



AGENDA
REGULAR MEETING OF THE
LA PUENTE PLANNING COMMISSION
COUNCIL CHAMBERS
15900 EAST MAIN STREET, LA PUENTE
FEBRUARY 3, 2026 AT 7:00 PM

CALL TO ORDER

ROLL CALL

COMMISSIONERS: Maes, Dudley, Hernandez, Penson, Paz

PLEDGE OF ALLEGIANCE

ORAL COMMUNICATIONS

If you wish to address the Planning Commission on an item other than public hearing matter, please complete the Request for Oral Presentation form and submit it to the Administrative Assistant no later than prior to the conclusion of the first speaker's remarks.

A. MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS

A.1 READ AND APPROVE THE MINUTES OF THE PLANNING COMMISSION MEETING OF DECEMBER 2, 2025

Staff Recommendation: It is recommended that the Planning Commission waive the reading and approve the Minutes of the Planning Commission meeting of December 2, 2025.

B. UNFINISHED BUSINESS OF THE PLANNING COMMISSION

C. PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION

C.1 CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING MINOR USE PERMIT NO. 25-01, TO ALLOW THE OPERATION OF A DRIVE-THROUGH FOR A NEW RESTAURANT AT 1411 NORTH HACIENDA BOULEVARD AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Staff Recommendation: It is recommended that the Planning Commission: (1); adopt Resolution No. 26-1593 approving Minor Use Permit No. 25-01, a request to allow the operation of a drive-through for a new Dutch Bros Coffee at 1411 North Hacienda Boulevard; and (2) adopt Resolution No. 26-1594 approving Site Plan and Design Review Application No. 25-54, a request to allow the construction of a new 1,025 square foot Dutch Bros Coffee building at 1411 North Hacienda Boulevard; and (3) direct staff to file a Notice of Exemption regarding the same.

D. NEW BUSINESS TO BE CONSIDERED BY THE PLANNING COMMISSION

D.1 CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW NO. 25-54, TO ALLOW THE OPERATION OF A DRIVE-THROUGH FOR A NEW RESTAURANT AT 1411

NORTH HACIENDA BOULEVARD AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Staff Recommendation: It is recommended that the Planning Commission: (1); adopt Resolution No. 26-1593 approving Minor Use Permit No. 25-01, a request to allow the operation of a drive-through for a new Dutch Bros Coffee at 1411 North Hacienda Boulevard; and (2) adopt Resolution No. 26-1594 approving Site Plan and Design Review Application No. 25-54, a request to allow the construction of a new 1,025 square foot Dutch Bros Coffee building at 1411 North Hacienda Boulevard; and (3) direct staff to file a Notice of Exemption regarding the same.

ORAL COMMENTS FROM PLANNING COMMISSION

ORAL COMMENTS FROM STAFF

ADJOURNMENT

AVAILABILITY

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at City Hall located at 15900 E. Main Street, La Puente, during normal business hours. In addition, such writings and documents will be posted on the City's website at <http://www.lapiente.org>.

AMERICANS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a Planning Commission meeting or other services offered by the City, please contact the Administrative Assistant at (626) 855-1500. Notification at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

CERTIFICATION

I hereby certify under penalty of perjury, under the laws of the State of California, that the foregoing agenda was posted in accordance with the applicable legal requirements.

Dated January 29, 2026.

_____/s/_____
Abraham Tellez, Planning Commission Secretary

**MINUTES
LA PUENTE PLANNING COMMISSION
REGULAR MEETING OF
DECEMBER 2, 2025**

Per Robert's Rules of Order Newly Revised 10th Edition, minutes are a record of the actions taken by the body. These minutes do not include a summary of the discussion but only reflect the action taken by the body. A complete audio recording of this meeting is available on the City's website www.lapuate.org

A Regular meeting of the Planning Commission of the City of La Puente was held in the Council Chambers of City Hall, 15900 East Main Street, La Puente, California, on Tuesday, December 2, 2025, at 7:00 p.m.

CALL TO ORDER:

Chairman Maes called the meeting to order at 7:00 p.m.

ROLL CALL: Commissioners: Maes, Dudley, Hernandez, Paz and Penson.

Commissioners present: Maes, Dudley, Hernandez, Paz and Penson.

Commissioners absent: None.

Staff present: Development Services Director Tellez, Senior Planner Galvan, Assistant Planner Iñiguez, Administrative Assistant Ramirez and Associate Attorney De Leon.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Maes.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSION: None

SELECTION OF CHAIR AND VICE-CHAIRPERSON

Administrative Secretary Ramirez asked if there were any nominations for Chairperson for the upcoming year.

Commissioner Dudley nominated Commissioner Maes for Chair. With no other nominations, Administrative Secretary Ramirez called for a verbal Roll Call vote:

AYES	Maes, Dudley, Hernandez, Paz and Penson.
NOES:	None.
ABSTAIN:	None.
ABSENT:	None.

