File: PL 22-3755
9201 Las Tunas Drive
Conditional Use Permit

Planning Commission Meeting

January 23, 2024

Project Description

- **Proposed Use**: Drive-thru tea business (Seven Leaves Café)
- **Size**: 549 SF
- 2-3 employees at any one time
- **Previous Use**: Alta Dena Dairy, 648 S.F.
- **Surrounding Uses**: flower shop, auto repair shop, restaurants, retail, and offices

Project Location



Zoning



Las Tunas Commercial: **LTC**

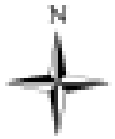
Existing Building (Las Tunas side)

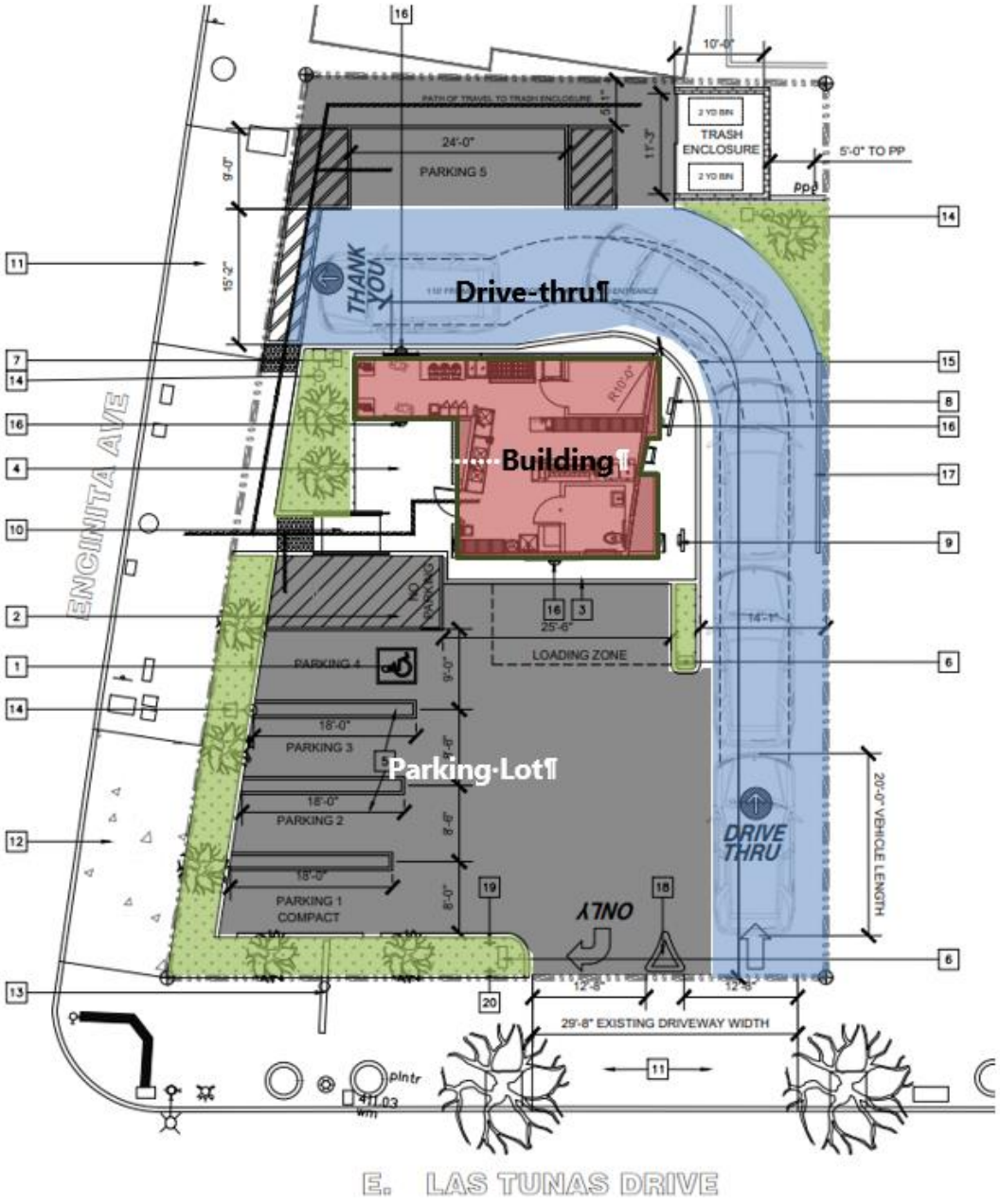


Existing Building (Encinita side)



