



City of
LA HABRA

Planning Commission Report

Item No. 1.

MEETING DATE: August 28, 2023

TO: PLANNING COMMISSION

FROM: SUSAN KIM, DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT
By: Vanessa Quiroz, Senior Planner

SUBJECT: DULY NOTICED PUBLIC HEARING FOR THE FOLLOWING:

1. REQUEST FOR APPROVAL OF PLANNED UNIT DEVELOPMENT PRECISE PLAN 22-02 TO CONSTRUCT A 3,875 SQUARE FOOT, DUAL TENANT BUILDING AT 711 EAST IMPERIAL HIGHWAY.
2. REQUEST FOR APPROVAL OF CONDITIONAL USE PERMIT 22-31 TO OPERATE A DRIVE-THROUGH RESTAURANT (DBA: DUNKIN' DONUTS) WITHIN ONE TENANT SPACE AT 711 EAST IMPERIAL HIGHWAY.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

This project was originally noticed and advertised as being consistent with certified Mitigated Negative Declaration 17-02, approved in conjunction with Planned Unit Development Master Plan 17-01, for the purposes of environmental review, pursuant to the California Environmental Quality Act (CEQA). Upon further review, staff has determined that the proposed project is Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3 "New Construction or Conversion of Small Structures." This exemption class consists of the construction and location of limited numbers of new, small facilities or structures, including commercial uses not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not sensitive. As further described in this staff report, the proposed two-unit commercial building would be 3,875 square feet. In addition, the project is proposed on a parcel that was part of Planned Unit Development Master Plan 17-01. The infrastructure required for the implementation of this Master Plan has been constructed. The proposed project does not meet any of the exceptions described in Section 15300.2 of the CEQA Guidelines. The location of the Project is predominantly urban and not considered a sensitive environment; therefore, the Project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this Project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. The Project is not located along any state designated scenic highway nor within any designated hazardous waste site. Staff does not expect any significant impacts or unusual circumstances related to the approval and construction of this Project. Therefore, the Project is categorically exempt from CEQA, pursuant to the provision under Section 15061(B)(2) of the California Environmental Quality Act Guidelines.

RECOMMENDATION:

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That the Planning Commission approve:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING PLANNED UNIT DEVELOPMENT PRECISE PLAN 22-02 FOR THE CONSTRUCTION OF A 3,875 SQUARE FOOT, DUAL TENANT BUILDING AT 711 EAST IMPERIAL HIGHWAY, AS PER THE APPROVED PLANS, AND SUBJECT TO CONDITIONS, AND RECOMMENDING THAT THE CITY COUNCIL MAKE A DETERMINATION THAT THE REQUEST IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15303, CLASS 3: "NEW CONSTRUCTION OR

CONVERSION OF SMALL STRUCTURES" AND SECTION 15061(B)(2) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING CONDITIONAL USE PERMIT 22-31 TO ALLOW THE OPERATION OF A DRIVE-THROUGH RESTAURANT (DBA: DUNKIN' DONUTS) WITHIN ONE TENANT SPACE AT 711 EAST IMPERIAL HIGHWAY, AS PER THE APPROVED PLANS, AND SUBJECT TO CONDITIONS, AND MAKING A DETERMINATION THAT THE REQUEST IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15303, CLASS 3: "NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES" AND SECTION 15061(B)(2) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES

DISCUSSION:

The Applicant, Paraj Patel, is requesting to construct a 3,875 square foot, dual-tenant commercial building at 711 E Imperial Highway ("Subject Site"). The Subject Site is located west of the northwest corner of Imperial Highway and Village Drive, as shown on Exhibit 1. The Applicant is also requesting to operate a 1,880 square foot, drive-through restaurant (dba: Dunkin' Donuts) within one of the two tenant spaces. The drive-through lane would be located adjacent to the east, south and west sides of the proposed commercial building. The second tenant space, encompassing 1,995 square feet, is proposed to be reserved for a future retail use. The Subject Site is designated by the General Plan for Commercial Industrial and located within the Planned Commercial-Industrial (PC-I) zone with a Planned Unit Development (PUD) overlay, which implements the General Plan Commercial-Industrial land use designation.

Exhibit 1 below shows the Subject Site as being within a larger vacant property; however, this picture is slightly outdated, in that the majority of the vacant property is under construction or recently completed construction, as further described below. To the north of this larger property are industrial properties; to the east is the Union Pacific Railroad right-of-way, followed by distribution and retail uses; to the south, across Imperial Highway, there are existing multi-family and single-family residential homes; and to the west, there is a small public park, a vacant lot and a Kaiser Permanente medical office building.

Exhibit 1 -- Vicinity Map



On September 24, 2018, the Planning Commission approved resolutions recommending City Council approval of Mitigated Negative Declaration 17-02 (the "MND"), Planned Unit Development Master Plan No.17-01 (the "Master Plan") and a Development Agreement between the City of La Habra and Greg S. Jones Revocable Trust and Sunny Investments, LLC (the "Development Agreement") for the development of the properties outlined in orange on Exhibit 1. In addition, the Planning Commission approved Tentative Parcel Map No. 2017-154 to divide the larger property identified in Exhibit 1 into four parcels as shown in Exhibit 2; and Conditional Use Permits (CUPs) to allow the operation of a hotel with alcohol sales on Parcel 1 and drive-through restaurants on Parcels 2 and 3. On December 3, 2018, the City Council approved the MND; and subsequently on December 18, 2018, adopted ordinances approving the Master Plan and Development Agreement.

Pursuant to Section 18.52.110 (Conformance) of Chapter 18.52 (PUD Planned Unit Development Overlay Zone), after the adoption of a planned unit development ordinance, and prior to the issuance of any building permit, a final

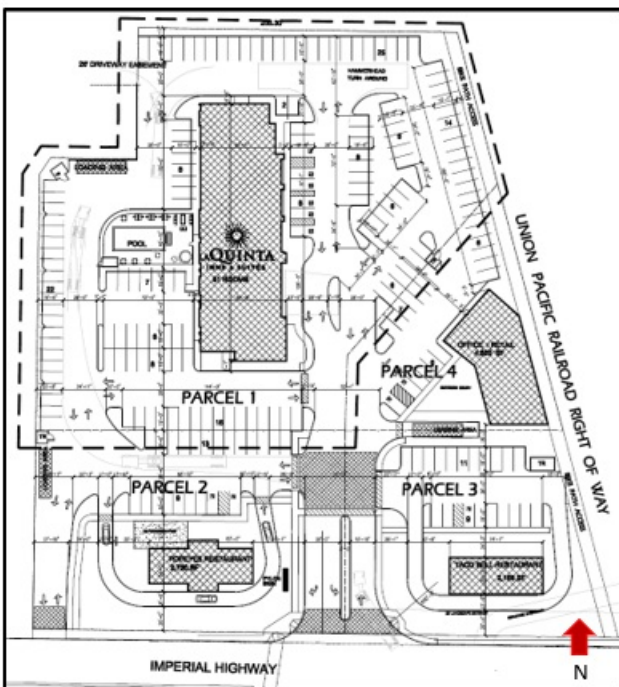
development plan is required to be prepared and final subdivision map or parcel map recorded, if either is involved. The final development plan shall conform to the ordinance adopting the planned unit development and shall show to scale all buildings, off-street parking facilities, landscaping, finished grades and such other details as will suffice to indicate conformance with all the features, conditions and characteristics upon which the approval was predicated. Development of the hotel on Parcel 1 is underway and a drive-through Taco Bell has been constructed and is in operation on Parcel 3. The plans that were approved by Planning Commission in conjunction with the CUP for the hotel and the Taco Bell met the requirements for a final development plan, as required by Section 18.52.110. The Final Map for the Tentative Parcel Map was approved by City Council on April 6, 2020, and recorded on May 14, 2020. As of now, all on-site utilities have been installed, the required drive aisles have been constructed, and the required intersection improvements were completed as per the Master Plan.

At the time the Master Plan and Development Agreement were approved by City Council, there were no detailed plans submitted for Parcel 4 that would suffice as a final development plan for the purposes of the above requirement. Therefore, in 2022, a Precise Plan was submitted for the development of 6,250 square foot commercial building on this parcel, which the Planning Commission subsequently recommended for City Council approval on April 25, 2022, and was approved by City Council by adoption of Ordinance No. 1842 on June 6, 2022. A Hallmark store is currently under construction on Parcel 4 in conformance with the approved Precise Plan.

As described above, the Planning Commission approved two CUPs for drive-through restaurants in conjunction with the Council approval of the Master Plan. These CUPs were for a Popeye's Louisiana Kitchen on Parcel 2, the Subject Site, and the Taco Bell, which has been constructed on Parcel 3. However, Popeye's Louisiana Kitchen chose not to move forward with development of a drive-through restaurant on Parcel 2 .

The Applicant is now requesting to develop the Subject Site with a new two-tenant commercial building and allow the operation of a new drive-through restaurant (dba: Dunkin' Donuts) within one of the tenant spaces. As a result, the proposed project requires approval of a new Precise Plan and CUP. Staff has reviewed the Development Agreement and Master Plan that apply to the Subject Site and the larger overall property, and has determined that these documents do not need to be amended to accommodate the proposed project in that the proposed use is in substantial conformance with the uses contemplated by the Master Plan pursuant to LHMC Section 18.52.130 (Re-approval required) and Recital D and Standard Condition No. 1.6 of the Development Agreement.

Exhibit 2 -- PUD Master Site Plan



Access and Parking

As shown in Exhibit 2, the new dual-tenant commercial building is proposed to be oriented with the main pedestrian entrance along the north side and the drive-through lane wrapping the building alongside the street frontage similarly to the nearby Taco Bell drive-through restaurant on Parcel 3. By maintaining the same layout, the new building remains compatible with the surrounding development under the previously-approved Master Plan. The site can be

accessed by two, two-way driveway approaches along East Imperial Highway. The La Habra Municipal Code (LHMC) requires 15 parking spaces for the drive-through restaurant and eight parking spaces for the future retail tenant; the proposed project meets this requirement by providing a total of 23 parking spaces, including two ADA parking stalls, to serve both tenants of the proposed commercial building. Although the Subject Site can accommodate the required parking, there is a previously-approved shared parking and reciprocal access easement over all four parcels to utilize shared parking spaces.

Traffic Circulation and Queuing Assessment

The proposed drive-through would be able to accommodate 12 vehicles in a single lane. The Applicant submitted a Traffic Circulation and Queuing Assessment (Traffic Assessment) prepared by Linscott Law & Greenspan Engineers (Consultant), dated July 17, 2023. The Traffic Assessment analyzed traffic impacts and trip generation of the proposed project in comparison to the original project that was previously considered and approved under the prior Mitigated Negative Declaration (MND). The Traffic Assessment also included a vehicle queuing analysis for the new drive-through restaurant. The Traffic Assessment determined that the project would result in an addition of less than 40 pm peak hour trips when compared to the previously-approved project. Per the City of La Habra Traffic-Impact Analysis Guidelines for Vehicles Miles Traveled (VMT) and Level of Service (LOS) assessment, dated August 2021, the proposed project does not necessitate a new traffic study because the proposed project will add nominal trips to the level of service of the Master Plan driveways and near-by intersections that were already deemed as adequate for servicing the anticipated trips and traffic assumed for the Master Plan. The Traffic Consultant assessed three other similar Dunkin' Donuts drive-through restaurants, located in the cities of Yorba Linda, Villa Park and Santa Ana. The assessment concluded that the average vehicle queue from all three sites was two vehicles during the morning and afternoon peak with the ability to fluctuate up to five vehicles, with a maximum queue of 9 vehicles. As mentioned, the drive-through lane is designed with a capacity of 12 vehicles. Thus, the drive-through lane has more than sufficient space to accommodate the maximum peak demand and three additional vehicles without encroaching into the drive aisle and impacting traffic circulation on the site. The assessment also determined that the project is not subject to the preparation of a VMT analysis, based on the VMT methodologies formulated by the North Orange County Cities (NOCC) SB 743 Implementation Study. Pursuant to the NOCC VMT Screening and Testing Tool, local service retail uses with less than 50,000 square feet are screened out from a VMT analysis and are presumed to have a less than significant transportation impact.

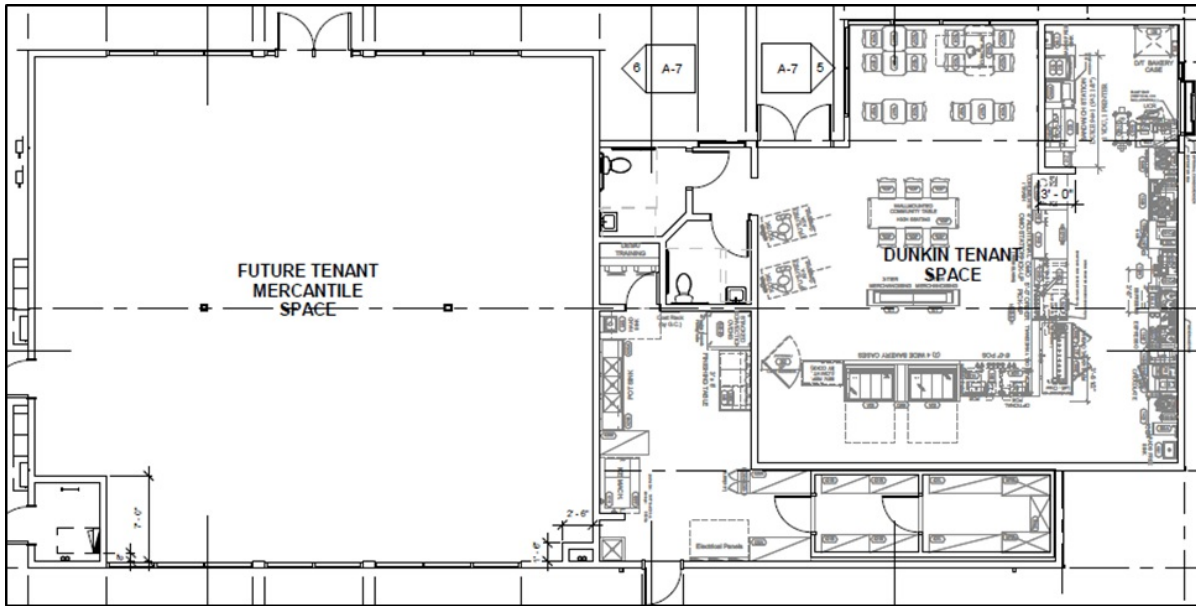
Drive-Through Restaurant

The proposed drive-through Dunkin' Donuts restaurant would be located within the 1,880 square foot tenant space, on the eastern side of the building, as shown in Exhibit 3. Dunkin' Donuts is a national chain restaurant that sells doughnuts, pastries, sandwiches, hot and cold beverages, smoothies, and merchandise to dine-in and drive-through customers. The restaurant proposes to operate from 4:00 am to 11:00 pm, seven days a week. The restaurant's floor plan will consist of a dining area with five tables that can accommodate up to 18 seats, two restrooms, and a kitchen/preparation area. The restaurant will employ a total of 25 employees with up to 12 employees working the morning shift and four employees working the afternoon/closing shift.

Future Retail Tenant

The second tenant space, adjoining the proposed Dunkin' Donuts, is proposed to be limited to a retail use because the site layout provides an adequate number of parking spaces for retail uses only. Other land uses may be considered, but must be supported by a professional parking study that will need to be reviewed and approved by the City's Traffic Engineer. General retail can include, but is not limited, apparel, appliances, beauty supplies, bicycles, boutiques, candy, clothing, conveniences goods, florists, groceries, hardware, health food, hobby stores, jewelry, pharmacies, photography, shoes, tobacco, sporting goods, stationery, toys and games, as well as services such as beauty salons, nail salons and barbershops. A future retail tenant that meets this description of a general retail use is a permitted use in the PC-I Zone and would not require the approval of a CUP.

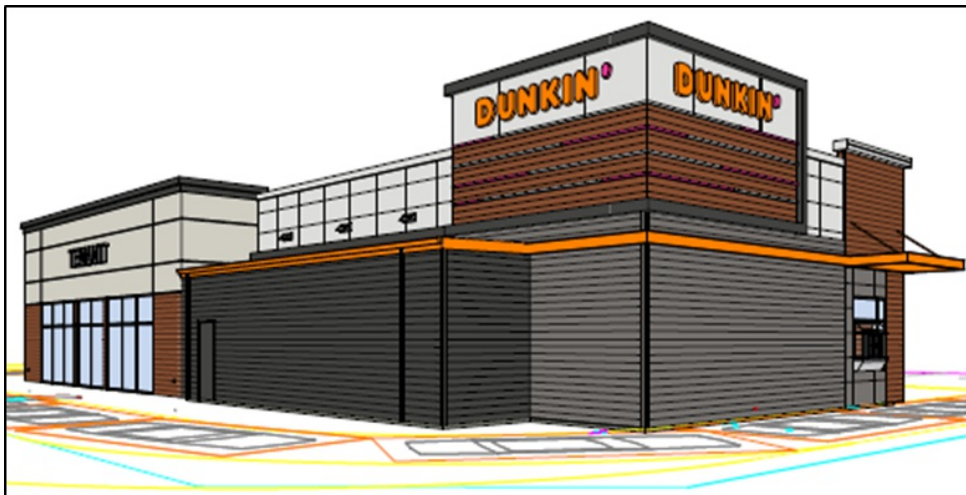
Exhibit 3 -- Building Floor Plan



As depicted in Exhibit 4, the building is designed using a contemporary architectural style that includes a brown and light gray color palette in keeping with the other surrounding buildings within the same Master Plan to ensure a cohesive look. The Dunkin' Donuts tenant also incorporates both brown and dark gray horizontal siding, gray stucco wall cladding with reveals and orange and pink accents consistent with the Dunkin' Donuts brand design. The most prominent building accents include the orange banding around the building and use of orange metal awnings above the front entry and the pick-up window. The Applicant is also proposing to install three channel-letter, wall signs, that incorporate the Dunkin' Donuts logo and trademark colors on the east, south, and north elevations, and two directional signs that will direct vehicles to the drive-through lane.

Exhibit 4 -- Renderings





As shown in Table 1 below, the proposed project complies with all required PC-I development standards.

Table 1

PC-I Development Standards		
	City Requirements	Proposed Project
Building Height	Max. 35 feet	24'7"
Front Setback	Min. 25 feet	Approx. 40 feet
Side Setback		
East	Min. 10 feet	72'3"
West	Min 25 feet	39'4"
Rear Setback	Min. 10 feet	77'7"
Floor Area Ratio (FAR)	Max 30,833 sf (80%)	3,875 sf (10%)
Parking	Min. 23 spaces	23 spaces
Landscaping	Min. 2,697 sf (7%)	8,290 sf (21.5%)
Approx. = Approximately Max. = Maximum Min. = Minimum sf= square feet		

REQUIRED FINDINGS

Precise Plan

Pursuant to LHMC Section 18.36.100 of Chapter 18.36 (PC-I Planned Commercial-Industrial Zone) and LHMC Section 18., the approval of a Precise Plan is subject to the findings shown in italics below. Under each finding, staff has provided a justification for the Planning Commission to make each finding.

1. *The location, design and proposed uses are compatible with the character of existing development in the vicinity.*
The subject site is located within a commercial industrial district, and is surrounded by industrial and commercial buildings, restaurants, and medical office uses. The project site is one of four parcels of an approved Master Plan that included two drive-through restaurants, one of which was approved on the subject site, a hotel, and a retail store. The proposed project is fairly similar to the previously approved project on the site and the proposal is to use exterior materials and colors that complement the other buildings that are a part of Master Plan. Additionally, the closest residential properties are situated south across the six-lane Imperial Highway, which are surrounded by 14-foot-tall masonry sound walls and are over 130 feet away. Therefore, the use is not expected to create any impacts to any adjacent residential properties, and the design of the proposed building would be compatible with the surrounding commercial and industrial uses.

2. *The plan for development will produce internally an environment of stable and desirable character, and not tend to cause any traffic congestion on surrounding or access streets.*

A Traffic Circulation and Queuing Assessment was conducted on the proposed project, which determined that the project would result in an addition of less than 40 pm peak hour trips when compared to the previously approved project. Per the City of La Habra Traffic-Impact Analysis Guidelines for Vehicles Miles Traveled and Level of Service Assessment, dated August 2021, the project did not necessitate a traffic study. It also determined that the surrounding streets were adequate to support the proposed uses and the other uses on the site. A queuing analysis was also prepared which shows that the drive-through lane, designed to hold up to 12 vehicles, has more than sufficient space to accommodate the maximum peak demand of nine vehicles, as well as three additional vehicles, without encroaching into the drive aisle or impacting traffic circulation on the site. Additionally, the proposed project would provide the amount of parking required by the LHMC. Therefore, the plan for development will produce internally an environment of stable and desirable character.

3. *The standards of development applicable to the planned unit development project as shown on the precise plan are subject to one of the following or any combination thereof:*

- a. *All of the development standards of the appropriate zone which would permit the requested land use,*
- b. *Such standards of development which are clearly designated in the approved master plan.*

The Master Plan refers back to the development standards of the PC-I Zone, where the project site is located. The proposed dual-unit commercial building meets all of the development standards of the PC-I Zone and the proposed future retail use is a permitted use within the PC-I Zone. Furthermore, the LHMC permits the proposed drive-through restaurant within the PC-I Zone, subject to the approval of a CUP. The Planning Commission's approval of the CUP for the project, is contingent upon approval of the Planned Unit Development Precise Plan.

4. *The proposed development will be well integrated into its setting.*

The tenants of the proposed dual-unit commercial building will consist of a future retail tenant and drive-through restaurant, and would be compatible with other uses within the same Master Plan. The proposed building will include colors and materials such as the use of gray stucco and brown siding which are used on the other buildings on the site to help ensure a cohesive design. Additionally, the layout and orientation of the building as well as the drive-through lane are the same as the adjacent drive-through restaurant (Taco Bell) to the east of the site. As such, the Master Plan will also maintain a cohesive streetscape design. The proposed building pad is designed around the existing drive aisle, driveways, and signalized driveway to ensure that there is no impact to the site circulation and layout. Therefore, the proposed project will be well integrated into its setting.

5. *Provision is made for both public and private open spaces, at least equivalent to that required by the underlying preceding zoning regulations.*

Over 21% of the Subject Site will be landscaped, which will enhance the experience of the customers of the businesses on the site and pedestrians and vehicles that travel along East Imperial Highway. Pursuant to the Development Agreement, the original applicant contributed \$130,000.00 in fees towards the construction of a public bicycle path, and dedicated a 10-foot wide area along the east property line, to be used as a segment of a path connecting the La Habra Union Pacific Bikeway Path to the Juanita Cook Greenbelt path in the City of Fullerton, as required by the City's Master Bikeway Plan.

6. *Suitable provision is made, where appropriate, for the protection and maintenance of private areas reserved for common use.*

The businesses will be publicly accessible to La Habra residents and visitors via the two driveways along East Imperial Highway and the circulation on site. Although the proposed project meets the LHMC requirements for parking, there is a reciprocal parking and access agreement between the properties that are subject to the Master Plan. Additionally, over 21% of the subject site will be landscaped, which will be maintained by the property owner. This landscaping will enhance the experience of the customers of the businesses on site, as well as travelers along East Imperial Highway.

7. *The proposed development does not negatively impact the City's ability to provide services over the short and long term to City residents because the projected cost of providing City services to the property outweighs the economic benefits of the project to the city.*

All required in-ground infrastructure, necessary utilities, drive aisles, roads and traffic signals have already been installed, as required by the Master Plan. Additionally, several documents were prepared in analyzing the impacts as well as the benefits of the Master Plan, which determined that the existing water and sewer service were adequate to serve the project. The proposal was taken into consideration under the Traffic Assessment, which determined that the inclusion of a new retail space did not trigger a higher traffic demand to necessitate a new Traffic Study. It also determined that the surrounding streets were adequate to support the proposed uses and the other uses on the site. Therefore, it is not anticipated that approval of the subject Precise Plan will negatively impact the City's ability to provide services to City residents.

8. *There is substantial compliance with the spirit and intent of this code.*

The proposed project complies with all the applicable development standards of the PC-I Zone. The layout and orientation of the new two-tenant commercial building is similar to the previously approved project, and would include a drive-through restaurant use, which was previously approved for the subject site.

9. *That the phasing of development under the Master Plan as provided for by the proposed Precise Plan, if any, is appropriate.*

A phasing plan was not provided for the proposed project. The surrounding parcels are currently being developed with a La Quinta Inn & Suites and Hallmark retail store and already occupied by a Taco Bell drive-through restaurant. The majority of the development approved by the Master Plan is already underway; all required in-ground infrastructure has been installed, including all necessary utilities, drive aisles, roads and traffic signals. Therefore, the subject site is ready to accommodate the construction of the proposed commercial building. It is anticipated that the proposed project will be completed within the six-year timeline approved for the Development Agreement and Master Plan, which would require development of the subject site by no later than January 16, 2025. The Applicant has indicated that they will begin construction of the project immediately upon completion of the entitlement and permitting process.

10. *The proposed project complies with all appropriate requirements of the California Environmental Quality Act.*

Staff has determined that the proposed project is Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3 "New Construction or Conversion of Small Structures." This exemption class consists of the construction and location of limited numbers of new, small facilities or structures, including commercial uses not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not sensitive. As further described in the staff report, the proposed two-unit commercial building would be 3,875 square feet. In addition, the project is proposed on a parcel that was part of Planned Unit Development Master Plan 17-01. The infrastructure required for the implementation of this Master Plan has been constructed. A drive-through restaurant does not involve the use of hazardous substances, all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The location of the Project is predominantly urban and not considered a sensitive environment; therefore, the Project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this Project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. The Project is not located along any state designated scenic highway nor within any designated hazardous waste site. Staff does not expect any significant impacts or unusual circumstances related to the approval and construction of this Project. Therefore, the Project is categorically exempt from CEQA, pursuant to the provision under Section 15061(B)(2) of the California Environmental Quality Act Guidelines.

Conditional Use Permit

Pursuant to LHMC Section 18.06.040.A, a Conditional Use Permit (CUP) is required for a restaurant within the PC-I Zone. Pursuant to LHMC Section 18.66.070.C, in order to grant the CUP for this request, the Planning Commission must make the findings listed below. Following each finding, staff has provided justification for the Planning Commission to make each finding.

1. *The granting of such conditional use permit will not be detrimental to the public welfare and will not unreasonably interfere with the use, possession and/or enjoyment of surrounding and adjacent properties and will not impair the character of the zone in which it is to be located.*

The proposed project is part of a Master Plan that includes a hotel, a retail store, and another drive-through restaurant. The site is also surrounded by other commercial industrial properties that also include retail uses, offices, industrial uses and restaurants. The proposed project will comply with all applicable development

standards of the PC-I Zone. Furthermore, a traffic assessment and vehicle queuing analysis were conducted, which showed that the site's driveways and surrounding streets can accommodate the vehicle traffic of the proposed uses, and that the drive lane for the drive-through can accommodate three more vehicles than the maximum average anticipated peak queue, for a total of 12 vehicles without encroaching into the drive aisle. Additionally, the closest residential properties are situated south across the six-lane Imperial Highway, which is surrounded by 14-foot tall masonry sound walls and are over 130 feet away. Thus, no impacts to the residential properties are anticipated. Therefore, the granting of the CUP will not be detrimental to the public welfare or unreasonably interfere with the use, possession or enjoyment of other surrounding and adjacent properties or impair the character of the PC-I Zone, since the proposed project includes comparable uses.

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

The proposed drive-through restaurant will be located within a 3,875 square foot two-tenant building that covers only 10% of the site's lot area. Additionally, the building orientation and site layout will be similar to a previously approved drive-through restaurant for the subject site, showing that the site has been previously considered appropriate for a similar building. The proposed drive-lane for the drive-through restaurant can accommodate three more vehicles than the maximum number of vehicles expected during peak periods, per the queuing analysis, and the proposed parking meets the parking required by the LHMC for the proposed use. The project is also in compliance with all applicable development standards. Therefore, the site is physically suitable for the type of land use being proposed.

3. The use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this title.

Pursuant to La Habra Municipal Code (LHMC) Table 18.06.040.A, the operation of a restaurant located within the PC-I Zone is allowed, subject to the approval of a CUP. The project plans associated with the CUP have been reviewed for compliance with all applicable development standards. A Code-compliant number of parking spaces are provided for the proposed drive-through restaurant. Additionally, there is a reciprocal access and parking easement which was previously approved that allows all of the businesses in the same Master Plan to utilize shared parking spaces. It should be noted that vehicular queuing and parking for the Dunkin' Donuts and future retail use is expected to be confined to Parcel 2 and no traffic spillover impacts or vehicular traffic impacts are anticipated to the properties within the Master Plan. Therefore, the proposed drive-through Dunkin' Donuts will comply with the intent of all applicable provisions of the LHMC.

4. The granting of this conditional use permit is consistent with the comprehensive general plan.

The drive-through restaurant is consistent with La Habra's General Plan Policy LU 2.2 which encourages "the development of a broad range of uses in La Habra's commercial centers and corridors that reduce the need to travel to adjoining communities and which subsequently capture a greater share of local spending." The proposed restaurant will provide residents of the City and employees/customers of surrounding commercial, industrial, and medical businesses with an additional dining option. It is also consistent with General Plan Policy LU 3.8, which encourages cohesive and integrated development by permitting a use that has been previously determined to be compatible and suitable for the Master Plan. The building will complement the colors and material used on the other buildings to ensure compatibility. Lastly, the proposed project will further fulfill General Plan Policy ED 2.1, which encourages the attraction of national-brand and proven local area businesses that provide fiscal and employment benefits for the City, since the proposed project is for the operation of a national-brand franchise, Dunkin' Donuts. Therefore, granting the CUP is consistent with the General Plan.

As previously described, the findings contained within Chapter 18.36.100 of the LHMC are required to be made before the Precise Plan and finding for the CUP can be granted. All of the required findings have been made and are provided within the body of the attached resolutions (Exhibit A and B). Additionally, staff has identified conditions of approval, which have been included in the resolutions, to ensure that the proposed project will have no negative impacts on the public welfare and to ensure on-going compliance with all appropriate City codes and ordinances.

FISCAL IMPACT/SOURCE OF FUNDING:

The Applicant has paid for the processing costs associated with the PUD Precise Plan and CUP, which total \$15,773.00.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES):

The Applicant's proposal has been reviewed against the previously approved National Pollutant Discharge Elimination System (NPDES) Municipal Permit, the Local Implementation Plan (LIP), and the Model Water Quality Management Plan (WQMP) and it was determined that the Since the proposal will constitute the disturbance of more than 5,000 square feet of soil, a Priority WQMP is required. A Priority WQMP has been prepared and all work undertaken will be required to incorporate Best Management Practices (BMPs) as required by the WQMP. Also, since more than one acre will be disturbed, a Stormwater Pollution Prevention Plan (SWPPP) was prepared.