Chairman Maes then called for nominations for Vice Chair for the upcoming year.

Chairman Maes nominated Commissioner Dudley for Vice Chair, with no other nominations, Administrative Secretary Ramirez called for a verbal roll call vote:

AYES	Maes, Dudley, Hernandez, Paz and Penson.
NOES:	None.
ABSTAIN:	None.
ABSENT:	None.

A. MINUTES OF THE PREVIOUS PLANNING COMMISSION:

A-1 READ AND APPROVE THE MINUTES OF THE SPECIAL PLANNING COMMISSION MEETING OF MAY 21, 205 AND THE REGULAR MEETING OF JULY 1, 2025.

A motion was made by Chairman Maes to waive the reading and approve the Minutes of the Special meeting of May 21, 2025 and the Regular Planning Commission meeting of July 1, 2025, as presented: Seconded by Commissioner Dudley. The motion carried with the following roll call vote:

AYES	Maes, Dudley, Hernandez, Paz and Penson.
NOES:	None.
ABSTAIN:	None.
ABSENT:	None.

B UNFINISHED BUSINESS OF THE PLANNING COMMISSION: None.

C. PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:

C- 1 CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA CONSIDERATION A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 10 (ZONING), CHAPTER 10.10 OF THE LA PUENTE MUNICIPAL CODE TO REPEAL AND REPLACE THE ACCESSORY DWELLING UNIT (ADU) PROVISIONS TO COMPLY WITH STATE LAW AND FINDING THE AMENDMENT EXEMPT FROM CEQA PURSUANT TO SECTION 15303

Senior Planner Galvan presented the staff report. With no questions from the Commission, Chairman Maes opened the public hearing at: 7:12 p.m.

With no comments from the public, Chairman Maes closed the public hearing at 7:13 p.m.

A motion was made by Commissioner Dudley that the Planning Commission: (1) adopt Resolution No. 25-1592, recommending that the City Council adopt an ordinance repealing and replacing Section 10.10.080 (Accessory Dwelling Units) of Title 10 (Zoning) of the LPMC, to ensure consistency with current state law; and (2) direct staff to file a Notice of Exemption regarding the same.

Second, by Chairman Maes. The motion carried with the following roll call vote:

AYES	Maes, Dudley, Hernandez, Paz and Penson.
NOES:	None.
ABSTAIN:	None.
ABSENT:	None.

D. NEW BUSINESS BEFORE THE PLANNING COMMISSION: None

ORAL COMMENTS FROM COMMISSION:

Commissioner Paz stated that he would like to wish everyone and staff a Merry Christmas and a Happy New Year.

Chairman Maes thanked the Commissioners for his nomination as Chair for the upcoming year and wish everyone happy holidays.

ORAL COMMENTS FROM STAFF:

Director of Development Services Tellez announced some upcoming festivities. Wednesday, December 3rd is the annual Tree Lighting Ceremony. Friday, December 5th is the annual Holiday Parade. The city will be closing streets throughout the parade route, please contact Norma if you have any questions. There are no items for the upcoming January 2026 planning commission meeting, that meeting will be cancelled. Please note that the city does have a holiday closure for the holiday closure. The closure will begin on December 22, 2025 through January 5, 2026. Senior Planner Galvan is working very closely with our consultants with requirement to amend our Municipal Code which could go before the City Council in May or June of 2026. We have other upcoming items such as: General Plan, Local Hazard Mitigated Plan, CalFire, and FEMA then make a recommendation to the City Council

ADJOURNMENT:

With no further business before the Planning Commission, Chairman Maes adjourned the meeting at 7:15 p.m.

Chairman, Allen Maes

Planning Secretary, Abraham Tellez



**City of La Puente
Planning Commission
Agenda Report**

To: Chairperson and Planning Commission For meeting of: February 3, 2026

From: Abraham Tellez, Director of Development Services
Karen Iniguez, Assistant Planner

Subject: CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING MINOR USE PERMIT NO. 25-01, TO ALLOW THE OPERATION OF A DRIVE-THROUGH FOR A NEW RESTAURANT AT 1411 NORTH HACIENDA BOULEVARD AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

CONSIDERATION

Gurinder Kehr, Dutch Bros, LLC (“Applicant”) on behalf of Shawn Nourafshan, Wind Chime Properties, LP submitted applications for a Site Plan and Design Review (“SPDR”) and a Minor Use Permit (“MUP”) to construct and operate a 1,025 square foot restaurant building (Dutch Bros Coffee) with a drive-through (“Project”) on the property located at 1411 North Hacienda Boulevard (“Property”).

