



City of
LA HABRA

Planning Commission Report

Item No. 1.

MEETING DATE: April 22, 2024

TO: PLANNING COMMISSION

FROM: SUSAN KIM, DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT
By: Sonya Lui, Planning Manager

SUBJECT: DULY NOTICED PUBLIC HEARING TO CONSIDER REQUESTS FOR DESIGN REVIEW 23-05 AND CONDITIONAL USE PERMIT 23-03 TO CONSTRUCT AND OPERATE A DRIVE-THROUGH RESTAURANT (STARBUCKS COFFEE) WITH OUTDOOR MENU BOARDS AT 541 EAST WHITTIER BOULEVARD

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorically Exempt pursuant to Section 15303, Class 3: "New Construction or Conversion of Small Structures" of the CEQA Guidelines. The project involves the demolition of a 5,700 square foot commercial building and the reconstruction of a 1,200 square foot, drive-through restaurant in an urbanized area. The proposed structure does not exceed 10,000 square feet in floor area. The site is zoned for commercial use. The use of 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 predominately urban and not considered a sensitive environment; therefore, the project will not result in 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 the project.

RECOMMENDATION:

That the Planning Commission approve:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING DESIGN REVIEW 23-05 AND CONDITIONAL USE PERMIT 23-03 TO CONSTRUCT AND OPERATE A DRIVE-THROUGH RESTAURANT (STARBUCKS COFFEE) WITH OUTDOOR MENU BOARDS AT 541 EAST WHITTIER BOULEVARD, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS, AND MAKING THE DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15303, CLASS 3: "NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES" OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES

DISCUSSION:

The Applicant, Rodney Rivani of the Royce Company, is requesting to demolish an existing, 5,725 square-foot building previously occupied by the Elks Lodge and construct a new 1,200 square-foot, drive-through restaurant (Starbucks Coffee) with outdoor menu boards with speakers. The subject property is located on the north side of East Whittier Boulevard, located generally between North Cypress Street and North Stonewood Street. As shown in Exhibit 1, the site is located northwest of the intersection of East Whittier Boulevard and Chestnut Street. East Whittier Boulevard is under the jurisdiction of Caltrans (California State Department of Transportation) and designated as a state highway (State Route (SR) 39). Chestnut Street, north of Whittier Boulevard, is a private street. The subject property is designated by the General Plan as a Highway Commercial land use and located within the C-2 Commercial Zone, which implements the General Plan Highway Commercial land use designation.

Surrounding land uses include single-story courtyard apartments, immediately to the north of the subject property. Adjacent to the apartments is Chestnut Estates, a small neighborhood of six single-story, single-unit homes, located along Chestnut Street, which terminates within this neighborhood. To the east of the subject property, across Chestnut Street, is a single-story multi-tenant office building; to the southeast, across Whittier Boulevard, is a strip commercial shopping center; and to

the south, across Whittier Boulevard, is a single-story, single-unit residence. Finally, there are one and two-story multi-tenant office buildings to the west. The General Plan designates the properties to the north for Medium Density Residential land use; to the east for Highway Commercial land use; to the south and southeast, across Whittier Boulevard, for Low Density Residential and Mixed-Use Center land use, respectively; and, to the west for Professional Office land use.

EXHIBIT 1



Proposed Business Operations

The proposed drive-through restaurant will offer a diverse menu of hot and cold beverages, and pre-packaged and/or ready-made breakfast, lunch and snack items. By design, the proposed restaurant will operate primarily as a drive-through business. As depicted in Exhibit 3, the proposed building will not include any indoor dining areas. However, there will be an outdoor, walk-up ordering window, separate from the drive-through, and outdoor tables, umbrellas, and seating for about ten people. No music and/or televisions are proposed within the outdoor seating area. The applicant is proposing to provide one unisex restroom for customer use, accessible from the outdoor seating area. The bathroom will be secured by an electronic keypad lock to prevent any unauthorized use of the restroom. Starbucks Coffee proposes to operate from 5:00 am to 10:30 pm daily. Approximately four to six employees will manage the business operations during each work shift.

Building Design

As shown in Exhibit 2 below, the proposed restaurant has been designed with features exuding a modern aesthetic. The overall building is a simple rectangular building. Tower elements flanked by a weathered gray tile help punctuate each street-facing elevation. The remaining exterior walls will be clad with smooth stucco and painted white. A dark gray metal coping is proposed along the top of the building that will accent the outline of the building. Additionally, dark gray metal canopies will be added along the east, south and west elevations for added visual interest, as well as to provide overhead coverage where the drive-up and/walk-up windows are located. The Applicant's building design also includes parapet walls that will fully screen all rooftop equipment so that it will not be visible from the public right-of-way as required by the La Habra Municipal Code (LHMC). The design also proposes to house electrical equipment within the building, along the north building elevation, to offer a cleaner, higher quality exterior look.

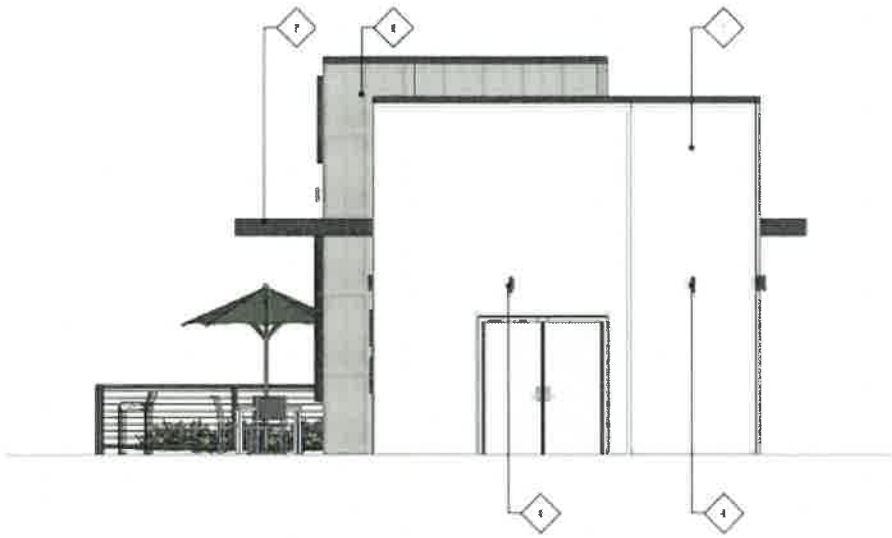
EXHIBIT 2



**EAST ELEVATION
(FACING CHESTNUT STREET)**

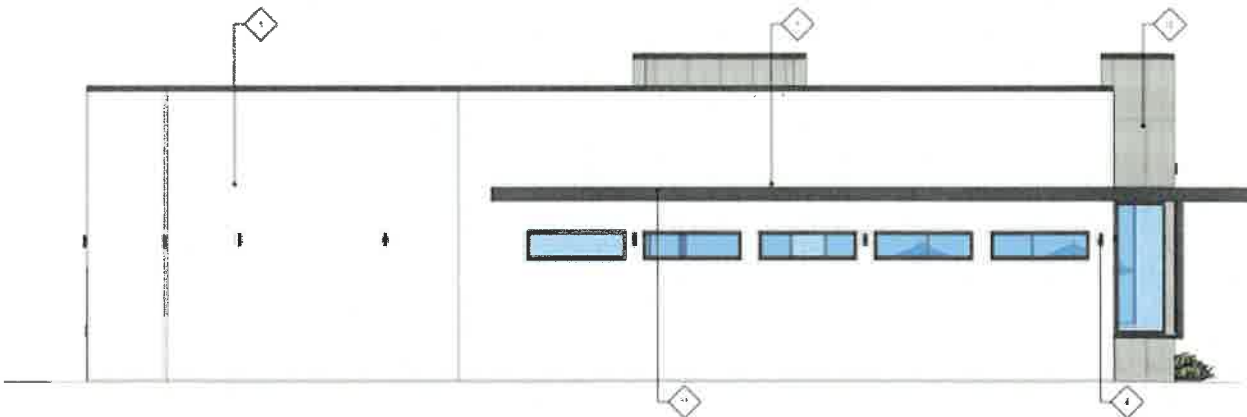


**SOUTH ELEVATION
FACING EAST WHITTIER BOULEVARD**



NORTH ELEVATION

(FACING ADJACENT CHESTNUT ESTATE RESIDENCES)



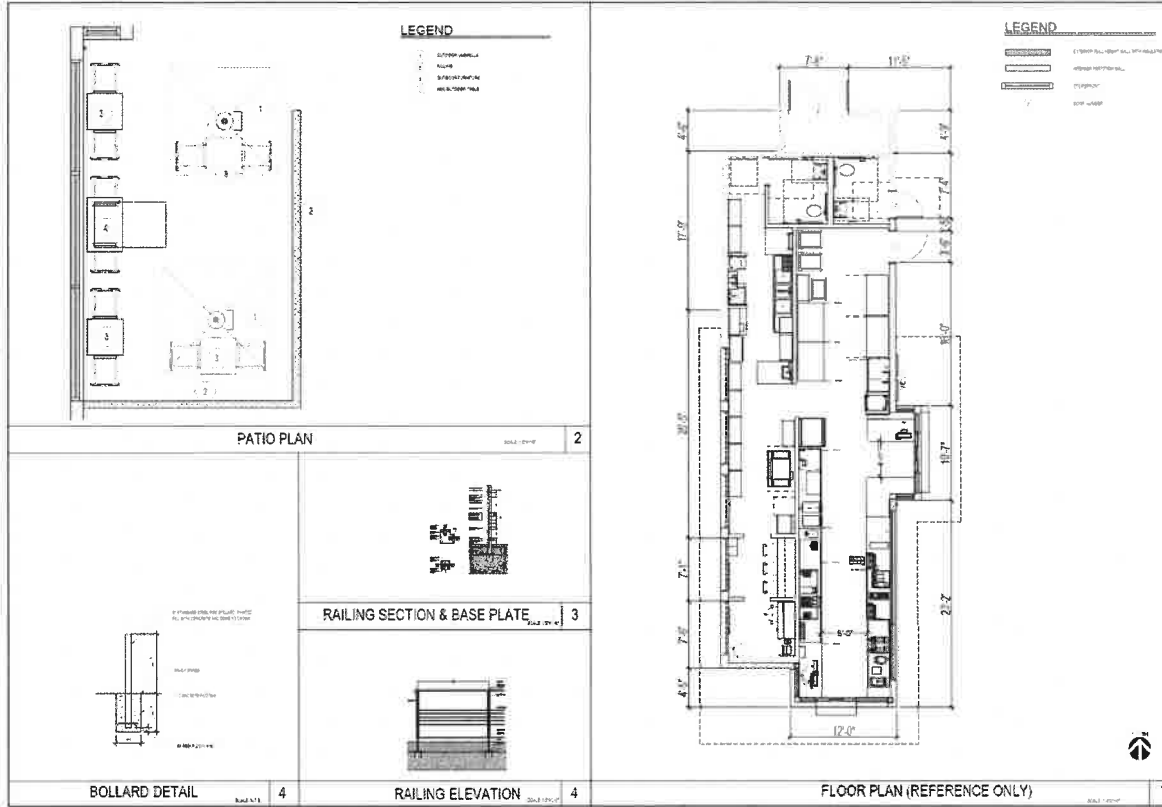
WEST ELEVATION

(FACING ADJACENT MULTI-TENANT OFFICES)

Floor Plan Layout

Exhibit 3 shows that the restaurant's interior will be primarily used for drink and food production and preparation; however, no food will be cooked onsite. In addition, there are areas designated for coolers and storage, as well as a mechanical and electrical room, and restroom facilities. The staff restroom will be unisex and accessible from the interior of the building; the customer restroom will be unisex, accessible from the exterior of the business, and secured by an electronic keypad to prevent unauthorized use of the restroom.

