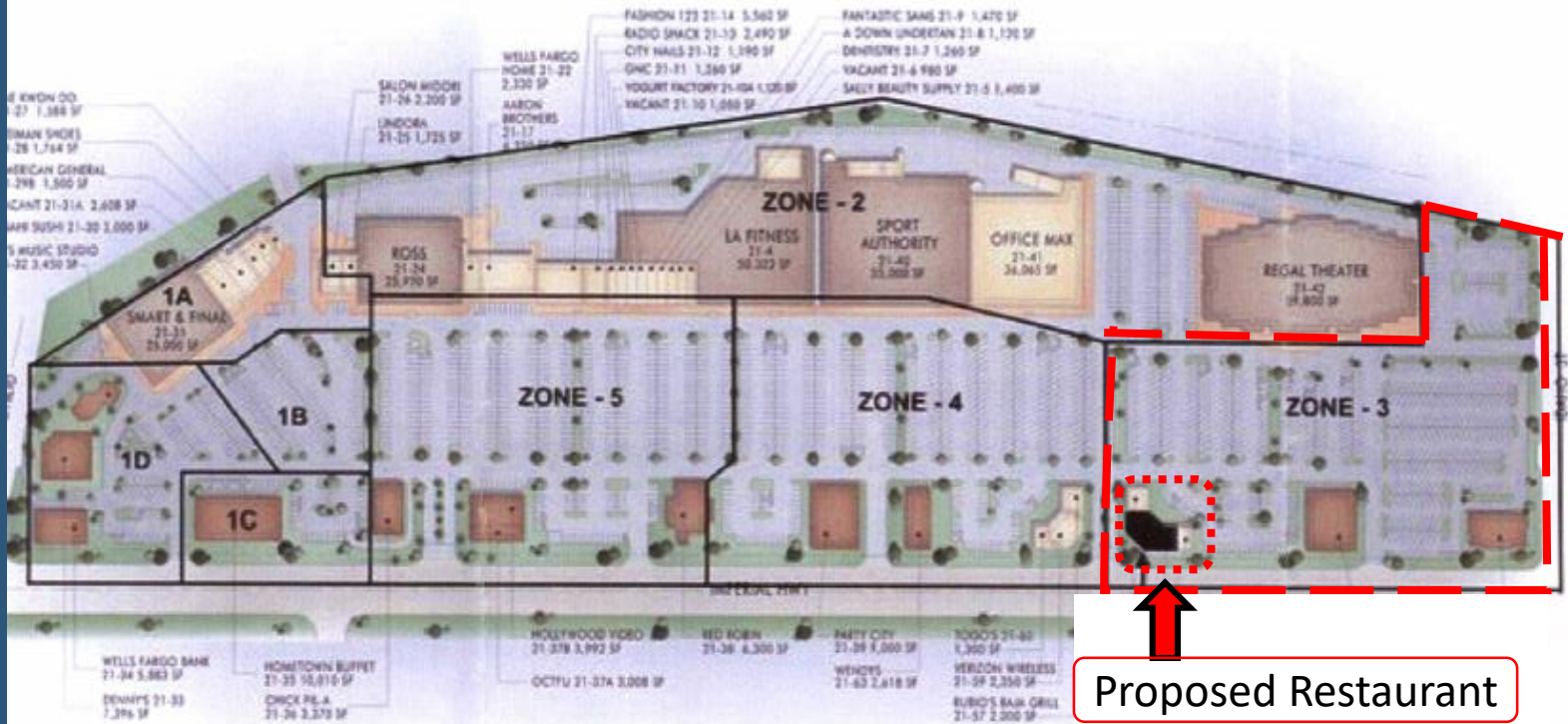
2009 Shared Parking Study analysis

- Zone 3 provides 452 spaces, only 433 spaces used during peak hours.
- Ample parking for existing uses, including restaurant (Panera Bread).



PROJECT SETTING

LA HABRA MARKET PLACE LA HABRA, CALIFORNIA



Proposed Restaurant

Project Details

Daves Hot Chicken

Chicken sliders, tenders, fries, soft drinks, sides and milkshakes.