Proposed Site Plan





Proposed Front Elevation (Las Tunas)



Proposed Side Elevation (Encinita)



Required CUP Findings

- Complies with zoning code
- Consistent with general plan/specific plan
- Compatible with adjacent land uses
- Adequate access to/from/within site; adequately served by public facilities/services
- Not detrimental to property/improvements or general welfare of city

Background

- Previously reviewed by PC on July 25, 2023
- Concerns regarding traffic impacts
- Queue overflowing onto Las Tunas
- Applicant requested to do further study

Issues

- Traffic
- Parking
- Design
- Neighborhood Compatibility and Noise

TRAFFIC

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Queuing Study

- Study performed at three sites:
  - Westminster
  - Rowland Heights
  - Fountain Valley
- Weekdays and Weekends
- Morning and evening hours

Queuing Study Results

- 95th Percentile: 5 vehicles or less
- 4 occasions queue extended to 6-7 vehicles

- Rowland Heights: Saturday- 12pm, 1:20pm, 4pm
- Westminster: Saturday- 2:35pm

- High-volume periods 5 minutes or less

Queuing Study Analysis

- Temple City location capacity: 5.5 vehicles
- If 6-7 vehicles, will obstruct right-of-way
- Risk of rear-end collisions
- Blocking the curb lane
- Obstructing pedestrian access

Possible Solutions

- **Condition**: take orders ahead of ordering board before cars extend into right-of-way (#1)
- **Condition**: designate parking space for large/online orders to wait (#2)
- **Condition**: right turns only onto Las Tunas (#3)

<u>Additional Option</u>:

- Remove Parking Spaces on Las Tunas Drive

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Remove Parking Spaces on Las Tunas Drive



Remove Parking Spaces on Las Tunas Drive

- Only if queue extends into Las Tunas Drive on consistent basis
- CD Director can refer to Transportation and Public Safety Commission

Level of Service Analysis

- "Level of Service" analysis assessed impact on Las Tunas and Encinita Avenue
- Level of Service A: low volumes and no delays
- Peak hours: significant number SB vehicles waiting at signal
- Function of signal light prioritizing Las Tunas; not intersection capacity

Prohibiting Left Turns on Encinita

- Not necessary to prohibit left turns from the drive-thru onto Encinita Avenue
- **Condition**: Applicant must paint "Keep Clear" sign in the south-bound roadway in front of drive-thru (#4)
- Allows vehicles to exit driveway and not delay the queue

PARKING

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Parking

- No striped parking spaces at current site
- **Parking standard**: 1 per 100 SF
- 5 spaces provided

- Parking space in rear is parallel to drive-thru
- Difficult for patrons to use
- **Condition**: Make “employee only” (#11)

Parking

- Applicant will add new exterior lighting
- Average luminance level: 2 foot-candles

- **Condition**: Provide shielding on northeast light fixture to reduce spill-over (#17)

Parking

- Applicant will add new exterior lighting
- Average luminance level: 2 foot-candles

- **Condition**: Provide shielding on northeast light fixture to reduce spill-over (#15)

DESIGN

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Design

- Reuses existing building
- Small addition

- New roof design
- Varying wall planes
- Multiple finish materials
- Added visual interest

Design

- **Condition**: provide info on materials for vertical wall decorations (#6)

- **Condition**: provide greater articulation and depth on elevations (#7)

- **Condition**: revise design of side door to make less conspicuous (#9)

NEIGHBORHOOD COMPATIBILITY

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Neighborhood Compatibility

- Dairy built in 1962; closed in 2020
- Proposed use consistent with previous use
- Zoning is Commercial
- Nearest residential R-3 property 93 feet away
- Nearest R-1 property 130 feet away

- Drive-through; no on-site dining
- Hours: 7am – 10pm, daily

Neighborhood Compatibility

- **Condition**: No emptying bottles between 9pm-7am (#9)
- **Condition**: No parking delivery vehicles on residential streets (#8)
- **Condition**: Video surveillance system (#12)
- **Condition**: Trash receptacles near walk-up counter (#13)
- **Condition**: Outdoor speakers with automatic noise reducing technology (#14)

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Recommendation

Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 22-3755 subject to the conditions of approval