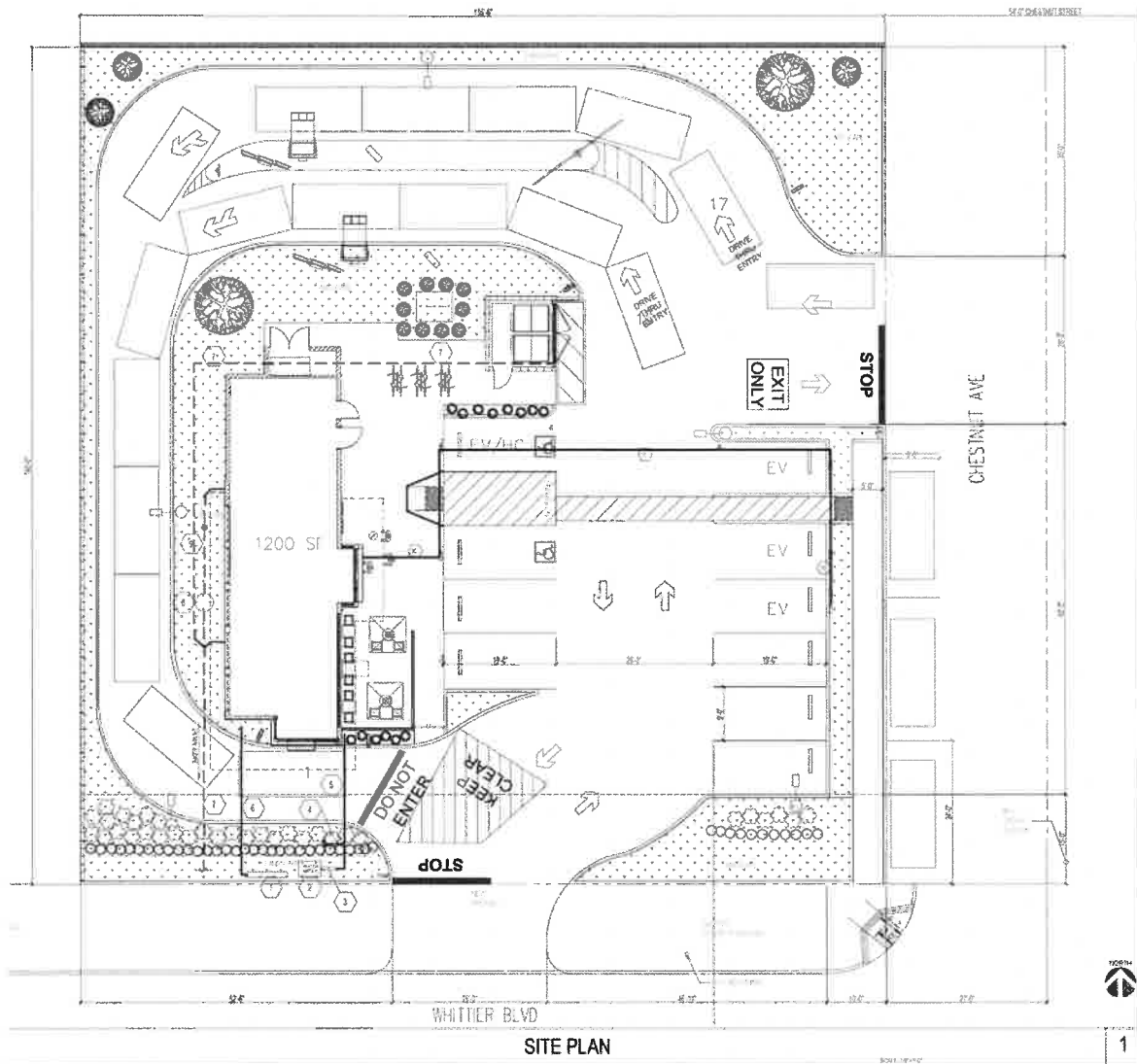
EXHIBIT 3



Site Access

As indicated in Exhibit 4, vehicles will be able to access the drive-through restaurant from either East Whittier Boulevard or Chestnut Street. As previously noted, Whittier Boulevard is a state highway and managed by Caltrans; and, Chestnut Street is a private street. According to the Title Report for the project site, there is an easement for roadway purposes on the portion of Chestnut Street that extends from Whittier Boulevard to the north end of the project site (extending 140 feet) that is intended for common use with others, enabling vehicular ingress/egress to the project site from Chestnut Street. Chestnut Street continues further north into an existing residential area, Chestnut Estates, a small neighborhood of six single-story, single-unit homes, located along Chestnut Street. This portion of the street is owned and maintained by these homeowners. Currently, records do not indicate any parking restrictions along Chestnut Street, including the 140-foot portion immediately north of East Whittier Boulevard.

EXHIBIT 4



Site Layout

The proposed 1,200 square-foot restaurant is proposed to be located on the northwest side of the property. As depicted in Exhibit 3, the project will include dual drive-through lanes that begin at the north end of the property. Vehicles will be able to enter the drive-through from either Whittier Boulevard or Chestnut Street. The dual drive-through lanes taper down to a single lane that will move south, wrap alongside the proposed building, and then end closest to the driveway that allows exiting on to East Whittier Boulevard. The drive-through lane has been designed to accommodate a total of 17 vehicles.

Vehicle/Bicycle Parking

Pursuant to LPMC Section 18.14.060 (Number of spaces required), a restaurant with a drive-through requires a minimum of eight parking spaces per thousand square feet of building area. Therefore, the LPMC requires 10 on-site parking spaces for the proposed 12,000 square-foot restaurant. To comply with this requirement, the Applicant will be providing a total of 10 parking spaces on-site. This includes two ADA (American’s with Disabilities Act) accessible parking spaces as well as five EV (Electric Vehicle) charger ready and/or capable parking spaces. The ADA parking spaces will include a van accessible loading area and a striped path-of-travel, which will enable pedestrian access to the Starbucks building. The path-of-travel will also lead to a proposed pedestrian walkway which runs north and south along Chestnut Street and connects to Whittier Boulevard.

The Applicant’s plans include the installation of bicycle racks on Sheet A8.1. To comply with the City’s standard condition of approval for an artistic style bike rack, the applicant is proposing to replace the design shown on Sheet A8.1 with the Shadow Bike Rack designed by Thomas Steele, which includes the sun pattern shown in Exhibit 5 below.

EXHIBIT 5



Traffic Study

The Applicant submitted a Traffic Study, prepared by LSA consultants, dated February 9, 2024. The Traffic Study analyzed projected trip generation, vehicle queuing and Vehicle Miles Traveled (VMT) associated with the proposed project. To analyze trip generation, LSA used trip rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual. The Traffic Study found that the project is expected to generate 215 daily trips, including 48 trips (24 inbound and 24 outbound) in the a.m. peak hour and 18 trips (9 inbound and 9 outbound) in the p.m. peak hour. The Traffic Study also considered a trip generation reduction based on pass-by trip percentages. Pass-by trips are made by drivers already traveling on adjacent/nearby roadways and therefore not considered additive trips to the traffic circulation system. After applying 50 percent pass-by reductions, which would be similar to other coffee shops and fast-food businesses with a drive-through, the net trip generation of the proposed project is 107 daily trips, including 24 trips (12 inbound and 12 outbound) in the a.m. peak hour and 9 trips (4 inbound and 5 outbound) in the p.m. peak hour. Based on the analysis, the City's Traffic Manager determined the traffic generated by the project is minimal, and no mitigation is required.

To analyze queuing, LSA observed three other similar drive-through Starbucks locations in the cities of Laguna Woods, Garden Grove and La Palma. The Traffic Study concluded that the average vehicle queue from all three sites could range from 8 to 13 vehicles during the peak times of the day. As previously noted, the proposed Starbucks drive-through has been designed to accommodate 17 vehicles. As a result, the City's Traffic Manager reviewed these findings and agreed that the proposed drive-through will be sufficient to serve the site. In the unlikely event that the drive-through queues approach or exceed 17 vehicles, a condition of approval has been included to require that Starbucks temporarily close the Chestnut Street driveway and direct all vehicles to enter via the East Whittier Boulevard driveway. The Applicant conveyed that Starbucks will utilize the internal drive-aisle south of the drive-through entry as an additional drive-through storage area during such temporary closure.

Finally, the Traffic Study revealed that the proposed project is not subject to the preparation of a Vehicle Miles Traveled (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 less than 50,000 square feet are screened out from a VMT analysis and are presumed to have a less than significant transportation impact. Staff confirmed that the project screens out based on its classification as a local-serving retail use of less than 50,000 square

feet of gross floor area.

Noise Impact Analysis

Given the proximity of the proposed project to nearby residences and the use of an outdoor menu board with speakers, it was anticipated that the project could generate excessive noise. To address this concern, the Applicant has provided a Noise Impact Analysis prepared by Urban Crossroads, dated February 21, 2024. The Noise Impact Analysis identified that noise emanating from the project would come from two sources; the rooftop equipment (for heating, ventilation and/or air conditioning) or the drive-through speaker. The Noise Impact Analysis also identified three receptor sites; including the two residential properties located north of the project site on Chestnut Street (820 and 829 Chestnut Street) and one residential property located to the south, across Whittier Boulevard (761 Chestnut Street).

Urban Crossroads consultants utilized a noise prediction model using the CadnaA (Computer Aided Noise Abatement) computer program, which can analyze multiple types of noise sources using the spatially accurate Site Plan, geo-referenced Near Map aerial imagery, topography, buildings and barriers in its calculations to predict outdoor noise levels. The CadnaA analysis revealed that the rooftop air conditioning units and drive-through speakers would generate noise levels ranging from 38.7 to 48.8 dBA Leq during the daytime hours from 7:00 a.m. to 10:00 p.m. The same noise sources are expected to generate noise levels ranging from 36.0 to 47.6 dBA during the nighttime hours from 10:00 p.m. to 7:00 a.m. Therefore, project noise levels will not exceed the City's noise level standard of 55.0 dBA during the daytime. Nor will it exceed the City's noise level standard of 50 dBA during the nighttime. Therefore, no noise mitigation was required. While sound levels are not expected to be a nuisance, it should be noted that the drive-through speakers feature an Automatic Volume Control (AVC) that will further reduce the outbound sound pressure level based on ambient noise levels.

Landscaping

The applicant provided the conceptual landscaping plan shown below in Exhibit 5.

EXHIBIT 6



Pursuant to LHMC Section 18.14.070(D)(3), the proposed project must comply with the following:

1. Whittier Boulevard: 15 foot-wide landscaped setback
2. Chestnut Street: 10-foot wide landscaped setback
3. No landscaping abutting a street shall exceed three feet in height except for required trees.

4. A minimum of seven percent of the parking lot area must be landscaped.
5. One 24-inch box tree shall be planted within the parking area for every 10 parking spaces.
6. One 24-inch box tree shall be planted within the street setback area for every 20 linear feet of street frontage

The conceptual landscape plan meets the minimum landscaped setback width requirements, as driveways and walkways are permitted to encroach into the setback areas. The proposed landscaping will also comply with the maximum height requirements along both streets. In addition to the street setbacks on Whittier Boulevard and Chestnut Street, the conceptual landscape plan shows landscaping along the interior property lines, including trees along the north property line that will help screen the drive-through restaurant from the adjacent residential property. The conceptual landscape plan also shows that more than seven percent of the parking lot will be landscaped.

The conceptual landscape plan does not demonstrate that the proposed trees will meet the minimum number and size of trees required. Per the above requirements, one 24-inch box tree is required to be planted within the parking area, five 24-inch box trees are required within the street setback area along East Whittier Boulevard and five 24-inch box trees are required within the setback area along Chestnut Street. In order to ensure compliance with the City's landscape requirements, staff has added a condition of approval requiring the applicant to submit a final landscape plan that shows three additional trees in the front yard setback along East Whittier Boulevard, two additional trees in the landscape setback area along Chestnut Street, and one tree in the parking area. Moreover, the Applicant's final landscape plan must identify that the minimum size for these trees will be a 24-inch box.

Perimeter Walls

Per LHMC Section 18.12.080(B), a solid masonry wall, six feet in height, is required to be provided between a commercial property and abutting a residential property. The Applicant is proposing to keep the existing perimeter walls along the northern property line, which abuts an existing residential property. The existing wall along the northern property line is 6'-3" to 8'-3" high, which would comply with the City's wall requirement. As noted above, to provide further screening and noise attenuation, the Applicant is proposing to plant a row of 10 Yew Pine trees that are expected to grow to seven feet in height. The Applicant is also proposing to keep the existing wall along the western property line, which is four feet high. Since there is an existing non-residential use on the adjacent property to the west, there is no requirement for the wall height to be extended any higher.