PUBLIC HEARING NOTICE

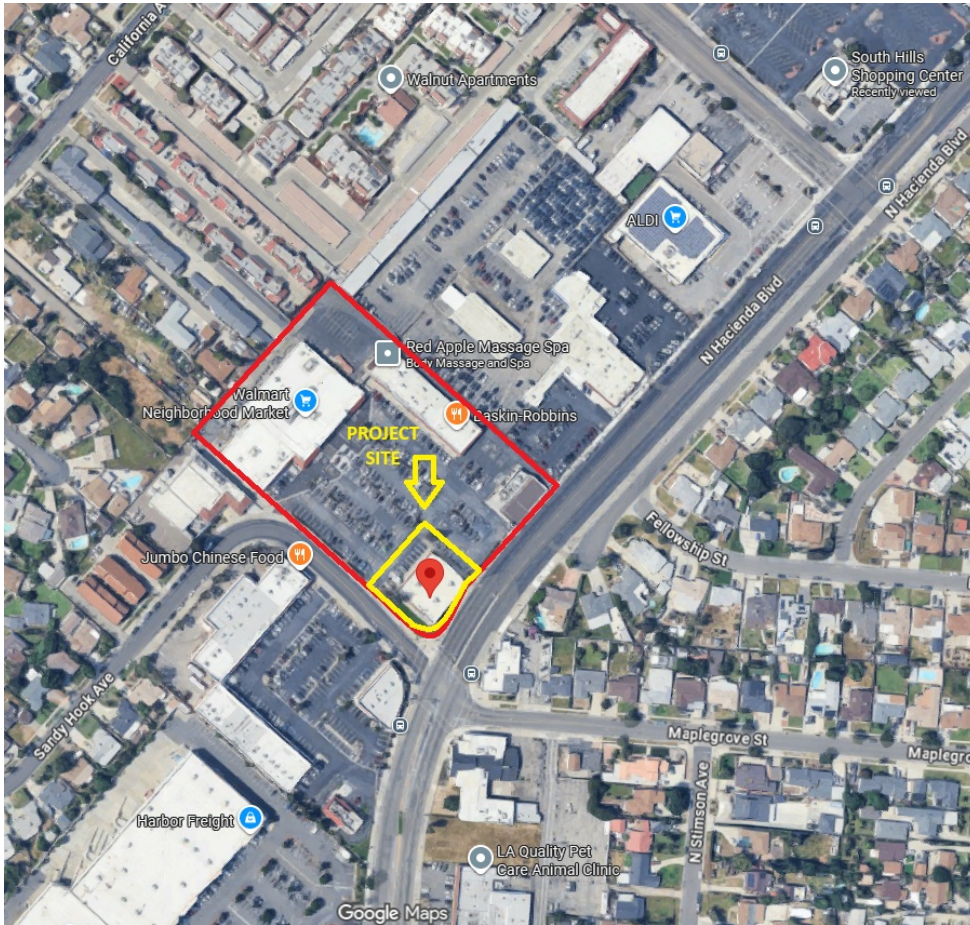
The public hearing notice has been published in accordance with Section 10.116.020 of the La Puente Municipal Code (“Code”). On January 20, 2026, a hearing notice was sent to the San Gabriel Valley Tribune for publishing on January 22, 2026. A mailing notice was sent to the property owners within 300 feet of the subject Property on January 22, 2026. Hearing notices were also posted at the subject property, City Hall, Community Center, and the Los Angeles County Public Library on January 22, 2026.

DESCRIPTION OF PROPERTY AND IMPROVEMENT

The site is located on the northwest corner of Hacienda Boulevard and East Maple Grove Street (see Exhibit “A”, Location Map). The Property and project site is a separate 20,076 square foot parcel (Parcel 1, APN: 8471-020-031) located on the southeast corner of the 61,105 square foot multi-tenant shopping center (La Puente Village, Parcel 2, APN: 8471-020-033).

The site is located in the Hacienda Commercial Corridor according to the General Plan and is surrounded by various uses, including several restaurants, stores and professional offices. The frontage street adjacent to the Property is fully improved with sidewalk, curb, and gutter to provide pedestrian and vehicular access to the Property.

EXHIBIT A – LOCATION MAP



ANALYSIS

General Plan Consistency

The City’s Zoning Ordinance establishes specific land uses and development standards that are unique to their zoning “districts” and that support and are consistent with the land use designations of the General Plan. The subject Property is zoned, C-2, General Commercial, which is consistent with the General Commercial designation of the General Plan. The proposed café with a drive-through is permitted in the zone, subject to an MUP, which is a use that is consistent with the General Plan. The Project will promote the goals of the General Plan, specifically Goal 1: Policy 1.1, by attracting and retaining a diverse array of businesses along Hacienda Boulevard that provide a wide variety of goods and services to the local market.

SURROUNDING ZONES AND LAND USES

	Existing Zoning	General Plan Designation	Land Use
<i>Subject Property</i>	C2	GC (General Commercial)	Shopping Center
North	C2	GC (General Commercial)	Multi-Tenant Commercial and Auto Sales Lot
South	C2	GC (General Commercial)	Shopping Center
East	Unincorporated LA County	Unincorporated LA County	Medical Clinic and SFR
West	C2	GC (General Commercial)	Shopping Center

DISCUSSION

The Applicant proposes demolishing the existing 8,069 square foot building constructed in 1996, to allow for the new construction of a 1,025 square foot Dutch Bros Coffee with a drive-through. As part of the project, the existing building will be demolished to accommodate for Dutch Bros Coffee with drive-through lanes and enhanced landscaping.