GENERAL PLAN RELEVANCE/CITY COUNCIL GOALS & OBJECTIVES:

The proposed project is related to the following General Plan policies:

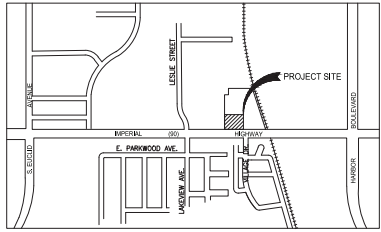
- LU 2.2 (Places to Shop): Provide for, and encourage, the development of a broad range of uses in La Habra's commercial centers and corridors that reduce the need to travel to adjoining communities, and which subsequently capture a greater share of local spending.
- LU 3.8 (Cohesive and Integrated Development): Cohesive and Integrated Development. Require the use of specific plans for residential, commercial, industrial, and mixed-use developments to provide for the cohesive and integrated development of large areas, complex or multi-parcel sites, areas with multiple property owners, and/or areas of particular importance to the community.
- LU 4.1 (Development Compatibility): Require that development is located and designed to assure compatibility among land uses, addressing such elements as building orientation and setbacks, buffering, visibility and privacy, automobile and truck access, impacts of noise and lighting, landscape quality, and aesthetics.
- ED 2.1 (Business Attraction): Attract national-brand and proven local area businesses that provide fiscal and employment benefits for the City.

The proposed project is related to the following FY 2023/24 City Council Goal and Objectives:

- Goal 5: Development Activity and Business Assistance
 - Objective B: Identify underutilized commercial properties that have sales tax generating potential and work with property-owners and the brokerage community to develop land to its highest and best use
 - Objective C: Work closely with commercial and residential property-owners to improve and maintain the appearance of their properties
 - Objective D: Continue to improve the City's business retention and expansion program
 - Objective E: Continue to evaluate and improve the City's development review process and continue to foster a "business friendly" environment within all City departments
 - Objective I: Minimize temporary traffic congestion along arterials and at intersections due to development activity by working with developers to employ effective traffic management plans, devices, and when appropriate, manual traffic direction.

Attachments

Resolution
Ordinance
Resolution
Project Plans
Traffic Circulation and Drive-through Queuing Assessment
Vicinity Map
Applications



VICINITY MAP
N.T.S.



LEGEND

- PROPERTY LINE
- - - CIVIL LIMITS OF WORK
- - - EASEMENT
- - - SETBACK
- SIGN POST
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
- STANDARD DUTY CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA
- DETECTABLE WARNINGS
- STANDARD DUTY ASPHALT PAVEMENT
- X PARKING STALLS

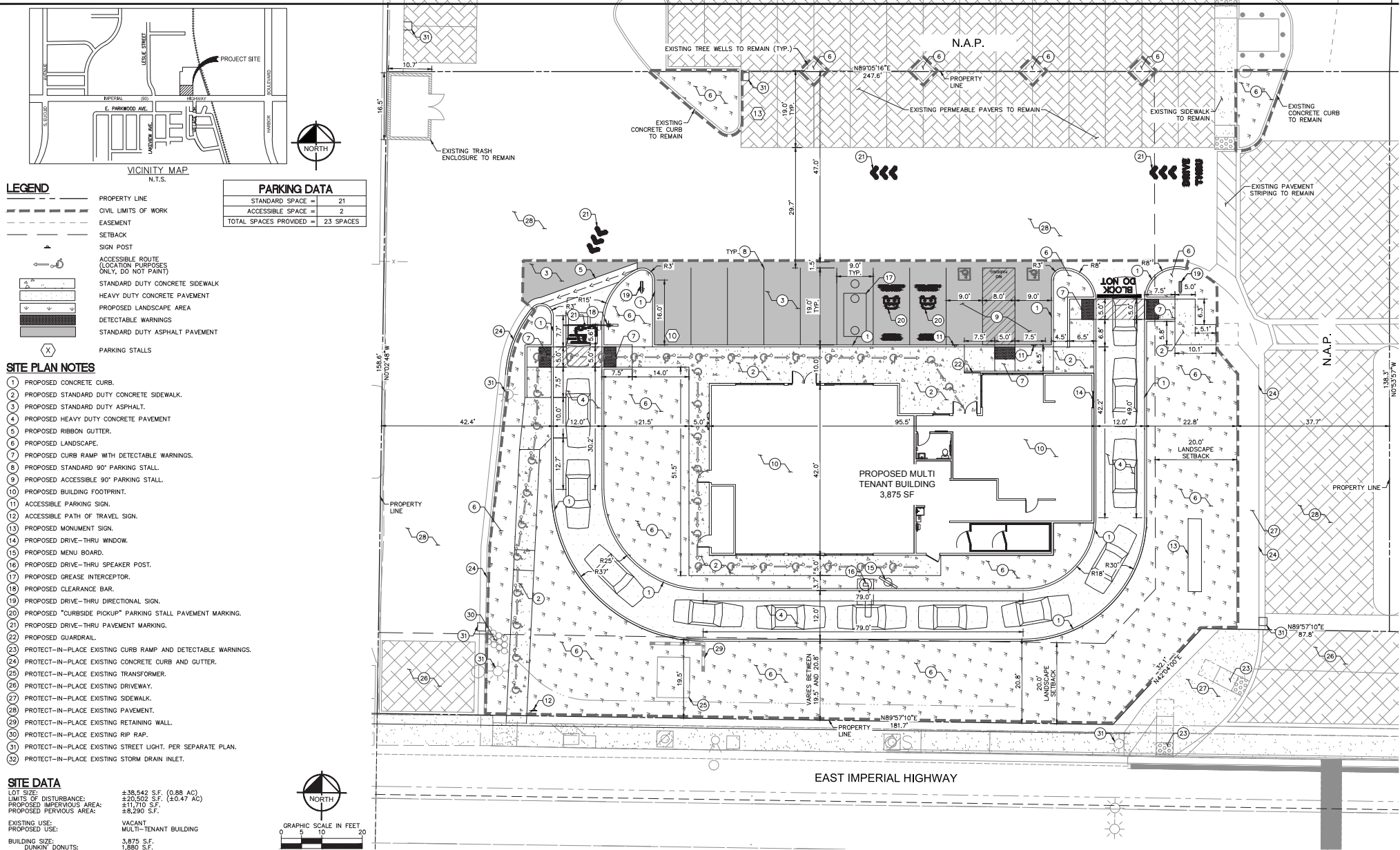
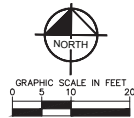
PARKING DATA	
STANDARD SPACE =	21
ACCESSIBLE SPACE =	2
TOTAL SPACES PROVIDED =	23 SPACES

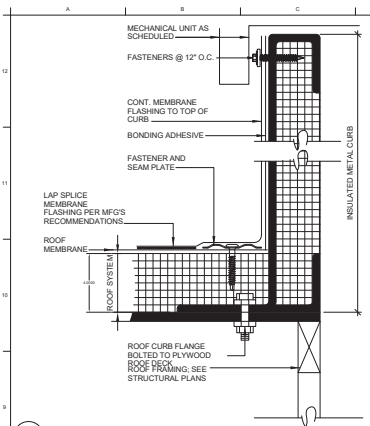
SITE PLAN NOTES

- 1 PROPOSED CONCRETE CURB.
- 2 PROPOSED STANDARD DUTY CONCRETE SIDEWALK.
- 3 PROPOSED STANDARD DUTY ASPHALT.
- 4 PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- 5 PROPOSED RIBBON GUTTER.
- 6 PROPOSED LANDSCAPE.
- 7 PROPOSED CURB RAMP WITH DETECTABLE WARNINGS.
- 8 PROPOSED STANDARD 90° PARKING STALL.
- 9 PROPOSED ACCESSIBLE 90° PARKING STALL.
- 10 PROPOSED BUILDING FOOTPRINT.
- 11 ACCESSIBLE PARKING SIGN.
- 12 ACCESSIBLE PATH OF TRAVEL SIGN.
- 13 PROPOSED MONUMENT SIGN.
- 14 PROPOSED DRIVE-THRU WINDOW.
- 15 PROPOSED MENU BOARD.
- 16 PROPOSED DRIVE-THRU SPEAKER POST.
- 17 PROPOSED GREASE INTERCEPTOR.
- 18 PROPOSED CLEARANCE BAR.
- 19 PROPOSED DRIVE-THRU DIRECTIONAL SIGN.
- 20 PROPOSED "CURBSIDE PICKUP" PARKING STALL PAVEMENT MARKING.
- 21 PROPOSED DRIVE-THRU PAVEMENT MARKING.
- 22 PROPOSED GUARDRAIL.
- 23 PROTECT-IN-PLACE EXISTING CURB RAMP AND DETECTABLE WARNINGS.
- 24 PROTECT-IN-PLACE EXISTING CONCRETE CURB AND GUTTER.
- 25 PROTECT-IN-PLACE EXISTING TRANSFORMER.
- 26 PROTECT-IN-PLACE EXISTING DRIVEWAY.
- 27 PROTECT-IN-PLACE EXISTING SIDEWALK.
- 28 PROTECT-IN-PLACE EXISTING PAVEMENT.
- 29 PROTECT-IN-PLACE EXISTING RETAINING WALL.
- 30 PROTECT-IN-PLACE EXISTING RIP RAP.
- 31 PROTECT-IN-PLACE EXISTING STREET LIGHT, PER SEPARATE PLAN.
- 32 PROTECT-IN-PLACE EXISTING STORM DRAIN INLET.

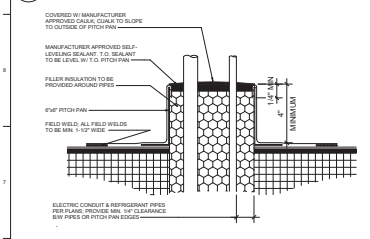
SITE DATA

LOT SIZE:	±38,542 S.F. (0.88 AC)
LIMITS OF DISTURBANCE:	±20,502 S.F. (±0.47 AC)
PROPOSED IMPERVIOUS AREA:	±11,710 S.F.
PROPOSED PERVIOUS AREA:	±8,290 S.F.
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-TENANT BUILDING
BUILDING SIZE:	3,875 S.F.
DUNKIN' DONUTS:	1,880 S.F.
RETAIL UNIT:	1,995 S.F.

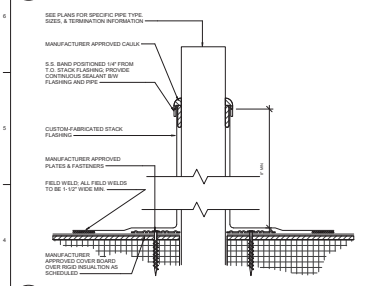




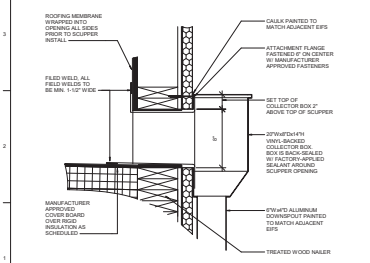
1 ROOF - CURB DETAIL
3" = 1'-0"



2 ROOF - PITCH PAN DETAIL
3" = 1'-0"

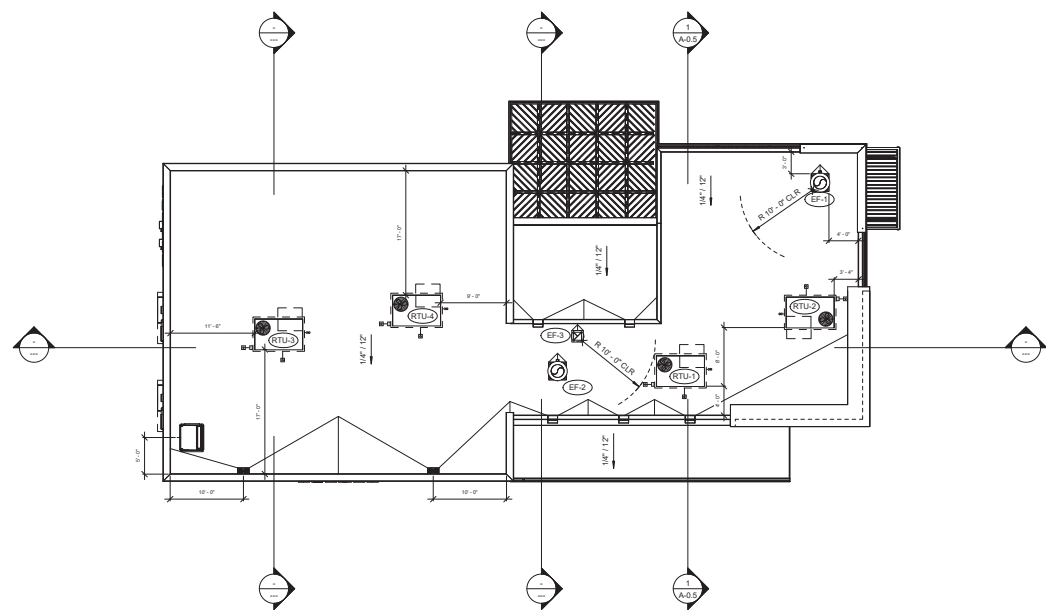


3 ROOF - PIPE PENETRATION DETAIL
3" = 1'-0"



4 ROOF - COLLECTOR BOX & SCUPPER DETAIL
1 1/2" = 1'-0"

D1 ROOF PLAN
1/8" = 1'-0"



REVISION		
No.	Description	Date

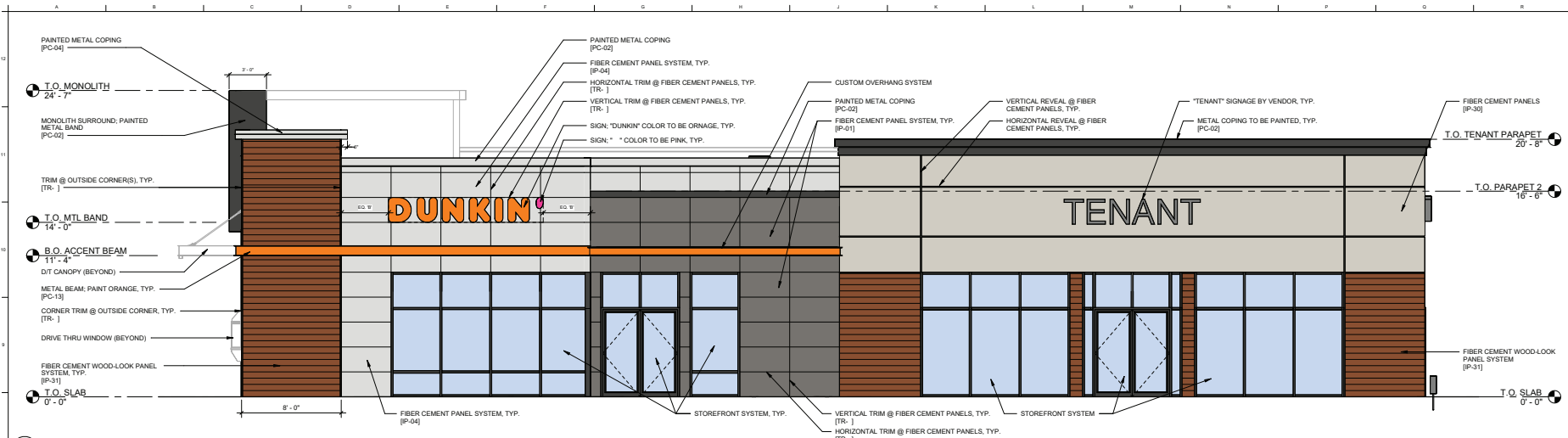
DATE: 04/14/23
REVIEWED BY: Author
PROJECT NO.: 17171

TITLE:
**SHELL BUILDING
ROOF PLAN**

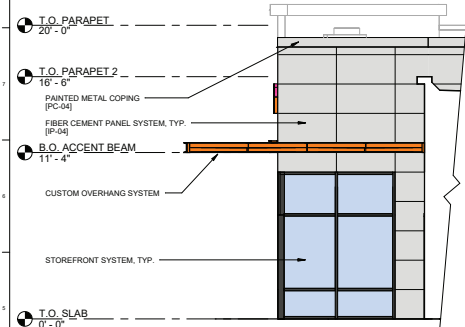
SHEET No.
A-0.2



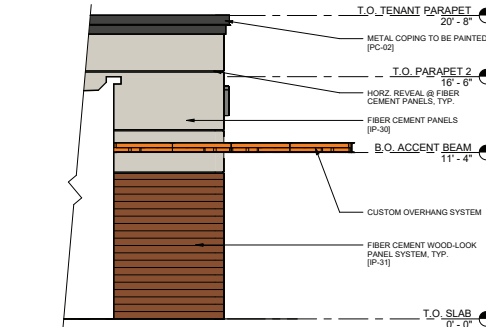
584 BELLEVUE ROAD, SUITE 3D
ANNAPOLIS, MD 21403
PHONE: 301-364-9880



1 NORTH
1/4" = 1'-0"



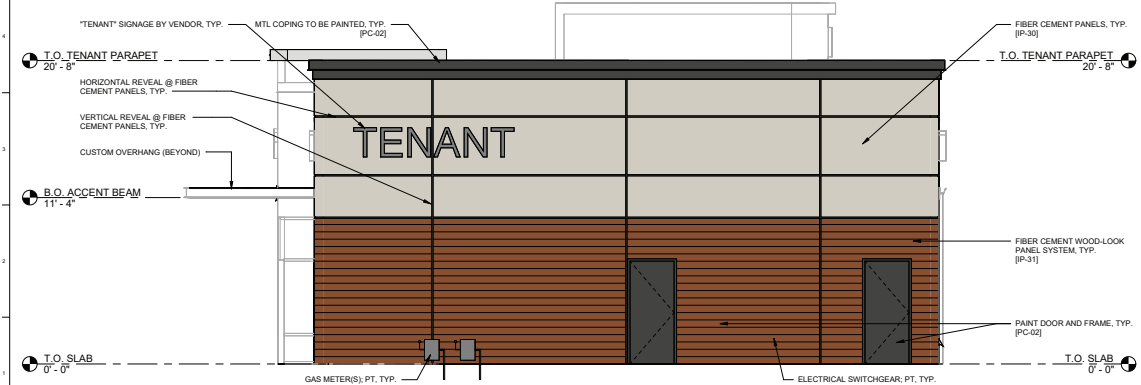
5 EAST - FRONT
1/4" = 1'-0"



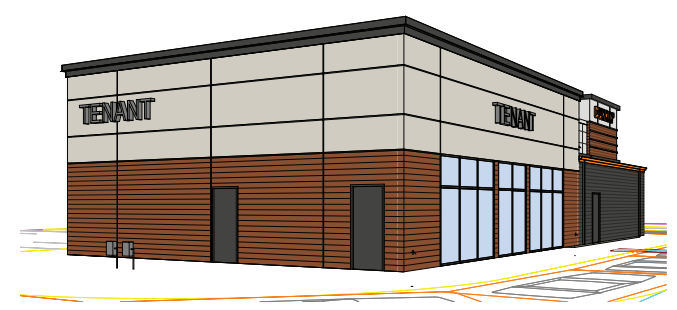
6 WEST - FRONT
1/4" = 1'-0"



3 3D PERSPECTIVE - NE CORNER



2 WEST
1/4" = 1'-0"



4 3D PERSPECTIVE - SW CORNER



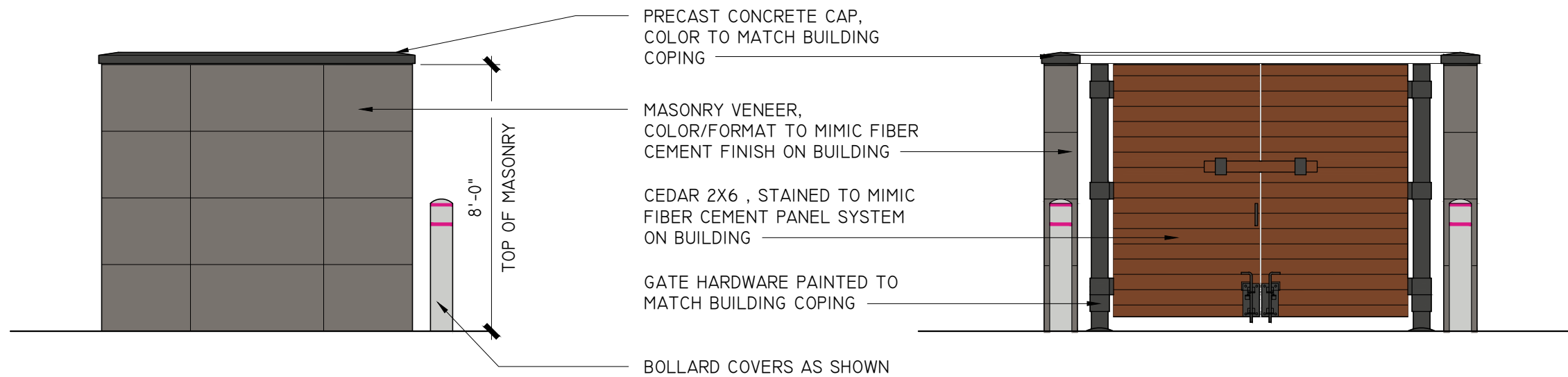
INSPIRE
by Brands
STORE #352620
7853 QUARTERFIELD RD
GLEN BURNIE, MD

REVISION		
No.	Description	Date

DATE: 1/17/23
REVIEWED BY: KRT
PROJECT NO.: 17171

TITLE: EXTERIOR ELEVATIONS

SHEET No.
A-7



A TYPICAL SIDE/REAR ELEVATION
SCALE: 1/4" = 1'-0"

B FRONT ELEVATION
SCALE: 1/4" = 1'-0"



Quick Service Restaurant | Retail
Design Group, LLC
584 Bellerive Road, Suite 3D Annapolis, MD 21409
Ph. No. (301) 364-9880

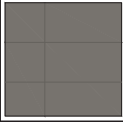


FLAVOR PALETTE
NEXT GEN
STORE NUMBER
364188

REVISION		
NO.	DATE	DESCRIPTION
1	05-15-2023	SP COMMENTS

DUNKIN TRASH ENCLOSURE	
701 E. IMPERIAL HWY LA HABRA, CA 90631	SHEET No.:
	DATE: 06-09-2023

EXTERIOR FINISH MATERIAL SCHEDULE

FIN.	TAG	DESCRIPTION	NOTES
	AMSV - 01	ADHERED MASONRY STONE VENEER	24" X 36" COLOR MATCH SW "GAUNTLET GRAY"
	AMSV - 02	ADHERED STONE MASONRY VENEER	WALL CAP, COLOR MATCH SW "IRON ORE"
	IP-01	FIBER CEMENT PANEL	COLOR MATCH SW "GAUNTLET GRAY" DUNKIN FIELD
	IP-04	FIBER CEMENT PANEL	COLOR MATCH SW "NEBULOUS WHITE" DUNKIN FIELD
	IP-30	FIBER CEMENT PANEL	COLOR MATCH SW 9165 "GOSSAMER VEIL" TENANT FIELD
	IP-31	FIBER CEMENT PANEL	NICHIHA RUSTIC SERIES "REDWOOD" DUNKIN & TENANT ACCENTS
	PC-02	PAINTED METAL COATING	COLOR MATCH SW "IRON ORE" METAL COPING, ACCENT BAND
	PC-04	PAINTED METAL COATING	COLOR MATCH SW "NEBULOUS WHITE" METAL COPING
	PC-13	PAINTED METAL COATING	DD ORANGE / PMS 165C CANOPES AND ACCENT BAND
	PC-31	PAINTED METAL COATING	COLOR MATCH SW 6005 "FOLKSTONE" TENANT COPING/CANOPY
	PS-01	FIBER CEMENT LAP SIDING	JAMES HARDIE "AGED PWETER" DUNKIN FIELD
	PS-02	FIBER CEMENT LAP SIDING	JAMES HARDIE "IRON GRAY" DUNKIN FIELD
	TR-01/ TR-02	PINK/WHITE METAL TRIM	ALTERNATE IN ROWS WITH WOODTONES TOWER ACCENT



FLAVOR PALETTE
T.B.D.
STORE NUMBER
T.B.D.

REVISION		
NO.	DATE	DESCRIPTION
1	01/18/23	COUNTY COMMENTS
2	04/14/23	COUNTY COMMENTS

DUNKIN DONUTS	
701 E IMPERIAL HWY LA HABRA, CA	SHEET No.:
MATERIAL SCHEDULE N.T.S.	04-14-2023

NOTES

1. .05" x 5" ALUMINUM RETURNS PAINTED TO MATCH PMS 7540C
2. 1" TRIM CAP TO MATCH JEWELITE 313 BRONZE
3. .063" ALUMINUM BACKING
4. GE TETRA MAX 7100K WHITE LED'S
(OR GE REPLACEMENT EQUIVALENT)
5. REMOTE POWER SUPPLY, AS REQUIRED
6. DRAIN HOLES, AS REQUIRED
7. MOUNTING HARDWARE, AS DETERMINED BY SITE CONDITIONS
8. .063" ALUMINUM DISK PAINTED WHITE (REGISTERED "R")
9. 3/16" THICK WHITE ACRYLIC FACE
10. 3M #3630-3123 DUNKIN' ORANGE TRANSLUCENT FILM 1ST SURFACE
11. 3M #3630-1379 DUNKIN' PINK TRANSLUCENT FILM 1ST SURFACE

ADDITIONAL NOTES:

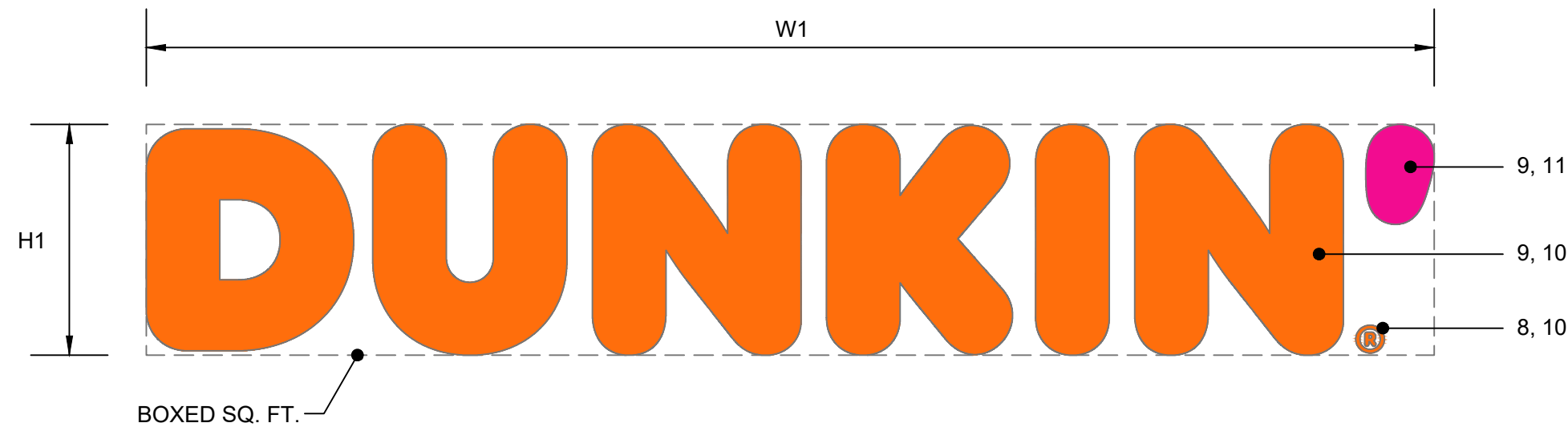
ARTWORK FONT : DUNKIN SANS DISPLAY

CHANNEL LETTER INTERIOR PAINTED REFLECTIVE WHITE

ELECTRICAL : (1) 20-AMP / 120 VOLT CIRCUIT

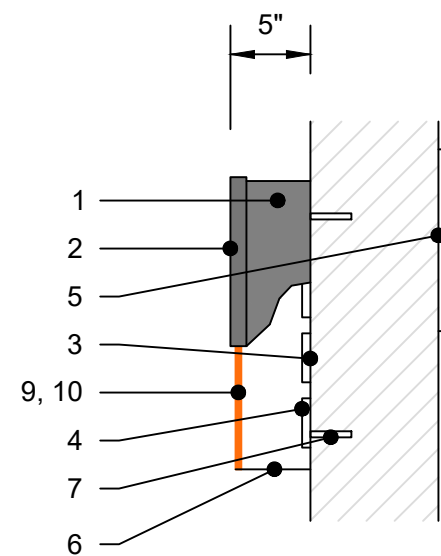
U.L. LISTED

LED'S TO BE POPULATED FOR EVEN AND CONSISTENT LIGHTING WITHOUT HOT SPOTS OR SHADOWS



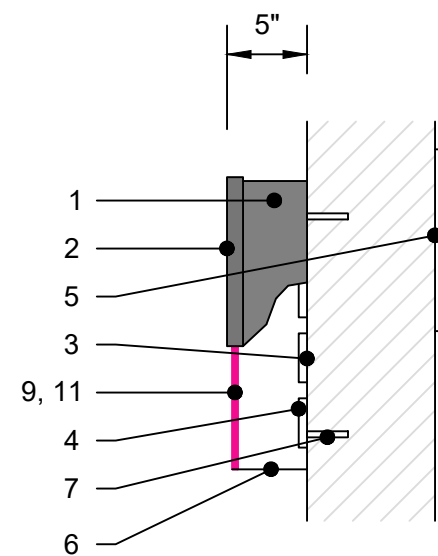
DUNKIN' LED ILLUMINATED CHANNEL LETTERS

SCALE : N.T.S.



ORANGE "DUNKIN" CROSS SECTION

SCALE : N.T.S.



PINK APOSTROPHE (') CROSS SECTION

SCALE : N.T.S.

SIZE	H1	W1	S.F. (BOX)
SMALL	18"	100.25"	12.55'
MEDIUM	24"	133.75"	22.31'
LARGE	30"	167.25"	34.85'
CUSTOM	-	-	-

PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PTE-04 - NEBULOUS WHITE	SW 7063



THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWINGS.