C-2 Zone Development Standards

The table in Exhibit below identifies the C-2 development standards required by the City and compares them against the proposed project. As indicated in the table, the proposed project complies with these development standards.

EXHIBIT 7

C-2 Development Standards	Required	Proposed
Maximum Building Height	50 feet	20 feet
Minimum Front Setback (Whittier Boulevard)	15 feet	15 feet
Minimum Side Setback (Streetside; Chestnut Street)	10 feet	Approx. 87 feet
Minimum Side Setback (Interior)	None	Approx. 24 feet
Minimum Rear Setback	20 feet	Approx. 54 feet
Maximum Floor Area Ratio (FAR)	30%	7%
Parking	10 spaces	10 spaces

Community Outreach and Public Notice

Since the very early stages of the application review, staff has strongly encouraged the Applicant to conduct community outreach regarding the proposed project. Staff notified the applicant that two Chestnut Street residents attended a City Council meeting in November 2023, and had requested to be a part of the project development and to be notified of the public hearing. At this time, the Applicant has indicated that they have met with the property owner to the north, immediately adjacent to the project site, and prepared a letter, dated March 13, 2024, which invites the neighbors to provide their comments and feedback to the Applicant. As of the writing of this report, the Applicant has relayed that he has received positive feedback on the proposed project's building design and site layout.

As required by LHMC 18.66.050 and 18.68.040, a public hearing notice was mailed to property owners within a 300-foot radius of the project site, and a public hearing notice was published in the Orange County Register on April 12, 2024. To date, one person has requested to review the project information, but this person has not yet provided any comments regarding the project to staff. This person was not one of the property owners that attended the City Council meeting.

REQUIRED FINDINGS

Design Review 23-05

Pursuant to La Habra Municipal Code (LHMC) Section 18.32.050(C)(2), all new development and major remodeling within the C-2 Zone is subject to a Design Review by the Planning Commission in accordance with Chapter 18.68 of the LHMC. Pursuant to LHMC Section 18.68.050, in order to grant approval of the Design Review, the Planning Commission must make the findings listed below. Staff has provided justification in support of each of the following findings:

A. The proposed plan is consistent with the City's General Plan.

The project site is designated by the General Plan for Highway Commercial land use which is characterized by commercial uses that are primarily related to and dependent on the City's main arterial highways for patronage and access. The development of this drive-through restaurant will cater to people traveling on Whittier Boulevard (State Route 39), a Primary Arterial Highway that serves non-local through traffic and limited local access.

The project is also consistent with Policy LU 4.1, which requires 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." The project site is already improved with six-foot-high masonry stucco walls on a large majority of the project area to buffer the new commercial buildings from the adjacent residential areas to the south and west. The project includes a condition that requires the construction of a six-foot-high masonry wall along the entire project perimeter. The City's Noise Control Ordinance limits noise output to 55 decibels. A Noise Impact Study was provided to determine future noise levels that may be generated by the automobile service facility. The study concluded that the noise levels generated by the project would be within the allowable City limits, ranging from 40.5 to 44.7 decibels from the southerly property line and 45.9 to 49.2 decibels from the westerly property line. The new buildings have been designed to meet current setback standards, parking and landscaping requirements. Vehicle access and onsite circulation has also been analyzed via a vehicle queuing analysis to verify that the project's anticipated vehicle queues can be contained onsite. Therefore, the proposed plan is consistent with the City's General Plan.

B. The proposed plan is consistent with the City's Zoning Ordinance.

The project site is within the C-2 (Commercial) Zone. The project, which includes the development of a new commercial building, has been designed in compliance with the development standards required for the C-2 Zone, including building setbacks, building height, onsite parking, landscaping, and building floor area ratio. Thus, the proposed plan is consistent with the Zoning Ordinance.

C. The proposed plan is in the best interests of the public health, safety, and welfare of the community.

The Zoning Code and General Plan are tools used to ensure that all projects achieve the goals that promote public health, safety and welfare of the community. Included are zoning regulations related to building setbacks, onsite parking and landscape improvements. The project must also comply with Building and Safety, Public Works and Fire requirements during the construction phase. The proposed plan is in compliance with all appropriate development standards. In addition, the project has been reviewed by the Traffic Manager to verify vehicle queuing and onsite vehicle circulation. A Traffic Management Plan will be implemented during peak periods to manage additional vehicle queuing in an effort to keep vehicles onsite, which is in the best interest and welfare of the community. Therefore, the proposed plan is in the best interests of the public health, safety and welfare of the community.

D. The nature of the proposed land use and the design is appropriate for the proposed location and is compatible to the surrounding land uses and improvements.

The proposed use is compatible with the existing commercial uses along Whittier Boulevard. The operation of a drive-through restaurant will add to the mix of restaurants within the vicinity. The design of the new building complies with the Zoning Code. The proposed drive-through restaurant specializes in the preparation of coffee drinks and sale of prepackaged and/or ready-made food items, and does not propose any cooking onsite. Therefore, the nature of the proposed land uses and the design are appropriate for the proposed location and compatible to the surrounding land uses and improvements.

E. The project complies with all requirements of the California Environmental Quality Act.

The project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorically Exempt pursuant to Section 15303, Class 3: "New Construction or Conversion of Small Structures" of the California Environmental Quality Act Guidelines. The Project includes the development of a restaurant not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area within an urbanized area, where all necessary public services and facilities are available and whereby the surrounding area is not environmentally sensitive. Therefore, the Project is categorically exempt from CEQA.

Conditional Use Permit 23-03

Pursuant to LHMC Section 18.06.040.A, a Conditional Use Permit (CUP) is required for a drive-through restaurant with outdoor menu boards within the C-2 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. Staff has provided justification in support of each of the following findings:

A. 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 located in the C-2 (Commercial) Zone, which allows for the operation of commercial uses including a drive-through restaurant, subject to the approval of a CUP. The proposed project was reviewed to ensure sufficient onsite vehicle queuing and circulation. The proposed project was analyzed by evaluating trip generation, drive-through queuing, and Vehicles Miles Traveled (VMT). The data contained within the analysis supports the project's drive-through design including the queuing areas and onsite vehicle circulation. Therefore, the granting of such CUP will not be detrimental to the public welfare or unreasonably interfere with the use, possession or enjoyment of surrounding and adjacent properties or impair the character of the C-2 zone.

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

The proposed drive-through restaurant is only 1,200 square feet in area and located within a commercially zoned property. The design of the vehicle queuing area is such that all traffic can be contained onsite. The project area will be completely improved in compliance with current development standards. Therefore, the 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.

Pursuant to La Habra Municipal Code (LHMC) Table 18.06.040.A, drive-through restaurants located within the C-2 Commercial zone are allowed with the approval of a CUP. The project plans associated with the CUP have been reviewed for compliance with all applicable development standards. Therefore, the proposed use is conditionally permitted within the C-2 zone and complies with the intent of all applicable provisions of the Zoning Code

D. The granting of this Conditional Use Permit is consistent with the comprehensive General Plan.

The development of a drive-through restaurant is consistent with La Habra's General Plan Policy LU 3.2 which "encourages uses that meet daily needs such as grocery stores, local-serving restaurants, and other businesses and activities within walking distance or residences to reduce the frequency and length of vehicle trips" and General Plan Policy LU 2.2 that 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 is mainly designed as a drive-through, which enhances the drive-through restaurant options available within the vicinity. The proposed drive-through restaurant will also feature a walk-up order window and a small outdoor seating area to cater to walk-up orders. It is anticipated that nearby residents and employees may choose to walk to this store to purchase food and beverages. Therefore, granting the CUP is consistent with the General Plan.

FISCAL IMPACT/SOURCE OF FUNDING:

The Applicant has paid for the processing costs associated with the Design Review and Conditional Use Permit, which total \$12,570.00.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES):

The Applicant's proposal has been reviewed pursuant to the requirements of the City's National Pollutant Discharge Elimination System (NPDES) Municipal Permit, the Local Implementation Plan (LIP), and the Model Water Quality Management Plan (WQMP), Section 7.2. Since the proposed project will constitute the disturbance of more than 5,000 square feet of soil, a Priority WQMP is required. A Preliminary Priority WQMP has been reviewed and approved. The Final WQMP will be required prior to issuance of building permits.

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 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.

- LU 4.4 Design Review. Require design review that focuses on achieving appropriate form and function for new and redeveloped projects to assure compatibility with community character, while promoting creativity, innovation and design quality.

The proposed project is related to the following City Council Goal and Objective:

Goal 5: Development Activity and Business Assistance

Objective C: Continue to improve the City's business retention expansion program.

Attachments

Attachment 1 - Vicinity Map

Attachment 2 - Resolution with conditions of approval

Attachment 3 - Project Plans

Attachment 4 - Traffic and Queuing Analysis

Attachment 5 - Noise Impact Analysis

Attachment 6 - Legal Notice



541 E Whittier Boulevard

RESOLUTION NO. 24-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING DESIGN REVIEW 23-05 AND CONDITIONAL USE PERMIT 23-03 TO CONSTRUCT AND OPERATE A DRIVE-THROUGH RESTAURANT (STARBUCKS COFFEE) WITH OUTDOOR MENU BOARDS AT 541 EAST WHITTIER BOULEVARD, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS, AND MAKING THE DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15303, CLASS 3: "NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES" OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES

THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA HEREBY FINDS AND DECLARES AS FOLLOWS:

- A. The Applicant, the Royce Company, filed applications requesting approval of Design Review (DR) 23-05 and Conditional Use Permit (CUP) 23-03 to construct and operate a drive-through restaurant with outdoor menu boards at 541 East Whittier Boulevard (the "Project").
- B. On April 22, 2024, the Planning Commission held a duly noticed public hearing to consider the Applicant's request for Design Review 23-05 and Conditional Use Permit 23-03, at which time it considered all material and evidence, whether written or oral.
- C. In making the various findings set forth in this Resolution, the Planning Commission has considered all of the evidence presented by staff, the Applicant, and the public, whether written or oral, and has considered the procedures and standards required by the La Habra Municipal Code.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA HEREBY RESOLVES AS FOLLOWS:

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The Planning Commission finds and determines that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3: "New Construction or Conversion of Small Structures" of the CEQA Guidelines. The Project includes the development of a restaurant not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area within an urbanized area, where 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. The City 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. Therefore, the Project is categorically exempt from CEQA.

SECTION 2. DESIGN REVIEW. The Planning Commission finds and determines that the Applicant has succeeded in meeting its burden of providing evidence to support the granting of Design Review 23-05 and approves Design Review 23-05 based on the following findings required by Section 18.68.050 of the La Habra Municipal Code and subject to the conditions attached hereto as **Exhibit A**.

A. The proposed project is consistent with the City's General Plan.

The project site is designated by the General Plan for Highway Commercial land use which is characterized by commercial uses that are primarily related to and dependent on the City's main arterials for patronage and access. The development of this drive-through restaurant will cater to people traveling on Whittier Boulevard (State Route 39), which is considered a Primary Arterial Highway which functions to service non-local through traffic and provide limited local access.

The project is also consistent with Policy LU 4.1, which requires 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." The project site is already improved with six-foot-high masonry stucco walls on a large majority of the project area to buffer the new commercial building from the adjacent residential areas to the north. The City's Noise Control Ordinance limits noise output to 55 decibels. A Noise Impact Study was provided to determine future noise levels that may be generated by the drive-through restaurant. The study concluded that the noise levels generated by the project would be within the allowable City limits. The new building has been designed to meet current setback standards, parking and landscaping requirements. Vehicle access and onsite circulation has also been analyzed via a vehicle queuing analysis to verify that the project's anticipated vehicle queues can be contained onsite. Therefore, the proposed project is consistent with the City's General Plan.