Hours of operation:

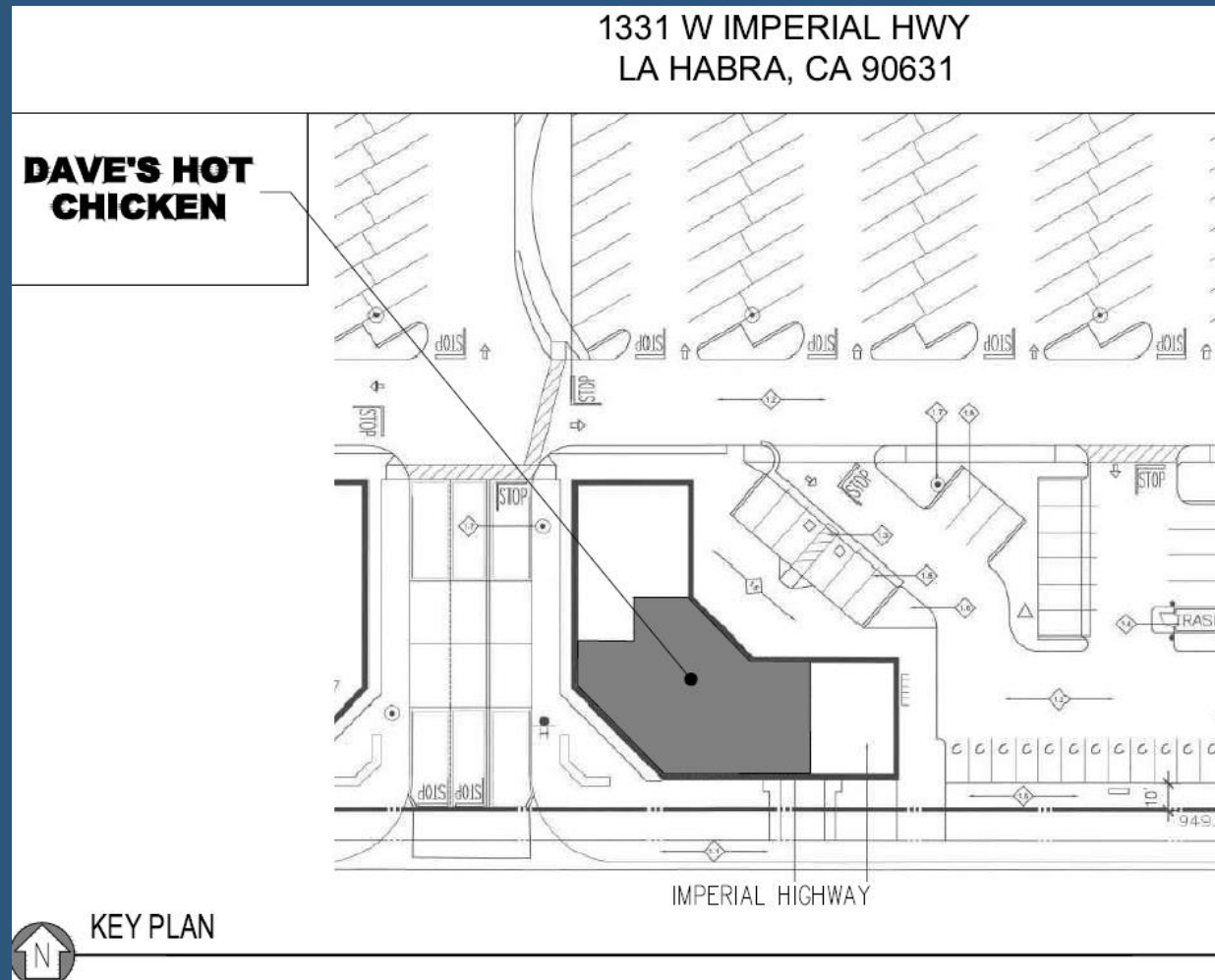
Monday - Sunday, 11a – 11p

Friday and Saturday, 11a – 12a (Midnight)

Approximately 80 employees, with 12 employees on site, per shift.

Indoor and outdoor dining area.