DD BUILDING & SITE SIGNAGE

" DUNKIN' " CHANNEL SIGN

DATE: 01.25.2022

REV. #16

DUNKIN' BRANDS INC.
CONSTRUCTION SERVICES

DD-BS-01

NOTES

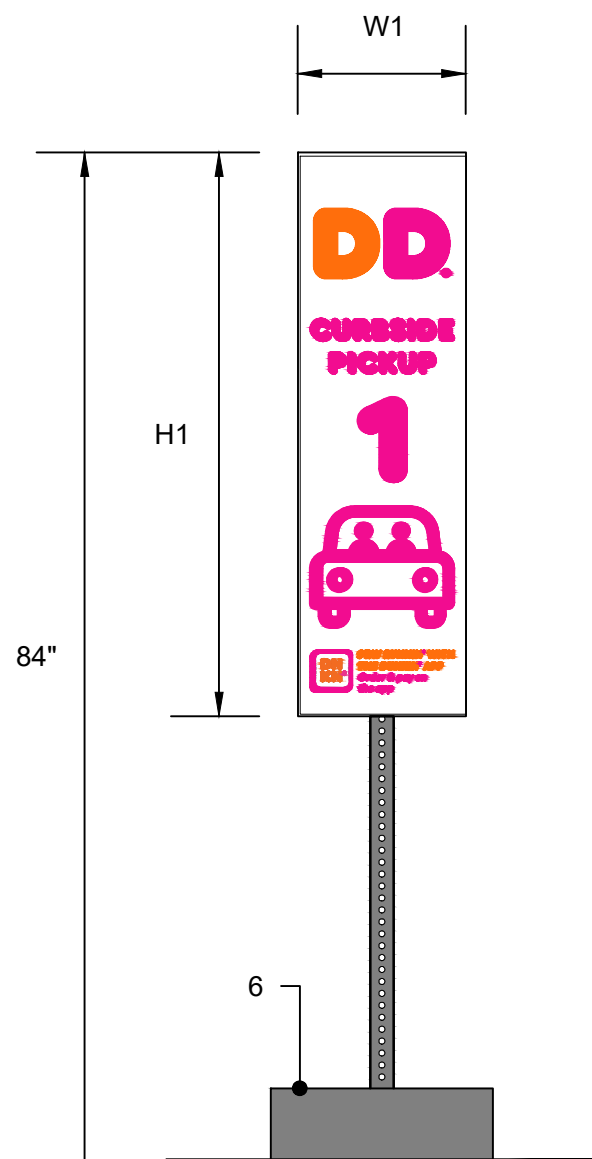
1. 36" GALVANIZED 2-1/4" SQUARE ANCHOR POST WITH 7/16" HOLES OR KNOCKOUTS AT 1" O.C.
2. 5/16" CORNER BOLT AND NUT OR 3/8" BOLT AND NUT USED FOR CONNECTION.
3. SLIDE SECTION INTO THE 36" SECTION OF 2-14" POST ALLOW AT LEAST A MINIMUM OF 6" OVERLAP IN POSTS.
4. 84" GALVANIZED 2" SQUARE SQUARE ANCHOR POST WITH 7/16" HOLES OR KNOCKOUTS AT 1" O.C.
5. DRIVE THE SECTION INTO THE GROUND USING A SLEDGEHAMMER OR DRIVER. THE BASE SHOULD GO INTO THE GROUND UNTIL ROUGHLY 1" OF THE SECTION IS EXPOSED ABOVE THE GROUND.
6. SIGN POLE SUPPORTED MOVEABLE BASE (SPEC. VARIES)

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY

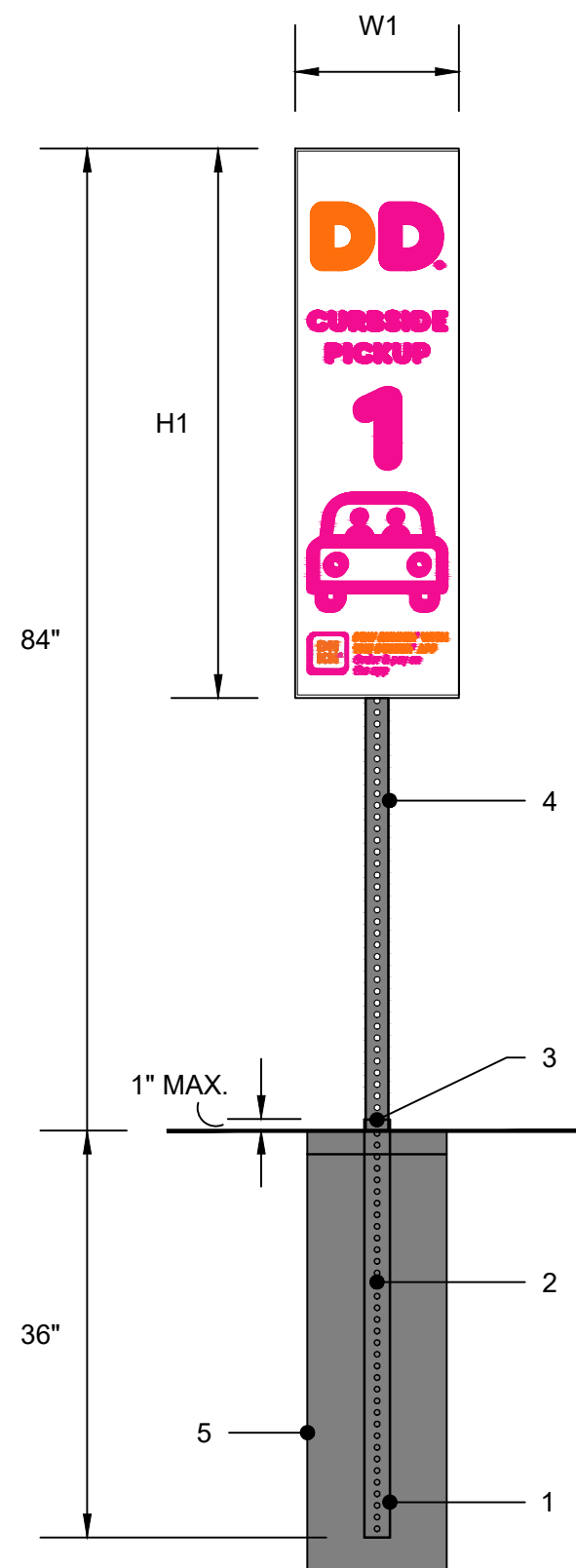
POSTS INSTALLED IN THIS CONFIGURATION ARE DESIGNED TO BREAK AWAY DURING AN ACCIDENT AND CAN BE REUSED, EVEN AFTER ACCIDENTS.

ADDING NUMBERS TO THE SIGN ONLY APPLICABLE WHEN MULTIPLE CURBSIDE PICKUP STALLS ARE AVAILABLE.



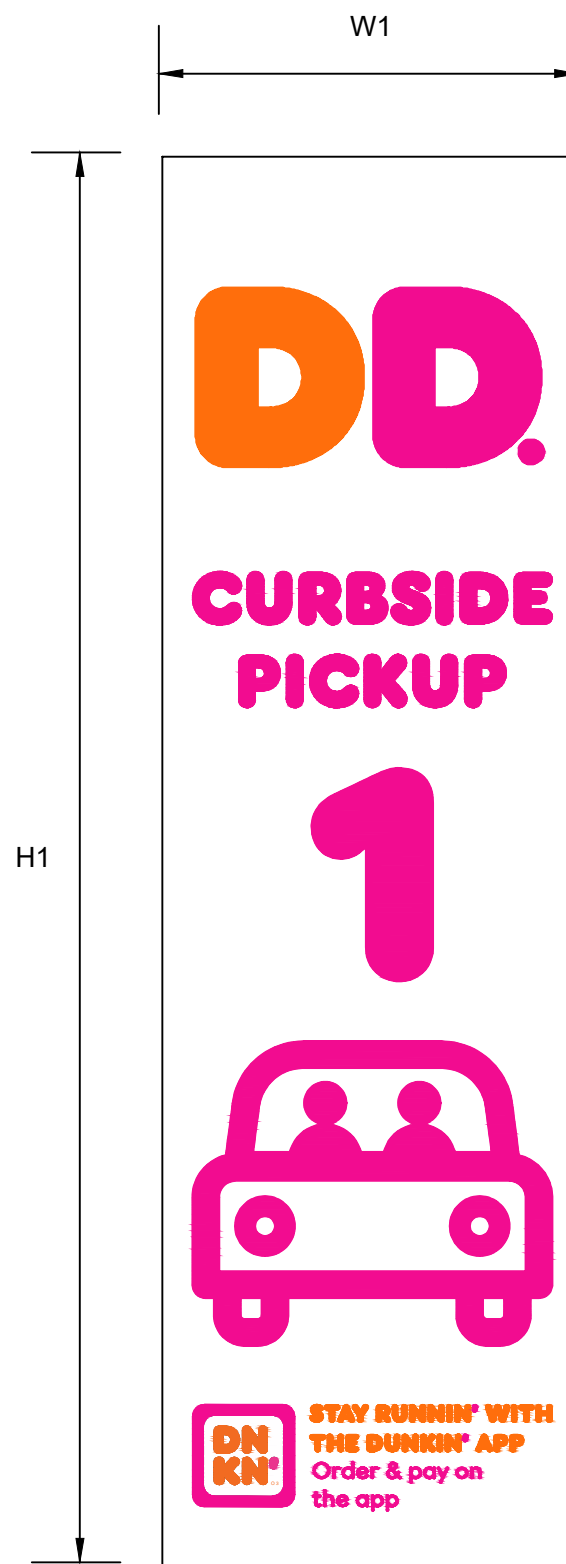
MOVEABLE BASE

OPTION 1 (PREFERRED)



PERMANENT POLE BASE

OPTION 2



NON-ILLUMINATED
CURBSIDE PICK-UP SIGN

SCALE : N.T.S.

SIZE	H1	W1	D1	S.F. (BOX)
ALL	47"	14"	N/A	4.57'
CUSTOM	-	-	-	-
PMS		VINYL / PAINT		
PMS 165 - DUNKIN' ORANGE		3M #3630-3123		
PMS 219 - DUNKIN' PINK		3M #3630-1379		
PMS 7540C - DUNKIN' GRAY		3M #7725-41		
PTE-04 - NEBULOUS WHITE		SW 7063		



THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWINGS.

DD BUILDING & SITE SIGNAGE

CURBSIDE PICK-UP SIGN

DATE: 01.25.2022

REV: #16

DUNKIN' BRANDS INC.
CONSTRUCTION SERVICES

DD-SS-CS-01

NOTES

ARTWORK FONT : DUNKIN SANS DISPLAY

SWEEP AND CLEAN THE SURFACE OF THE DRIVEWAY, MAKING SURE IT IS FREE OF DEBRIS.

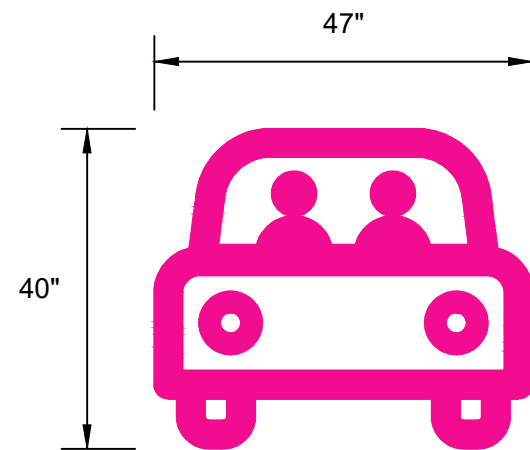
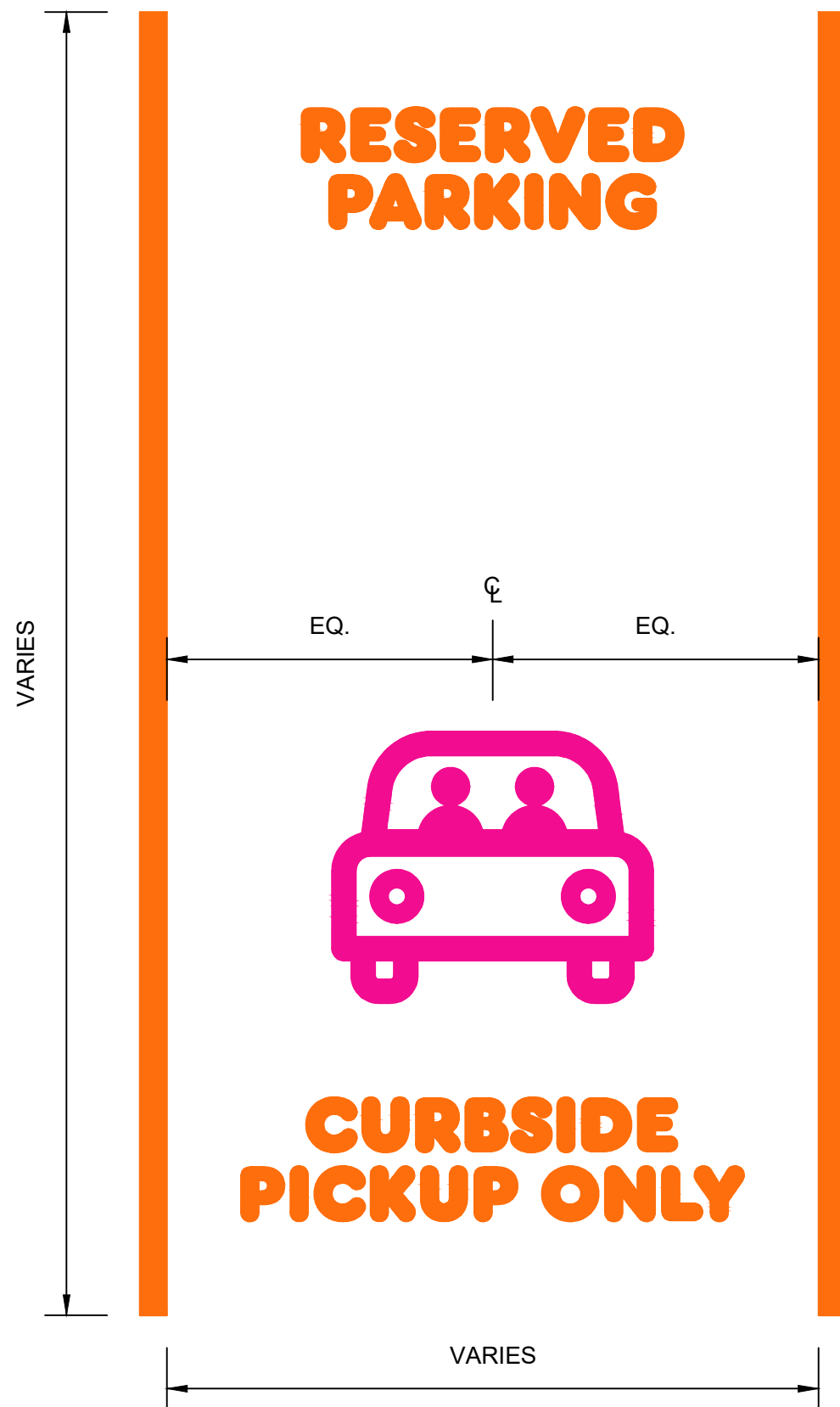
PAINT THE CONCRETE WITH CONCRETE PRIMER (IF APPLICABLE).

USING DUCT TAPE, SECURE THE STENCIL TO THE DESIRED LOCATION. MAKE SURE THE STENCIL IS STRAIGHT AND CENTERED.

AFTER LETTERS ARE PAINTED AND STENCIL IS REMOVED, TOUCH UP BY HAND ANY VOIDS IN THE LETTERS THAT WERE LEFT BY THE STENCIL.

PAINT THE ADJACENT PARKING STALL LINES.

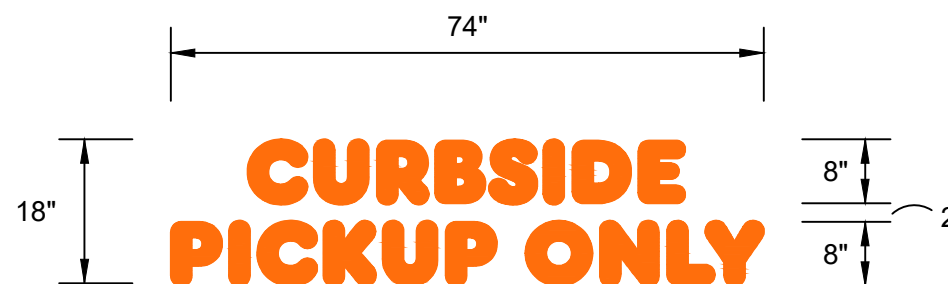
FOR CONCRETE DRIVEWAY APPLICATION IT IS HIGHLY RECOMMENDED THAT A CONCRETE PRIMER IS USED PRIOR TO PAINTING.



CAR ICON IN FRONT OF STALL
SCALE : N.T.S.



"RESERVED PARKING" SHOULD BE PAINTED ON THE TOP OF THE PARKING STALL (CURB SIDE)
SCALE : N.T.S.



"CURBSIDE PICKUP ONLY" SHOULD BE PAINTED ON THE BOTTOM OF THE PARKING STALL
SCALE : N.T.S.

PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PTE-04 - NEBULOUS WHITE	SW 7063



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DD BUILDING & SITE SIGNAGE

CURBSIDE PARKING STALL

DATE: 01.25.2022 REV. #16

DUNKIN' BRANDS INC.
CONSTRUCTION SERVICES

DD-SS-CS-02

NOTES

- 5" x 1" x .063" ALUMINUM SPACE FRAME
- 1" ALUMINUM RETAINER
- 1" x 1" x 1/8" ALUMINUM ANGLE
- 4" x 4" x .075" SQUARE TUBE SUPPORT PAINTED ORANGE PMS 165 C
- GE TETRA MAX 7100K WHITE LED'S, AS REQUIRED
(OR GE REPLACEMENT EQUIVALENT)
- LED POWER SUPPLIES, AS REQUIRED
- .118 CLEAR SOLAR GRADE POLYCARBONATE FACE 2ND SURFACE
- BACKGROUND COLOR TO BE 403 WHITE BACK-SPRAY
- 3M #3630-3123 DUNKIN' ORANGE TRANSLUCENT FILM 2ND SURFACE
- 3M #3630-1379 DUNKIN' PINK TRANSLUCENT FILM 2ND SURFACE
- 3M #7125-41 DUNKIN' GRAY TRANSLUCENT FILM 2ND SURFACE

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY

EXTERIOR FINISH : PAINT PANTONE 7540C

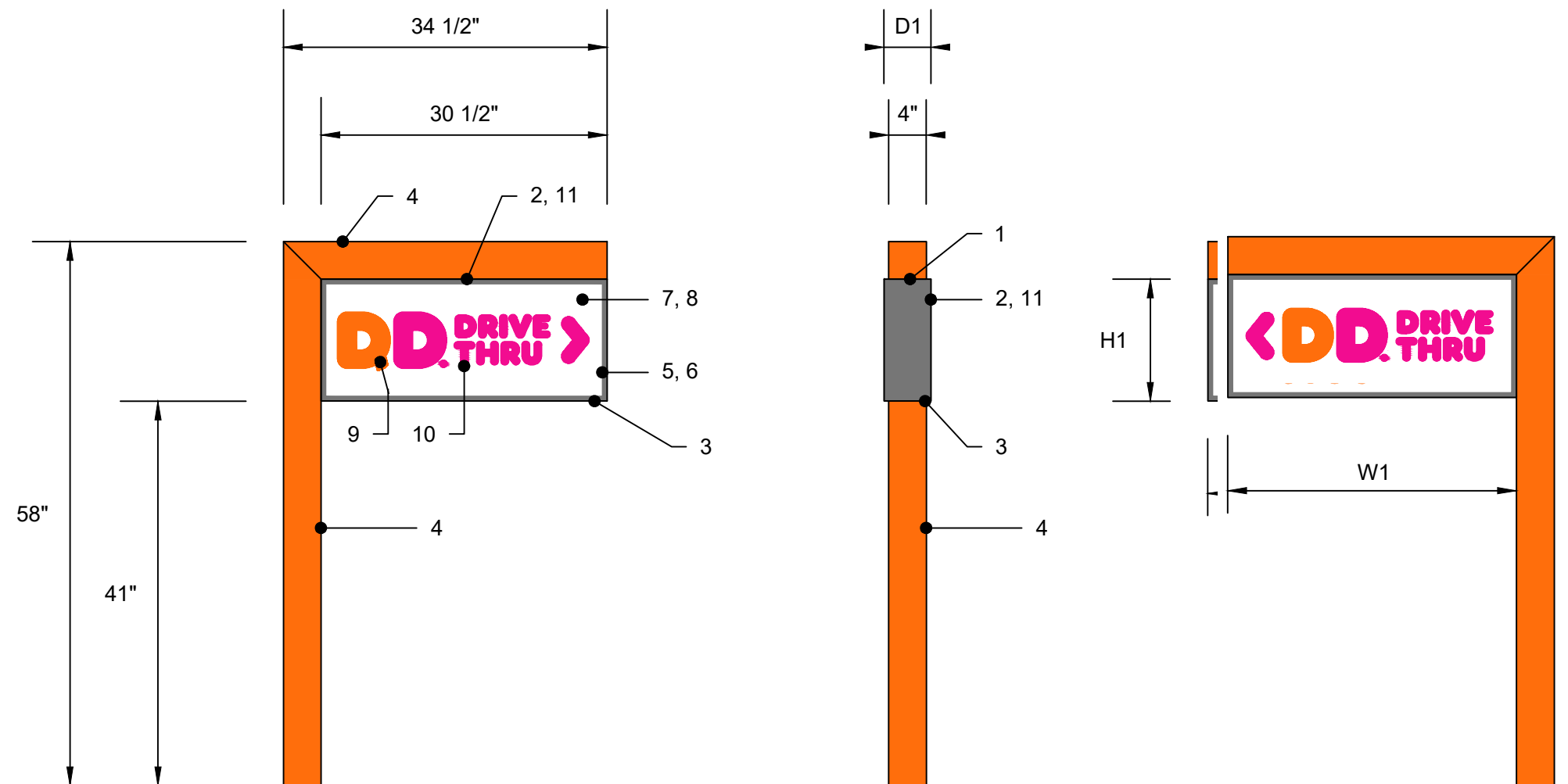
INTERIOR FINISH : PAINTED REFLECTIVE WHITE

RETAINERS / FACE REMOVABLE FOR SERVICE ACCESS

DIRECT BURY INSTALLATION PER CODE

(1) 20 AMP / 120 VOLT CIRCUIT

U.L. LISTED



LED ILLUMINATED
DIRECTIONAL SIGN (SIDE A)

SCALE : N.T.S.

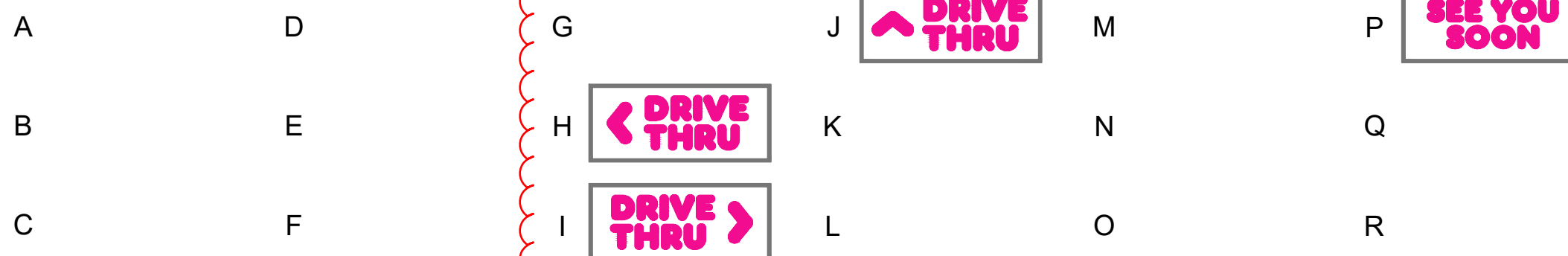
LED ILLUMINATED
DIRECTIONAL SIGN (SIDE C)

SCALE : N.T.S.

LED ILLUMINATED
DIRECTIONAL SIGN (SIDE B)

SCALE : N.T.S.

sign faces proposed
for development



SIZE	H1	W1	D1	S.F. (BOX)
ALL	13"	30.5"	5"	2.75'
CUSTOM	-	-	-	-
PMS		VINYL / PAINT		
PMS 165 - DUNKIN' ORANGE		3M #3630-3123		
PMS 219 - DUNKIN' PINK		3M #3630-1379		
PMS 7540C - DUNKIN' GRAY		3M #7725-41		
PTE-04 - NEBULOUS WHITE		SW 7063		



THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWINGS.

DD BUILDING & SITE SIGNAGE

DIRECTIONAL SIGNS

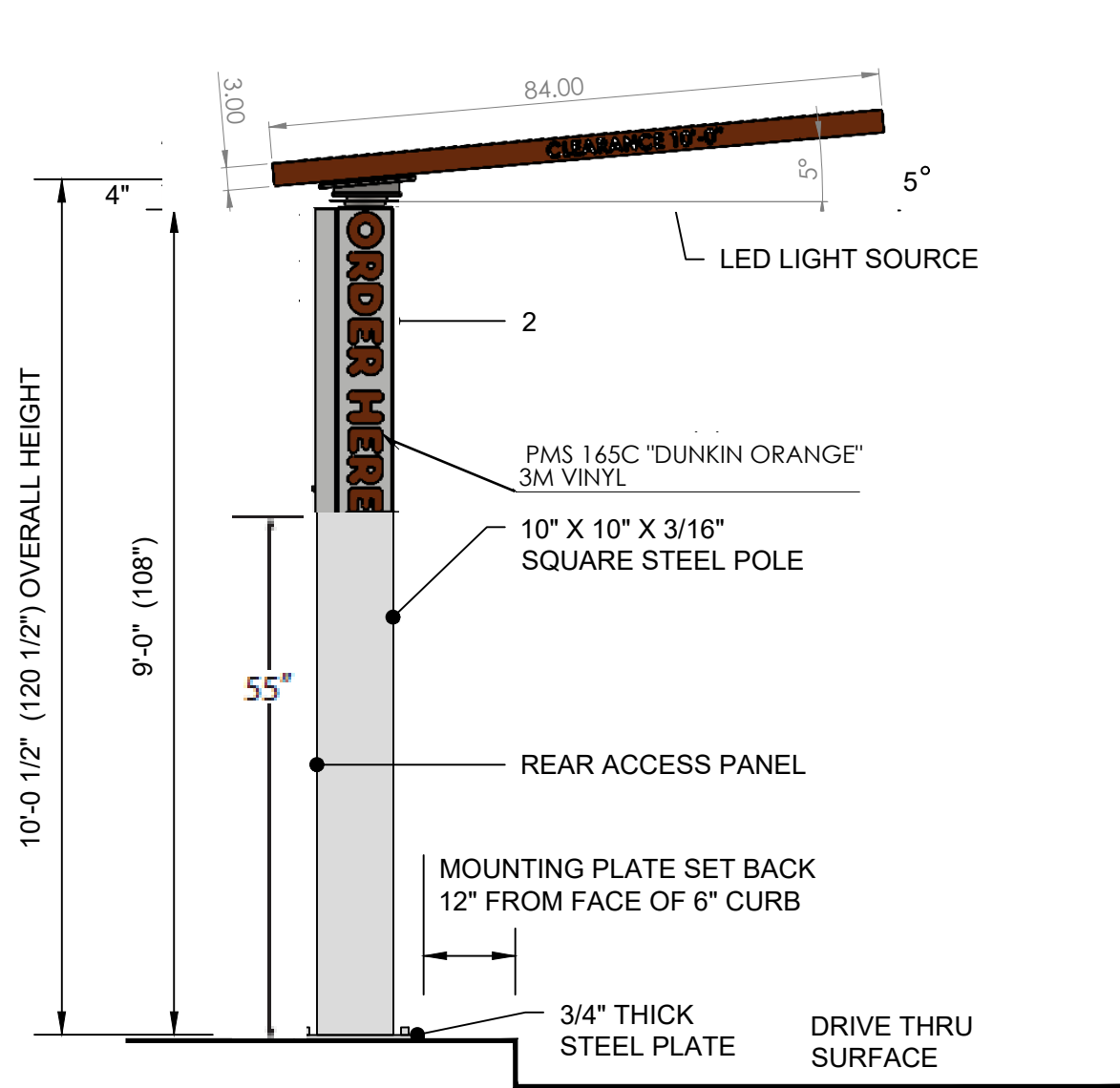
DATE: 01.25.2022

REV: #16

DUNKIN' BRANDS INC.
CONSTRUCTION SERVICES

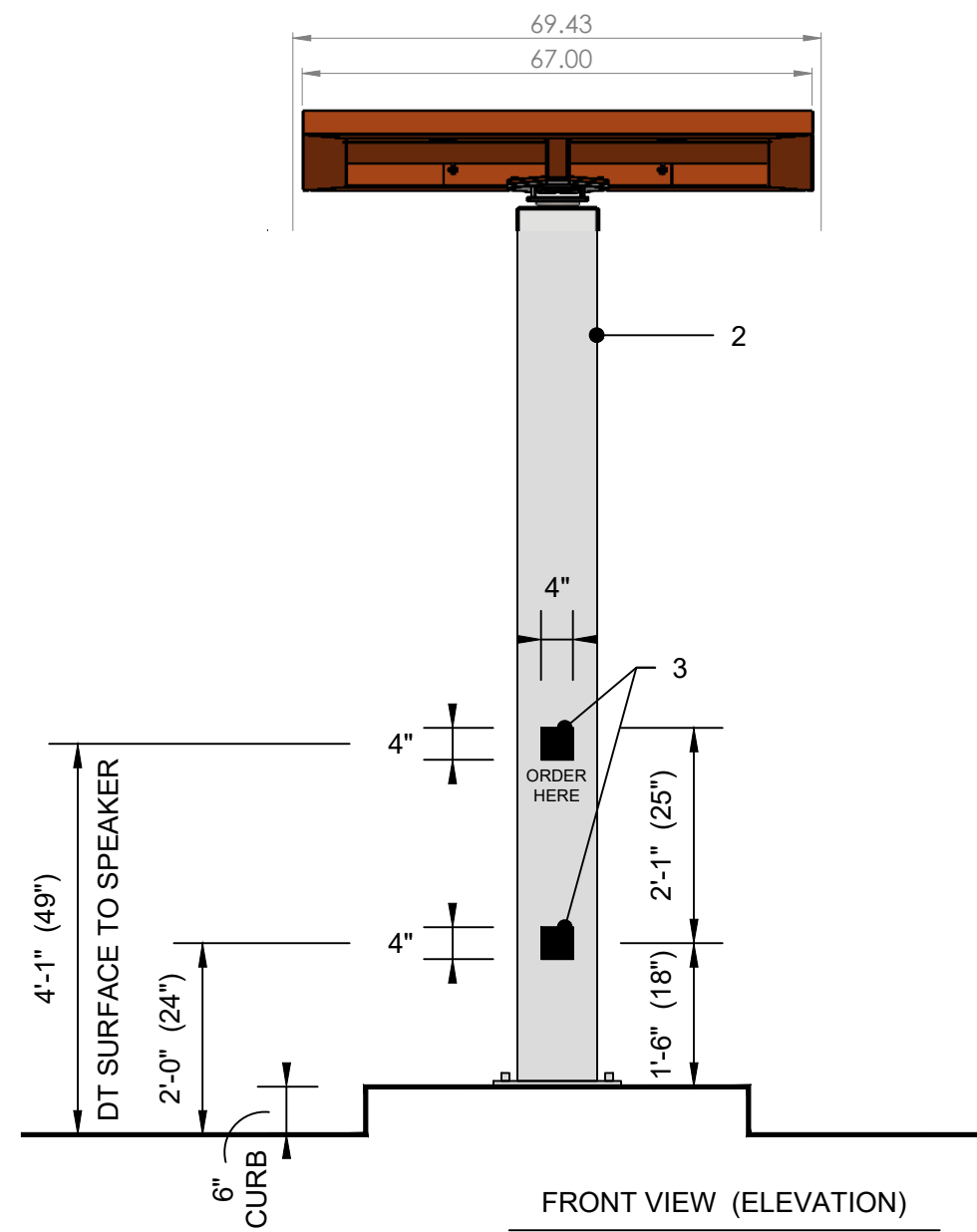
DD-SS-DS-01

FREESTANDING CANOPY



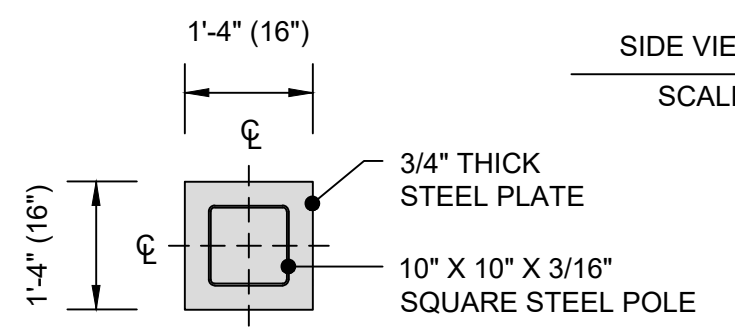
SIDE VIEW (APPROACH)