B. The proposed project is consistent with the City's Zoning Ordinance.

The project site is zoned C-2 (Commercial). The project, which includes the development of a new commercial building, has been designed in compliance with all of the C-2 zone development standards including building setbacks, building height, onsite parking, landscaping, and building floor area ratio. Thus, the proposed project is consistent with the Zoning Ordinance.

C. The proposed project is in the best interests of the public health, safety, and welfare of the community.

The Zoning Ordinance and General Plan are tools used to ensure that all projects achieve the goals that promote public health, safety and welfare of the community. Included are zoning regulations related to building setbacks, onsite parking and landscape improvements. The project must also comply with Building and Safety, Public Works and Fire requirements during the construction phase. The proposed project is in compliance with all of the required development standards. In addition, the project has been reviewed by the Traffic Manager to verify vehicle queuing and onsite vehicle circulation. A Traffic Management Plan will be implemented during peak periods to manage additional vehicle queuing in an effort to keep vehicles onsite which is in the best interest and welfare of the community. Therefore, the proposed project is in the best interests of the public health, safety and welfare of the community.

D. The nature of the proposed land use and the design is appropriate for the proposed location and is compatible to the surrounding land uses and improvements.

The proposed drive-through restaurant specializes in the preparation of coffee drinks and sale of prepackaged and/or ready-made food items, not involving any cooking onsite. The proposed use is compatible with the existing commercial uses along Whittier Boulevard. The operation of a drive-through restaurant will add to the mix of restaurants within the vicinity. The design of the new building complies with the Zoning Ordinance. Therefore, the nature of the proposed land uses and the design are appropriate for the proposed location and compatible with the surrounding land uses and improvements.

E. The project complies with all requirements of the California Environmental Quality Act or has been found to be exempt.

The project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorical Exempt pursuant to Section 15303, Class 3: "New Construction or Conversion of Small Structures" of the California Environmental Quality Act Guidelines. The Project includes the development of a restaurant not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area within an urbanized area, where all necessary public services and facilities are available and whereby 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. The City 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. Therefore, the Project is categorically exempt from CEQA.

SECTION 4. CONDITIONAL USE PERMIT 23-03. The Planning Commission finds and determines that the Applicant has succeeded in meeting its burden of providing evidence to support the granting of Conditional Use Permit 23-03 for the operation of a drive-through restaurant and approves Conditional Use Permit 23-03 based on the following findings required by Section 18.66.070.C of the La Habra Municipal Code and subject to the conditions attached hereto as **Exhibit B**.

A. 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.

The proposed project is located in the C-2 Commercial zone, which allows for the operation of commercial uses including a drive-through restaurant with a CUP. The proposed project was reviewed to ensure sufficient onsite vehicle queuing and circulation. The proposed project was analyzed by evaluating trip generation, drive through queuing, and Vehicles Miles Traveled (VMT). The data contained within the analysis supports the project's drive-through design including the queuing areas and onsite

vehicle circulation. Therefore, the granting of such CUP will not be detrimental to the public welfare or unreasonably interfere with the use, possession or enjoyment of surrounding and adjacent properties or impair the character of the C-2 zone.

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

The proposed drive-through restaurant is only 1,200 square feet in area and located on a commercially zoned property. The design of the vehicle queuing area is such that all traffic can be contained onsite. The project area will be completely improved in compliance with current development standards. Therefore, the 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.

Pursuant to LHMC Table 18.06.040.A, drive-through restaurants located within the C-2 Commercial zone are allowed with the approval of a CUP. The project plans associated with the CUP have been reviewed for compliance with all applicable development standards. Therefore, the proposed use is conditionally permitted within the C-2 zone and complies with the intent of all applicable provisions of Title 18 of the LHMC.

D. The granting of this Conditional Use Permit is consistent with the comprehensive General Plan.

The development of a drive-through restaurant is consistent with La Habra's General Plan Policy LU 3.2 which "encourages uses that meet daily needs such as grocery stores, local-serving restaurants, and other businesses and activities within walking distance of residences to reduce the frequency and length of vehicle trips and General Plan Policy LU 2.2 that 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 is mainly designed as a drive-through, which enhances the restaurant options available within the vicinity. The restaurant will feature a walk-up order window and a small outdoor seating area to cater to walk-up orders. Therefore, granting the CUP is consistent with the General Plan.

SECTION 5. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM.
The Applicant's proposal has been reviewed pursuant to the requirements of the City's

National Pollutant Discharge Elimination System (NPDES) Municipal Permit, the Local Implementation Plan (LIP), and the Model Water Quality Management Plan (WQMP), Section 7.2. Since the proposed project will constitute the disturbance of more than 5,000 square feet of soil, a Priority WQMP is required. A Preliminary Priority WQMP has been reviewed and approved. The Final WQMP will be required prior to the issuance of a building permit final.

SECTION 6. APPEAL. The approvals granted by this Resolution may be appealed within 10 working days from adoption of this Resolution. All appeals must be in writing and filed with the City Clerk within this time period with the appropriate fee. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 7. RECORD. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect immediately.

SECTION 9. CERTIFICATION. The Secretary shall certify the passage of this Resolution.

PASSED, APPROVED, AND ADOPTED this 22nd day of April, 2024.

Jason Manley, Chair

I, Veronica Lopez, Secretary to the Planning Commission of the City of La Habra, do hereby certify that the foregoing Resolution No. _____ was adopted at a regular meeting of the City of La Habra Planning Commission held on April 22, 2024 by the following vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:
ABSENT: COMMISSIONERS:

Veronica Lopez, Secretary

EXHIBIT A

DESIGN REVIEW 23-05 CONDITIONS OF APPROVAL

GENERAL CONDITIONS:

Standard Condition 1.1 CODE COMPLIANCE

The applicant/developer shall comply with the City of La Habra Municipal Code and all applicable ordinances.

Standard Condition 1.2 BUILDING PERMITS

The applicant/developer shall comply with all the applicable California/La Habra Building Code requirements and obtain all required permits from the Building Official. Construction shall comply with the California/La Habra Building Code (or Residential Code), California/La Habra Plumbing Code, California/La Habra Mechanical Code, California/La Habra Electrical Code, California/La Habra Energy Code, and California/La Habra Green Building Standards Code, as applicable.

Standard Condition 1.3 GRAFFITI ABATEMENT

The applicant/developer/successor in interest shall maintain the property in a clean and orderly condition at all times and remove any graffiti from the site within forty-eight (48) hours of its discovery in matching colors to the existing improvements.

Standard Condition 1.4 LA COUNTY FIRE DEPARTMENT

The applicant/developer shall comply with the Los Angeles County/La Habra Fire Code and Fire Department requirements, as applicable.

Standard Condition 1.5 MINOR MODIFICATIONS

The Director of Community and Economic Development or designee may approve minor modifications through the Administrative Adjustment process to the conditions of approval and the project plans so long as the intent of the Planning Commission or City Council is maintained.

Standard Condition 1.6 PLANS

This approval is for those plans reviewed and approved by the City of La Habra Planning Commission at its meeting of April 22, 2024. A copy of said plans shall be maintained in the files of the City of La Habra Planning Division. The project shall be developed and

maintained in substantial conformance with said plans, except as otherwise specified in these conditions of approval.

Standard Condition 1.8 VIOLATION

In the event that the applicant/developer/successor in interest violates or fails to comply with any of the conditions of approval of this permit, the City may take measures to cure such violations, including but not limited to, administrative citation and full reimbursement of the City for its costs and expenses, including but not limited to, attorney's fees, in undertaking such corrective action. Reimbursement of enforcement costs shall constitute a civil debt and may be collected by any means permitted by law. In the event that violations of this permit occur, the City shall refrain from issuing further permits, licenses or other approvals until such violations have been fully remedied.

Standard Condition 1.9 LANDSCAPE MAINTENANCE

The applicant/developer/successor in interest shall maintain landscaping in a healthy and well-kept manner at all times. Dead or damaged landscape material/vegetation shall be replaced immediately per the approved landscape plan. The irrigation system shall be maintained at all times. Trees shall be permitted to grow to their maximum height.

Standard Condition 1.10 BUILDING REPAINTING

The applicant/developer/successor in interest shall maintain the buildings in good condition at all times and shall repaint the approved buildings and accouterments every eight (8) years at a minimum, starting from the date of a permit final for the project. The Director of Community and Economic Development or designee may require more frequent painting if the improvements are not maintained in good condition.

Standard Condition 1.11 PAVEMENT RESURFACING

The applicant/developer/successor in interest shall re-slurry and re-stripe the parking areas every five (5) years at a minimum starting from the date of a permit final for the project. The Director of Community and Economic Development or designee may require more frequent slurry and re-striping if the parking areas are not maintained in good condition.

Standard Condition 1.12 SIGN MAINTENANCE

The applicant/developer/successor in interest shall maintain the signs in good condition at all times and shall repaint the freestanding signs that are proposed to advertise the business every eight (8) years at a minimum starting from the date of a permit final for the project. The Director of Community and Economic Development may require more frequent painting if the improvements are not maintained in good condition.

Standard Condition 1.14 RESOLUTION ON HAND

The property owner/business operator shall at all times maintain a copy of the approved resolution containing all the conditions of approval on site. Said resolution shall be provided for review upon request by any law enforcement officer or code enforcement inspector.

Standard Condition 1.15 OUTDOOR VENDING MACHINES

The property owner/business operator shall not operate or allow any outdoor vending machines on the site at any time.

Standard Condition 1.17 PUBLIC PAY PHONES

The property owner/business operator shall, at all times, prohibit the installation and use of exterior public pay telephones.

Standard Condition 1.18 LITTER

The property owner/business operator shall maintain the property in a clean and orderly condition at all times and remove all litter from the exterior areas around the premises, including adjacent public sidewalk areas and parking areas, no less frequently than once each day prior to the close of business.

Standard Condition 1.30 TRAFFIC CONTROL MEASURES (Modified)

The applicant/developer shall provide a traffic control measure plan or documentation to ensure that traffic impacts are minimized on any adjacent public street, to the satisfaction of the Director of Public Works. Failure by the applicant/developer to maintain adequate traffic control measures whereby the City of La Habra has to provide traffic control shall result in all costs being borne by the applicant/developer as determined by the Chief of Police and the Director of Public Works.

Standard Condition 1.39 TRAFFIC CONTROL MEASURES

The applicant/developer shall provide a traffic control measure plan or documentation prior to any demolition, grading, or construction activities to ensure that traffic impacts are minimized on any adjacent public street, to the satisfaction of the Director of Public Works. Failure by the developer to maintain adequate traffic control measures whereby the City of La Habra has to provide traffic control shall result in all costs being borne by the developer as determined by the Chief of Police and the Director of Public Works.

Standard Condition 1.41

INDEMNIFICATION

To the maximum extent permitted by law, the applicant and any successor in interest shall defend, indemnify and hold harmless the City of La Habra and its elected and appointed officials, officers, agents and employees from and against any and all actions, claims, damages, liabilities and/or proceedings (collectively referred to as "action") arising out of or in any way relating to the applicant's project or any approvals granted by the City related to the applicant's project, including, but not limited to, any action to attack, challenge, set aside, void, or otherwise modify or annul the approval of any entitlement or permit relating to the project or the environmental review of any entitlement relating to the project. The indemnification and hold harmless shall include, but not be limited to, any and all costs incurred by the City in defense of any action arising out of or relating to the applicant's project or any approvals granted by the City related to the applicant's project, including, but not limited to, payment of all court costs and attorneys' fees, costs of any judgements or awards against the City (including any award of attorneys' fees), damages, and/or settlement costs. The City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for such costs incurred by the City.

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS:

Standard Condition 3.1

EROSION CONTROL PLAN

The applicant/developer shall submit Erosion Control Plans to be reviewed and approved by the Building Official.

Standard Condition 3.4

SOILS REPORT

The applicant/developer shall provide a geotechnical investigation report prepared by a qualified engineer to the satisfaction of the Building Official.

Standard Condition 3.11

GRADING

The applicant/developer shall grade the subject property in accordance with the Grading Ordinance and to the satisfaction of the Building Official. A grading plan shall be submitted by the property owner/business operator for review and approval. Grading shall be in substantial conformance to the project plans approved by the Planning Commission. Grading permit security shall be posted to the satisfaction of the Building Official and the City Attorney guaranteeing completion of grading in accordance with the project plans.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

Standard Condition 4.1 **CONDITIONS ON CONSTRUCTION PLANS**

The applicant/developer shall include the conditions of approval of this resolution on the construction plans.

