

June 27, 2024

The Resident Owners on North Chestnut St. have reviewed the documentation received from Rodney Rivani, via email, on June 12, 2024. We continue to have concerns and are not fully in agreement or support of the documentation he has provided for the proposed Starbuck's Development. We provide the following bullet points that we are not in agreement, need clarification, or additional research/detail:

1. We are not in agreement with the updated drive through management plan as it relates to the entry and exit on Chestnut St. We ask that this entry/exit on Chestnut St be eliminated completely and that the entry off Chestnut St is only used as an ingress for Waste Management, Emergency vehicles, etc. Several of the Planning Commissioners noted during the April 22, 2024 Planning Commission Hearing that they would be in support of eliminating the Chestnut St driveway entrance/exit.
2. We asked that the proposed Starbuck delivery hours of 8 am – 6 pm be more finely defined and not left with a 10-hour open window. In our April 22, 2024 Planning Commission Hearing, Shannon Dalton from Starbucks stated that deliveries for this location could be made around 8 pm and added that it is not a set standard. 8 pm is later than the noted times. We ask that the delivery times be more closely defined. We would also assume that the delivery hours will work around Starbuck's busier times of day for safety and in order to reduce interference with customer sales.
3. Starbuck hours of operation are noted as 5 am – 9:30 pm. This proposed Starbucks is much closer to a residential area than other Starbucks in our area. We ask that the closing time be changed to 9 pm in consideration and courtesy to the local residents.
4. There are multiple questions regarding Mr. Rivani's and the property owner's response to install a new 8' north perimeter block wall. This block wall was suggested by the Planning Commissioners at the April 22, 2024 meeting where they noted to raise the (current) wall from 6' to 8'. There has been some misinformation on the current height of the wall. It is currently not 8'; the highest elevation on the proposed Starbuck's property side is 6'6" and it tapers down from that height. This wall does not go the entire length of the property as shown in the property rendering. It currently stops at the Townsend's garage. It is a hollow brick block wall. It is noted by the Traffic Manager that the last 5 linear feet of the east end of the wall must be no higher than 3' for safety reasons. Kathy Townsend had a conversation with Sonya Lui on June 26th and Sonya stated she needs to do some research to determine if (City) code will allow the wall to extend to 8'. If the current wall is replaced, the Townsends require that their current gate going into their property (which is attached to the wall) be replaced and a new gate properly installed at the expense of the property owner. The current gate is custom made. Mr. Rivani has indicated that he will replace the wall and gate at property owner's expense. We are waiting on code clarification from the City. Additionally, we agree with Mr. Rivani that if the

wall and the gate are replaced, the construction schedule for the new wall/gate will be coordinated with the Townsends.

5. Mr. Rivani has noted that a highly visible "DO NOT ENTER, PRIVATE PROPERTY" pole sign will be installed at the northeast corner of the Starbuck's property at the expense of the property owner. We would request that there be two of these signs installed on both sides of Chestnut St at the property owner's expense. We believe 2 signs would further benefit the residents of Chestnut St in keeping unwanted traffic from driving into the residential area of Chestnut St.
6. Mr. Rivani has noted that the property owner will reseal the southbound lane of Chestnut St (with proper neighboring approval) and the northbound lane of Chestnut St. We ask for clarification on this and request that Chestnut St be grind and sealed, both lanes, all the way to the North end of Chestnut St. and the South end to Whittier Blvd once all demolition and construction is completed.

Several other items that the Resident Owners previously noted have not been addressed and are listed below:

Resident Owners request that conditions be included that the City would follow up with the Resident Owners at **6 months, 1 year, and 2 years** to see if our concerns regarding traffic management, traffic congestion, and noise levels have been addressed by conditions and recommendations put in place. We further ask how this monitoring will be completed and by whom. We ask that any reports created by these conditions be provided to the Resident Owners.

Resident Owners request that they receive a written, detailed plan and timeline on the demolition of the old Elks building. We are concerned with the noise level of the demolition and construction which will affect our neighborhood and especially the Townsend's Triplex residents. We request that the demolition plan includes addressing the removal of hazardous waste (Asbestos) that we understand is in the building and provide provision for cleanup of dirt, debris, etc. on adjacent properties created by the demolition and construction.

Resident Owners request that the Mr. Rivani and the property owner put in place written restrictions for any construction vehicles entering the residential area of Chestnut St. These written restrictions will be shared with the residential owners on Chestnut St. There should be no large construction vehicles going north on Chestnut St and in the residential area of the street in order to turn around etc. Any and all road damage needing repair/replacement caused by construction vehicles, dump trucks, etc. will be at the expense of the property owner.

We reserve the right to add to our noted concerns and requests regarding the proposed Starbucks development.

We also strongly request to have a face-to-face meeting with Rodney Rivani, property owner representative, Sonya Lui Planning Manager for the City of La Habra and a representation from Starbucks. We request that this meeting will take place prior to the next Planning Commission Hearing where this proposed Starbuck Development is on the agenda.

Please note that "property owner" referred to in this and all previous documents is the owner of the property located at 541 E. Whittier Blvd and proposed Starbuck Development location. Rodney Rivani is the property owner's representative.

Respectfully submitted by the Resident Owners of the Properties on North Chestnut St., La Habra.

Names:

Linda Bennett, 960 Chestnut St La Habra

Laurel and Tony Martinez, 961 Chestnut St La Habra

Huy and Pauline Nguyen, 900 Chestnut St La Habra

Gary Takessian, Owner Apartments at 831-839 ½ Chestnut St La Habra

Tom and Kathy Townsend, Owners (occupied) Apartments at 821-829 Chestnut St La Habra

Jesse Vidro, 901 Chestnut St La Habra

(Arthur) Dan Wood, 940 Chestnut St La Habra

Deanne Zamora and Steve Zamorano, 941 Chestnut St La Habra

CC via email 6/27/2024

Rodney Rivani

Sonya Lui

Michael Plotnik