SCALE : 1/2" = 1'-0"



FRONT VIEW (ELEVATION)

SCALE : 1/2" = 1'-0"



MOUNTING PLATE DETAIL

SCALE : 1/2" = 1'-0"

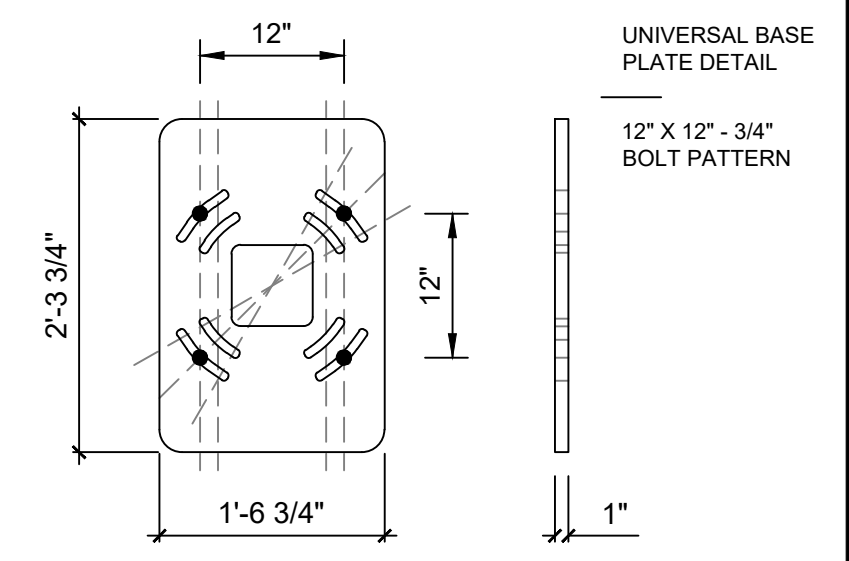
DUNKIN' BRAND STANDARD - REQUIRED

NOTES

1. PAINT TO MATCH ORANGE PMS 165 C, GLOSS FINISH
2. PAINT TO MATCH PMS COOL GRAY 1 C, GLOSS FINISH
3. BLACK VINYL, ARLON 2100-03. MIC BY OTHERS.
4. BREAKAWAY SWIVEL TOP

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY
 120 VOLT CIRCUIT, TO BE CONFIRMED BY SITE
 CLEARANCE TO BE CONFIRMED BY SITE
 TOP HAS TWO DOWN LIGHTS



UNIVERSAL BASE PLATE DETAIL
 12" X 12" - 3/4" BOLT PATTERN

PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PMS COOL GRAY 1C	3M #7725-11



THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWINGS.

DD BUILDING & SITE SIGNAGE
 ILLUMINATED DRIVE THRU CANOPY SIGN

DATE: 01.25.2022 REV: #16
 DUNKIN' BRANDS INC.
 CONSTRUCTION SERVICES

DD-SS-DT-01

NOTES

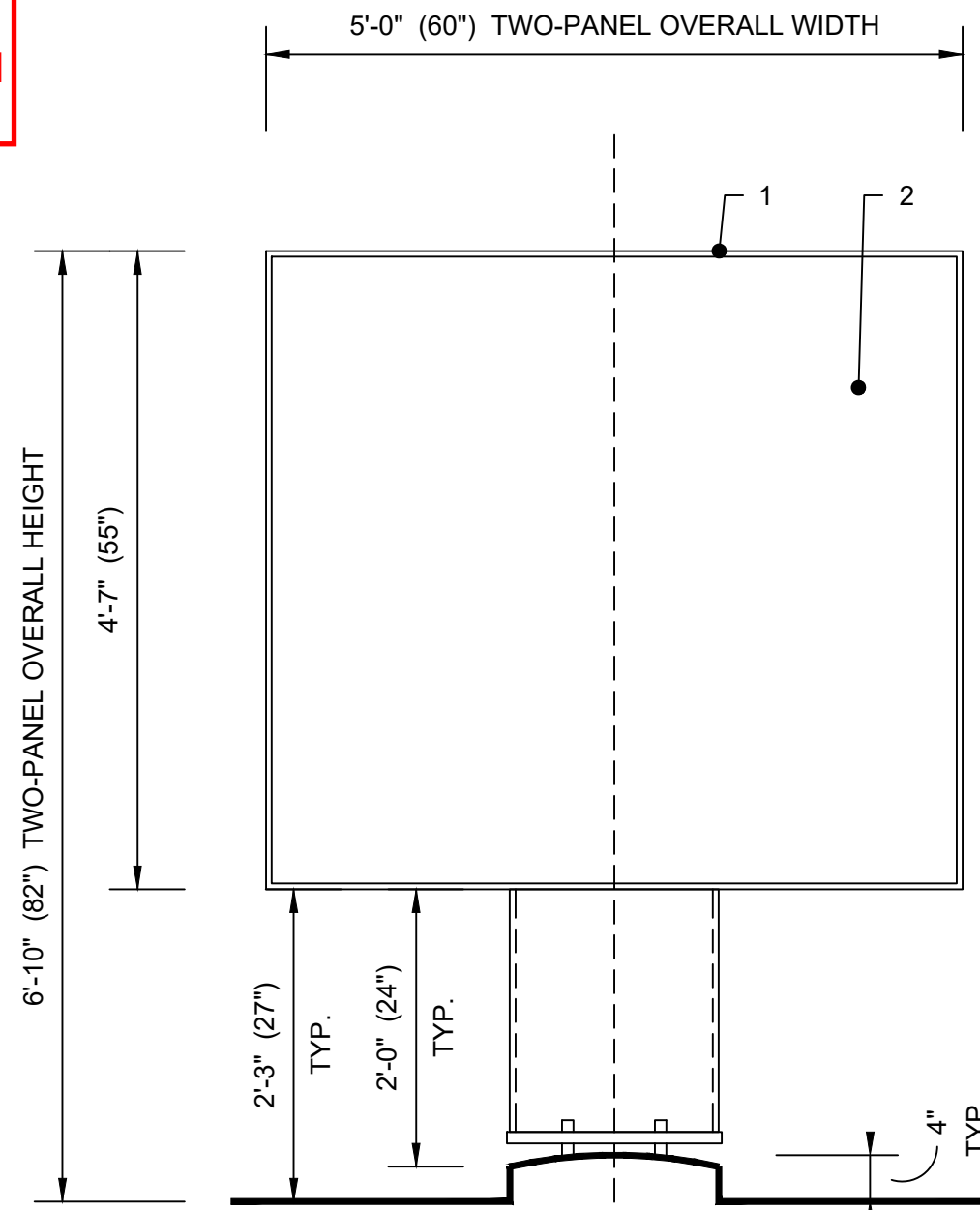
1. MENUBOARD IS POWDER COATED OR PAINTED TO MATCH PTE-04 NEBULOUS WHITE (CABINET, BASE CLADDING, DOOR FRAMES & EXTENDER FRAMES)
2. SAMSUNG OHF SERIES DISPLAY MENUBOARDS, OH55F - 55"

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY

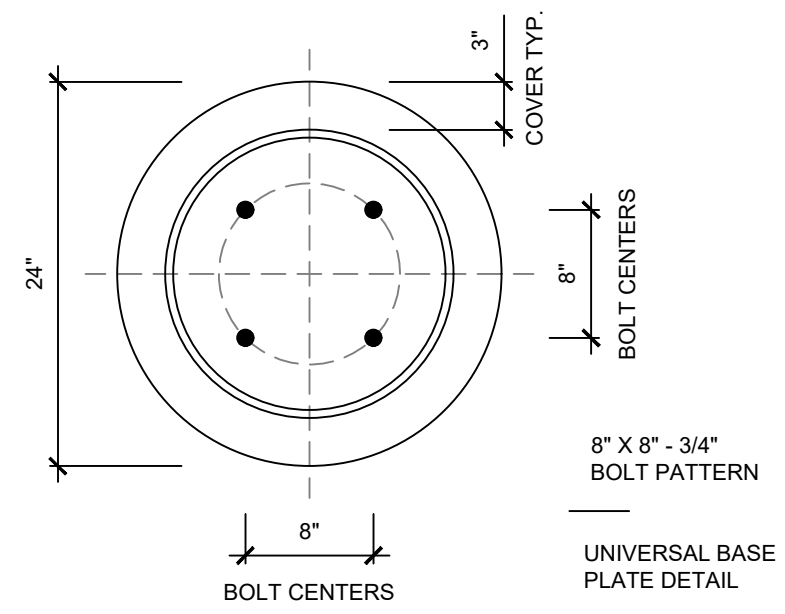
ELEMENT PROVIDED BY NCR TECHNOLOGY PACKAGE

TO BE USED IN CONJUNCTION WITH FREESTANDING CANOPY



FRONT VIEW (TWO & THREE PANEL)
SCALE : 3/4" = 1'-0"

DUNKIN' BRAND STANDARD - REQUIRED



8" X 8" - 3/4" BOLT PATTERN
UNIVERSAL BASE PLATE DETAIL

example display - static image may change with seasonal product offering



PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PTE-04 - NEBULOUS WHITE	SW 7063

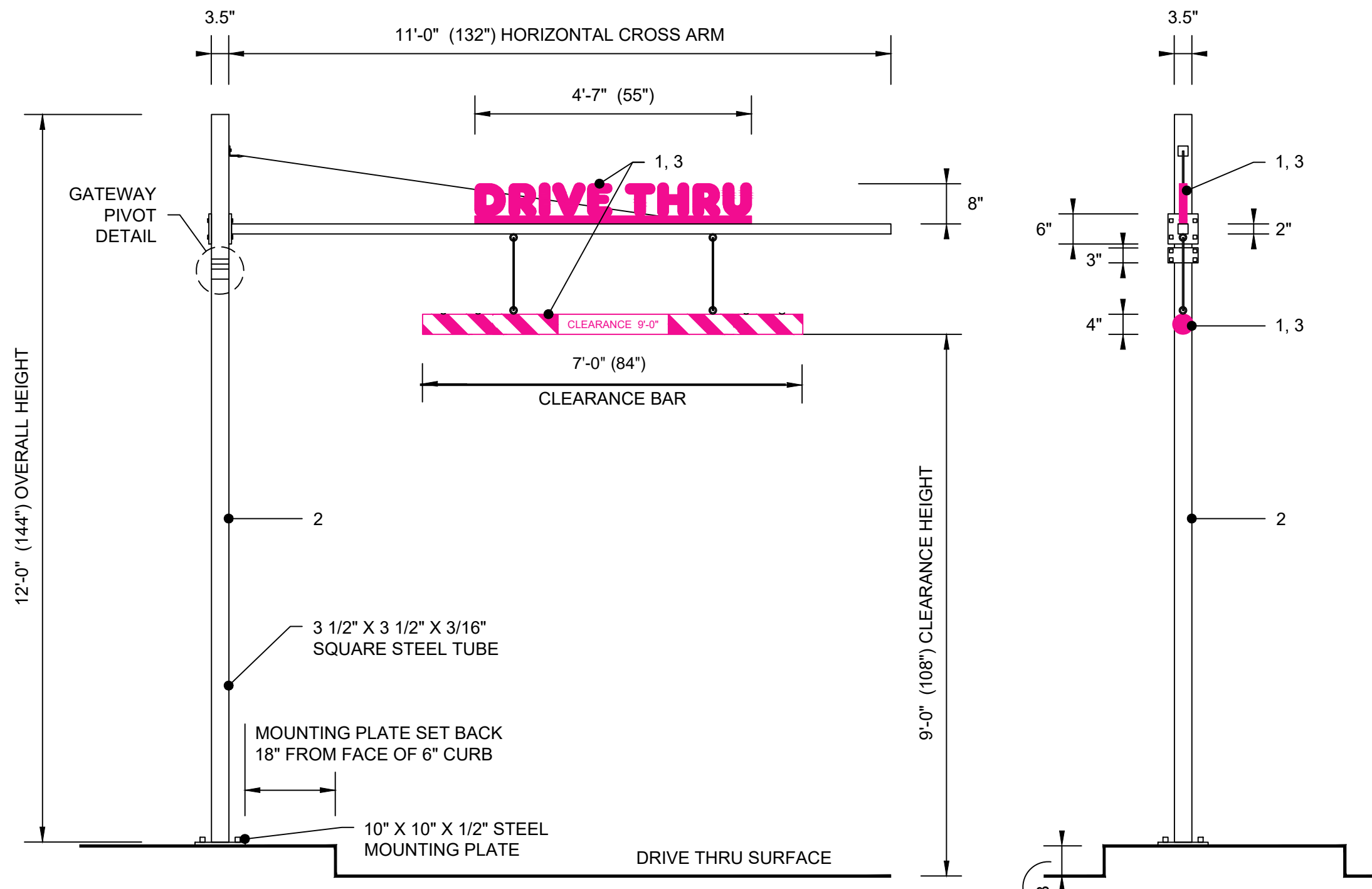


THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWINGS.

DD BUILDING & SITE SIGNAGE
MULTIPLE PANEL DIGITAL MENU BOARDS

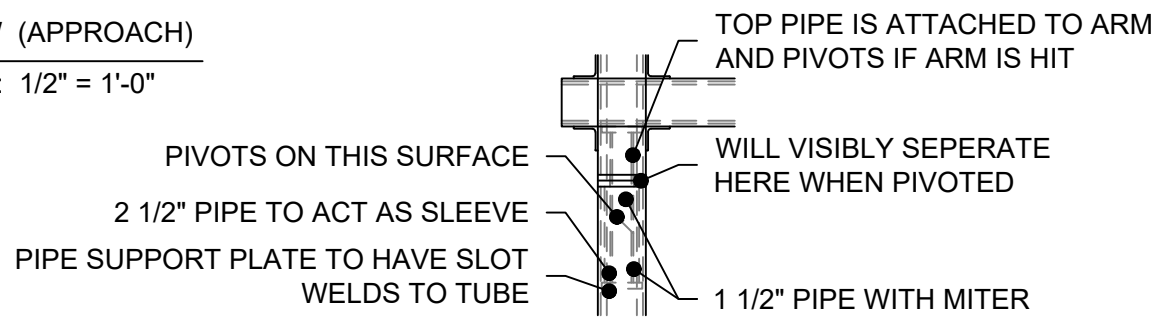
DATE: 01.25.2022 REV. #16
DUNKIN' BRANDS INC. CONSTRUCTION SERVICES

DD-SS-DT-09

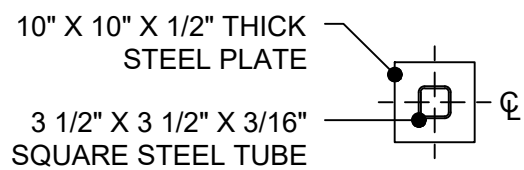


SIDE VIEW (APPROACH)
SCALE : 1/2" = 1'-0"

SIDE VIEW (ELEVATION)
SCALE : 1/2" = 1'-0"



GATEWAY PIVOT DETAIL
SCALE : 3/4" = 1'-0"



MOUNTING PLATE DETAIL
SCALE : 1/2" = 1'-0"

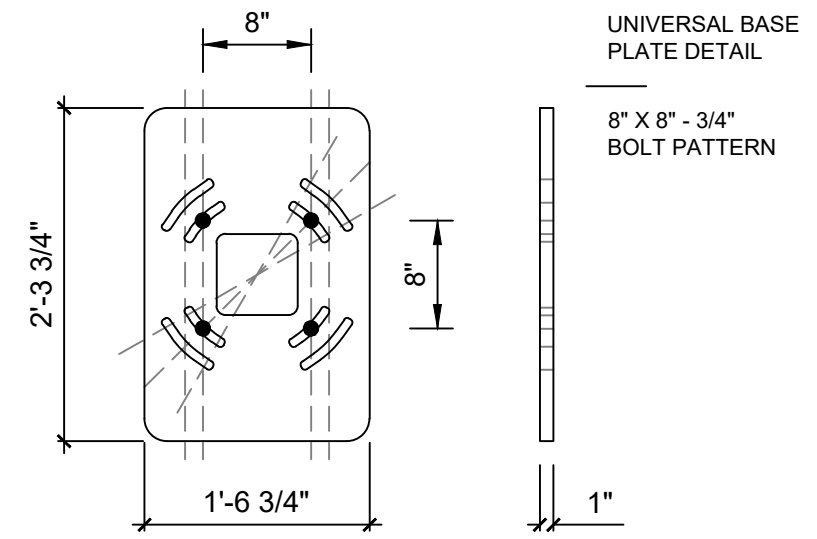
NOTES

1. PAINT TO MATCH PINK PMS 219 C, GLOSS FINISH
2. PAINT TO MATCH PTE-04 NEBULOUS WHITE, GLOSS FINISH
3. OPTIONAL REFLECTIVE FILM;
3M IJ680CR-10 SCOTCHLITE REFLECTIVE
MCS (LATEX OR SOLVENT INKS)
8519 LUSTER PROTECTIVE LAMINATE PRINTED TO MATCH ...

- PMS 165 DUNKIN' ORANGE
- PMS 219 DUNKIN' PINK
- PMS 7540C DUNKIN' GRAY
- PTE-04 NEBULOUS WHITE

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY
120 VOLT CIRCUIT, TO BE CONFIRMED BY SITE
CLEARANCE TO BE CONFIRMED BY SITE



UNIVERSAL BASE
PLATE DETAIL

8" X 8" - 3/4"
BOLT PATTERN

PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PTE-04 - NEBULOUS WHITE	SW 7063



THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWINGS.

DD BUILDING & SITE SIGNAGE
NON-ILLUMINATED DRIVE THRU STRUCTURE

DATE: 01.25.2022 REV. #16
DUNKIN' BRANDS INC.
CONSTRUCTION SERVICES

DD-SS-DT-07

July 17, 2023

Parag Patel
Lala Cream Corporation
4858 Valley Circle Avenue
Yorba Linda, CA 92886

LLG Reference: 2.23.4660.1

Subject: **Revised Traffic Circulation and Drive-Through Queuing
Assessment for the Proposed Dunkin Donuts**
La Habra, California

Dear Mr. Patel:

As requested, Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit this Revised Traffic Circulation and Drive-Through Queuing Assessment for the proposed Dunkin Donuts Multi-Tenant Building to be located within on the northwest corner of Imperial Highway and Village Drive in the City of La Habra, California. The Project site is a part of the *701 E. Imperial Highway Mixed Use Development Project* that was approved by the City in December 2018¹. It is our understanding that Dunkin Donuts proposes modifying the previously approved Project site plan to include a retail portion. Pursuant to our discussions, this study is required by the City of La Habra as part of the approval process for the proposed Project site plan modifications. This assessment has been updated to address comments provided by City staff dated July 12, 2023.

This study includes a traffic circulation along with a queuing assessment for the proposed drive-through as it relates to the changes to the site plan. Our method of analysis, findings and recommendations are described in detail in the following sections of this report. *Appendix A* presents the approved scope of work developed in collaboration with City of La Habra staff.

PROJECT LOCATION AND DESCRIPTION

As mentioned above, Dunkin Donuts is proposing site modification that are different from what was approved as part of the *701 E. Imperial Highway Mixed Use*

¹ The Project's traffic impacts were evaluated in the *Revised Traffic Impact Analysis Addendum for the 701 E. Imperial Highway Mixed Use Development Project, dated January 31, 2018*.

Engineers & Planners
Traffic
Transportation
Parking

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949.825.6173 F
www.llgengineers.com

Pasadena
Irvine
San Diego
Woodland Hills

Philip M. Linscott, PE (1924-2000)
Jack M. Greenspan, PE (Ret.)
William A. Law, PE (Ret.)
Paul W. Wilkinson, PE
John P. Keating, PE
David S. Shender, PE
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Richard E. Barretto, PE
Keil D. Maberry, PE

Development Project that was approved by the City in December 2018. The proposed Project includes the construction of a 3,875 square-foot (SF) building with two (2) tenant spaces which would include a 2,000± SF of retail shop space and an 1,875± SF donut shop with drive-through queuing storage to accommodate 12 vehicles. On-site parking will total 23 spaces. **Figure 1** presents a Vicinity Map that illustrates the general location of the Project and surrounding street system. **Figure 2** presents an existing site aerial.

The Project will be constructed in place of a previously entitled 2,730 SF fast-food with drive-through intended to be occupied by Popeye’s at the time of approval. The following table summarizes the development totals associated with the 701 E. Imperial Highway Mixed Use Development.

**701 E. IMPERIAL HIGHWAY MIXED-USED PROJECT DEVELOPMENT SUMMARY
 APPROVED PROJECT VS. PROPOSED PROJECT**

Parcel / Land Use Description	Approved Project Development Total	Modified Project Total Development Floor Area
1) La Quinta Inn	50,744 SF with 91 rooms	50,744 SF with 91 rooms
2) Fast-Food with Drive-Through	2,730 SF (Popeye’s)	--
Proposed Dunkin Donuts (Retail / Fast-Food)	--	3,875 SF
3) Fast-Food with Drive-Through	2,166 SF (Taco Bell)	2,166 SF (Taco Bell)
4) Retail/Office ²	4,800 SF	--
Proposed Hallmark ²	--	4,800 SF
Total	60,440 SF	61,585 SF

Access to the subject property will continue to be provided via the existing traffic signal on Imperial Highway at Village Drive and an existing right-turn only driveway on Imperial Highway. **Figure 3** presents the approved site plan that was included as part of the 701 E. Imperial Highway Mixed Use Development Project dated December 2018. **Figure 4** presents the proposed site plan. **Figure 4** also displays the proposed queuing storage of 12 vehicles.

² Although retail./office uses are permitted, medical office use was assumed in the *Revised Traffic Impact Analysis Addendum for the 701 E. Imperial Highway Mixed Use Development Project, dated January 31, 2018*, to provide flexibility in future tenancy options. The project now planned is a Hallmark retail store.

DRIVE-THRU LANE STACKING EVALUATION

Based on the requirements of City staff, existing Dunkin Donuts queuing data was used to determine the drive-through stacking requirements. Queuing observations were collected between 7AM to 9AM on Thursday, April 6, 2023 and Saturday, April 8, 2023 at the following three locations, which are approximately the same size and in similar mixed-use settings as the proposed Project.

- 1302 E 17th St., Santa Ana, CA 92705
- 4858 Valley View Ave., Yorba Linda, CA 92886
- 17771 Santiago Blvd., Villa Park, CA 92861

The vehicular queues observed at the three sites were recorded at one-minute intervals between; 1) the drive-through entrance and the order board; and 2) the order board and the pick-up window. The results of the survey are included in *Appendix B* along with the existing aerial map for each location. It should be noted that *Appendix A* includes detailed information about the three studied sites along with justification for the peak hours studied.

Table 1 summarizes the Queue Frequency that was observed at the three existing Dunkin Donuts for weekday and weekend peak periods of 7AM to 9AM. Our evaluation of this data indicates that on average a queue of two (2) vehicles in the drive-through lane can be expected during the morning and afternoon peak period with a maximum queue of approximately nine (9) vehicles can be expected during the morning and afternoon peak period. Please note that the maximum queue occurred for a total of three minutes during the AM peak hour. The queue is anticipated to fluctuate between two (2) to five (5) vehicles for the remaining AM peak hour.

The results of our queuing study indicate that the distance between the proposed entry of the drive-through lane and the Cashier/Product Delivery Booth (window) of the Dunkin Donuts is of sufficient length and can accommodate the peak stacking requirements of proposed Dunkin Donuts. *Figure 5* illustrates the drive-through lane storage capacity and queues.

As shown in *Figure 5*, the drive-through lane for the proposed Project has a storage capacity of twelve (12) vehicles without encroaching into the drive aisle. As such, the drive-through lane is expected to fully accommodate the projected Project queue length of nine (9) vehicles, with an excess storage capacity to accommodate an additional three (3) vehicles based on the maximum queue. Therefore, the expected

queues can be accommodated without interfering with internal circulation or causing congestion in the drive aisle.

PROJECT TRAFFIC GENERATION FORECAST

Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Generation factors and/or equations used in this traffic analysis are based on information found in the 11th Edition of *Trip Generation*, published by the Institute of Transportation Engineers (ITE) [Washington, D.C., 2021].

Table 2 presents the ITE rates used in forecasting the vehicular trips. As shown in the upper portion of **Table 2**, the trip generation potential of the Entitled Land Use was forecast using ITE Land Use Code 934: Fast-Food Restaurant with Drive-Through Window trip rates. Based on review of the Project description, ITE Land Use Code 822: Strip Retail Plaza less than 40k Square Feet and ITE Land Use Code 937: Coffee/Donut Shop with Drive-Through Window trip rates were used for the proposed Project.

- ITE Land Use Code 822: Strip Retail Plaza less than 40k Square Feet
- ITE Land Use Code 934: Fast-Food Restaurant with Drive-Through Window
- ITE Land Use Code 937: Coffee/Donut Shop with Drive-Through Window

A review of the middle half of **Table 2** shows that the trips generated by the Entitled Land Use for the site totals 957 daily trips, with 61 trips (31 inbound, 30 outbound) during the AM peak hour and 40 trips (21 inbound, 19 outbound) during the PM peak hour. It should be noted that the entitled land use, Popeye's, does not open until 10AM, however, the trips rates assumed during the entitlement process conservatively evaluated the AM peak hour trips. As such, the trips identified above are consistent with the approach from the prior approval.

As shown in the lower half of **Table 2**, the trip generation forecast for the proposed Project totals 848 daily trips, with 84 trips (44 inbound, 40 outbound) during the AM peak hour and 63 trips (32 inbound, 31 outbound) during the PM peak hour.

The last row of **Table 2** shows the net trip generation potential for the proposed Project totals 109 fewer daily trips, with 23 more trips (13 inbound, 10 outbound) during the AM peak hour and 23 more trips (11 inbound, 12 outbound) during the PM peak hour.

The general, directional traffic distribution pattern for the proposed Project is graphically presented in **Figure 6**. The anticipated AM and PM peak hour Project only traffic volumes are presented in **Figure 7**. Review of **Figure 7** shows that the project would add nominal trips at the project driveways. As such, service levels at the project driveways and near-by intersections are anticipated to be adequate.

Based on review of the *City of La Habra Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment dated August 2021*, the City requires a traffic study be prepared to for a project “when the PM peak hour trip generation is expected to exceed 40 vehicle trips from the proposed development”. As such, since the proposed Project would result in less than 40 additional trips when compared to the Entitled Land Use, it is concluded that no further analysis would be necessary.

VMT SCREENING ASSESSMENT

The purpose of this Vehicle Miles Traveled (VMT) analysis is to evaluate the Project based on Senate Bill 743 (SB 743) requirements consistent with the *Technical Advisory on Evaluating Transportation Impacts In California Environmental Quality Act (CEQA)*, December 2018, prepared by the State of California Governor’s Office of Planning and Research (OPR). The OPR Technical Advisory provides project screening criteria and guidance for analysis of VMT assessments under SB 743. With the adopted guidelines, transportation impacts are to be evaluated based on a project’s effect on vehicle miles traveled which took effect July 1, 2020, as required in CEQA section 15064.3

As mentioned previously, the *City of La Habra Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment dated August 2021* were used in this assessment. Based on the City’s guidelines, local serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. Local serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel. Therefore, the project will screen out from a full VMT analysis. As such, we conclude the potential VMT impacts of the Project would be insignificant.

CONCLUSIONS

For the weekday peak periods a maximum queue of approximately nine (9) vehicles can be expected in the drive-through lane. The drive-through lane provides storage for approximately twelve (12) vehicles without encroaching into the drive aisle. Therefore, the expected queues can be accommodated without interfering with internal circulation or causing congestion on the main drive aisle.

Given the implementation of the proposed Project results in an addition of less than 40 PM peak hour trips when compared to the Entitled Land Use, it is concluded that the Project would not require a traffic study based on the *City of La Habra Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment dated August 2021*. Further, it is assumed that its implementation will not result in any significant CEQA related transportation impacts. As such, we conclude the potential impacts of the Project would be insignificant and that no additional analysis would be required. Further yet, the findings, conclusions and recommendations of the *Revised Traffic Impact Analysis Addendum for the 701 E. Imperial Highway Mixed Use Development Project, dated January 31, 2018* would remain valid.