Standard Condition 4.3 **FINAL PRIORITY PROJECT WATER QUALITY
MANAGEMENT PLAN**

The applicant/developer shall submit a Final Priority Project WQMP to the City for review and approval by the City Engineer or designee. This plan shall be in conformance with all current NPDES requirements.

Standard Condition 4.10 **SITE LIGHTING PLAN**

The applicant/developer shall submit a site lighting plan in conformance with City standards for review and approval by the Building Official and the Director of Community and Economic Development or designee prior to the issuance of building permits. The plan shall ensure that all exterior lighting (i.e., parking areas, building areas, and entries) shall employ illumination in a manner that meets the approval of the Building Official and the Director of Community and Economic Development or designee before Building Permits are issued. All light fixtures shall be designed and located in a manner that does not allow spill-over onto adjacent properties.

Standard Condition 4.15 **SERVICE TRUCK ACCESS**

The applicant/developer shall provide access for service trucks across prepared surfaces suitable for continuous heavy truck usage, as determined by the City Engineer.

Standard Condition 4.17 **UNDERGROUND UTILITIES**

The applicant/developer shall provide an approved utility company plan to the City Engineer showing that all on-site utilities within the project will be installed underground in accordance with current utility practices prior to the issuance of building permits. Should aboveground equipment boxes be utilized, they shall be aesthetically enhanced to match the surrounding development as approved by the Director of Community and Economic Development in accordance with the requirements of the utility company. All on-site utilities shall be installed prior to Certificate of Occupancy and before final on-site paving and parkway improvements. All existing aerial utilities shall be removed and/or placed underground including street light wires and other overhead wires. The City Engineer shall have the right to comment, modify, approve or disapprove the utility plan for each utility. The applicant/developer shall be responsible for contacting the utility providers to determine undergrounding procedures.

Standard Condition 4.18 WATER AND/OR SEWER SERVICE

The applicant/developer shall submit development plans for the property to the Public Works Department so that the Utility Authority can establish the Terms and Conditions for Water and/or Sewer Service. The sewer and water facility will be maintained by the applicant/developer.

Standard Condition 4.22 LANDSCAPE PLANS

The applicant/developer shall submit for review and approval detailed landscape and irrigation plans prepared by a licensed landscape architect to the Director of Community and Economic Development or designee and the Director of Public Works. The plans shall include the use of a separate connection, backflow preventer and connection for future reclaimed water service. At a minimum, tree size shall be 24-inch box and shrubs shall be 5-gallon size.

Standard Condition 4.24 SECURITY AND CAMERA PLANS

The applicant/developer shall submit a security camera system design plan for each new building with the locations to the Planning Division to forward to the Chief of Police or designee for approval. All recordings shall be kept on file for a minimum of 30 days and be available to the City upon request. Additionally, the property owner/business operator shall place signage in the parking lot indicating that security cameras are in use.

Standard Condition 4.25 TRASH ENCLOSURE

The applicant/developer shall provide plans for review by the City Engineer to install an enclosed, six-foot tall masonry block trash enclosure with enough area to contain a three-yard refuse bin and a ninety-six gallon recycling cart, finished to match the main building. Said trash enclosure shall include provisions for a solid roof cover, hose bib, and an area drain connected to the sanitary sewer system. The design and location is subject to approval by the City Engineer and Director of Community and Economic Development or designee.

Standard Condition 4.27 PRE-CONSTRUCTION MEETING

The applicant/developer shall have a pre-construction meeting with City staff prior to any construction activity occurring, to the satisfaction of the Director of Community and Economic Development.

Standard Condition 4.29 RECYCLING PLAN

The applicant/developer shall prepare construction and demolition waste recycling plans for review and approval by the Director of Public Works.

Standard Condition 4.33 TRAFFIC IMPROVEMENT FEES

The applicant/developer shall, prior to the issuance of a building permit, pay a fee of \$1,962.00 related to the requirements of the Citywide Traffic Improvement Fee. The applicant shall also pay the Traffic Administration Fee per the Master Schedule of Fees at the time of submission prior to issuance of a building permit.

Standard Condition 4.34 FAIR SHARE TRAFFIC IMPACT FEES

The applicant/developer shall pay for all fees related to the requirements of the Fair Share Traffic Impact Fee.

PRIOR TO AUTHORIZATION TO USE, OCCUPY AND/OR OPERATE:

Standard Condition 5.7 LANDSCAPE INSTALLATION

The applicant/developer shall install all required landscaping and irrigation systems as per the approved plans to the satisfaction of the Director of Community and Economic Development or designee. Upon final inspection, staff will verify quantity, size, placement, and health of all plant material, at which time staff may require replacement or addition of landscaping material to ensure a high-quality planting.

Standard Condition 5.10 FINAL WATER QUALITY MANAGEMENT PLAN
BEST MANAGEMENT PRACTICES

The applicant/developer shall demonstrate the following related to the WQMP to the satisfaction of the City Engineer or designee:

- a. All structural BMPs described in the Priority Project WQMP/Non-Priority Project Water Quality Plan (WQP) have been constructed and installed in conformance with approved plans and specifications.
- b. The applicant is prepared to implement all non-structural BMPs described in the WQMP.
- c. An adequate number of copies of the approved WQMP are available on-site and for the future occupiers.
- d. A mechanism or agreement acceptable to the City has been executed for the long-term funding and performance of BMP operations, maintenance, repair,

and/or replacement.

Standard Condition 5.15 BICYCLE FACILITIES

The applicant/developer/successor in interest shall install and maintain an artistic bicycle rack on-site in a convenient location prior to issuance of Certificate of Occupancy, to the satisfaction of the Director of Community and Economic Development.

Standard Condition 5.17 UP LIGHTING

The applicant/developer shall provide up lighting on all trees within the front landscape area prior to the issuance of a Certificate of Occupancy to the satisfaction of the Director of Community and Economic Development and City Engineer.

Project Specific Conditions:

1. The applicant/developer shall relocate existing traffic and parking signs as necessary.
2. The applicant/developer shall grind raised sidewalk over ¼ inch in height along Whittier Blvd. frontage.
3. The applicant/developer shall restripe any existing striping affected by the proposed construction.
4. The applicant/developer shall provide an on-site traffic striping and traffic signing plan to the satisfaction of the City Engineer. All plans shall be approved prior to the issuance of a building permit.
5. The applicant/developer shall install a break-away flange in existing fire hydrant in front of the property.
6. The applicant/developer shall construct two (2) tree wells in existing full width sidewalk along Whittier Blvd. The applicant/developer shall plant two (2) 24-inch box street trees with root barriers. The developer shall construct two (2) wells in the new sidewalk to be constructed on the west side of Chestnut Street. The developer shall plant two (2) 24-inch box street trees with root barriers. The developer shall follow APWA Standard Plans. City's Parks Division to determine street tree species.
7. The applicant/developer/successor in interest shall water and maintain street trees from six (6) months to one (1) year, until the street trees get established.
8. The applicant/developer shall provide a grading and drainage plan prepared by a registered civil engineer. The developer shall not block cross-lot drainage from

adjacent properties. All drainage to be detained or infiltrated on-site and/or drain to the street.

9. The applicant/developer shall install concrete streetlight poles with LED streetlights where existing SCE wood poles are located at 421 and 601 E. Whittier Blvd. New streetlight poles to be serviced by underground conduits and to be connected to existing streetlight system. The applicant/developer shall match new streetlight intensity to existing streetlights on the block. The applicant/developer shall pay SCE streetlight pole and streetlight plan checking and installation fees. The developer shall coordinate installation with SCE.
10. The applicant/developer shall protect any existing survey markers in the public right-of-way area. If existing survey markers are in the reconstruction area, engage registered land surveyor to tie out and reestablish survey markers. The developer shall provide a copy of recorded reestablishment of survey markers.
11. The applicant/developer shall repair any sidewalks, curb and gutter, and street pavement damaged during project construction.
12. The applicant/developer shall paint the street address on the curb in front of the property.
13. The applicant/developer shall permanently remove USA markings from pavement and sidewalks. Acceptable methods to permanently remove USA markings are pressure washing, wet sandblasting, and brushing. Painting over USA markings with black paint will not be permitted.
14. The applicant/developer shall obtain an encroachment permit from the Engineering Division and shall pay permit fees for all work in the City's right-of-way.
15. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit is required for this project prior to building permit issuance. The applicant/developer can contact the Fire Prevention Engineering Unit at (323) 890-4132 for additional Fire Department requirements and EPICLA submittal instructions.
16. The applicant/developer shall submit a final landscape plan that shows the addition of three (3) additional trees to the front yard setback (resulting in a total of five (5) trees within the front setback), two (2) additional trees to the landscape area along Chestnut Street (resulting in a total of five (5) trees within the landscape area along Chestnut Street) and one tree to the interior parking lot. Moreover, the Applicant's final landscape plan must identify that all trees will be a minimum 24-inch box size. The

final landscape plan shall be revised accordingly prior to the issuance of a building permit to the satisfaction of the Director of Community and Economic Development.

EXHIBIT C

CONDITIONAL USE PERMIT 23-03 CONDITIONS OF APPROVAL

GENERAL CONDITIONS:

Standard Condition 1.1 CODE COMPLIANCE

The property owner/business operator shall comply with the City of La Habra Municipal Code and all applicable ordinances.

Standard Condition 1.4 LA COUNTY FIRE DEPARTMENT

The property owner/business operator shall comply with the Los Angeles County/La Habra Fire Code and Fire Department requirements, as applicable.

Standard Condition 1.5 MINOR MODIFICATIONS

The Director of Community and Economic Development or designee may approve minor modifications through the Administrative Adjustment process to the conditions of approval so long as the intent of the Planning Commission or City Council is maintained.

Standard Condition 1.7 COMPLIANCE

The failure to comply with any of these conditions of approval by the property owner/business operator shall be grounds for rehearing and consideration by the Planning Commission for possible revocation of Conditional Use Permit 23-03.

Standard Condition 1.8 VIOLATION

In the event that the property owner/business operator violates or fails to comply with any of the conditions of approval of this permit, the City may take measures to cure such violations, including but not limited to, administrative citation and full reimbursement of the City for its costs and expenses, including but not limited to, attorney's fees, in undertaking such corrective action. Reimbursement of enforcement costs shall constitute a civil debt and may be collected by any means permitted by law. In the event that violations of this permit occur, the City shall refrain from issuing further permits, licenses or other approvals until such violations have been fully remedied.

Standard Condition 1.15 OUTDOOR VENDING MACHINES

The property owner/business operator shall not operate or allow any outdoor vending machines on the site at any time.

Standard Condition 1.16 OUTDOOR DISPLAY OF MERCHANDISE

The property owner/business operator shall not display any merchandise outside of the building at any time unless approved by the Director of Community and Economic Development or designee through a Special Event Permit.

Standard Condition 1.18 LITTER

The property owner/business operator shall maintain the property in a clean and orderly condition at all times and remove all litter from the exterior areas around the premises, including the outdoor patio area and parking areas, no less frequently than once each day prior to the close of business.

Standard Condition 1.36 HEALTH DEPARTMENT APPROVAL REQUIRED

The property owner/business operator shall obtain all necessary permits from the Orange County Health Care Agency if required.

Standard Condition 1.41 INDEMNIFICATION

To the maximum extent permitted by law, the applicant and any successor in interest shall defend, indemnify and hold harmless the City of La Habra and its elected and appointed officials, officers, agents and employees from and against any and all actions, claims, damages, liabilities and/or proceedings (collectively referred to as "action") arising out of or in any way relating to the applicant's project or any approvals granted by the City related to the applicant's project, including, but not limited to, any action to attack, challenge, set aside, void, or otherwise modify or annul the approval of any entitlement or permit relating to the project or the environmental review of any entitlement relating to the project. The indemnification and hold harmless shall include, but not be limited to, any and all costs incurred by the City in defense of any action arising out of or relating to the applicant's project or any approvals granted by the City related to the applicant's project, including, but not limited to, payment of all court costs and attorneys' fees, costs of any judgements or awards against the City (including any award of attorneys' fees), damages, and/or settlement costs. The City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for such costs incurred by the City.