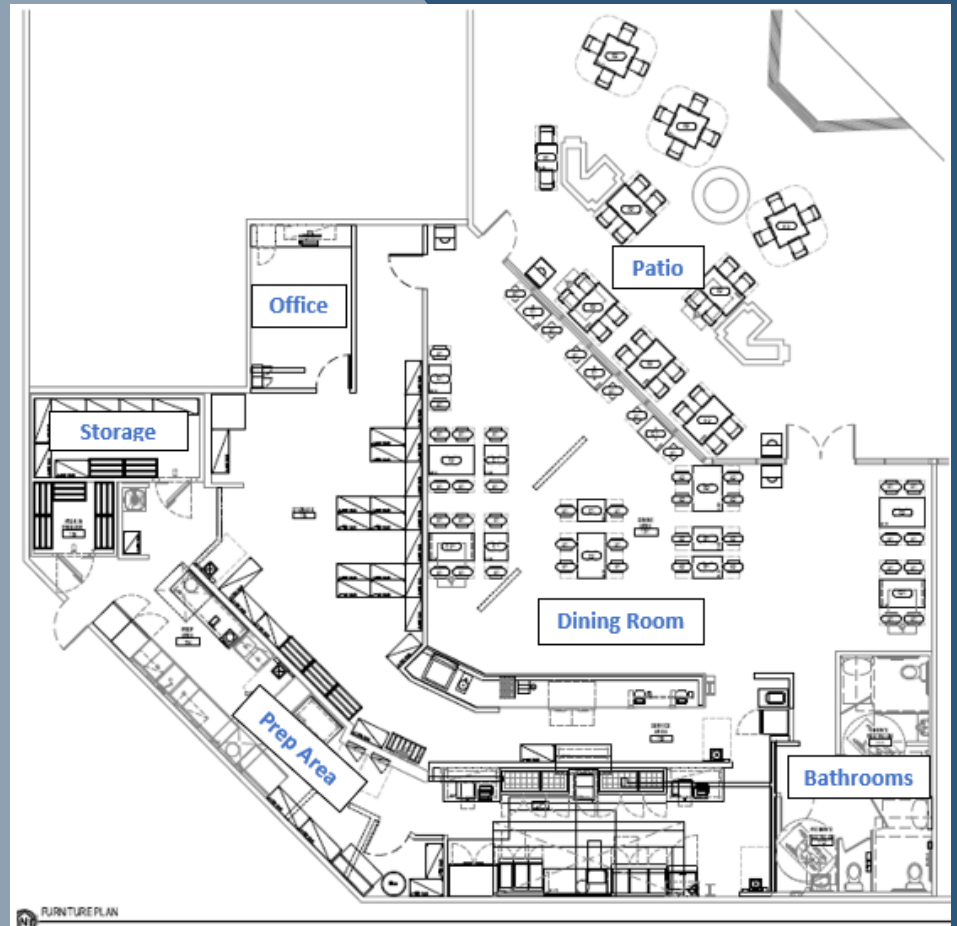
Total of 53 seats.



SITE PLAN

This restaurant will be using the originally approved 3,489 square foot combined suites B and C

Also minor Tenant Improvement modifications.









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CONCLUSION

- CUP 22-12
- 1331 W Imperial Hwy (3,489sf) to remain with minor T.I.
- Restaurant
- Operating Standards:
 - Open Sun-Thurs 11am-11pm
Fri & Sat 11am-12am
 - 12 Employees per shift

The REAL STORY

Dave's Hot Chicken was created by best friends Dave Kopushyan, Arman Oganesyan, and Tommy and Gary Rubenyan. Dave, a chef trained in Thomas Keller's (French Laundry) organization set out to create the perfect Hot Chicken by searching, tasting, and frying. The four friends scrounged up \$900 to put a tiny stand in an East Hollywood parking lot. The menu was simple, and the chicken was the star. And what chicken it is! Sourced and prepared to be the juiciest and most tender imaginable with each piece topped with Dave's own mix of spices ranging from No Spice to "The Reaper."

Arman created Instagram buzz and the lines began to grow. Two nights later,





PLANNING COMMISSION

Q & A



THANK YOU!