* * * * *

We appreciate the opportunity to prepare this analysis. Should you have any questions regarding this analysis, please call us at (949) 825-6175.

Sincerely,

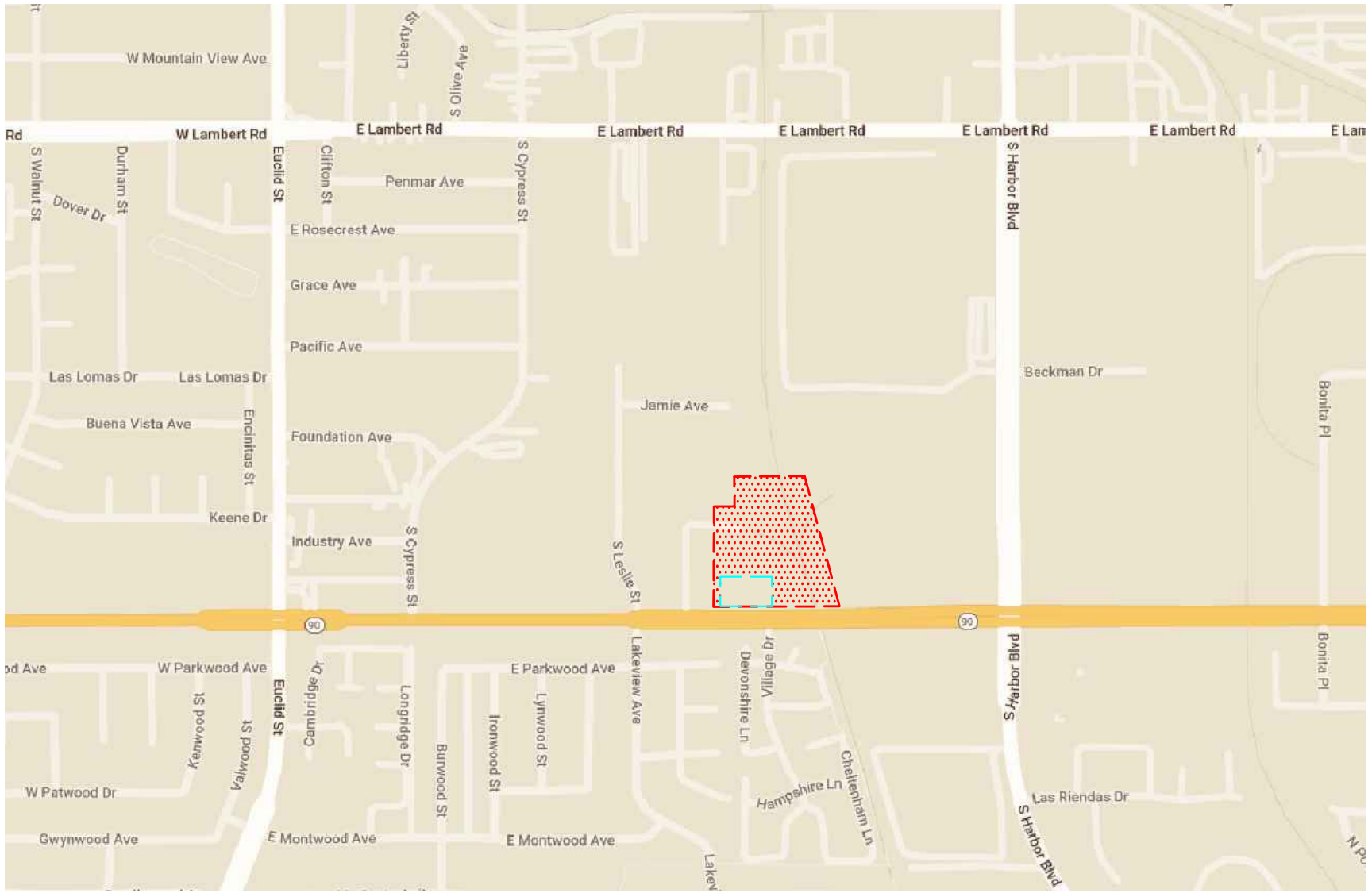
Linscott, Law & Greenspan, Engineers

Richard E. Barretto, P.E.
Principal

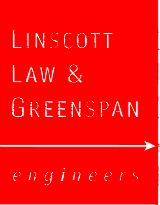


cc: Shane S. Green, P.E., Senior Transportation Engineer

Attachments



n:\4600\2234660 - dunkin la habra\dwg\4660 f-1.dwg LDP 17:01:06 05-11-2023 kopulsky



SOURCE: GOOGLE

KEY



-  = PROJECT SITE
-  = PROPOSED DUNKIN DONUTS

FIGURE 1

VICINITY MAP
DUNKIN, LA HABRA



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LINSCOTT
LAW &
GREENSPAN

engineers



NO SCALE

SOURCE: GOOGLE

KEY



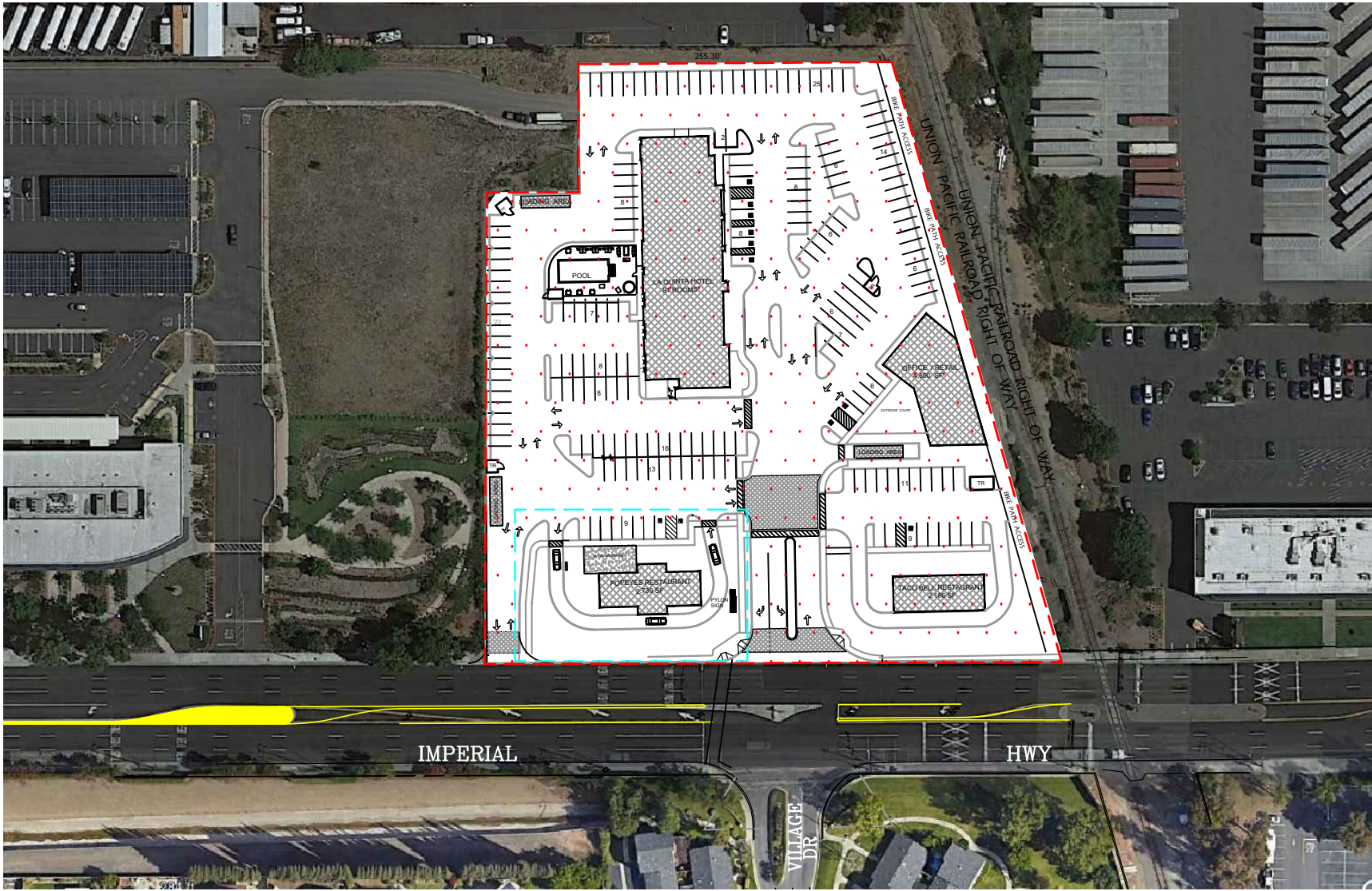
= PROJECT SITE



= PROPOSED DUNKIN DONUTS

FIGURE 2

EXISTING SITE AERIAL
DUNKIN, LA HABRA



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LINSCOTT
LAW &
GREENSPAN



NO SCALE

engineers

SOURCE: GOOGLE

KEY



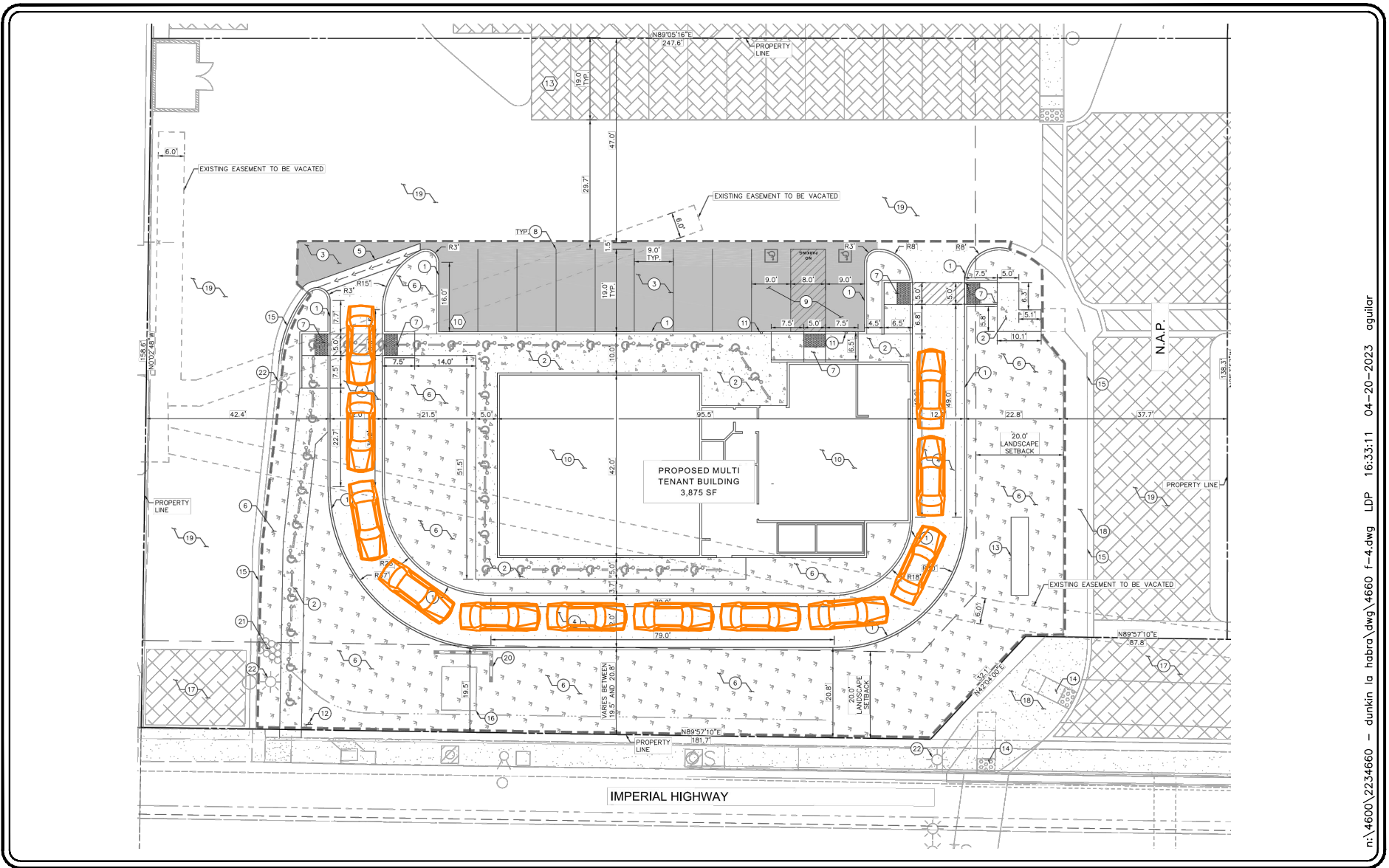
-  = PROJECT SITE
-  = PROPOSED DUNKIN DONUTS LOCATION

FIGURE 3

PRIOR APPROVED SITE PLAN
DUNKIN, LA HABRA



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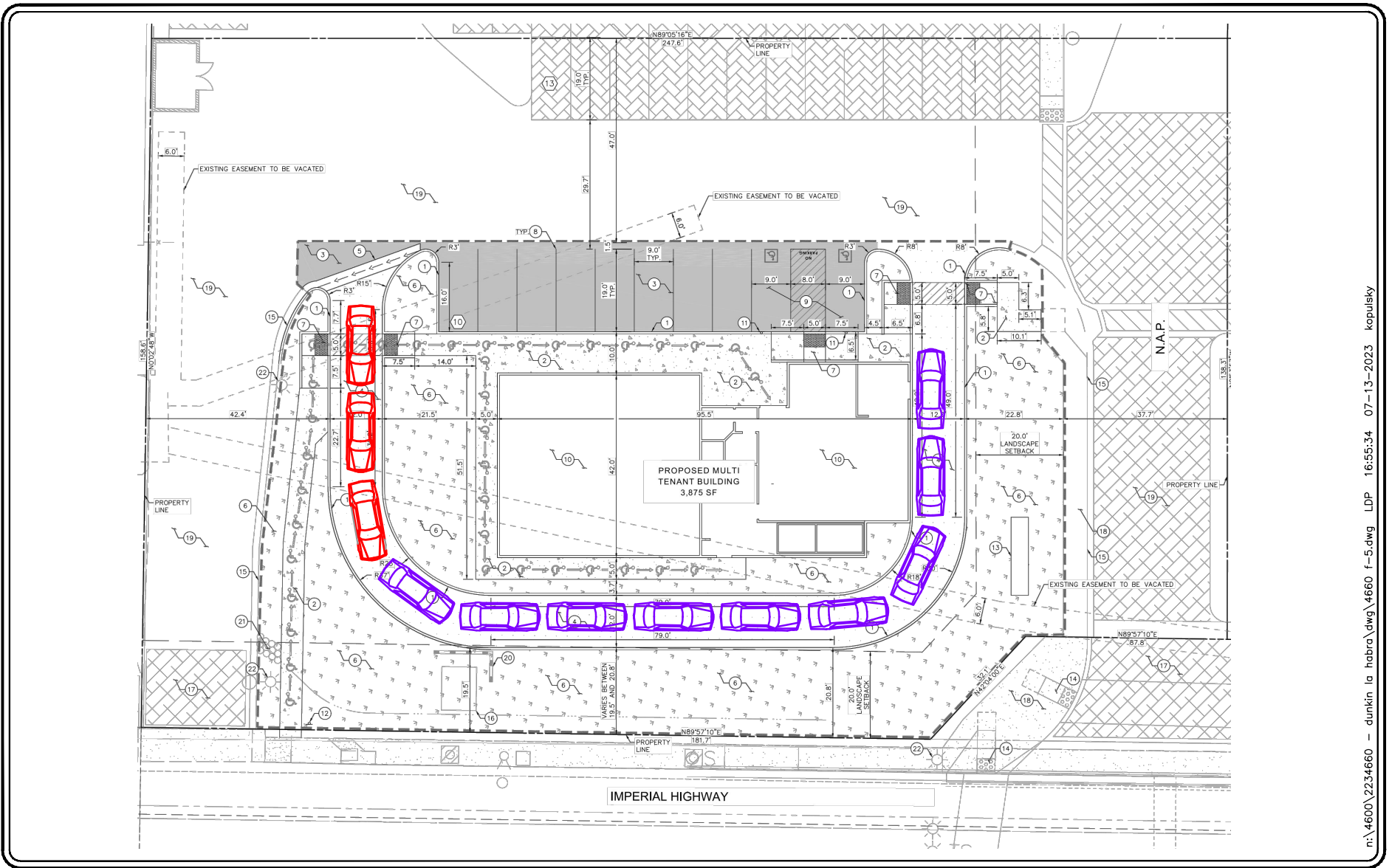
LINSCOTT
LAW &
GREENSPAN
engineers

NO SCALE

SOURCE: KIMLEY HORN

FIGURE 4

PROPOSED SITE PLAN
DUNKIN, LA HABRA



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SOURCE: KIMLEY HORN

KEY

-  = MAXIMUM OBSERVED QUEUE (9 VEHICLES)
-  = ADDITIONAL OVERFLOW (12 VEHICLES)

FIGURE 5

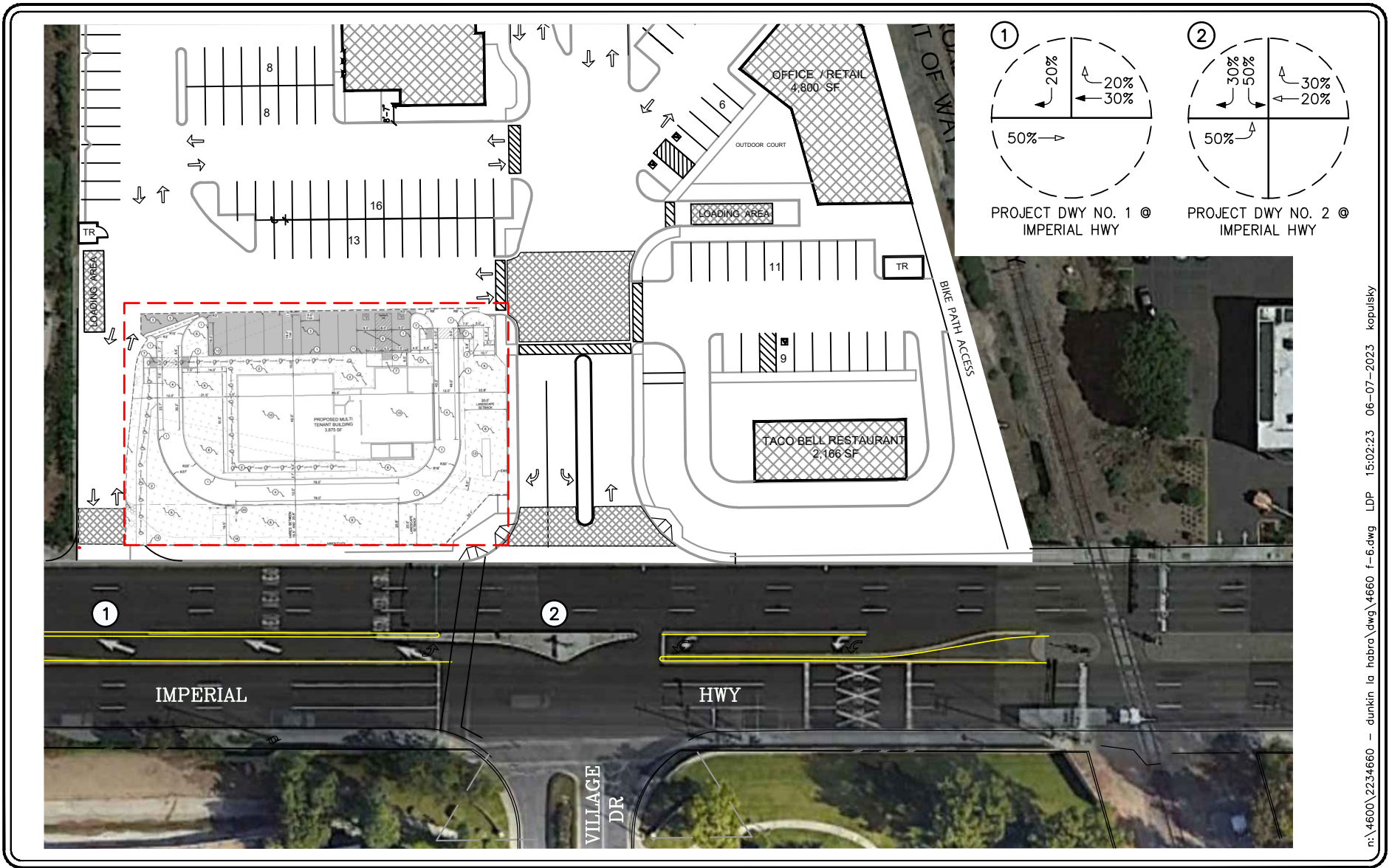
PROPOSED QUEUING LAYOUT
DUNKIN, LA HABRA

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NO SCALE

engineers



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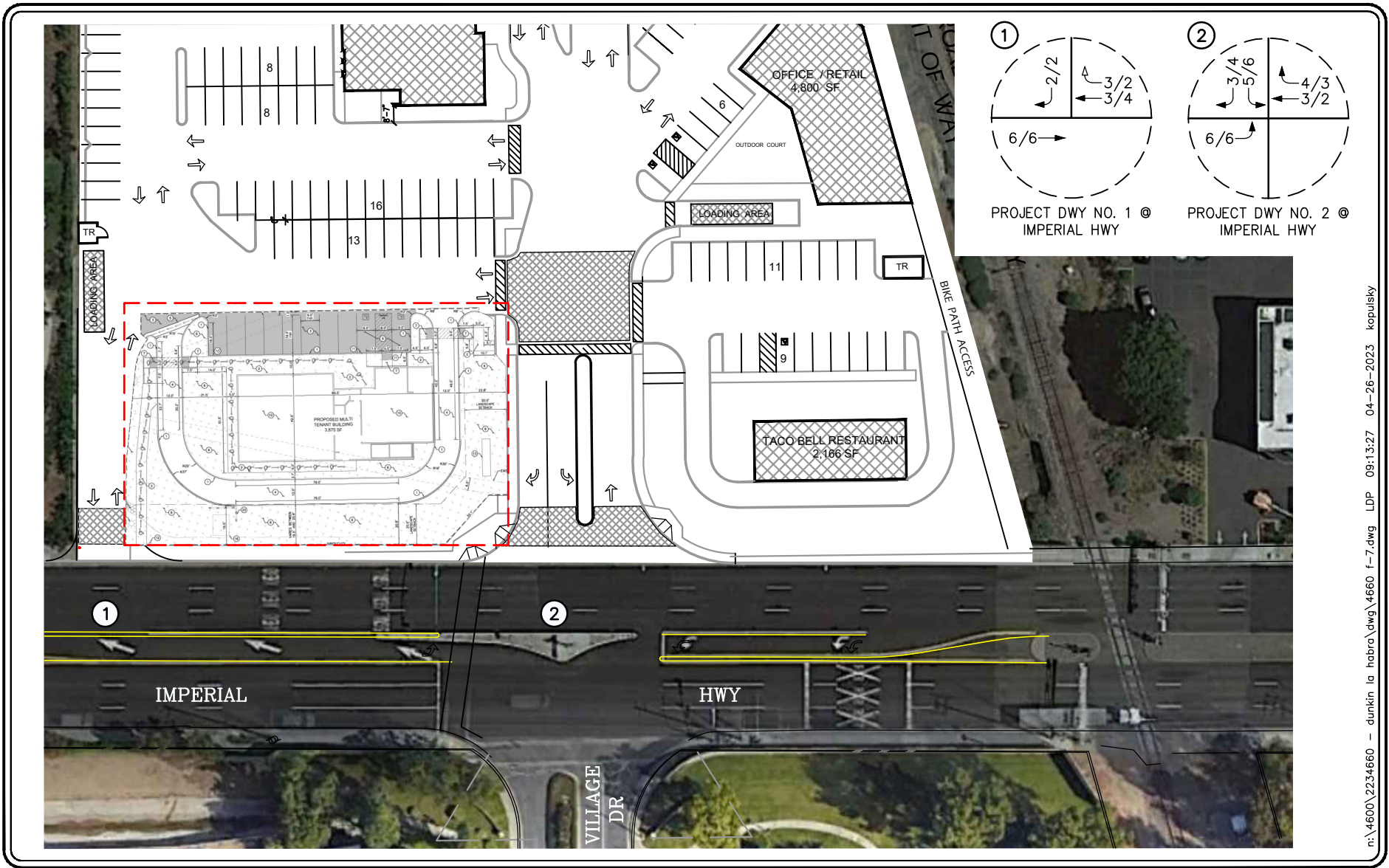
LINSCOTT
LAW &
GREENSPAN
engineers

NO SCALE

- SOURCE: GOOGLE
KEY
- ← = INBOUND PERCENTAGE
 - = OUTBOUND PERCENTAGE
 - = PROPOSED DUNKIN DONUTS LOCATION

FIGURE 6

PROJECT TRIP DISTRIBUTION PATTERN
DUNKIN, LA HABRA



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SOURCE: GOOGLE
KEY

XX/YY = AM/PM PEAK HOUR TRAFFIC VOLUMES
[Red dashed box] = PROJECT SITE

FIGURE 7

AM AND PM PEAK HOUR
NET PROJECT TRAFFIC VOLUMES
DUNKIN, LA HABRA

TABLE 1
QUEUING ANALYSIS SUMMARY³
DUNKIN DONUTS, LA HABRA

Queue Length (Vehicles)	Weekday (Thursday) Queue Frequency of Vehicles Observed			Weekend (Saturday) Queue Frequency of Vehicles Observed			Cumulative		
	Site #1 1302 E 17th St, Santa Ana, CA	Site #2 4858 Valley View Ave, Yorba Linda, CA	Site #3 17771 Santiago Blvd, Villa Park, CA	Site #1 1302 E 17th St, Santa Ana, CA	Site #2 4858 Valley View Ave, Yorba Linda, CA	Site #3 17771 Santiago Blvd, Villa Park, CA	Total	Frequency	Percentage
0	17	13	8	36	44	26	144	144	19.80%
1	36	19	14	25	26	30	150	294	40.50%
2	50	10	18	9	20	32	139	433	59.60%
3	13	25	11	14	20	15	98	531	73.10%
4	3	33	12	16	8	10	82	613	84.40%
5	2	16	23	19	3	6	69	682	93.90%
6	0	4	15	2	0	2	23	705	97.10%
7	0	1	12	0	0	0	13	718	98.90%
8	0	0	5	0	0	0	5	723	99.60%
9	0	0	3	0	0	0	3	726	100.00%
Total	121	121	121	121	121	121	726	--	--
Average	2.0	3.0	4.0	2.0	1.0	2.0	2.0	--	--
Max	5.0	7.0	9.0	6.0	5.0	6.0	9.0	--	--

³ Queuing observations were collected by Counts Unlimited on Thursday, April 6, 2023 and Saturday, April 8, 2023.

TABLE 2
PROJECT TRAFFIC GENERATION RATES AND FORECAST⁴
DUNKIN DONUTS, LA HABRA

Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
<u>Trip Rates:</u>							
▪ 822: Strip Retail Plaza (< 40k) (TE/1000 SF)	54.45	60%	40%	2.36	50%	50%	6.59
▪ 934: Fast-Food Restaurant with Drive-Through Window	467.48	51%	49%	44.61	52%	48%	33.03
▪ 937: Coffee/Donut Shop with Drive-Through Window (TE/1000 SF)	533.57	51%	49%	85.88	50%	50%	38.99
<u>Entitled Land Use Trip Generation:</u>							
▪ Popeye's (2,730 SF)	1,276	62	60	122	47	43	90
Pass-by (Daily: 25%, AM: 50%, PM: 55%) ⁵	<u>-319</u>	<u>-31</u>	<u>-30</u>	<u>-61</u>	<u>-26</u>	<u>-24</u>	<u>-50</u>
<i>Subtotal</i>	<i>957</i>	<i>31</i>	<i>30</i>	<i>61</i>	<i>21</i>	<i>19</i>	<i>40</i>
<u>Project Trip Generation:</u>							
▪ Dunkin Donuts (1,875 SF)	1,000	82	79	161	37	36	73
Pass-by (Daily: 25%, AM: 50%, PM: 25%) ⁶	<u>-250</u>	<u>-41</u>	<u>-40</u>	<u>-81</u>	<u>-9</u>	<u>-9</u>	<u>-18</u>
<i>Subtotal</i>	<i>750</i>	<i>41</i>	<i>39</i>	<i>80</i>	<i>28</i>	<i>27</i>	<i>55</i>
▪ Retail Space (2,000 SF)	109	3	2	5	7	6	13
Pass-by (Daily: 10%, AM: 10%, PM: 40%) ⁷	<u>-11</u>	<u>0</u>	<u>-1</u>	<u>-1</u>	<u>-3</u>	<u>-2</u>	<u>-5</u>
<i>Subtotal</i>	<i>98</i>	<i>3</i>	<i>1</i>	<i>4</i>	<i>4</i>	<i>4</i>	<i>8</i>
Total Project Trip Generation:	848	44	40	84	32	31	63
Proposed Project vs. Entitled Land Use Trip Generation Comparison	-109	+13	+10	+23	+11	+12	+23

Notes:

TE/1000 SF = Trip End per 1,000 Square Feet of Gross Floor Area

⁴ Source: *Trip Generation*, 11th Edition, Institute of Transportation Engineers (ITE), Washington, D.C. (2021).

⁵ Pass-by reductions for the Fast-Food Restaurant with Drive-Through Window consist of the following: 25% daily (estimated), 50% AM and 55% PM.

⁶ Pass-by reductions for the Dunkin Donuts consist of the following: 25% daily (estimated), 50% AM (estimated) and 25% PM (estimated).

⁷ Pass-by reductions for retail less than 40k SF consist of the following: 10% daily (estimated), 10% AM (estimated) and 40% PM (estimated).

APPENDIX A
TRAFFIC STUDY SCOPE OF WORK

MEMORANDUM

To: Vanessa Quiroz, Senior Planner
Community and Economic Development
Michael Plotnik, TE, Traffic Manager
Public Works Department | Engineering
City of La Habra

Date: June 13, 2023

From: Richard E. Barretto, P.E., Principal
LLG, Engineers

LLG Ref: 2.23.4660.1

***Revised Traffic & Queuing Analysis Scope of Work for Proposed
Subject: Dunkin Donuts with Drive-Through
La Habra, California***

Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit the following Revised Scope of Work for the proposed Dunkin Donuts Multi-Tenant Building (herein referred to as Project) located on the northwest corner of Imperial Highway and Village Drive in the City of La Habra within the 701 E. Imperial Highway Mixed Use Development. This scope has been revised to reflect comments provided by the City via an email dated April 26, 2023.

