

541 E. Whittier Starbucks
*Applicant's Response Summary (Planning Commission
hearing on 4/22/24)*

Property Conditions of Approval

1. The existing north perimeter wall will be removed. A new solid masonry wall will be constructed along the north side of the property, similar to the new north wall constructed at the Starbucks on Beach Blvd. & Whittier Blvd. This new wall will be a minimum of 8' feet in height.
2. Starbucks will close at 9:30pm daily to match the closing time of the Starbucks location at Beach & Whittier.
3. Deliveries will be made at the property between the hours of 8:00am to 6:00pm daily. These delivery hours are less than the Starbucks at Beach & Whittier.
4. Drive Thru Management Plan: Step Plan for the Chestnut Street driveway.
 - a. Place a prominent, highly visible sign at the Whittier Blvd. driveway that includes the Starbucks logo and "DRIVE THRU" to direct customers to enter the property from Whittier Blvd. This concept is similar to what was implemented for the Starbucks on Beach Blvd. & Whittier Blvd.
 - b. During the peak hour times, if the drive thru lane exceeds its capacity and vehicles are backing up close to the Chestnut Street driveway, Starbucks will position a team member with a wireless headset at the Chestnut Street driveway to take orders prior to the order board, and direct vehicles entering from Chestnut Street into the property, to avoid any vehicles backing up onto Chestnut Street.
 - c. In the event 4.b. above does not work, Starbucks will open the Chestnut Street driveway entrance lane daily at 8:00am.
 - d. In the event both 4.b. and 4.c. above do not work, Starbucks will close the Chestnut Street driveway entrance for customer access. Customers will enter the property from Whittier Blvd. The Chestnut Street driveway will become an exit only. Only waste management, utility companies, and emergency vehicles will be able to enter from the Chestnut Street driveway.

Resident Recommendations

A. The Chestnut Street residents can get in touch with CalTrans and request either “Keep Clear” striping at the Whittier and Chestnut Street intersection, or a new traffic light at the Whittier and Chestnut intersection. It will be at CalTrans discretion to approve and implement the request, based on the La Habra Traffic Engineer’s comments.

B. The Chestnut Street residents have a few options they can explore, as discussed with the La Habra Traffic Engineer, and with the review and approval of the City of La Habra, to limit vehicle access in the Chestnut Street residential area by placing:

- i. A gate on Chestnut Street at the entry of the residences, or in a location they feel is appropriate within their property line.
- ii. Prominent, highly visible “DO NOT ENTER, PRIVATE PROPERTY” pole signs on Chestnut Street at the entry of the residences.
- iii. Striping and/or surface street reflectors on Chestnut Street at the entry of the residences.
- iv. A new speed bump on Chestnut Street at the entry of the residences.
- v. A prominent, highly visible “DO NOT ENTER, PRIVATE PROPERTY” pole sign at the northeast corner of our property.