Background

The existing building was constructed in 1996 for a “PARTY U.S.A.” automobile retail store located within the existing commercial shopping center, La Puente Village. According to city records, the Property changed ownership in 1999, with automobile retail operations continuing. Under new ownership, “Auto Zone” operated at the location with records indicating closure around 2024. As part of an expansion effort to their services, AutoZone relocated to 1661 North Hacienda Boulevard, resulting in the vacancy of the site. On July 24, 2025, the Applicant submitted a Site Plan and Design Review application for a new Dutch Bros Coffee, and a Minor Use Permit application to allow for drive-through use.

Site Plan and Design Review

Proposed Project

Pursuant to Section 10.94.030(B)(1) of the City’s Code, the Planning Commission is the appropriate review authority for the Site Plan and Design Review application to allow the construction of a commercial building in the C-2 zone. Upon demolition of the existing building, the Applicant proposes constructing a new 1,025 square foot Dutch Bros Coffee.

The Project layout provides improved vehicular circulation and pedestrian accessibility at the south side of the shopping center. It incorporates a dual-lane drive-through which will wrap around the perimeter of the building before merging into a single service lane as it approaches the drive through service window. The Dutch Bros Coffee is situated along North Hacienda Boulevard and East Maple Grove Street (See Exhibit “B”, Architectural Plans). City staff are of the opinion that the proposed Dutch Brothers building layout and resulting circulation is the best and most efficient site design option. However, should any unforeseen issues arise, Condition No. 5 has been included in the Minor Use Permit Resolution allowing the Development Services Director and City Engineer to approve any minor changes that mitigate any on-site circulation issues that are identified once operational (See Exhibit “E”, MUP Resolution No. 26-1593)

The proposed floor plans will consist of a 756 SF production area, a walk-in cooler, one (1) restroom, and a manager’s office.

Development Standards

The proposed Dutch Bros Coffee meets the C2 development and design standards, as described in the City’s Code, including but not limited to setbacks, building height, and floor area ratio. The following table demonstrates compliance with the development standards.

C2 Development Standards	Required	Proposed
Building Height	30’-0” Maximum	24’-0”
Setbacks		
<i>Front</i>	5’-0” Minimum	5’-0”
<i>North Side (Interior)</i>	0’-0” Minimum	0’
<i>South Side (Street Side)</i>	10’-0” Minimum	10’-0”
<i>Rear</i>	5’-0” Minimum	5’-0”
Floor-Area Ratio	0.75 Maximum	0.051

Design and Materials

The architectural style of the proposed building is one of several standard models for the current generation of Dutch Bros Coffee. The building exterior design incorporates a modern commercial design with contemporary color palette that aligns with the Dutch Bros Coffee brand. Primary elevations are clad in stucco finished in Dutch Bros Coffee dark gray and light gray, including the parapet, to maintain continuity with existing building colors. Fiber cement siding in Dutch Bros blue is introduced as a controlled accent, providing brand recognition through a muted, architectural application rather than a dominant feature. Stone veneer and stone sill elements are specified per manufacturer standards in a pewter finish, adding material texture and depth. Awnings and downspouts are finished in dark gray to visually unify the building and support a cohesive, modern exterior composition. (See Exhibit “B” Architectural Plans)

Signage Requirements

The Signage submitted is consistent with typical Dutch Bros Coffee branding is included as part of the approval. The Sign Package includes free-standing pole signs and directional signs. The proposed signs have been reviewed and comply with the sign regulations of Chapter 10.34 of the City's Code.

Parking

Pursuant to Section 10.30.060 of the City's Code, a shopping center consisting of less than 50% of the total floor area dedicated to eating establishments may provide parking at a ratio of 1 space per 300 square feet of the total building area. The total building area at the shopping center after construction of the Project will be 50,651 square feet, requiring 169 parking spaces (1:300 ratio) in total. At the completion of the Project, the shopping center will provide a total of 219 parking spaces resulting in a surplus of 50 spaces.

Drive-through and Landscaping

The drive-through further meets minimum requirements of Section 10.50.090 (Drive-through and Drive-up Facilities) of the LPM. The property will be reconfigured to accommodate a different layout consisting of a drive-through and resulting in the existing seventeen (17) parking spaces to be reduced to one (1) ADA parking space on the subject Property. The drive-through will accommodate a total of twenty-three (23) vehicles in the queue. Although a parking credit cannot be applied for the drive-through, the Property benefits from a shopping center parking ratio since it reciprocates vehicular access, circulation, and parking as part of the entire shopping center.