Scope of Work

The scope of work identified below was based on discussion between the Project Applicant team and City. The Proposed Dunkin Donuts Multi-Tenant Building will focus to a drive-through queuing evaluation, a trip generation analysis, an internal circulation assessment and VMT screening for the proposed Dunkin Donuts with drive-through.

A. Project Location: Dunkin Donuts is proposed to be located on the northwest corner of Imperial Highway and Village Drive in the City of La Habra, California. The Project site is a part of the 701 E. Imperial Highway Mixed Use Development Project that was approved by the City in December 2018. **Figure 1** presents a Vicinity Map that illustrates the general location of the Project site and surrounding street system. **Figure 2** presents an existing site aerial of the Project within the 701 E. Imperial Highway Mixed Use Development Project.

B. Project Description: The proposed Project includes the construction of a 3,875 square-foot (SF) building with two (2) tenant spaces which would include a 2,000± SF of retail shop space and an 1,875± SF donut shop with drive-through queuing storage to accommodate approximately 10-12± vehicles. On-site parking will total 23 spaces.

The Project will be constructed in place of a previously entitled 2,730 SF fast-food with drive-through intended to be occupied by Popeye's at the time of approval. The

Engineers & Planners
Traffic
Transportation
Parking

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Greenspan, Engineers**

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949.825.6173 F
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Pasadena
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John A. Boorman, PE
Clare M. Look-Jaeger, PE
Richard E. Barretto, PE
Keil D. Maberry, PE

following table summarized the development totals associated with the 701 E. Imperial Highway Mixed Use Development.

**701 E. IMPERIAL HIGHWAY MIXED-USED PROJECT DEVELOPMENT SUMMARY
 APPROVED PROJECT VS. PROPOSED PROJECT**

Parcel / Land Use Description	Approved Project Development Total	Modified Project Total Development Floor Area
1) La Quinta Inn	50,744 SF with 91 rooms	50,744 SF with 91 rooms
2) Fast-Food with Drive-Through	2,730 SF (Popeye's)	--
Proposed Dunkin Donuts (Retail / Fast-Food)	--	3,875 SF
3) Fast-Food with Drive-Through	2,166 SF (Taco Bell)	2,166 SF (Taco Bell)
4) Retail/Office ¹	4,800 SF	--
Proposed Hallmark ¹	--	4,800 SF
Total	60,440 SF	61,585 SF

Access to the subject property will continue to be provided via the existing traffic signal on Imperial Highway at Village Drive and an existing right-turn only driveway on Imperial Highway. **Figure 3** presents the approved site plan that was included as part of the 701 E. Imperial Highway Mixed Use Development Project dated May 2016. **Figure 4A** presents the proposed site plan. **Figure 4B** presents and enlarged version of the proposed Dunkin Donuts location.

C. Drive Through Queuing Assessment: Queuing observations were performed at the following three (3) existing Dunkin Donuts facilities:

- 1302 E 17th Street Santa Ana, CA 92705
 - Center Size: 118,000 SF±
 - No of driveways: 5 driveways (unsignalized: full access)
 - No of spaces in center: 514 spaces
 - Dunkin Donuts Building
 - Dunkin Donut Size: 1,800 SF±
 - Multi-Tenant Space (Wing Stop, T Mobil, Jamba Juice): 5,740 SF±
 - No of parking spaces: 29 spaces
 - Drive-thru stacking: 10 vehicles

¹ Although retail/office uses are permitted, medical office use was assumed in the *Revised Traffic Impact Analysis Addendum for the 701 E. Imperial Highway Mixed Use Development Project, dated January 31, 2018*, to provide flexibility in future tenancy options. The project now planned is a Hallmark retail store.

- 4858 Valley View Ave. Yorba Linda, CA 92886
 - Center Size: 80,000 SF±
 - No of driveways: 7 driveways (unsignalized: 3 right in/out only and 4 full access)
 - No of spaces in center: 286 spaces
 - Dunkin Donuts Building
 - Single Tenant/Dunkin Donut Size: 2,200 SF±
 - No. of parking spaces: 12 spaces
 - Drive-thru stacking: 9 vehicles

- 17771 Santiago Blvd, Villa Park, CA 92861
 - Center Size: 113,000 SF±
 - No of driveways: 6 driveways (unsignalized: 1 right in/out only and 5 full access)
 - No of spaces in center: 584 spaces
 - Dunkin Donuts Building
 - Dunkin Donut Size: 1,900 SF±
 - Multi-Tenant Space (Chase Bank and Vacant Tenant): 5,490 SF±
 - No. of parking spaces: 33 spaces
 - Drive-thru stacking: 9 vehicles

Attachment A presents existing site aerials of these three (3) existing Dunkin Donuts locations referenced above, inclusive of the setting of these facilities and orientation of drive-through.

The above sites were determined, per the direction of Dunkin Donuts, to have similar settings and sizes to that of the proposed Project. Additionally, the observed sites are all in mixed-use settings similar to the proposed Project.

Queuing observations were performed at the three (3) existing Dunkin Donuts facilities noted above at one-minute intervals during the AM peak period (7:00 AM – 9:00 AM) on a typical weekday and Saturday. The queuing surveys were conducted Thursday, April 6, 2023 and Saturday, April 8, 2023.

Please note that transaction data has been reviewed for the aforementioned three (3) sites during both a weekday and weekend. The transaction data indicates that the absolute peak drive-thru demand occurred on a weekday at 7:00 AM – 9:00 AM which consisted of 35 transactions per hour. In addition to the information noted above **Attachment B** presents a letter from Lala Cream Corporation

indicating that the peak hours for Dunkin Donuts are between 7AM-9AM, as well as the transaction data provided by Lala Cream Corporation.

As a result of the queuing observations empirical data will be tabulated. This will include the peak demands at each site. These peak demands will then be used to forecast peak demands for the proposed Project which can then be compared to the proposed Dunkin Donuts drive-through storage capacity. Develop recommendations to address potential deficiencies, if necessary.

- D. Trip Generation:** Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Generation factors and/or equations used in this traffic analysis are based on information found in the 11th Edition of Trip Generation, published by the Institute of Transportation Engineers (ITE) [Washington, D.C., 2021].

Table 1 presents the ITE rates used in forecasting the vehicular trips. The trip generation potential of the entitled use estimated using ITE Land Use Code 934: Fast-Food Restaurant with Drive-Through Window trip rates. Based on review of the Project description, ITE Land Use Code 822: Strip Retail Plaza less than 40k Square Feet and ITE Land Use Code 937: Coffee/Donut Shop with Drive-Through Window trip rates were used for the proposed Project.

- ITE Land Use Code 822: Strip Retail Plaza less than 40k Square Feet
- ITE Land Use Code 934: Fast-Food Restaurant with Drive-Through Window
- ITE Land Use Code 937: Coffee/Donut Shop with Drive-Through Window

Review of the upper portion of *Table 1* presents the trip rates used for the proposed land uses. A review of the middle half of *Table 1* shows that the trips generated by the prior entitlement for the site totals 957 daily trips, with 61 trips (31 inbound, 30 outbound) during the AM peak hour and 40 trips (21 inbound, 19 outbound) during the PM peak hour. Review of the lower half of *Table 1* shows the trip generation forecast for the proposed Project totals 848 daily trips, with 84 trips (44 inbound, 40 outbound) during the AM peak hour and 63 trips (32 inbound, 31 outbound) during the PM peak hour.

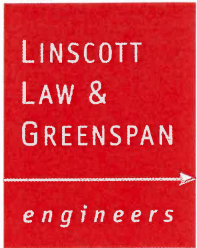
As shown in the last row of *Table 1*, comparison of the trips generated by the existing entitled land use to the trips generated by the proposed Project shows that the proposed Project will generate 109 fewer daily trips, 23 more AM peak hour trips and 23 more PM peak hour trips. The net trips will be used for the evaluation of the Project.

- E. Focused Traffic Analysis:** Develop a trip distribution pattern for the proposed Project to assist in identifying added Project traffic volumes to the roadway system in the immediate vicinity of the Project in comparison to the previously Entitled Land Use. **Figure 5** presents the proposed distribution pattern.

Determine if a traffic study would be required based on the criteria published in the *City of La Habra Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment dated August 2021*.

Evaluate the proposed access and internal circulation scheme of the proposed Project, with a focus on on-site circulation and parking layout and design, ingress and egress safety opportunities and constraints, adequate sight distances at project driveways, pedestrian circulation, locations of proposed driveways with respect to existing (conflicting) driveways, striping configurations, and median modifications, if any.

- F. VMT Screening Assessment:** Conduct a SB 743 VMT assessment based on the *City of La Habra Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment dated August 2021*. Given the Project location and that the proposed Project is considered “local serving” retail less than 50,000 SF, the project will likely be screened out from a full VMT analysis.



We appreciate the opportunity to provide this scope of work. Should you have any questions, please call us at (949) 825-6175. Thank You.

Recommended by:

A handwritten signature in blue ink, appearing to read "R. Bantle", is written over a horizontal line.

Consultant's Representative

June 13, 2023

Date

Approved by:

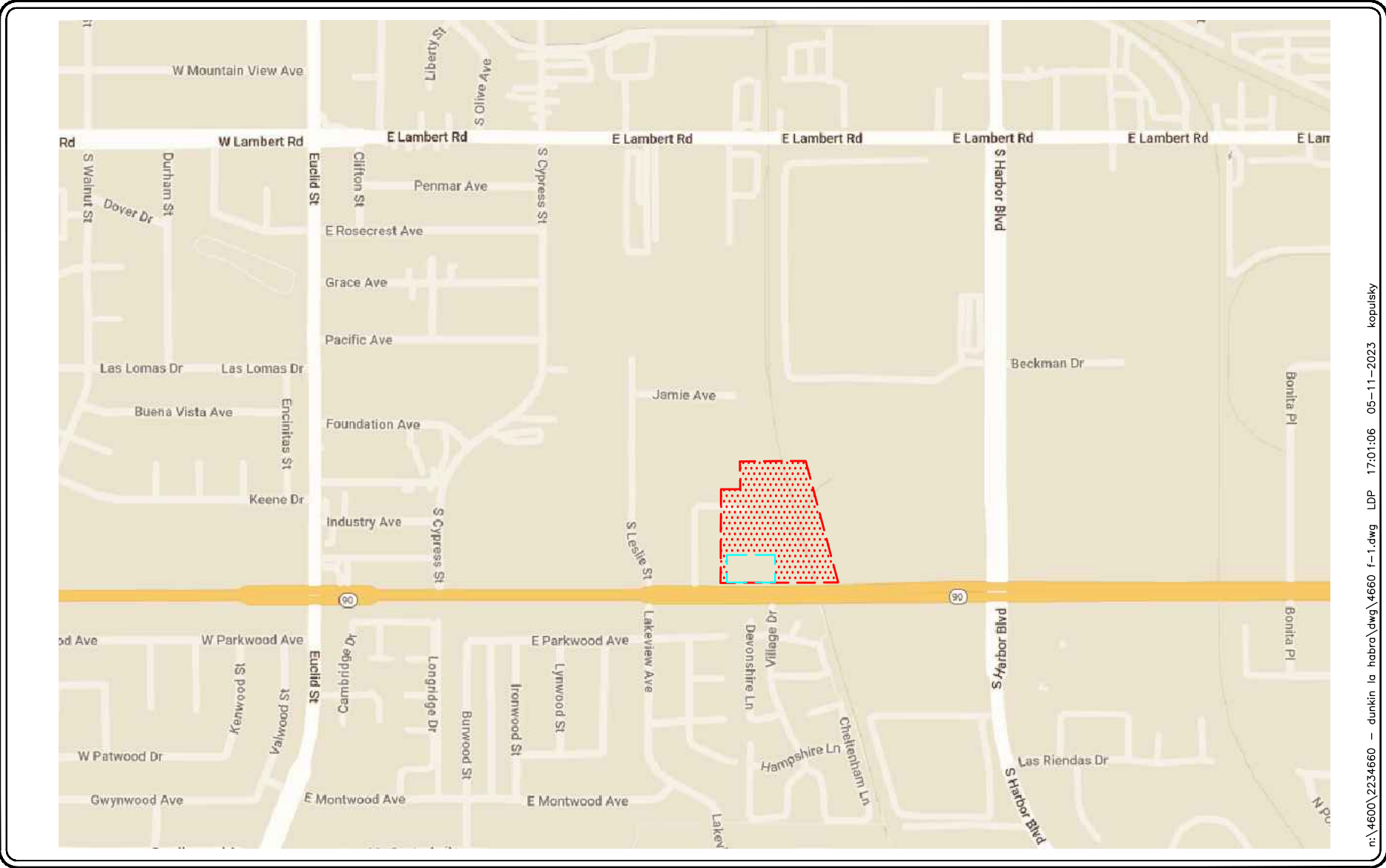
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City of La Habra

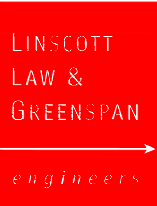
6/19/2023

Date

cc: Shane S. Green, P.E., LLG
Leticia Alvarez, P.E., Kimley Horn
Attachment



n:\4600\2234660 - dunkin la habra\dwg\4660 f-1.dwg LDP 17:01:06 05-11-2023 kopulsky



SOURCE: GOOGLE

KEY



-  = PROJECT SITE
-  = PROPOSED DUNKIN DONUTS

FIGURE 1

VICINITY MAP
DUNKIN, LA HABRA



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LINSCOTT
LAW &
GREENSPAN

engineers



NO SCALE

SOURCE: GOOGLE

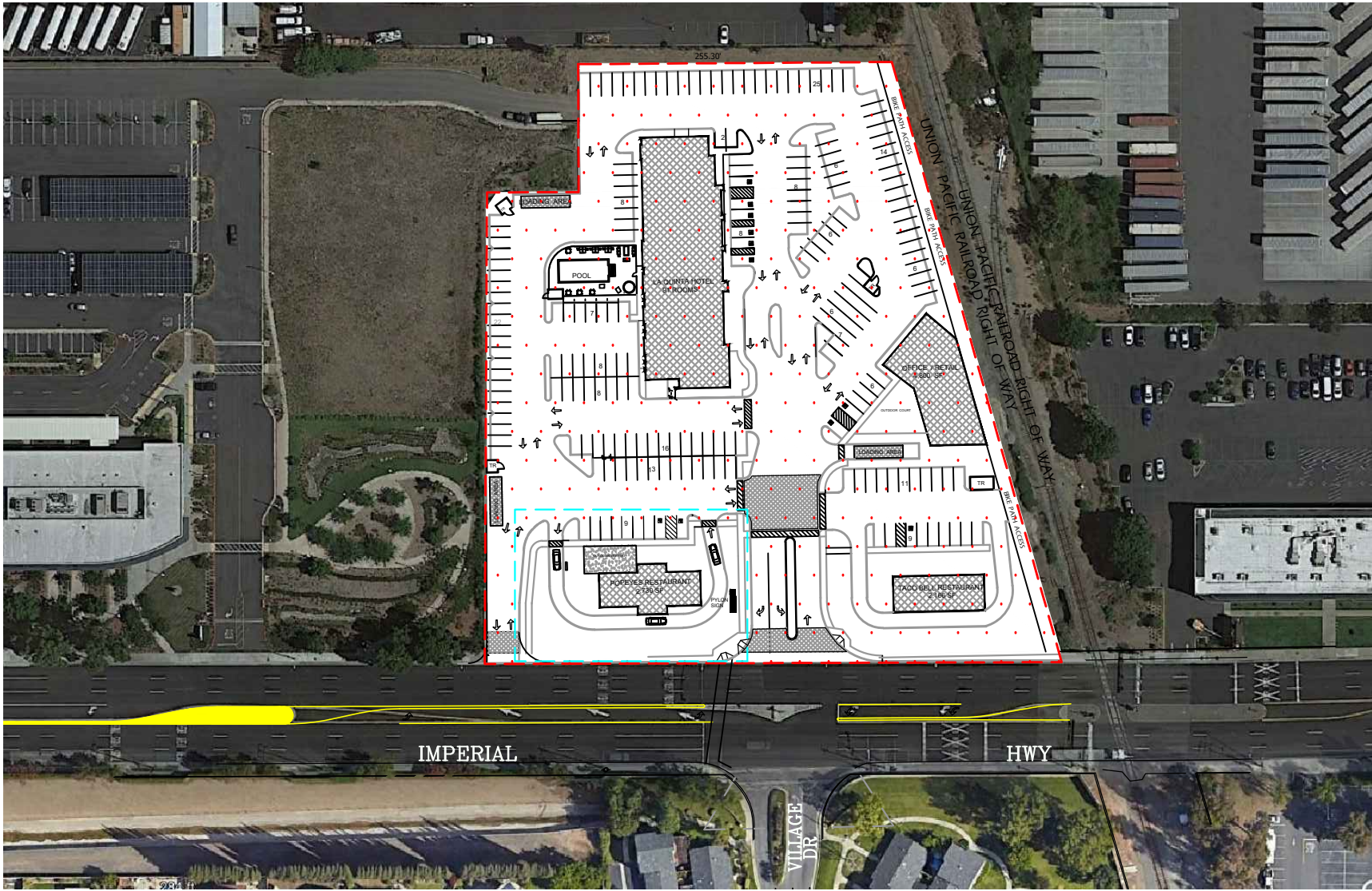
KEY

 = PROJECT SITE

 = PROPOSED DUNKIN DONUTS

FIGURE 2

EXISTING SITE AERIAL
DUNKIN, LA HABRA



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engineers

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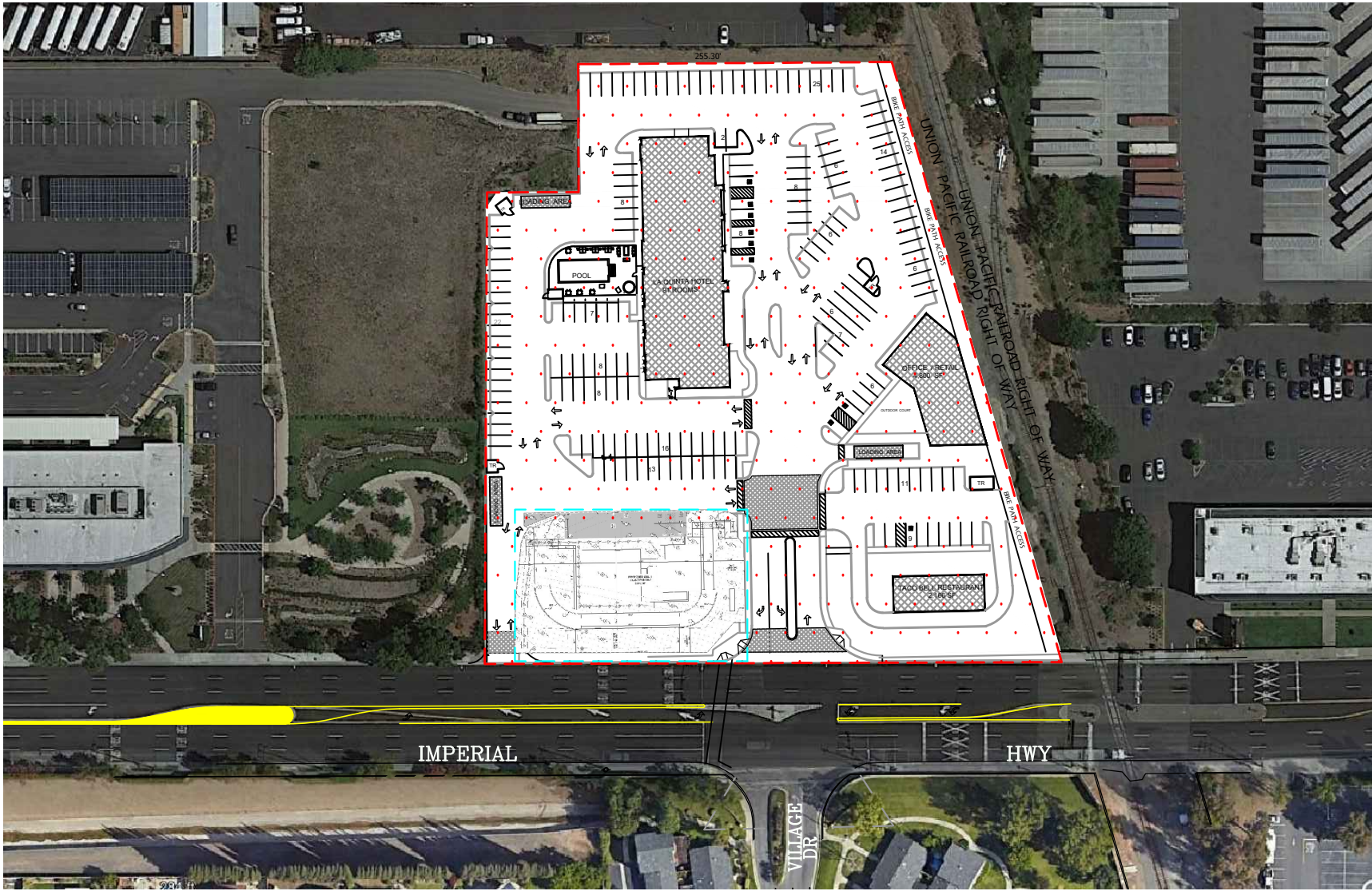
SOURCE: GOOGLE

KEY

- = PROJECT SITE
- = PROPOSED DUNKIN DONUTS LOCATION

FIGURE 3

PRIOR APPROVED SITE PLAN
DUNKIN, LA HABRA



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LINSCOTT
LAW &
GREENSPAN
engineers



SOURCE: GOOGLE

KEY



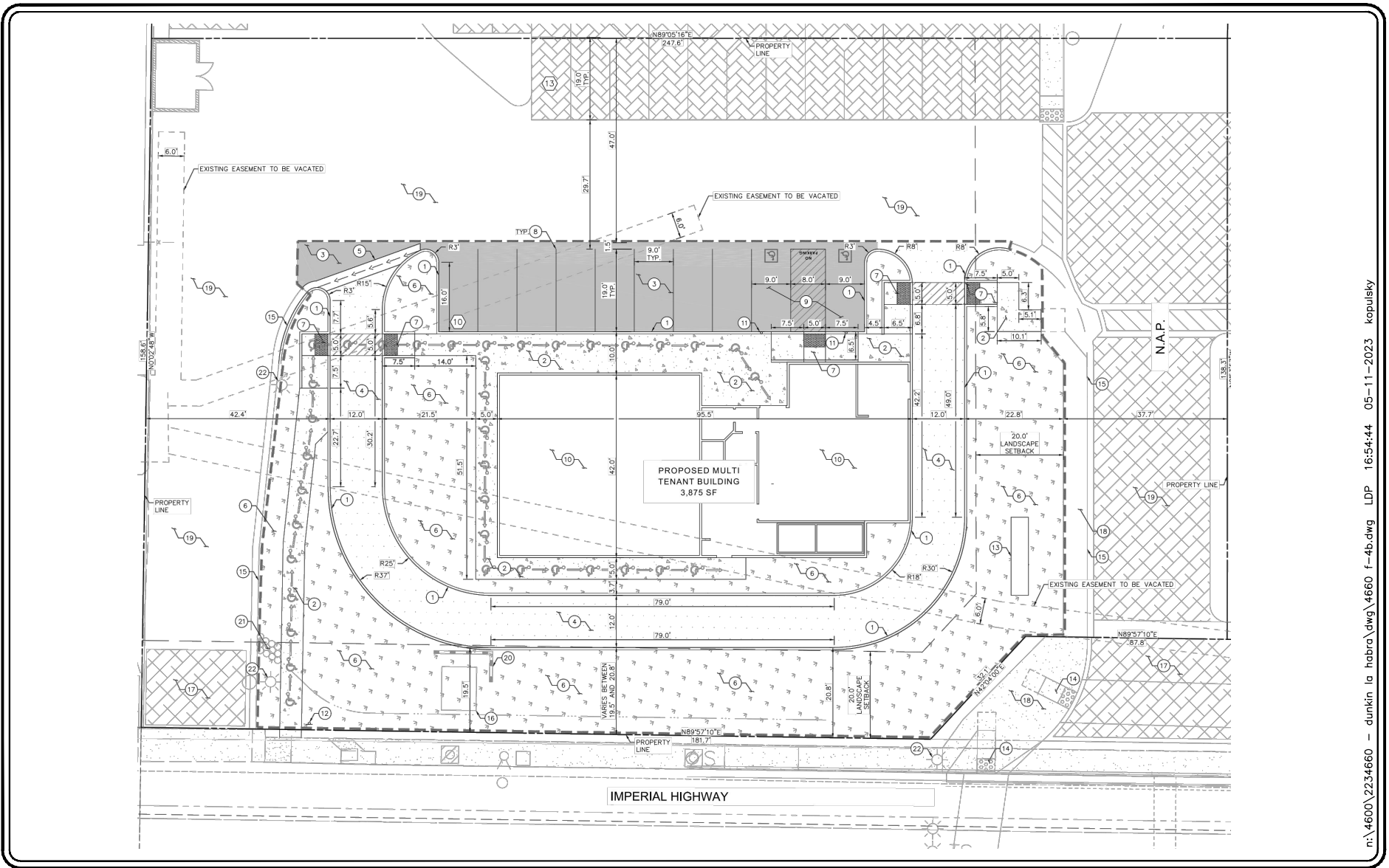
-  = PROJECT SITE
-  = PROPOSED DUNKIN DONUTS

FIGURE 4A

PROPOSED SITE PLAN
DUNKIN, LA HABRA



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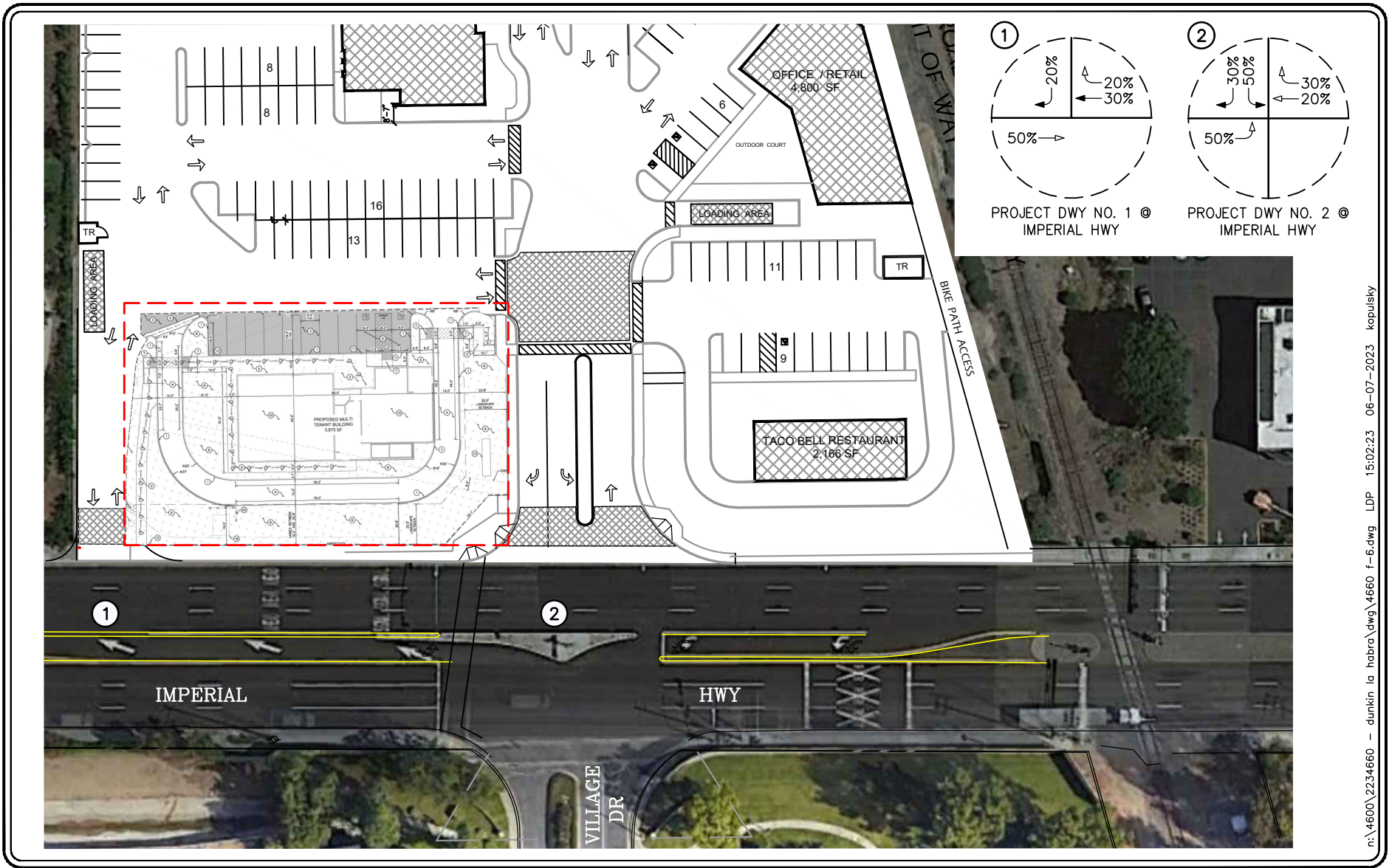
LINSCOTT
LAW &
GREENSPAN
engineers

NO SCALE

SOURCE: KIMLEY HORN

FIGURE 4B

PROPOSED DUNKIN DONUTS
DUNKIN, LA HABRA



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LINSCOTT
LAW &
GREENSPAN
engineers