Standard Condition 7.16 NOISE/LOITERING PREVENTION

The property owner/business operator shall, at all times, display a sign of at least ten inches by ten inches at all exits and within the parking areas, requesting patrons to respect residents of adjacent residential neighborhoods by being quiet when leaving and by not loitering in the parking lot.

Standard Condition 7.18 CONTACT INFO FOR ON-SITE MANAGER

The property owner/business operator shall, at all times, post a sign in a clear and conspicuous location, listing a phone number at which a responsible on-site manager may be contacted during all hours which the business is open to address any complaints from the community. Said contact person's name and phone number shall be available through the staff at all times.

Standard Condition 7.19 DISORDERLY CONDUCT

The property owner/business operator shall not, at any time, permit loud, unruly or disorderly assemblages on the premises. The costs incurred by the City for multiple police responses to loud, unruly, or disorderly assemblages shall be the responsibility of the applicant, owner, and person in lawful custody of the premises.

Standard Condition 8.2 SANITARY SEWER SYSTEM PROTECTION

The property owner/business operator shall not, at any time, allow grease to run into public sanitary sewer systems.

Standard Condition 8.3 SMOKING REGULATIONS

The property owner/business operator shall, at all times, require all patrons to comply with the smoking regulations set forth by the State of California.

Standard Condition 8.5 BUILDING OCCUPANCY

The property owner/business operator shall ensure, at all times, that maximum building occupancy limits, as determined by the Building Official, not be exceeded.

Standard Condition 8.6 NUISANCE PROHIBITION

The property owner/business operator and employees of the facility shall not, at any time, allow circumstances to develop that will adversely interfere with adjacent uses, the community's economic welfare, nearby residential areas, or the operation of adjacent businesses, including, but not limited to, customer parking issues. Any such nuisance must be abated immediately upon notice by the City of La Habra.

PRIOR TO THE ISSUANCE OF SIGN PERMITS:

Standard Condition 4.31 ACKNOWLEDGEMENT OF SIGN CODE

The applicant/developer/successor in interest shall acknowledge receipt of the Sign Code, Banner Policies/Guidelines and approved sign program for the property and sign

an agreement to abide thereby. In addition, the property owner/business operator shall not utilize any human display signs.

Standard Condition 4.32 MONUMENT SIGNS

The applicant/developer/successor in interest shall provide the precise location of new or relocated monument signs for final review and approval by the City Engineer, prior to issuance of the building permits.

PROJECT SPECIFIC CONDITIONS:

1. The drive-through restaurant shall operate in accordance with the following hours of operation: Monday to Sunday from 5:00 a.m. to 10:30 p.m., unless a modification to such hours is approved by the Director of Community and Economic Development.
2. The property owner/business operator shall have traffic controller personnel to observe, at all times, the Chestnut Street driveway. The property owner/business owner shall ensure that if two vehicles are queued onto Chestnut Street at any time, the driveway on Chestnut Street shall be closed temporarily and all additional vehicles entering the drive-through shall be directed to enter via the East Whittier Boulevard driveway until the driveway on Chestnut Street is clear for vehicle ingress/egress.

MEMORANDUM

DATE: February 9, 2024

To: Michael Plotnik, Traffic Manager, City of La Habra

FROM: Dean Arizabal, Principal, LSA

SUBJECT: Trip Generation, Vehicle Miles Traveled, Drive-Through Queuing, and Traffic Management Analysis for the 541 East Whittier Boulevard Starbucks Project

LSA has prepared this trip generation, vehicle miles traveled (VMT), drive-through queuing, and traffic management analysis for the proposed 541 East Whittier Boulevard Starbucks coffee shop (project) in La Habra, California. The proposed project includes a 1,200-square-foot (sf) Starbucks coffee shop with drive-through and no indoor seating.

The proposed project site is at the northwest corner of the Chestnut Street/East Whittier Boulevard intersection. Access to the proposed project is provided via one full-access driveway on Chestnut Street and one right-in/right-out only driveway on East Whittier Boulevard. The proposed drive-through lane for the Starbucks coffee shop can accommodate 17 vehicles. The conceptual project site plan is attached.

The purpose of this analysis is to identify the proposed project trip generation, determine whether the proposed project requires a VMT analysis per the *Guidelines for Evaluating Vehicle Miles Traveled for the County of Orange* (September 17, 2020) and the North Orange County Collaborative (NOCC), determine the potential project drive-through queues, and provide traffic management measures (as needed) for the proposed project. This analysis was prepared consistent with the scoping agreement approved by the City of La Habra (City) Traffic Manager on December 5, 2023.

TRIP GENERATION

The daily and peak-hour trips of the proposed project were calculated using trip rates from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition (2021) for "Coffee/Donut Shop with Drive-Through Window and No Indoor Seating" (Land Use 938).

The trip generation was then reduced based on review of pass-by trip percentages from the ITE *Trip Generation Manual* and as directed by the City Traffic Manager. Pass-by trips are made by drivers already on adjacent/nearby roadways (e.g., stopped by the coffee shop on the way to work or home) and therefore are not additive trips to the circulation system.

Table A presents the ITE trip generation summary for the proposed project. As shown in Table A, the proposed project would generate 215 daily trips, including 48 trips (24 inbound and 24 outbound) in the a.m. peak hour and 18 trips (9 inbound and 9 outbound) in the p.m. peak hour.

Table A: Project Trip Generation

Land Use	Size	Unit	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Trip Rates¹									
Coffee Shop		tsf	179.00	19.91	19.90	39.81	7.54	7.54	15.08
Project Trip Generation									
Coffee Shop	1.200	tsf	215	24	24	48	9	9	18
Pass-By Reductions ²			(108)	(12)	(12)	(24)	(5)	(4)	(9)
Total			107	12	12	24	4	5	9

Source: Compiled by LSA (2023).

¹ Trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition (2021).
Land Use 938 (Coffee/Donut Shop with Drive-Through Window and No Indoor Seating)

² 50% Daily, AM, and PM pass-by reductions have been applied as directed by the City of La Habra Traffic Manager.
tsf = thousand square feet

After applying 50 percent pass-by trip reductions (similar to other coffee shop and fast-food with drive-through uses), the net trip generation of the proposed project is 107 daily trips, including 24 trips (12 inbound and 12 outbound) in the a.m. peak hour and 9 trips (4 inbound and 5 outbound) in the p.m. peak hour.

VEHICLE MILES TRAVELED

According to the *Guidelines for Evaluating Vehicle Miles Traveled for the County of Orange*, neighborhood retail projects (e.g., local-serving retail uses less than 50,000 sf) are screened out from a VMT analysis and are presumed to have a less-than-significant transportation impact. In addition, the City, along with six other north Orange County cities (Brea, Buena Park, Fullerton, Orange, Placentia, and Yorba Linda), formed the NOCC to review and develop VMT methodologies, thresholds of significance, mitigation measures, and screening criteria. Based on the NOCC recommendations, local-serving retail uses less than 50,000 sf are screened out from a VMT analysis and are presumed to have a less-than-significant transportation impact. The proposed project includes 1,200 sf of local-serving retail use (Starbucks coffee shop with drive-through). As such, the proposed project meets the City’s and NOCC’s VMT screening criteria.

The nearest Starbucks coffee shops with drive-through facilities to the Chestnut Street/East Whittier Boulevard intersection are at the northeast corner of the Harbor Boulevard/East La Habra Boulevard intersection (approximately 1 mile away at 1201 East La Habra Boulevard) and the northeast corner of the Beach Boulevard/West Whittier Boulevard intersection (approximately 1.5 miles away at 1801 West Whittier Boulevard). It is anticipated that Starbucks customers in the project vicinity would utilize the proposed project as opposed to these existing facilities located further away. As such, the proposed project would help reduce regional VMT. Therefore, based on its land use types, size, and location, the proposed project is presumed to have a less-than-significant impact on transportation.

DRIVE-THROUGH QUEUING

To determine the potential drive-through queues of the proposed project, queuing surveys were conducted by an independent data collection firm (Counts Unlimited) at three similar existing Starbucks coffee shops for two days.

The Starbucks survey locations are as follows:

- Laguna Woods (24281 Moulton Parkway) – 783 sf building with 9-vehicle drive-through capacity and 15-space parking supply
- Garden Grove (11162 Garden Grove Boulevard) – 1,200 sf building with 11-vehicle drive-through capacity and 10-space parking supply
- La Palma (5014 Orangethorpe Avenue) – 850 sf building with 9-vehicle drive-through capacity and 11-space parking supply

The drive-through queues were observed for the following days and times:

- Thursday (December 7, 2023): 6:00 a.m. to 9:00 a.m. (in 5-minute intervals, 11:00 a.m. to 1:00 p.m. (in 15-minute intervals), and 3:00 to 6:00 p.m. (in 5-minute intervals)
- Saturday (December 9, 2023): 8:00 a.m. to 1:00 p.m. (in 5-minute intervals)

The Counts Unlimited queuing surveys are attached. These surveys include the pickup window to order board, order board back, and total queues.

Based on the two days of survey data, the maximum observed queues of the three Starbucks coffee shop locations are as follows:

- Laguna Woods – Thursday: 8 vehicles (7:40 a.m. to 7:45 a.m.)
- Laguna Woods – Saturday: 13 vehicles (8:30 a.m. to 8:35 a.m.)
- Garden Grove – Thursday: 9 vehicles (8:10 a.m. to 8:15 a.m. and 3:10 p.m. to 3:15 p.m.)
- Garden Grove – Saturday: 9 vehicles (9:35 a.m. to 9:45 a.m., 9:55 a.m. to 10:00 a.m., 10:40 a.m. to 10:45 a.m., 10:50 a.m. to 10:55 a.m., 11:00 a.m. to 11:05 a.m., 11:15 a.m. to 11:20 a.m., 11:40 a.m. to 11:45 a.m., 11:50 a.m. to 11:55 a.m., 12:10 p.m. to 12:15 p.m., and 12:20 p.m. to 12:25 p.m.)
- La Palma – Thursday: 10 vehicles (8:25 a.m. to 8:30 a.m., 4:45 p.m. to 4:50 p.m., and 5:20 p.m. to 5:25 p.m.)
- La Palma – Saturday: 10 vehicles (10:00 a.m. to 10:05 a.m., and 10:45 a.m. to 10:50 a.m.)

Based on this drive-through queuing information, the queues of the proposed project could range from 8 to 13 vehicles during peak times of the day.

As shown on the site plan, the proposed project can store 17 vehicles. Therefore, adequate drive-through storage is provided for the proposed project.

TRAFFIC MANAGEMENT

Starbucks would position staff at the Chestnut Street driveway during peak periods to regularly monitor and manage the drive-through queues. In the unlikely event that drive-through queues approach or exceed 17 vehicles, staff could temporarily close the Chestnut Street driveway (via traffic cones), direct customers to enter via the E. Whittier Boulevard driveway, and utilize the internal drive aisle south of the drive-through entry as an additional drive-through storage area.

This internal drive aisle can accommodate 6 additional vehicles for a total drive-through storage capacity of 23 vehicles. A graphic of the Starbucks drive-through plan (depicting the internal drive aisle and potential additional drive-through storage area) is attached.

Based on the project configuration and the additional drive-through storage capacity, the project queues are unlikely to extend into the internal drive aisle serving the site or the public streets (East Whittier Boulevard and Chestnut Street). As such, the drive-through lane and operations of the proposed project are not anticipated to affect the ability of patrons and employees to access, circulate, and park within the project site.

CONCLUSIONS

LSA analyzed the trip generation of the proposed project. The proposed project is anticipated to generate 107 daily trips, including 24 a.m. peak-hour trips and 9 p.m. peak-hour trips.

Because the proposed project does not exceed 50,000 sf of local-serving retail uses, it is screened out from a VMT analysis and is presumed to have a less-than-significant transportation impact. In addition, customers are anticipated to frequent the proposed project rather than drive to existing similar facilities located further away, resulting in reduced regional VMT.