Furthermore, the applicant provided a conceptual landscape plan for the depicted-on Sheet LP-1. The precise landscape and irrigation plan for the entire site will be provided at the time of plan check. The landscaping design will be consistent with all requirements of the Chapter 10.32, ("Landscaping"), of the LPMC, and all applicable provisions of the State of California Model Water Efficient Landscape Ordinance.

Minor Use Permit

Pursuant to Section 10.12.020 of the LPMC, an MUP is required for drive-through facilities in the C-2 (General Commercial) zone. The proposed drive-through meets the requirements specified in LPMC Section 10.50.090, which establishes locational and operational criteria for drive-through facilities serving restaurants.

The proposed drive-through provides two-lanes with twenty-three (23) available vehicle stacking spaces. Dutch Bros Coffee does not utilize a speaker box or static menu board for ordering. To reduce the number of stacking vehicles Dutch Bros Coffee innovative "runner system" where employees take orders in the queue using handheld point-of-sale devices to expedite services. When the runner system is in use employees engage with customers in line, transmitting orders in real-time to the interior drink preparation stations so beverages are ready before customers reach the window. Runners may also process payments ahead of time to further streamline the pick-up process.

There will be approximately three (3) or four (4) Dutch Bros Coffee staff members dedicated to the drive-through throughout the day to take orders and receive payments. One (1) person's sole responsibility will be traffic control. Tactics that will be utilized will be to instruct vehicles to pull forward, direct cars into the

waiting area or the escape lane if needed, and ensure no cars are not blocking traffic flow. Dutch Bros Coffee will require their staff to attend a monthly meeting to discuss traffic plans and require staff before each shift to have a traffic strategy.

ENVIRONMENTAL ANALYSIS

The proposed Project involves the construction and operation of a new 1,025-square-foot Dutch Bros Coffee with a drive-through. Staff determined that the proposed Project is exempt from the California Environmental Quality Act (“CEQA” - Public Resources Code § 21000 et seq.) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) as a result of the following findings:

- a. The Project is consistent with the General Plan designation of General Commercial and Goal 1 and Policy 1.1 of the General Plan Community Development Element in that the Project contributes to the variety of retail and commercial services offered and to La Puente's long-term fiscal health. Furthermore, the Project is a conditionally permitted use in the C2, General Commercial Zone.
- b. The Project site is located within the City’s jurisdiction, on a 20,076 square foot lot (.461 acre lot), which is less than 5 acres, located within the City’s jurisdiction, and proposed within a commercial shopping center substantially surrounded by urban uses (in-fill).
- c. The Property has no value as a habitat for endangered, rare, or threatened species since it is currently developed with restaurant building and parking.
- d. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. All construction activities are subject to the City’s requirements that minimize dust and noise. The type of use will not generate pollutants that will negatively impact water quality since all wastewater is contained for disposal into the sanitary sewer system. Low Impact Development best practices and sediment and erosion control measures during construction activities will further minimize pollutants. No significant impacts on traffic are anticipated for this Project since adequate circulation with access to parking is provided on-site. Furthermore, the Project was evaluated based on Project Type Screening. Certain Project Types have been identified by the City as having a lower than substantial impact due to its local serving character. As the development has been identified as local-serving retail uses less than 50,000 square feet, the proposed Project has been identified to produce less than 110 daily trips.
- e. The site can be adequately served by all required utilities and public services. The proposed development is currently adequately served with all required utilities. The existing utilities can be accessed and/or directed for the proposed Project.

Because the Project qualifies for a Class 32 (In-Fill Development) exemption, Staff prepared a Notice of Exemption (see Exhibit “D”, Notice of Exemption).

RECOMMENDATION

It is recommended that the Planning Commission: (1); adopt Resolution No. 26-1593 approving Minor Use Permit No. 25-01, a request to allow the operation of a drive-through for a new Dutch Bros Coffee at 1411 North Hacienda Boulevard; and (2) adopt Resolution No. 26-1594 approving Site Plan and Design Review Application No. 25-54, a request to allow the construction of a new 1,025 square foot Dutch Bros Coffee

building at 1411 North Hacienda Boulevard; and (3) direct staff to file a Notice of Exemption regarding the same.