- SOURCE: GOOGLE
KEY
- = INBOUND PERCENTAGE
 - = OUTBOUND PERCENTAGE
 - = PROPOSED DUNKIN DONUTS LOCATION

FIGURE 5

PROJECT TRIP DISTRIBUTION PATTERN
DUNKIN, LA HABRA

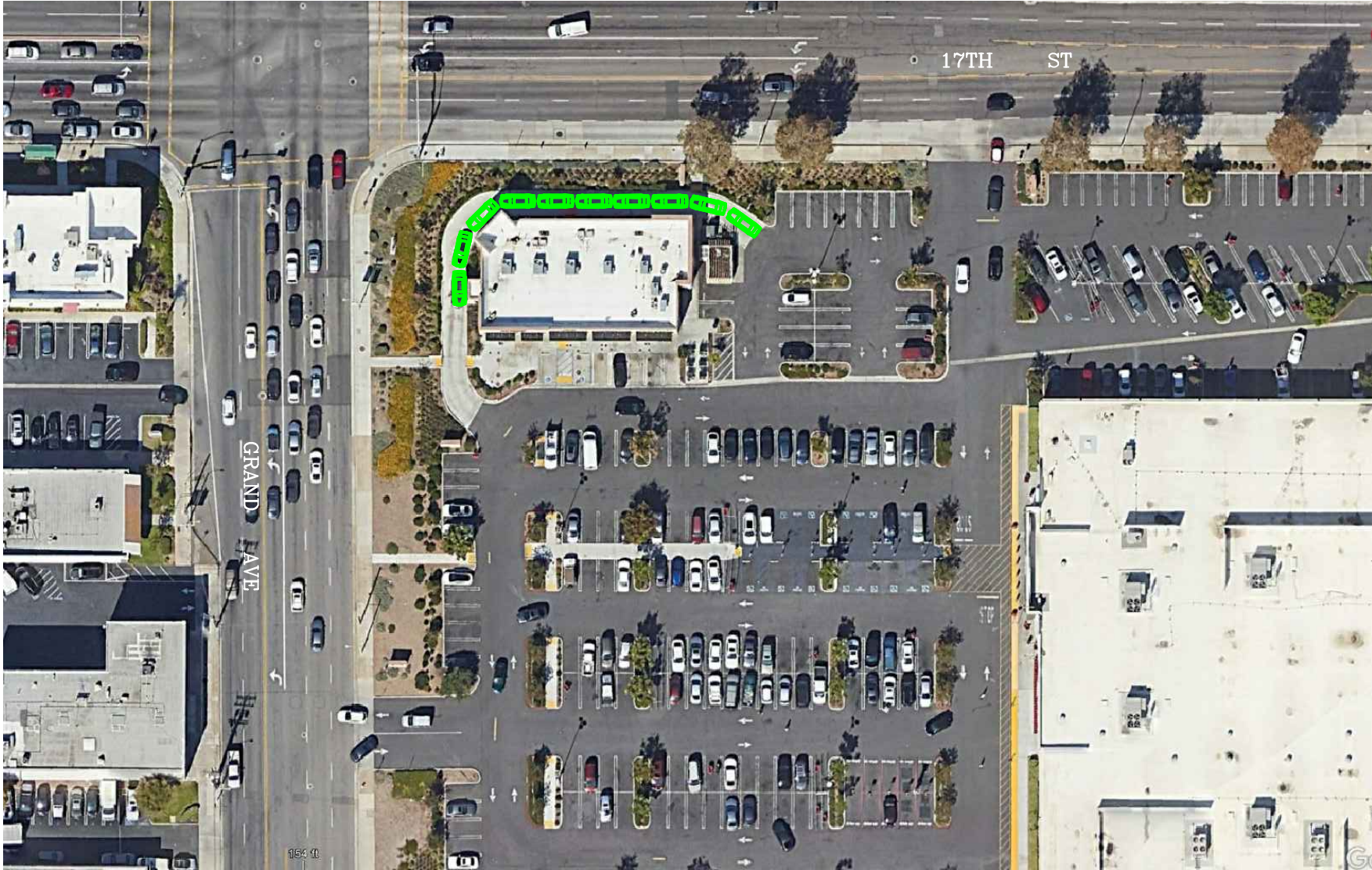
TABLE 1
PROJECT TRAFFIC GENERATION RATES AND FORECAST²
DUNKIN DONUTS, LA HABRA

Description	Daily 2- Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
<u>Trip Rates:</u>							
▪ 822: Strip Retail Plaza (< 40k) (TE/1000 SF)	54.45	60%	40%	2.36	50%	50%	6.59
▪ 934: Fast-Food Restaurant with Drive-Through Window	467.4 8	51%	49%	44.61	52%	48%	33.03
▪ 937: Coffee/Donut Shop with Drive-Through Window (TE/1000 SF)	533.5 7	51%	49%	85.88	50%	50%	38.99
<u>Entitled Land Use Trip Generation:</u>							
▪ Popeye's (2,730 SF)	1,276	62	60	122	47	43	90
Pass-by (Daily: 25%, AM: 50%, PM: 55%) ³	<u>-319</u>	<u>-31</u>	<u>-30</u>	<u>-61</u>	<u>-26</u>	<u>-24</u>	<u>-50</u>
[A] Total Entitled Land Use Trip Generation:	957	31	30	61	21	19	40
<u>Project Trip Generation:</u>							
▪ Dunkin Donuts (1,875 SF)	1,000	82	79	161	37	36	73
Pass-by (Daily: 25%, AM: 50%, PM: 25%) ⁴	<u>-250</u>	<u>-41</u>	<u>-40</u>	<u>-81</u>	<u>-9</u>	<u>-9</u>	<u>-18</u>
Subtotal	750	41	39	80	28	27	55
▪ Retail Space (2,000 SF)	109	3	2	5	7	6	13
Pass-by (Daily: 10%, AM: 10%, PM: 40%) ⁵	<u>-11</u>	<u>0</u>	<u>-1</u>	<u>-1</u>	<u>-3</u>	<u>-2</u>	<u>-5</u>
Subtotal	98	3	1	4	4	4	8
[B] Total Project Trip Generation:	848	44	40	84	32	31	63
[C] = [B] – [A] Proposed Project vs. Entitled Land Use Trip Generation Comparison	-109	+13	+10	+23	+11	+12	+23

Notes:
 TE/1000 SF = Trip End per 1,000 Square Feet of Gross Floor Area

² Source: *Trip Generation*, 11th Edition, Institute of Transportation Engineers (ITE), Washington, D.C. (2021).
³ Pass-by reductions for the Fast-Food Restaurant with Drive-Through Window consist of the following: 25% daily (estimated), 50% AM and 55% PM.
⁴ Pass-by reductions for the Dunkin Donuts consist of the following: 25% daily (estimated), 50% AM (estimated) and 25% PM (estimated).
⁵ Pass-by reductions for retail less than 40k SF consist of the following: 10% daily (estimated), 10% AM (estimated) and 40% PM (estimated).

ATTACHMENT A
EXISTING SITE AERIAL OF THREE (3) DUNKIN DONUT FACILITIES




n:\4600\2234660 - dunkin la habra\dwg\4660 17th st.dwg LDP 14-03-08 05-11-2023 oguilver

SOURCE: GOOGLE

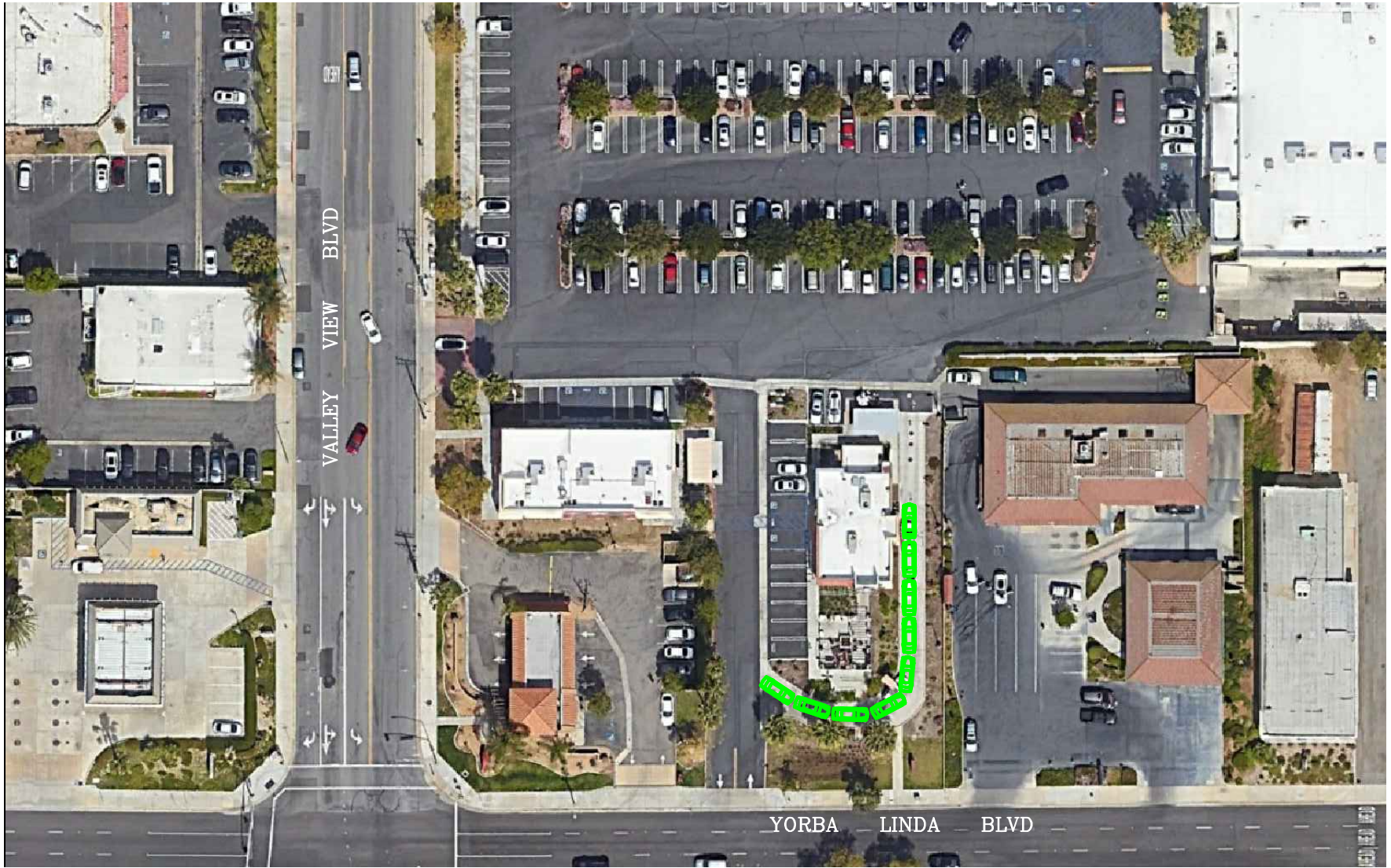
ATTACHMENT A1

CAR STACKING PLAN - SANTA ANA SITE DUNKIN, LA HABRA

LINSCOTT
LAW &
GREENSPAN
engineers



NO SCALE



n:\4600\2234660 - dunkin la habra\dwg\4660 valley view yorba linda.dwg LDP 13:59:43 05-11-2023 agular

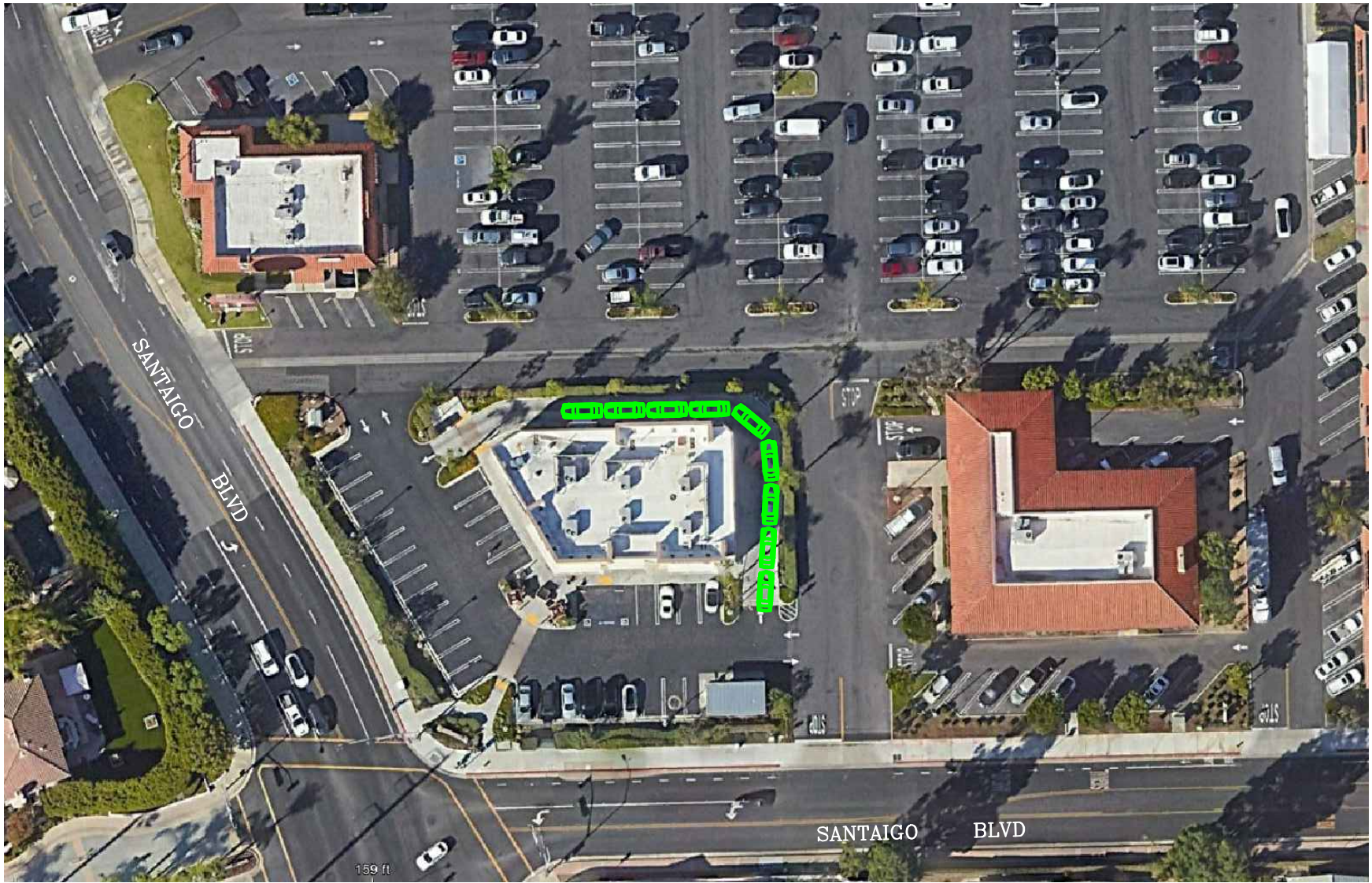
LINSCOTT
LAW &
GREENSPAN
engineers



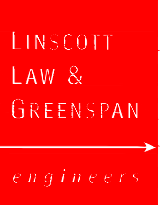
SOURCE: GOOGLE

ATTACHMENT A2

CAR STACKING PLAN - YORBA LINDA SITE
DUNKIN, LA HABRA



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SOURCE: GOOGLE

ATTACHMENT A3

CAR STACKING PLAN – VILLA PARK SITE
DUNKIN, LA HABRA

ATTACHMENT B
LALA CREAM CORPORATION LETTER
AND TRANSACTION DATA



Lala Cream Corporation

4858 Valley View Ave.

Yorba Linda, CA 92886

05/08/2023

To Whom It May Concern,

This is to confirm that in general our busiest hours for business on both weekdays and weekends are from 7AM to 9AM.

If you have any questions please feel free to reach out to me

Thanks,

Parag Patel

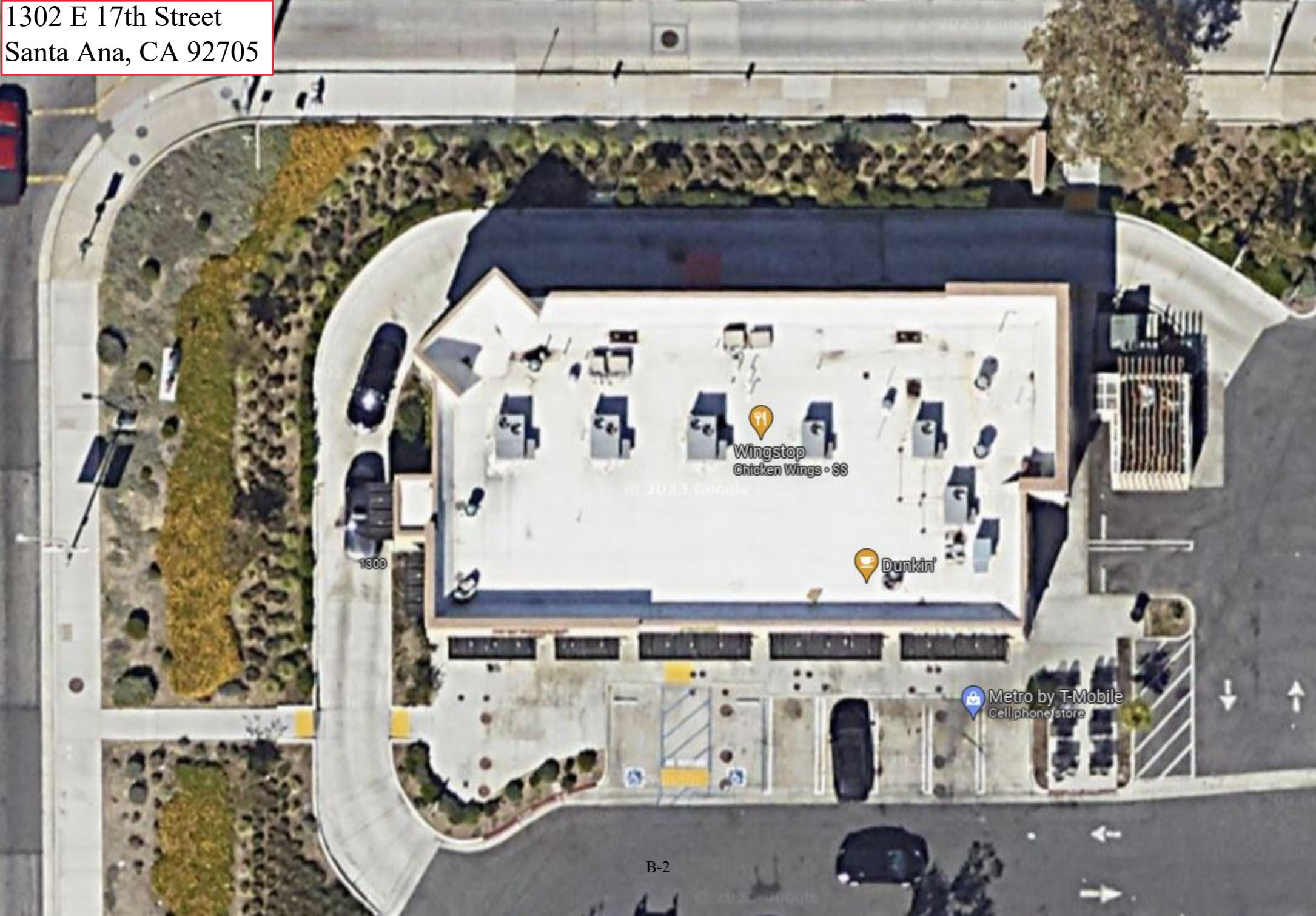
President

ATTACHMENT B
DUNKIN DONUTS SITE TRANSACTION DATA
DUNKIN DONUTS, LA HABRA

Time	Weekday (Thursday) Number of Transactions			Weekend (Saturday) Number of Transactions		
	Site #1 1302 E 17th St, Santa Ana, CA	Site #2 4858 Valley View Ave, Yorba Linda, CA	Site #3 17771 Santiago Blvd, Villa Park, CA	Site #1 1302 E 17th St, Santa Ana, CA	Site #2 4858 Valley View Ave, Yorba Linda, CA	Site #3 17771 Santiago Blvd, Villa Park, CA
4:00 AM	--	--	--	--	--	--
5:00 AM	6	5	2	3	7	--
6:00 AM	17	13	13	11	7	9
7:00 AM	25	24	35	18	11	21
8:00 AM	27	26	35	31	26	25
9:00 AM	30	34	24	27	31	24
10:00 AM	22	16	18	22	32	30
11:00 AM	7	17	11	20	33	23
12:00 PM	10	13	16	16	17	13
1:00 PM	12	15	15	12	17	10
2:00 PM	3	16	12	7	16	16
3:00 PM	16	19	18	11	7	18
4:00 PM	7	8	15	5	13	9
5:00 PM	11	7	10	8	10	3
6:00 PM	9	13	6	6	9	6
7:00 PM	8	6	5	7	5	4
8:00 PM	10	2	3	6	0	3
9:00 PM	--	3	2	--	5	--
10:00 PM	--	--	3	--	--	--
Peak	30	34	35	31	33	30

APPENDIX B
DRIVE-THROUGH QUEUING STUDY DATA

1302 E 17th Street
Santa Ana, CA 92705



Wingstop
Chicken Wings - \$8

Dunkin'

Metro by T-Mobile
Cell phone store

DRIVE THRU SURVEY

LOCATION: Dunkin Donuts, 1302 E 17th St
 CITY: Santa Ana

DAY: Thursday
 DATE: 4/6/2023

TIME	PickUp Window To Order Menu	Order Menu to Back of Queue	Both Queues Combined
7:00	2	0	2
7:01	2	1	3
7:02	2	1	3
7:03	2	0	2
7:04	1	0	1
7:05	1	0	1
7:06	0	1	1
7:07	1	0	1
7:08	1	0	1
7:09	1	0	1
7:10	2	0	2
7:11	1	2	3
7:12	2	2	4
7:13	1	1	2
7:14	2	0	2
7:15	1	0	1
7:16	0	0	0
7:17	0	1	1
7:18	0	1	1
7:19	0	1	1
7:20	1	0	1
7:21	1	1	2
7:22	2	0	2
7:23	2	0	2
7:24	1	0	1
7:25	0	0	0
7:26	0	0	0
7:27	0	1	1
7:28	1	1	2
7:29	1	0	1
7:30	0	0	0
7:31	1	0	1
7:32	1	1	2
7:33	1	1	2
7:34	1	1	2
7:35	2	1	3
7:36	1	1	2
7:37	1	0	1
7:38	1	0	1
7:39	0	1	1
7:40	1	1	2
7:41	1	1	2
7:42	1	0	1
7:43	1	0	1
7:44	0	0	0
7:45	0	1	1
7:46	0	2	2
7:47	1	1	2
7:48	2	0	2
7:49	2	0	2
7:50	2	0	2
7:51	1	0	1
7:52	0	1	1
7:53	0	0	0
7:54	0	0	0
7:55	0	2	2
7:56	0	2	2
7:57	1	2	3
7:58	1	2	3
7:59	1	1	2
8:00	2	1	3
8:01	3	0	3
8:02	1	1	2
8:03	2	0	2
8:04	2	1	3
8:05	2	0	2
8:06	0	0	0
8:07	1	0	1
8:08	1	0	1

DRIVE THRU SURVEY

LOCATION: Dunkin Donuts, 1302 E 17th St
 CITY: Santa Ana

DAY: Thursday
 DATE: 4/6/2023

TIME	PickUp Window To Order Menu	Order Menu to Back of Queue	Both Queues Combined
8:09	1	0	1
8:10	1	0	1
8:11	0	0	0
8:12	0	0	0
8:13	0	0	0
8:14	0	0	0
8:15	0	1	1
8:16	1	0	1
8:17	0	0	0
8:18	0	0	0
8:19	0	0	0
8:20	0	0	0
8:21	0	2	2
8:22	0	2	2
8:23	1	1	2
8:24	2	0	2
8:25	0	2	2
8:26	2	0	2
8:27	1	0	1
8:28	1	1	2
8:29	2	0	2
8:30	1	1	2
8:31	2	0	2
8:32	2	2	4
8:33	0	2	2
8:34	1	1	2
8:35	2	0	2
8:36	1	0	1
8:37	1	0	1
8:38	0	1	1
8:39	1	0	1
8:40	0	2	2
8:41	1	1	2
8:42	2	1	3
8:43	1	1	2
8:44	2	0	2
8:45	0	1	1
8:46	1	1	2
8:47	0	0	0
8:48	0	2	2
8:49	0	2	2
8:50	1	4	5
8:51	2	3	5
8:52	1	3	4
8:53	1	2	3
8:54	1	2	3
8:55	2	1	3
8:56	2	0	2
8:57	1	0	1
8:58	1	1	2
8:59	1	1	2
9:00	1	1	2

DRIVE THRU SURVEY

LOCATION: Dunkin Donuts, 1302 E 17th St
 CITY: Santa Ana

DAY: Saturday
 DATE: 4/8/2023

TIME	PickUp Window To Order Menu	Order Menu to Back of Queue	Both Queues Combined
7:00	0	0	0
7:01	0	1	1
7:02	0	1	1
7:03	1	0	1
7:04	1	0	1
7:05	1	0	1
7:06	0	0	0
7:07	0	0	0
7:08	0	0	0
7:09	0	0	0
7:10	0	1	1
7:11	0	0	0
7:12	0	1	1
7:13	0	2	2
7:14	1	1	2
7:15	0	1	1
7:16	1	0	1
7:17	1	1	2
7:18	1	0	1
7:19	0	0	0
7:20	0	0	0
7:21	0	0	0
7:22	0	0	0
7:23	0	0	0
7:24	0	0	0
7:25	0	0	0
7:26	0	0	0
7:27	0	0	0
7:28	0	0	0
7:29	0	0	0
7:30	0	0	0
7:31	0	0	0
7:32	0	0	0
7:33	0	1	1
7:34	0	1	1
7:35	1	0	1
7:36	1	0	1
7:37	1	0	1
7:38	0	0	0
7:39	0	2	2
7:40	1	3	4
7:41	1	3	4
7:42	1	2	3
7:43	2	3	5
7:44	2	2	4
7:45	3	1	4
7:46	4	0	4
7:47	4	0	4
7:48	3	1	4
7:49	2	1	3
7:50	2	1	3
7:51	2	0	2
7:52	1	0	1
7:53	0	0	0
7:54	0	0	0
7:55	0	1	1
7:56	1	0	1
7:57	1	0	1
7:58	0	0	0
7:59	0	0	0
8:00	0	0	0
8:01	0	0	0
8:02	0	0	0
8:03	0	0	0
8:04	0	1	1
8:05	1	1	2
8:06	2	0	2
8:07	1	1	2
8:08	1	0	1

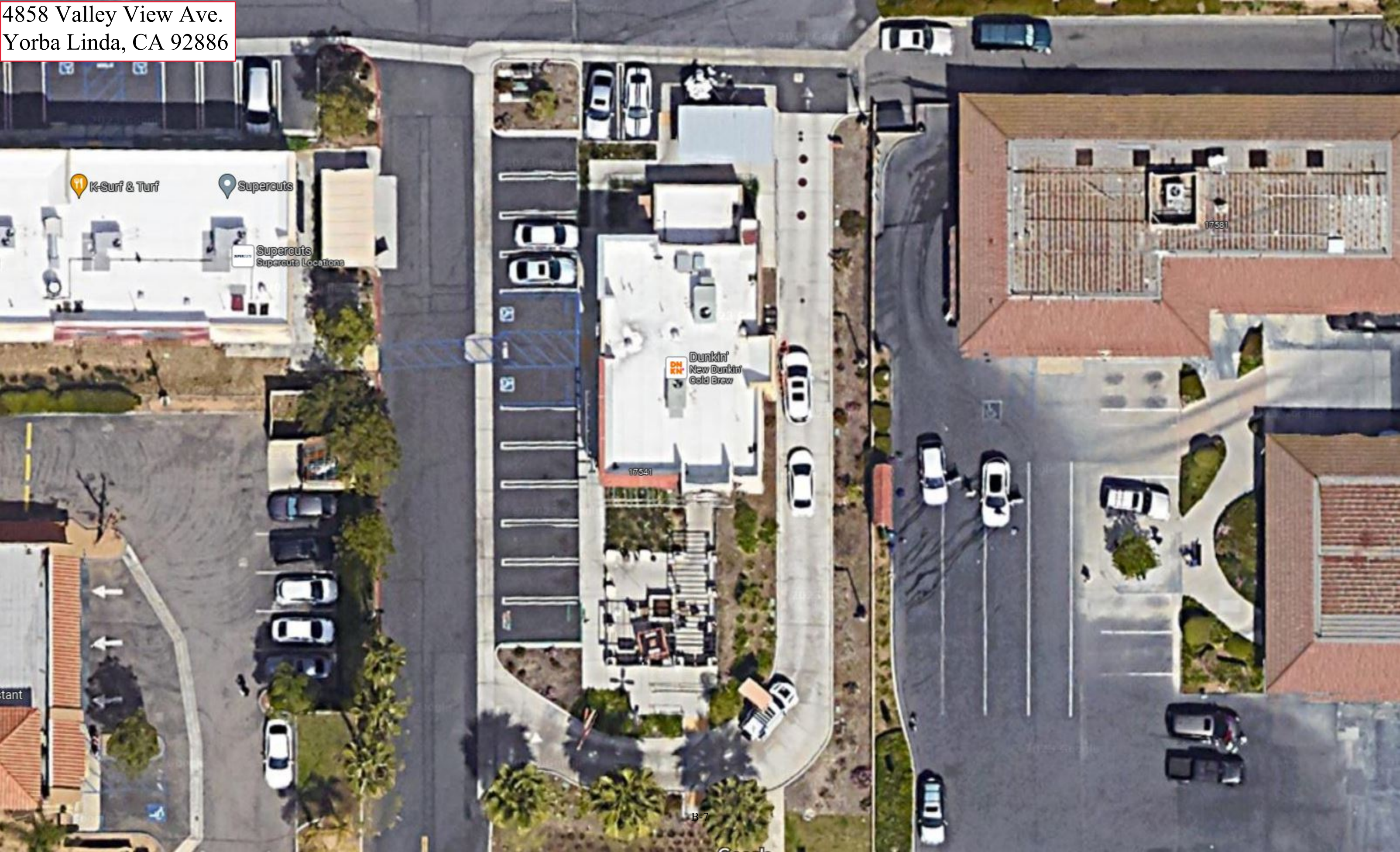
DRIVE THRU SURVEY

LOCATION: Dunkin Donuts, 1302 E 17th St
 CITY: Santa Ana

DAY: Saturday
 DATE: 4/8/2023

TIME	PickUp Window To Order Menu	Order Menu to Back of Queue	Both Queues Combined
8:09	1	0	1
8:10	0	0	0
8:11	0	0	0
8:12	0	0	0
8:13	0	1	1
8:14	1	2	3
8:15	1	2	3
8:16	1	2	3
8:17	1	2	3
8:18	1	2	3
8:19	2	2	4
8:20	1	2	3
8:21	2	1	3
8:22	2	0	2
8:23	2	2	4
8:24	1	3	4
8:25	1	3	4
8:26	1	2	3
8:27	2	2	4
8:28	2	3	5
8:29	3	3	6
8:30	2	3	5
8:31	2	3	5
8:32	2	3	5
8:33	2	3	5
8:34	3	2	5
8:35	3	2	5
8:36	4	0	4
8:37	3	0	3
8:38	1	0	1
8:39	0	0	0
8:40	0	0	0
8:41	0	0	0
8:42	0	0	0
8:43	0	1	1
8:44	0	3	3
8:45	1	3	4
8:46	1	4	5
8:47	2	4	6
8:48	1	4	5
8:49	2	3	5
8:50	3	2	5
8:51	4	1	5
8:52	4	1	5
8:53	4	0	4
8:54	3	2	5
8:55	3	2	5
8:56	3	2	5
8:57	3	2	5
8:58	3	2	5
8:59	3	1	4
9:00	2	1	3