LSA reviewed queuing surveys of the drive-through operations of existing Starbucks coffee shops in Laguna Woods, Garden Grove, and La Palma for two days that reflected maximum queues of 8 to 13 vehicles. The proposed project would provide a drive-through capacity of 17 vehicles. As such, adequate drive-through storage is provided for the proposed project.

Although the 17-vehicle storage capacity is sufficient for the anticipated drive-through queues, Starbucks staff would actively monitor and manage the drive-through queues during peak periods. If necessary, staff could temporarily close the Chestnut Street driveway (via traffic cones), direct customers to enter via the E. Whittier Boulevard driveway, and utilize the internal drive aisle for additional drive-through storage (6 additional vehicles within this drive aisle) for a total drive-through capacity of 23 vehicles.

As such, the proposed project is unlikely to cause any disruption to the access, internal circulation, or parking on site. Therefore, drive-through queues of the proposed project are not anticipated to extend into the public streets (East Whittier Boulevard and Chestnut Street).

If you have any questions, please contact me at (949) 553-0666.

Attachments: Project Site Plan
Counts Unlimited Queuing Surveys
Starbucks Drive-Through Plan

DRIVE THRU SURVEY

LOCATION: Starbucks, 24281 Moulton Pkw
 CITY: Laguna Woods

DAY: Thursday
 DATE: 12/7/2023

TIME	PickUp Window To Order Board	Order Board Back	TOTAL
6:00	0	1	1
6:05	0	0	0
6:10	1	1	2
6:15	0	0	0
6:20	1	0	1
6:25	1	0	1
6:30	1	0	1
6:35	0	0	0
6:40	1	0	1
6:45	4	3	7
6:50	2	0	2
6:55	1	0	1
7:00	3	1	4
7:05	3	1	4
7:10	2	1	3
7:15	0	3	3
7:20	0	0	0
7:25	2	1	3
7:30	3	0	3
7:35	3	0	3
7:40	5	3	8
7:45	3	0	3
7:50	1	0	1
7:55	4	2	6
8:00	1	0	1
8:05	3	0	3
8:10	2	1	3
8:15	3	3	6
8:20	3	3	6
8:25	0	0	0
8:30	2	2	4
8:35	2	5	7
8:40	3	0	3
8:45	3	0	3
8:50	2	0	2
8:55	2	0	2
9:00	3	0	3

Statistic	Queue: PickUp Window To Order Board	Queue: Order Board Back	Total Queue
Max Queue	5	5	8

DRIVE THRU SURVEY

LOCATION: Starbucks, 24281 Moulton Pkwy
 CITY: Laguna Woods

DAY: Thursday
 DATE: 12/7/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	TOTAL
11:00	3	0	3
11:15	1	2	3
11:30	0	0	0
11:45	3	0	3
12:00	2	0	2
12:15	1	1	2
12:30	1	1	2
12:45	2	2	4
13:00	4	0	4
13:15	4	3	7
13:30	3	4	7

Statistic	Queue: PickUp Window To Order Board	Queue: Order Board Back	Total Queue
Max Queue	4	4	7

DRIVE THRU SURVEY

LOCATION: Starbucks, 24281 Moulton Pkw
 CITY: Laguna Woods

DAY: Thursday
 DATE: 12/7/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	TOTAL
15:00	5	1	6
15:05	3	1	4
15:10	1	0	1
15:15	3	1	4
15:20	3	2	5
15:25	4	2	6
15:30	2	1	3
15:35	0	1	1
15:40	0	0	0
15:45	1	0	1
15:50	0	4	4
15:55	4	2	6
16:00	3	1	4
16:05	2	0	2
16:10	3	0	3
16:15	4	0	4
16:20	1	0	1
16:25	2	0	2
16:30	0	0	0
16:35	2	0	2
16:40	2	0	2
16:45	1	1	2
16:50	2	2	4
16:55	2	4	6
17:00	4	2	6
17:05	4	1	5
17:10	3	0	3
17:15	2	0	2
17:20	1	0	1
17:25	1	2	3
17:30	3	1	4
17:35	1	0	1
17:40	0	0	0
17:45	0	0	0
17:50	1	0	1
17:55	1	1	2
18:00	0	0	0

Statistic	Queue: PickUp Window To Order Board	Queue: Order Board Back	Total Queue
Max Queue	5	4	6

DRIVE THRU SURVEY

LOCATION: Starbucks, 24281 Moulton Pkw.
CITY: Laguna Woods

DAY: Saturday
DATE: 12/9/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	TOTAL
8:30	4	9	13
8:35	5	5	10
8:40	4	7	11
8:45	4	6	10
8:50	3	4	7
8:55	4	1	5
9:00	4	7	11
9:05	5	7	12
9:10	3	2	5
9:15	3	3	6
9:20	4	3	7
9:25	5	3	8
9:30	3	2	5
9:35	3	5	8
9:40	2	2	4
9:45	1	3	4
9:50	4	3	7
9:55	4	4	8
10:00	3	4	7
10:05	2	3	5
10:10	2	2	4
10:15	2	4	6
10:20	3	3	6
10:25	1	1	2
10:30	1	3	4
10:35	4	4	8
10:40	4	3	7
10:45	3	3	6
10:50	3	4	7
10:55	4	5	9
11:00	4	3	7
11:05	4	0	4
11:10	2	0	2
11:15	1	3	4
11:20	4	3	7
11:25	3	1	4
11:30	2	3	5
11:35	3	3	6
11:40	4	4	8
11:45	4	0	4
11:50	2	0	2
11:55	1	0	1
12:00	2	0	2
12:05	2	0	2
12:10	3	1	4
12:15	4	1	5
12:20	2	1	3
12:25	1	1	2
12:30	4	1	5
12:35	4	2	6
12:40	4	1	5
12:45	4	4	8
12:50	4	3	7
12:55	3	1	4
13:00	3	0	3

Statistic	Queue: PickUp Window To Order Board	Queue: Order Board Back	Total Queue
Max Queue	5	9	13

DRIVE THRU SURVEY

LOCATION: Starbucks, 11162 Garden Grove
 CITY: Garden Grove

Day: Thursday
 Date: 12/7/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	TOTAL
6:00	1	1	2
6:05	1	2	3
6:10	3	0	3
6:15	2	0	2
6:20	1	1	2
6:25	0	1	1
6:30	1	1	2
6:35	2	0	2
6:40	3	0	3
6:45	2	0	2
6:50	0	1	1
6:55	2	2	4
7:00	2	5	7
7:05	2	4	6
7:10	4	4	8
7:15	3	3	6
7:20	2	3	5
7:25	2	0	2
7:30	3	3	6
7:35	3	2	5
7:40	4	3	7
7:45	1	4	5
7:50	4	4	8
7:55	4	4	8
8:00	2	4	6
8:05	3	4	7
8:10	5	4	9
8:15	3	4	7
8:20	3	4	7
8:25	3	4	7
8:30	4	4	8
8:35	3	4	7
8:40	3	4	7
8:45	4	4	8
8:50	2	4	6
8:55	4	4	8
9:00	3	4	7

Statistic	Queue: PickUp Window To Order Board	Queue: Order Board Back	Total Queue
Max Queue	5	5	9

DRIVE THRU SURVEY

LOCATION: Starbucks, 11162 Garden Grove
CITY: Garden Grove

Day: Thursday
Date: 12/7/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	TOTAL
11:00	3	1	4
11:15	0	0	0
11:30	4	2	6
11:45	2	0	2
12:00	1	0	1
12:15	4	2	6
12:30	2	1	3
12:45	4	1	5
13:00	4	2	6
13:15	2	4	6
13:30	3	3	6

Statistic	Queue: PickUp Window To Order Board	Queue: Order Board Back	Total Queue
Max Queue	4	4	6

DRIVE THRU SURVEY

LOCATION: Starbucks, 11162 Garden Grove
 CITY: Garden Grove

Day: Thursday
 Date: 12/7/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	TOTAL
15:00	3	5	8
15:05	4	3	7
15:10	4	5	9
15:15	4	2	6
15:20	1	3	4
15:25	3	4	7
15:30	4	3	7
15:35	4	3	7
15:40	4	2	6
15:45	3	3	6
15:50	1	3	4
15:55	2	3	5
16:00	4	1	5
16:05	2	1	3
16:10	1	0	1
16:15	0	1	1
16:20	2	0	2
16:25	3	3	6
16:30	3	4	7
16:35	4	4	8
16:40	4	4	8
16:45	4	3	7
16:50	4	4	8
16:55	4	4	8
17:00	3	4	7
17:05	4	4	8
17:10	4	3	7
17:15	3	2	5
17:20	3	4	7
17:25	2	4	6
17:30	3	3	6
17:35	1	4	5
17:40	4	4	8
17:45	3	4	7
17:50	2	4	6
17:55	5	2	7
18:00	1	1	2

Statistic	Queue: PickUp Window To Order Board	Queue: Order Board Back	Total Queue
Max Queue	5	5	9

DRIVE THRU SURVEY

LOCATION: Starbucks, 11162 Garden Grove
 CITY: Garden Grove

Day: Saturday
 Date: 12/9/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	TOTAL
8:30	4	4	8
8:35	3	4	7
8:40	4	4	8
8:45	2	5	7
8:50	4	4	8
8:55	4	4	8
9:00	2	4	6
9:05	4	4	8
9:10	3	4	7
9:15	4	3	7
9:20	4	0	4
9:25	3	3	6
9:30	4	4	8
9:35	5	4	9
9:40	5	4	9
9:45	5	3	8
9:50	3	4	7
9:55	5	4	9
10:00	4	4	8
10:05	4	4	8
10:10	4	4	8
10:15	3	4	7
10:20	4	4	8
10:25	3	4	7
10:30	3	4	7
10:35	4	4	8
10:40	5	4	9
10:45	4	4	8
10:50	5	4	9
10:55	4	4	8
11:00	5	4	9
11:05	3	5	8
11:10	4	2	6
11:15	5	4	9
11:20	4	3	7
11:25	3	4	7
11:30	4	3	7
11:35	4	4	8
11:40	5	4	9
11:45	3	3	6
11:50	4	5	9
11:55	4	4	8
12:00	4	4	8
12:05	4	4	8
12:10	4	5	9
12:15	3	4	7
12:20	4	5	9
12:25	4	4	8
12:30	5	2	7
12:35	4	2	6
12:40	5	3	8
12:45	3	0	3
12:50	3	1	4
12:55	3	3	6
13:00	4	2	6

Statistic	Queue: PickUp Window To Order Board	Queue: Order Board Back	Total Queue
Max Queue	5	5	9

DRIVE THRU SURVEY

LOCATION: Starbucks, 5014 Orangethorpe
 CITY: La Palma, CA

DAY: Thursday
 DATE: 12/7/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	TOTAL
6:00	0	0	0
6:05	0	3	3
6:10	3	0	3
6:15	1	1	2
6:20	4	2	6
6:25	3	0	3
6:30	2	0	2
6:35	4	0	4
6:40	3	2	5
6:45	5	1	6
6:50	4	1	5
6:55	2	1	3
7:00	3	1	4
7:05	0	2	2
7:10	3	1	4
7:15	2	2	4
7:20	5	2	7
7:25	5	2	7
7:30	5	3	8
7:35	4	4	8
7:40	4	4	8
7:45	5	4	9
7:50	5	4	9
7:55	5	3	8
8:00	3	4	7
8:05	4	4	8
8:10	4	3	7
8:15	5	4	9
8:20	5	4	9
8:25	6	4	10
8:30	5	4	9
8:35	5	4	9
8:40	5	3	8
8:45	4	3	7
8:50	3	4	7
8:55	3	3	6
9:00	5	4	9

Statistic	Queue: PickUp Window To Order Board	Queue: Order Board Back	Total Queue
Max Queue	6	4	10

DRIVE THRU SURVEY

LOCATION: Starbucks, 5014 Orangethorpe
 CITY: La Palma, CA

DAY: Thursday
 DATE: 12/7/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	TOTAL
11:00	2	0	2
11:15	2	2	4
11:30	0	1	1
11:45	0	0	0
12:00	1	1	2
12:15	5	1	6
12:30	1	0	1
12:45	2	2	4
13:00	2	0	2
13:15	3	1	4
13:30	1	1	2