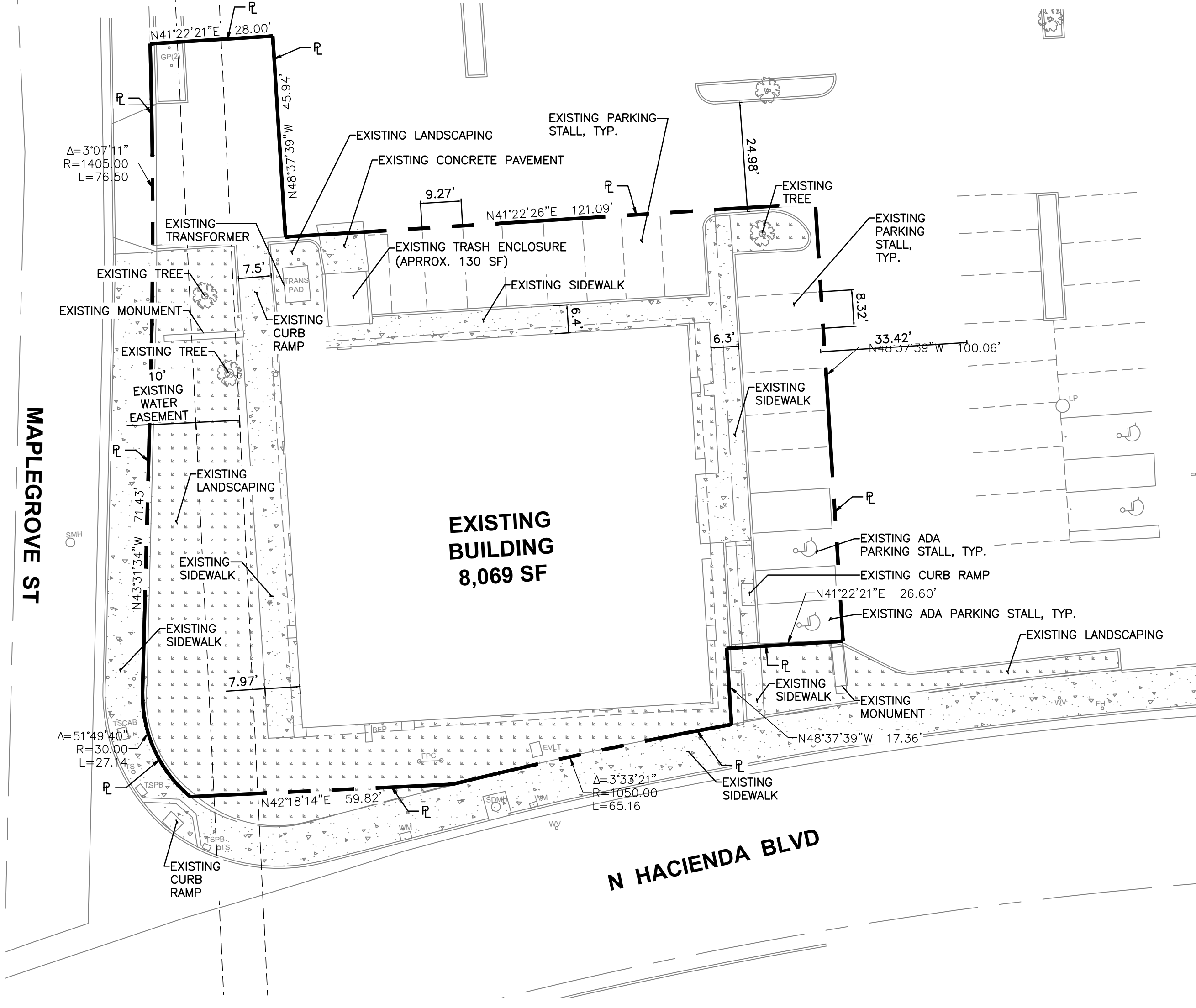
ATTACHMENTS

- A. Exhibit B - Architectural Plans
- B. Exhibit C - Sign Package
- C. Exhibit D - Notice of Exemption
- D. Exhibit E - MUP Resolution No. 26-1593