4858 Valley View Ave.
Yorba Linda, CA 92886



K-Surf & Turf

Supercuts

Supercuts
Supercuts Locations

Dunkin'
New Dunkin'
Cold Brew

17541

17581

B-7

DRIVE THRU SURVEY

LOCATION: Dunkin Donuts, 4858 Valley View Ave
 CITY: Yorba Linda

DAY: Thursday
 DATE: 4/6/2023

TIME	PickUp Window To Order Menu	Order Menu to Back of Queue	Both Queues Combined
7:00	1	0	1
7:01	1	0	1
7:02	0	0	0
7:03	0	0	0
7:04	0	0	0
7:05	0	0	0
7:06	0	0	0
7:07	1	0	1
7:08	1	0	1
7:09	1	0	1
7:10	0	0	0
7:11	0	0	0
7:12	0	1	1
7:13	1	0	1
7:14	1	0	1
7:15	1	1	2
7:16	1	1	2
7:17	1	2	3
7:18	2	1	3
7:19	2	0	2
7:20	1	0	1
7:21	0	0	0
7:22	0	1	1
7:23	1	2	3
7:24	2	2	4
7:25	2	2	4
7:26	3	2	5
7:27	3	4	7
7:28	2	4	6
7:29	3	2	5
7:30	2	3	5
7:31	1	2	3
7:32	2	2	4
7:33	2	2	4
7:34	3	2	5
7:35	2	1	3
7:36	2	0	2
7:37	1	0	1
7:38	0	0	0
7:39	0	0	0
7:40	0	0	0
7:41	0	1	1
7:42	1	0	1
7:43	1	0	1
7:44	0	0	0
7:45	0	0	0
7:46	0	1	1
7:47	1	0	1
7:48	1	0	1
7:49	1	0	1
7:50	1	1	2
7:51	2	0	2
7:52	2	2	4
7:53	1	2	3
7:54	2	1	3
7:55	3	0	3
7:56	3	0	3
7:57	2	0	2
7:58	1	0	1
7:59	1	1	2
8:00	1	2	3
8:01	3	0	3
8:02	3	0	3
8:03	3	1	4
8:04	3	1	4
8:05	3	1	4
8:06	3	1	4
8:07	3	2	5
8:08	3	1	4

DRIVE THRU SURVEY

LOCATION: Dunkin Donuts, 4858 Valley View Ave
 CITY: Yorba Linda

DAY: Thursday
 DATE: 4/6/2023

TIME	PickUp Window To Order Menu	Order Menu to Back of Queue	Both Queues Combined
8:09	3	0	3
8:10	3	1	4
8:11	3	2	5
8:12	3	2	5
8:13	3	2	5
8:14	1	2	3
8:15	0	2	2
8:16	1	3	4
8:17	1	2	3
8:18	1	2	3
8:19	2	1	3
8:20	2	1	3
8:21	3	1	4
8:22	4	0	4
8:23	3	1	4
8:24	4	0	4
8:25	4	0	4
8:26	4	0	4
8:27	3	1	4
8:28	3	3	6
8:29	3	2	5
8:30	2	2	4
8:31	1	2	3
8:32	2	1	3
8:33	3	2	5
8:34	3	2	5
8:35	3	3	6
8:36	3	3	6
8:37	3	2	5
8:38	4	0	4
8:39	4	0	4
8:40	4	0	4
8:41	3	0	3
8:42	3	1	4
8:43	3	1	4
8:44	1	1	2
8:45	1	2	3
8:46	3	0	3
8:47	3	1	4
8:48	1	4	5
8:49	2	2	4
8:50	3	1	4
8:51	3	0	3
8:52	3	1	4
8:53	4	0	4
8:54	4	0	4
8:55	4	1	5
8:56	4	1	5
8:57	4	1	5
8:58	3	1	4
8:59	4	0	4
9:00	1	2	3

DRIVE THRU SURVEY

LOCATION: Dunkin Donuts, 4858 Valley View Ave
 CITY: Yorba Linda

DAY: Saturday
 DATE: 4/8/2023

TIME	PickUp Window To Order Menu	Order Menu to Back of Queue	Both Queues Combined
7:00	0	0	0
7:01	0	0	0
7:02	0	0	0
7:03	0	1	1
7:04	2	0	2
7:05	1	0	1
7:06	0	0	0
7:07	1	0	1
7:08	1	0	1
7:09	0	0	0
7:10	0	0	0
7:11	0	0	0
7:12	0	0	0
7:13	0	0	0
7:14	0	0	0
7:15	0	0	0
7:16	0	0	0
7:17	0	0	0
7:18	0	0	0
7:19	0	2	2
7:20	1	2	3
7:21	3	0	3
7:22	3	0	3
7:23	3	0	3
7:24	3	0	3
7:25	3	0	3
7:26	2	0	2
7:27	0	0	0
7:28	0	0	0
7:29	0	0	0
7:30	1	0	1
7:31	1	0	1
7:32	0	0	0
7:33	0	0	0
7:34	0	0	0
7:35	0	0	0
7:36	0	0	0
7:37	0	0	0
7:38	0	0	0
7:39	0	0	0
7:40	0	0	0
7:41	0	0	0
7:42	0	0	0
7:43	1	1	2
7:44	2	1	3
7:45	3	1	4
7:46	3	0	3
7:47	2	0	2
7:48	1	0	1
7:49	2	0	2
7:50	1	0	1
7:51	0	0	0
7:52	0	0	0
7:53	0	1	1
7:54	1	0	1
7:55	1	0	1
7:56	0	0	0
7:57	0	1	1
7:58	1	0	1
7:59	1	0	1
8:00	0	0	0
8:01	0	0	0
8:02	0	1	1
8:03	0	2	2
8:04	1	1	2
8:05	2	1	3
8:06	3	0	3
8:07	2	0	2
8:08	2	0	2

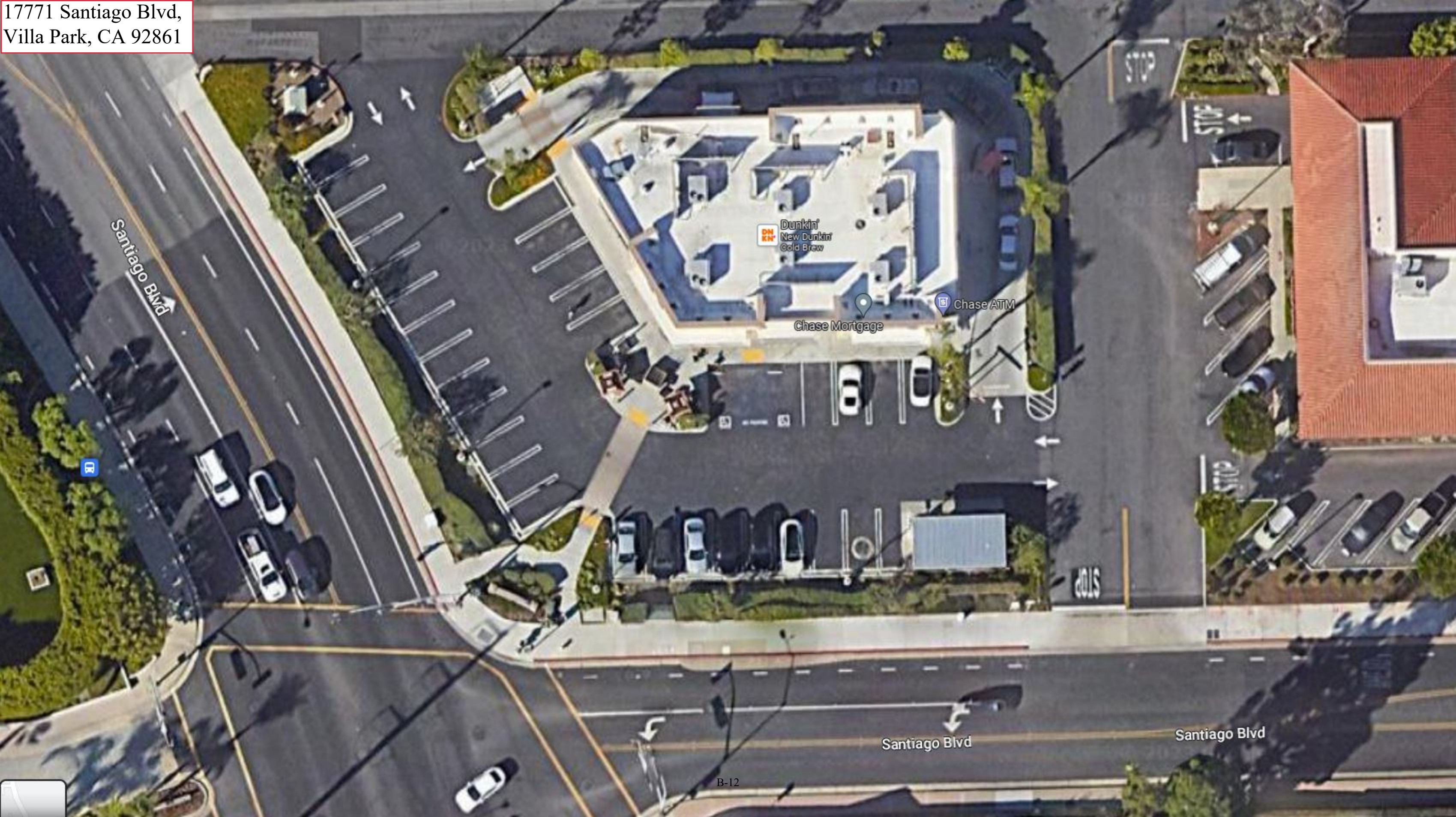
DRIVE THRU SURVEY

LOCATION: Dunkin Donuts, 4858 Valley View Ave
 CITY: Yorba Linda

DAY: Saturday
 DATE: 4/8/2023

TIME	PickUp Window To Order Menu	Order Menu to Back of Queue	Both Queues Combined
8:09	1	0	1
8:10	0	0	0
8:11	0	1	1
8:12	1	0	1
8:13	1	0	1
8:14	1	0	1
8:15	1	0	1
8:16	1	0	1
8:17	0	0	0
8:18	1	0	1
8:19	1	1	2
8:20	1	0	1
8:21	1	3	4
8:22	2	1	3
8:23	3	0	3
8:24	2	0	2
8:25	1	0	1
8:26	0	0	0
8:27	1	0	1
8:28	0	0	0
8:29	0	0	0
8:30	0	0	0
8:31	0	0	0
8:32	0	0	0
8:33	0	0	0
8:34	0	0	0
8:35	0	0	0
8:36	0	2	2
8:37	2	1	3
8:38	3	0	3
8:39	2	0	2
8:40	0	3	3
8:41	0	4	4
8:42	1	4	5
8:43	3	2	5
8:44	4	1	5
8:45	4	0	4
8:46	4	0	4
8:47	2	0	2
8:48	2	1	3
8:49	3	1	4
8:50	3	1	4
8:51	2	1	3
8:52	2	1	3
8:53	1	1	2
8:54	2	0	2
8:55	3	0	3
8:56	1	1	2
8:57	2	0	2
8:58	2	1	3
8:59	3	1	4
9:00	2	0	2

17771 Santiago Blvd,
Villa Park, CA 92861



Dunkin'
New Dunkin'
Cold Brew

Chase Mortgage

Chase ATM

Santiago Blvd

Santiago Blvd

Santiago Blvd

B-12

DRIVE THRU SURVEY

LOCATION: Dunkin Donuts, 17771 Santiago Blvd
 CITY: Villa Park

DAY: Thursday
 DATE: 4/6/2023

TIME	PickUp Window To Order Menu	Order Menu to Back of Queue	Both Queues Combined
7:00	2	0	2
7:01	1	1	2
7:02	2	0	2
7:03	1	0	1
7:04	0	0	0
7:05	0	0	0
7:06	1	0	1
7:07	0	0	0
7:08	0	1	1
7:09	1	0	1
7:10	1	0	1
7:11	1	1	2
7:12	1	0	1
7:13	1	0	1
7:14	1	1	2
7:15	2	0	2
7:16	1	0	1
7:17	0	0	0
7:18	0	0	0
7:19	0	3	3
7:20	2	2	4
7:21	2	1	3
7:22	3	0	3
7:23	3	0	3
7:24	3	1	4
7:25	4	2	6
7:26	4	2	6
7:27	4	2	6
7:28	4	1	5
7:29	2	0	2
7:30	2	0	2
7:31	1	1	2
7:32	0	1	1
7:33	0	1	1
7:34	2	0	2
7:35	2	0	2
7:36	0	1	1
7:37	0	1	1
7:38	1	0	1
7:39	2	0	2
7:40	3	2	5
7:41	3	2	5
7:42	4	1	5
7:43	4	0	4
7:44	4	2	6
7:45	3	2	5
7:46	3	3	6
7:47	4	2	6
7:48	4	2	6
7:49	3	2	5
7:50	4	1	5
7:51	3	0	3
7:52	2	0	2
7:53	2	3	5
7:54	2	4	6
7:55	2	3	5
7:56	2	3	5
7:57	3	2	5
7:58	4	1	5
7:59	4	1	5
8:00	5	1	6
8:01	4	2	6
8:02	3	2	5
8:03	3	2	5
8:04	3	2	5
8:05	3	2	5
8:06	4	1	5
8:07	4	1	5
8:08	3	1	4

DRIVE THRU SURVEY

LOCATION: Dunkin Donuts, 17771 Santiago Blvd
 CITY: Villa Park

DAY: Thursday
 DATE: 4/6/2023

TIME	PickUp Window To Order Menu	Order Menu to Back of Queue	Both Queues Combined
8:09	4	0	4
8:10	4	1	5
8:11	4	3	7
8:12	4	3	7
8:13	4	3	7
8:14	4	3	7
8:15	4	4	8
8:16	4	5	9
8:17	4	5	9
8:18	4	5	9
8:19	4	4	8
8:20	4	3	7
8:21	3	3	6
8:22	3	4	7
8:23	3	5	8
8:24	3	4	7
8:25	2	4	6
8:26	3	3	6
8:27	4	3	7
8:28	3	3	6
8:29	4	3	7
8:30	4	3	7
8:31	4	3	7
8:32	4	4	8
8:33	4	4	8
8:34	3	2	5
8:35	4	0	4
8:36	4	1	5
8:37	3	0	3
8:38	2	1	3
8:39	1	0	1
8:40	0	0	0
8:41	0	0	0
8:42	0	0	0
8:43	1	1	2
8:44	1	3	4
8:45	1	3	4
8:46	1	3	4
8:47	1	2	3
8:48	3	1	4
8:49	4	0	4
8:50	4	0	4
8:51	4	3	7
8:52	3	3	6
8:53	3	2	5
8:54	1	2	3
8:55	2	1	3
8:56	2	0	2
8:57	2	1	3
8:58	2	0	2
8:59	2	0	2
9:00	2	0	2

DRIVE THRU SURVEY

LOCATION: Dunkin Donuts, 17771 Santiago Blvd
 CITY: Villa Park

DAY: Saturday
 DATE: 4/8/2023

TIME	PickUp Window To Order Menu	Order Menu to Back of Queue	Both Queues Combined
7:00	2	0	2
7:01	2	0	2
7:02	2	0	2
7:03	1	0	1
7:04	0	0	0
7:05	0	0	0
7:06	0	0	0
7:07	0	0	0
7:08	0	1	1
7:09	1	1	2
7:10	2	0	2
7:11	1	0	1
7:12	0	0	0
7:13	0	0	0
7:14	0	1	1
7:15	1	0	1
7:16	1	0	1
7:17	1	1	2
7:18	1	0	1
7:19	1	0	1
7:20	1	0	1
7:21	1	0	1
7:22	0	0	0
7:23	0	0	0
7:24	0	0	0
7:25	0	0	0
7:26	0	0	0
7:27	0	0	0
7:28	0	0	0
7:29	0	1	1
7:30	1	0	1
7:31	1	0	1
7:32	0	0	0
7:33	0	0	0
7:34	0	1	1
7:35	0	1	1
7:36	1	1	2
7:37	2	0	2
7:38	2	1	3
7:39	2	1	3
7:40	3	1	4
7:41	3	1	4
7:42	4	0	4
7:43	3	0	3
7:44	2	0	2
7:45	1	1	2
7:46	1	1	2
7:47	1	0	1
7:48	2	0	2
7:49	0	0	0
7:50	0	2	2
7:51	0	2	2
7:52	2	0	2
7:53	0	0	0
7:54	0	1	1
7:55	1	1	2
7:56	2	2	4
7:57	4	2	6
7:58	3	2	5
7:59	3	1	4
8:00	3	0	3
8:01	2	0	2
8:02	1	0	1
8:03	0	1	1
8:04	1	1	2
8:05	0	3	3
8:06	1	2	3
8:07	1	2	3
8:08	1	2	3

DRIVE THRU SURVEY

LOCATION: Dunkin Donuts, 17771 Santiago Blvd
 CITY: Villa Park

DAY: Saturday
 DATE: 4/8/2023

TIME	PickUp Window To Order Menu	Order Menu to Back of Queue	Both Queues Combined
8:09	2	1	3
8:10	3	0	3
8:11	2	0	2
8:12	3	1	4
8:13	4	0	4
8:14	3	3	6
8:15	3	2	5
8:16	3	2	5
8:17	3	2	5
8:18	4	0	4
8:19	4	0	4
8:20	3	0	3
8:21	3	2	5
8:22	4	1	5
8:23	3	1	4
8:24	2	1	3
8:25	2	0	2
8:26	2	0	2
8:27	2	0	2
8:28	1	0	1
8:29	1	1	2
8:30	2	1	3
8:31	1	1	2
8:32	2	0	2
8:33	1	0	1
8:34	0	0	0
8:35	0	0	0
8:36	0	0	0
8:37	0	0	0
8:38	0	1	1
8:39	0	1	1
8:40	1	0	1
8:41	0	1	1
8:42	1	0	1
8:43	0	0	0
8:44	0	0	0
8:45	0	0	0
8:46	0	0	0
8:47	0	0	0
8:48	0	1	1
8:49	1	1	2
8:50	2	1	3
8:51	2	0	2
8:52	1	1	2
8:53	1	1	2
8:54	1	2	3
8:55	1	1	2
8:56	2	0	2
8:57	2	0	2
8:58	1	0	1
8:59	0	1	1
9:00	1	0	1



APPLICATION FOR PLANNED UNIT DEVELOPMENT

City of La Habra Planning Division
110 East La Habra Blvd., La Habra, Ca 90631
Phone: (562) 383-4100 Fax: (562) 383-4476

Office Use Only

PUD 2202

APPLICANT

Property Owner (s) mailing address

Name Parag Patel

Address 4858 Valley View Avenue

Yorba Linda, CA 92286

Phone: Home () _____

Work () _____

E-mail _____

Person to be contacted other than the property owner

Name Leticia Alvarez

Address 3880 Lemon Street, Suite 420

Riverside, CA 92501

Phone (951)543-9873

() _____

E-mail _____

Affiliation Leticia.alvarez@Kimley-Horn.com

INFORMATION

Location of Property 701 E Imperial Hwy, La Habra, CA

Legal Description of Property Tract No. N/A Lot No. N/A

Assessors Parcel Number N/A

Present Use Vacant

Present Zoning Commercial

REQUEST

State what is intended to be done with the property, including

Size of parcel ~~0.48 AC~~ 0.92 AC Density per Acre _____

Number of Buildings 1 Number of Units (by type) 2

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF _____

I, (We) _____, being duly sworn, depose and say that I am (we are) the owner (s)* of the property involved in this petition and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief and that I (we) have the intention to proceed with the actual construction work in accordance with these plans within twelve (12) months from the date of granting of the Planned Unit Development Permit and understand that this Planned Unit Development Permit if granted, becomes null and void if I (we) do not proceed with the actual construction work in accordance with these plans within twelve (12) months from the granting of this Planned Unit Development Permit.

SIGNED [Signature]

SIGNED _____

Subscribed and sworn to (or affirmed) before me this _____ day of _____ 20____

See Attached

A notary public in and for said County and State
*Power of attorney must accompany affidavit if signed by other than the actual owner of record.

REQUIRED FINDINGS

The City Planning Commission and City Council are required to make a "Finding of Fact", based upon the following findings and answers and such other evidence as may be established at a public hearing. Granting of the request is dependent upon proof that all four conditions have been met. In your explanation of proposal in the space below or on an attached sheet, please respond to these findings.

- A. That the granting of such Planned Unit Development Permit will not be detrimental to the public welfare or injurious to the property or improvements in such vicinity in which the property is located.
- B. That the granting of the Planned Unit Development Permit will not adversely affect the Comprehensive General Plan.
- C. That no deed restrictions or easements prohibit the proper use of the Planned Unit Development Permit in question.
- D. That the standards of the development applicable to the Planned Unit Development are subject to all of the standards of the appropriate zone which would permit the requested land use.

EXPLANATION OF PROPOSAL

Proposed project consists of a multi-tenant building, with one of the tenants being a Dunkin' Donuts with a drive-thru. This Planned Unit will be designed to adhere to all City requirements for the safety of the public. The current Comprehensive General Plan shows this area as a commercial zone, which the proposed site will be used for. All deeds and easements have been taken into consideration prior to the design of this project. All commercial zoning requirements will be used and followed to ensure proper design and development of the property.

NOTICE

Approval of your plot plan and specifications are subject to all conditions and requirements which may be imposed by the City of La Habra Planning Commission and City Council. The approval of your plans and specifications SHALL NOT be held to permit or approve any omission or deviation from, or any violation of the provisions of any city codes or ordinances or state laws, except for the above specifically approved conditions of the Planned Unit Development Permit for this parcel.

FOR OFFICE USE ONLY

Application and Fee Received By Michael O'Zule Date 11/9/22

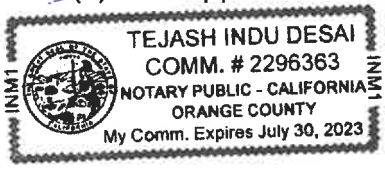
Amount \$ _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 7th
day of Nov., 2022, by Gregory Jones

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature [Handwritten Signature]

Application for Planned Unit Development



APPLICATION FOR CONDITIONAL USE PERMIT

City of La Habra Planning Department
110 East La Habra Blvd., P.O. Box 337, La Habra Ca 90633-0337
Phone: (562) 383-4100 Fax: (562) 383-4476
www.lahabracity.com

Office Use Only
CUP 22-31

APPLICANT

Property Owner(s) (use mailing address)

Name Parag Patel
Address 4858 Valley View Avenue
Yorba Linda, CA 92286
Phone: Home () _____
Work () _____
Fax () _____
E-mail _____

Representative (acting on behalf of the property owner(s))

Name Leticia Alvarez
Address 3880 Lemon Street, Suite 420
Riverside, CA 92501
Phone () _____
Work: (951) 543-9873
Fax: () _____
E-mail Leticia.alvarez@Kimley-Horn.com

CONTACT

Send all **short-term** correspondence to: Property Owner () Representative ()
Send all **long-term** correspondence to: Property Owner () Representative ()

INFORMATION

Location of Property 701 E Imperial Hwy, La Habra, CA
Legal Description of Property Tract No. N/A Lot No. N/A or Attached ()
Assessors Parcel Number N/A
Present Use Vacant Present Zoning Commercial

REQUEST

Please state what is intended to be done with the property which does not comply with the provisions of the Zoning code:
Proposed multi-tenant building with Dunkin' Donuts drive through.

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF ORANGE
CITY OF LA HABRA

I, (We) _____, being duly sworn, depose and say that I am (we are) the owner (s)* of the property involved in this petition and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief and that I (we) have the intention to proceed with the application and understand that the application shall become null and void within six (6) months from the date this application is deemed incomplete as required by L.H.M.C. Section 18.08.130. In addition, I (we) have the intention to proceed with the actual construction work in accordance with these plans within one (1) year from the date of granting of the Conditional Use Permit and understand that this Conditional Use Permit if granted, becomes null and void if I (we) do not proceed with the actual construction work in accordance with these plans within one (1) year from the granting of this Conditional Use Permit.

SIGNED _____
SIGNED _____

Subscribed and sworn to before me on this _____ day of _____ 20____

by _____ proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

See Attached
Signature

*Power of attorney must accompany affidavit if signed by other than the actual owner of record.

REQUIRED FINDINGS

The City Planning Commission is required to make a "Finding of Fact" based upon the following questions and answers and such other evidence as may be established at a public hearing. Granting of the request is dependent upon proof that all four conditions have been met.

- A. That the granting of such Conditional Use Permit will not be detrimental to the public welfare and will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties and will not impair the character of the zone in which it is to be located.
- B. The subject site is physically suitable for the type of land use being proposed.
- C. The use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this title.
- D. The granting of this Conditional Use Permit is consistent with the Comprehensive General Plan.

OPERATIONAL CHARACTERISTICS

Please list all relevant characteristics of your proposal/business including, but not limited to the following:
 days and hours of operation, number of employees and a complete description of services provided.
Proposed project consists of a multi-tenant building, with one of the tenants being a Dunkin' Donuts
with a drive-thru. This Planned Unit will be designed to adhere to all City requirements for the safety
of the public. The current Comprehensive General Plan shows this area as a commercial zone,
which the proposed site will be used for. All deeds and easements have been taken into
consideration prior to the design of this project. All commercial zoning requirements will be used
and followed to ensure proper design and development of the property.

NOTICE

Approval of your plans and specifications are subject to all conditions and requirements which may be imposed by the City of La Habra Planning Commission and/or City Council. This application shall become null and void within six months from the date of the project being deemed initially incomplete. An extension of six months may be approved by the Director of Community and Economic Development upon the submittal of a Continuance request fee, as per the fee schedule to cover the costs of extending the application.

The approval of your plot plans and specifications SHALL NOT be held to permit or approve any omission or deviation from, or any violation of the provisions of any city codes or ordinances or state laws except for the above specifically requested conditional use under a section of the City of La Habra Zoning Code.

FOR OFFICE USE ONLY:

Application and Fee Received By Michael O'Leary Date 11/9/22

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 7th
day of Nov., 2022, by Gregory Jones

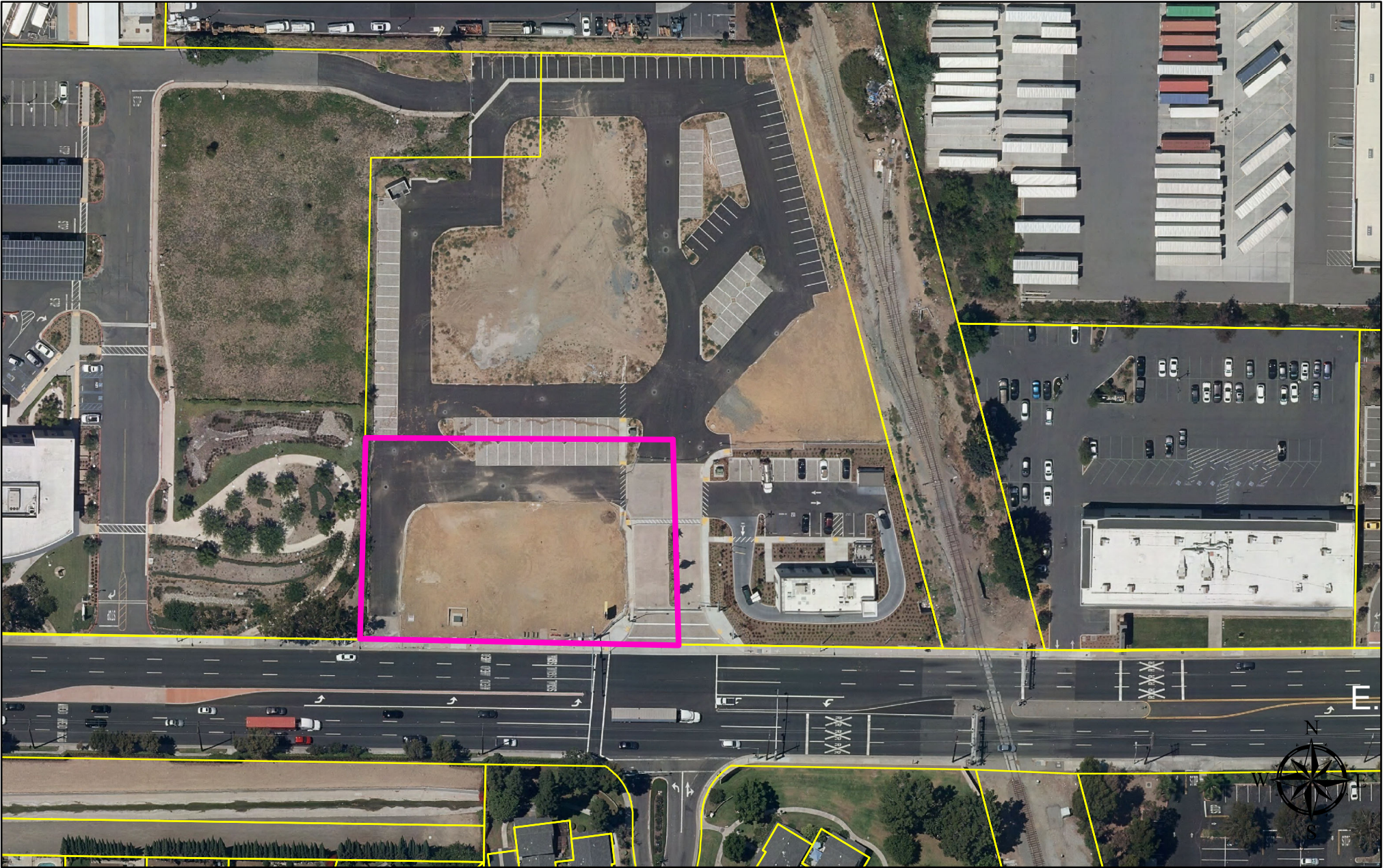
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature [Handwritten Signature]

Application for
use permit. Carotinal



711 E Imperial Hwy