

## 541 E. Whittier Starbucks Response to Chestnut Residents

June 11, 2024

### New Wall

1. A new 8' foot north perimeter wall will increase privacy and provide further noise reduction for the benefit of the Townsend's residential property, to address their concern.
2. A construction fence and/or temporary construction barrier will be placed north of the existing wall, during the removal of the existing wall and construction of the new wall, for safety and containment.
3. During the time the existing wall is being removed and the new wall is being constructed, the property owner can coordinate for the Townsend's vehicles, and if necessary and permitted a boat, to be temporarily parked adjacent to the Starbucks property on Chestnut Street.
4. The property owner will pay for a new gate for the Townsend's.
5. The construction schedule for the new wall will be coordinated with the Townsend's in advance.

### Starbucks Hours

1. Starbucks opening time was presented at the Planning Commission Hearing. They will be opening at 5:00am daily.
2. Starbucks has compromised and agreed to close earlier at this location at 9:30pm. The Starbucks location at Beach and Whittier is similar in that it is also located along Whittier Blvd. and there is a larger residential community directly behind it. In La Habra, other Starbucks locations generally close at 10:00pm.
3. Starbucks has compromised and agreed to reduce delivery hours between the 8:00am to 6:00pm daily. They were initially proposing longer delivery hours.

### New Property Signs

1. The new Whittier Blvd. sign will be included as a project condition of approval.
2. At the property owner's expense, a prominent, highly visible "DO NOT ENTER, PRIVATE PROPERTY" pole sign will be installed at the northeast corner of our

property. This will be included as a project condition of approval. This is for the benefit of the residents.

### Drive Thru Management Plan

1. Step 5. b. is removed. ~~“Starbucks will position a team member (employee) at the Chestnut Street driveway to direct vehicles entering from Chestnut Street into the property”~~. The drive thru management plan has been updated accordingly.
2. The resident’s analysis of the drive thru lane measurements is completely incorrect. First, the residents are describing the length for a single lane drive thru. We are proposing a double lane drive thru. Second, the mentioned overall length of the drive thru lane as being 170’ feet is incorrect, it is substantially longer. Third, the vehicle length allotted for each vehicle in the property site plan drive thru lane is not 11 feet, it is well over 15.7 feet for each vehicle. The proposed property site plan, including the design of the drive thru lane and the proposed Chestnut Street driveway, has been reviewed and approved by Starbucks, the property owner’s traffic engineer LSA, and the City of La Habra Traffic Engineer.
3. The detailed queueing analysis report compiled by the traffic engineering firm LSA has concluded that the proposed dual drive thru lane is adequate for Starbucks at the property and a Chestnut Street driveway is acceptable. This finding has also been reviewed and approved by the City of La Habra Traffic Engineer.
4. Starbucks conducted a project sales report and found this location is not expected to be busy, as there is a Starbucks located at Harbor and E. La Habra Blvd. which is located less than 1 mile away, and a Starbucks located at Beach and Whittier that is located approximately 1.6 miles away.
5. Once Starbucks opens for business, the drive thru management plan is subject to the review of the City of La Habra Traffic Engineer.

### Chestnut Street

1. The property owner will reseal the southbound lane of Chestnut Street. With the approval of the neighboring property, the northbound lane of Chestnut Street will be resealed as well.

### Building Demolition

1. The existing building will be demolished by a licensed contractor and in accordance with applicable laws.

2. Construction vehicles will be directed to stay adjacent to the Starbucks property on Chestnut Street.

#### Resident Recommendations

1. The residents have the option, if they choose, to contact the City of La Habra and/or Caltrans to discuss a traffic light or other suitable choices for the street intersection.
2. The residents have the option, if they choose, to implement street striping on their property, acceptable to the City of La Habra.