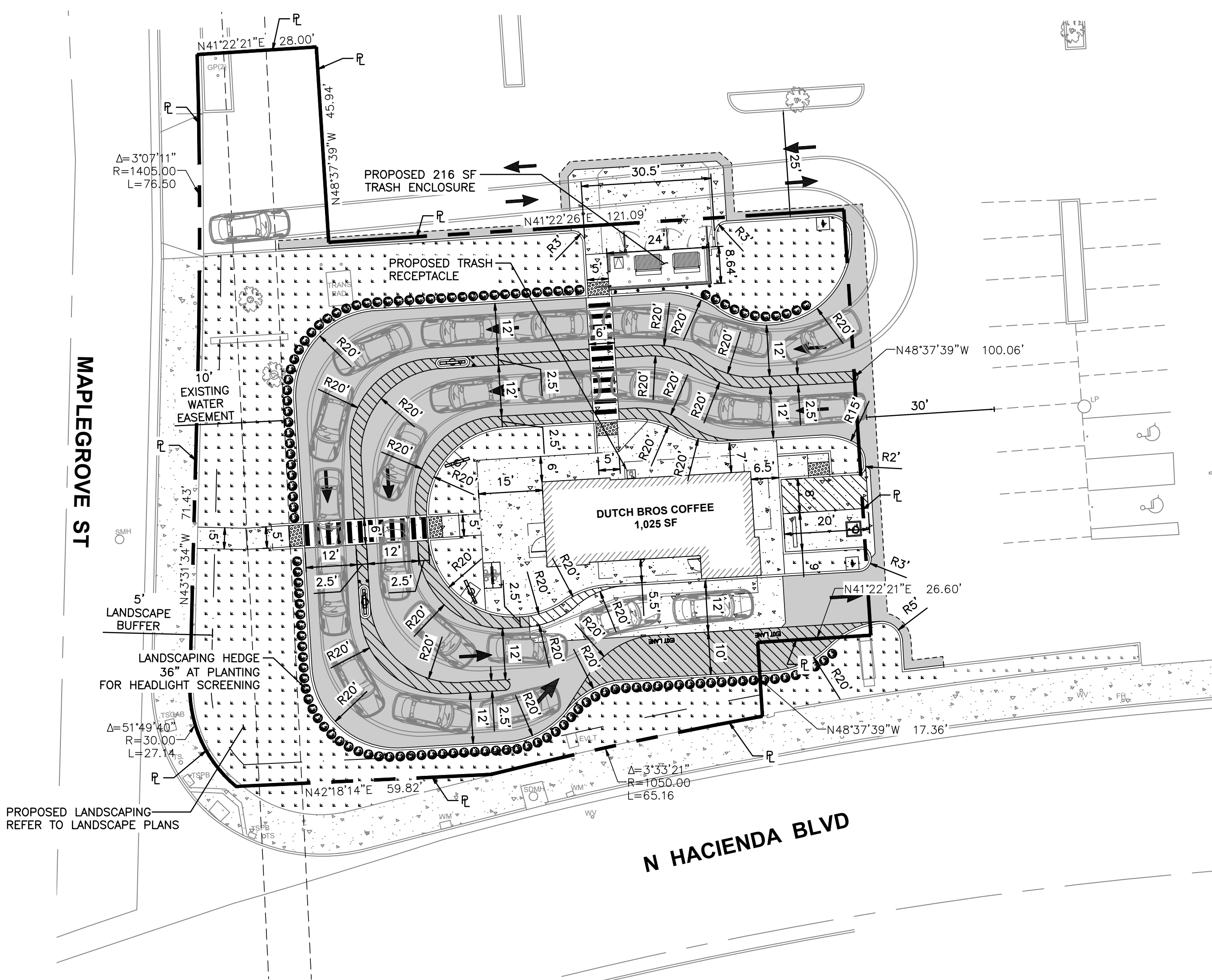
The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.

SITE PLAN
DUTCH BROS COFFEE - CA6106 - LA PUENTE, CA

EXISTING:



PROPOSED:



PROJECT DATA

EXISTING GROUND COVER SUMMARY:			
BUILDINGS (INCLUDES TRASH ENCLOSURE):	8,199 SF	(40.8%)	
PAVING (CONCRETE, ASPHALT, CURBS):	6,381 SF	(31.8%)	
LANDSCAPE:	5,496 SF	(27.4%)	
	20,076 SF	(100.0%)	

PROPOSED GROUND COVER SUMMARY:			
BUILDINGS (INCLUDES TRASH ENCLOSURE):	1,241 SF	(6.2%)	
PAVING (CONCRETE, ASPHALT, CURBS):	11,845 SF	(59.0%)	
LANDSCAPE (REMAINING):	6,990 SF	(34.8%)	
	20,076 SF	(100.0%)	

HACIENDA/MAPLEGROVE PARKING ANALYSIS
1411-1445 N. HACIENDA BLVD.
LA PUENTE, CA 91744

UNIT ADDRESS	SQ. FT.	TENANT NAME / BUSINESS TYPE	PARKING REQ'T.	NO. OF PARKING REQUIRED
1411	1,000	DUTCH BROS COFFEE	1/200	5.00
1415-1425	32,500	WALMART NEIGHBORHOOD MARKET	1/300	108.33
1427	1,500	FOOT MASSAGE	1/250	6.00
1429	1,200	THAI FOOD	1/100	12.00
1431-33	2,865	CLINIC	1/300	9.55
1435	447	EYEBROW THREADING	1/300	1.49
1437	700	BARBER SHOP	1/250	2.80
1439	1,100	WATERIA	1/300	3.67
1441-A	1,350	DENTIST	1/300	4.50
1441-B	1,080	EMPLYMENT AGENCY	1/250	4.32
1443	1,080	BASKIN-ROBINS	1/200	5.40
1443 1/2	1,500	INSURANCE	1/250	6.00
1445	4,329	VACANT/RETAIL SALES	1/300	14.43
TOTAL	50,651			184.0

PARKING SPACES PROVIDED	
STANDARD PARKING SPACES	205
VAN ACCESSIBLE PARKING SF	4
ACCESSIBLE PARKING SPACE	8
TOTAL CURRENT AVAILABLE	217

PROJECT DATA

NAME: DUTCH BROS COFFEE - LA PUENTE, CA

DESCRIPTION:
PROJECT PROPOSES TO DEMOLISH AN EXISTING AUTOZONE BUILDING FOR CONSTRUCTION OF A NEW 1,025 SF DUTCH BROS COFFEE ON A 0.46 ACRE PARCEL, LOCATED ON NORTHWEST CORNER OF HACIENDA BLVD AND MAPLEGROVE ST. THE PROPOSED IMPROVEMENTS INCLUDE DRIVE-THRU LANES, CUSTOMER PARKING, A NEW TRASH ENCLOSURE AND UPDATED LANDSCAPING.