Statistic	Queue: PickUp Window To Order Board	Queue: Order Board Back	Total Queue
Max Queue	5	2	6

DRIVE THRU SURVEY

LOCATION: Starbucks, 5014 Orangethorpe
 CITY: La Palma, CA

DAY: Thursday
 DATE: 12/7/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	TOTAL
15:00	5	3	8
15:05	4	3	7
15:10	5	1	6
15:15	2	1	3
15:20	5	1	6
15:25	5	4	9
15:30	5	4	9
15:35	4	3	7
15:40	4	4	8
15:45	3	4	7
15:50	3	4	7
15:55	5	3	8
16:00	4	4	8
16:05	5	3	8
16:10	5	3	8
16:15	5	4	9
16:20	5	2	7
16:25	5	1	6
16:30	5	3	8
16:35	5	3	8
16:40	6	3	9
16:45	5	5	10
16:50	5	4	9
16:55	5	2	7
17:00	5	3	8
17:05	4	4	8
17:10	5	4	9
17:15	4	3	7
17:20	5	5	10
17:25	5	1	6
17:30	5	0	5
17:35	5	2	7
17:40	5	0	5
17:45	3	1	4
17:50	5	2	7
17:55	5	3	8
18:00	4	3	7

Statistic	Queue: PickUp Window To Order Board	Queue: Order Board Back	Total Queue
Max Queue	6	5	10

DRIVE THRU SURVEY

LOCATION: Starbucks, 5014 Orangethorpe
 CITY: La Palma, CA

DAY: Saturday
 DATE: 12/9/2023

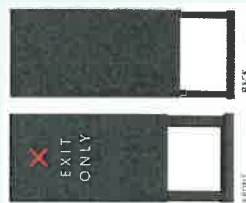
TIME	PickUp Window To Order Board	Order Board to DT Entrance	TOTAL
8:30	5	0	5
8:35	2	1	3
8:40	0	2	2
8:45	3	0	3
8:50	3	1	4
8:55	1	3	4
9:00	3	0	3
9:05	2	1	3
9:10	3	0	3
9:15	3	1	4
9:20	5	3	8
9:25	1	2	3
9:30	0	0	0
9:35	1	2	3
9:40	5	3	8
9:45	4	3	7
9:50	5	4	9
9:55	5	4	9
10:00	6	4	10
10:05	6	3	9
10:10	5	4	9
10:15	5	4	9
10:20	5	4	9
10:25	6	3	9
10:30	2	4	6
10:35	5	4	9
10:40	5	4	9
10:45	5	5	10
10:50	4	3	7
10:55	5	1	6
11:00	5	2	7
11:05	5	4	9
11:10	3	4	7
11:15	5	3	8
11:20	5	3	8
11:25	2	3	5
11:30	4	3	7
11:35	3	4	7
11:40	2	4	6
11:45	2	4	6
11:50	2	2	4
11:55	3	1	4
12:00	2	3	5
12:05	2	3	5
12:10	5	4	9
12:15	3	4	7
12:20	2	4	6
12:25	2	4	6
12:30	3	4	7
12:35	4	2	6
12:40	3	2	5
12:45	4	3	7
12:50	2	3	5
12:55	4	3	7
13:00	4	3	7

Statistic	Queue: PickUp Window To Order Board	Queue: Order Board Back	Total Queue
Max Queue	6	5	10

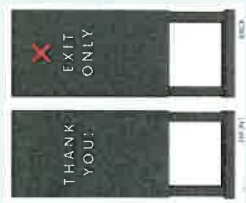
NOTE: ALL GROUND SIGN ARROWS WILL BE ORIENTED TO MATCH THE FLOW OF TRAFFIC AND ILLUMINATED 14" UP 17"



2



4



8



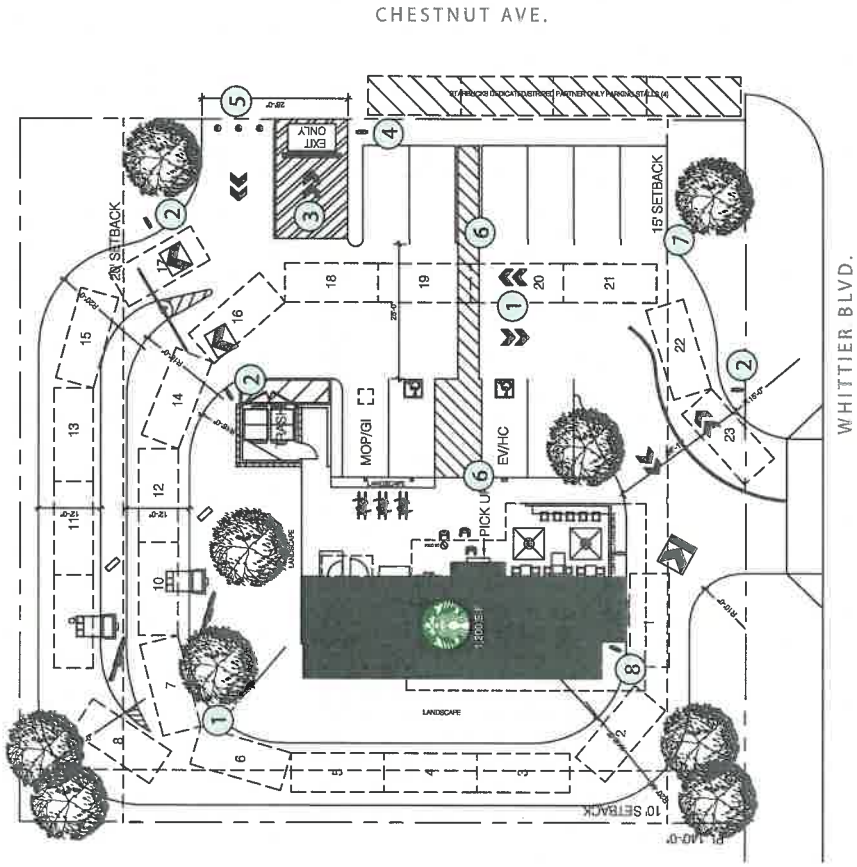
6



7

KEY NOTES

- 1 INSTALL DIRECTIONAL ARROWS TO BE PAINTED ON PAVEMENT, LEADING FROM WHITTIER BLVD.
- 2 INSTALL "DRIVE THRU" DIRECTIONAL GROUND SIGN WITH SIREN LOGO
- 3 INSTALL "EXIT ONLY" AND HATCH PATTERN TO BE PAINTED ON PAVEMENT, TO DISCOURAGE DRIVE-THRU CUSTOMERS ENTERING FROM CHESTNUT AVE.
- 4 INSTALL "EXIT ONLY" DIRECTIONAL GROUND SIGN WITH BLANK BACK
- 5 STAFF TO MONITOR QUEUE/UTILIZE CONES DISCOURAGING DT CUSTOMERS ENTERING FROM CHESTNUT AVE.. DURING HIGH PEAK CUSTOMER TRAFFIC
- 6 INSTALL "CAUTION VEHICLE CROSSING" SIGN AT CROSSWALK.
- 7 INSTALL "PEDESTRIAN CROSSING AHEAD" SIGN.
- 8 INSTALL "THANK YOU/EXIT ONLY" DIRECTIONAL GROUND SIGN AT DT EXIT



CHESTNUT AVE. AND WHITTIER BLVD. - DRIVE THRU MANAGEMENT PLAN

01/08/23 Starbucks Operations Approved





Whittier Boulevard Starbucks

NOISE IMPACT ANALYSIS

CITY OF LA HABRA

PREPARED BY:

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FEBRUARY 21, 2024

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LIST OF ABBREVIATED TERMS

(1)	Reference
ANSI	American National Standards Institute
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
dba	A-weighted decibels
FHWA	Federal Highway Administration
INCE	Institute of Noise Control Engineering
L_{eq}	Equivalent continuous (average) sound level
L_{max}	Maximum level measured over the time interval
L_{min}	Minimum level measured over the time interval
mph	Miles per hour
Project	Whittier Boulevard Starbucks

1 INTRODUCTION

This noise analysis has been completed to determine the noise impacts associated with the development of the proposed Whittier Boulevard Starbucks (“Project”). This noise study briefly describes the proposed Project, provides information regarding noise fundamentals, sets out the local regulatory setting, presents the study methods and procedures for noise analysis, and evaluates the future exterior noise environment.

1.1 SITE LOCATION

The proposed Whittier Boulevard Starbucks Project is located at 541 E. Whittier Boulevard (APN: 303-10-32) in the City of La Habra, as shown on Exhibit 1-A.

1.2 PROJECT DESCRIPTION

The proposed Project includes the development of 1,200 square-foot drive-thru restaurant. The Project site plan is shown on Exhibit 1-B.

The on-site Project-related noise sources are expected to include ventilation and air conditioning units, and a drive-through speaker system. This noise analysis is intended to describe noise level impacts associated with the expected typical operational activities at the Project site. To present a conservative approach, this report assumes the Project will operate 24-hours daily, seven days per week.

LEGAL NOTICE

Notice is hereby given that the City of La Habra Planning Commission will hold a public hearing on the following items:

1. DULY NOTICED PUBLIC HEARING TO CONSIDER REQUESTS FOR TENTATIVE TRACT MAP 23-01 (TTM19281) TO ALLOW A RESIDENTIAL SUBDIVISION FOR CONDOMINIUM PURPOSES AND DESIGN REVIEW 23-03 TO CONSTRUCT A TOTAL OF 18 TOWNHOME UNITS (INCLUDING 15 UNITS FOR SALE AT A MARKET RATE LEVEL AND THREE TOWN HOME UNITS FOR SALE AT MODERATE INCOME LEVEL) AT 120 EAST WHITTIER BOULEVARD (APN 022-501-27).

This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorically Exempt pursuant to Section 15332, Class 32: "Infill Development Projects" of the California Environmental Quality Act Guidelines because the project is less than five acres within an urbanized area, does not pose any further biological or other environmental impacts as such, can be adequately served by all utilities and public services, and is consistent with the City's General Plan and Zoning regulations.

2. DULY NOTICED PUBLIC HEARING TO CONSIDER REQUESTS FOR TENTATIVE TRACT MAP 23-02 (TTM19280) TO ALLOW A RESIDENTIAL SUBDIVISION FOR CONDOMINIUM PURPOSES AND DESIGN REVIEW 23-04 TO CONSTRUCT A TOTAL OF 22 TOWNHOME UNITS (INCLUDING 19 UNITS FOR SALE AT A MARKET RATE LEVEL AND THREE TOWN HOME UNITS FOR SALE AT MODERATE INCOME LEVEL) AT 310-330 EAST WHITTIER BOULEVARD (APN 022-501-21).

This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorically Exempt pursuant to Section 15332, Class 32: "Infill Development Projects" of the California Environmental Quality Act Guidelines because the project is less than five acres within an urbanized area, does not pose any further biological or other environmental impacts as such, can be adequately served by all utilities and public services, and is consistent with the City's General Plan and Zoning regulations.

3. DULY NOTICED PUBLIC HEARING TO CONSIDER REQUESTS FOR DESIGN REVIEW 23-05 AND CONDITIONAL USE PERMIT 23-03 TO CONSTRUCT AND OPERATE A 1,200 SQUARE FOOT DRIVE THROUGH RESTAURANT (STARBUCKS COFFEE) WITH OUTDOOR MENU BOARDS AT 541 EAST WHITTIER BOULEVARD.

The request was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and it was determined the request is Categorically Exempt from CEQA under Section 15303, Class 3 "New Construction or Conversion of Small Structures" and that the project does not meet any of the exceptions described in Section 15300.2, pursuant to the provision under Section 15061(B)(2) of the CEQA Guidelines.

The public hearings will be held on Monday, April 22, 2024 at 6:30 p.m. in the City Council Chamber located at 100 East La Habra Boulevard, La Habra, California 90631. For more information about the projects, please call the Planning Division at (562) 383-4100.

LA HABRA PLANNING COMMISSION