ADDRESS: 1411 N HACIENDA BLVD, LA PUENTE, CA 91744

PARCEL AREA = 20,076 SQ. FT. (0.46 ACRES)

PARCEL #: 8471-020-031

ZONE: GENERAL COMMERCIAL, RETAIL (C-2)

SETBACKS:

- FRONT YARD: 5 FT
- SIDE YARD: 0 FT
- REAR YARD: 5 FT

EASEMENTS:

- 10FT EASEMENT(S) FOR WATER SERVICE FACILITIES AND RTIGHTS INCIDENTAL THERTO AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1966, RECORDING NO. 2236, BOOK D3268, PAGE 726, OFFICIAL RECORDS.

PROPOSED BUILDING AREA. = 1,025 SQ. FT.

PROPOSED TRASH ENCLOSURE. = 24' X 9'

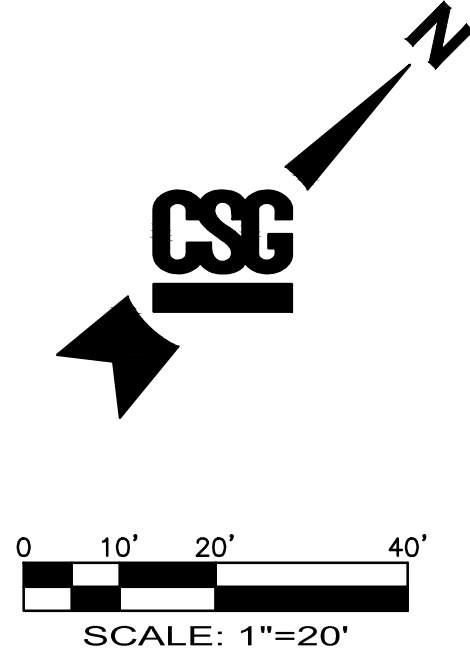
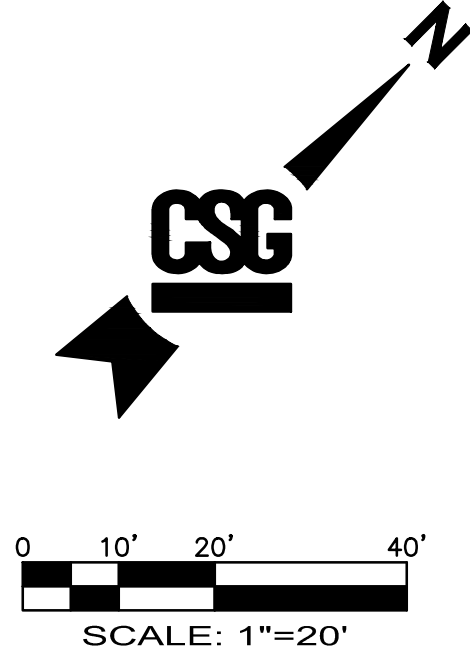
PROPOSED TRASH ENCLOSURE AREA. = 216 SQ. FT.

PARKING SPACES:

- PROPOSED ADA PARKING = 1
- EXISTING REGULAR PARKING (PER SHOPPING CENTER CROSS-PARKING AGREEMENT) = 4

TOTAL PARKING = 5

QUEUING = 23



OWNER

WIND CHIME PROPERTIES, LP
6420 WILSHIRE BLVD, SUITE 1500
LOS ANGELES, CA 90048
TEL: (323) 653-3777
CONTACT: SHAWN NOURAFSHAN

ENGINEER

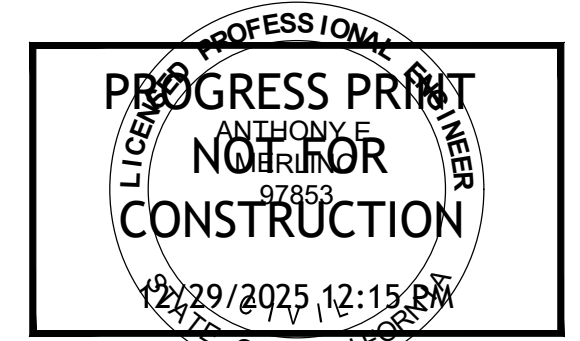
CORE STATES, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: ANTHONY MERLINO, P.E.

3300 Douglas Blvd
Suite 100
Roseville, CA 95661
855.CSG.1999

www.core-states.com

CoreStates, Inc.

California, Engineering
CERTIFICATE OF AUTHORIZATION
NO. 100524452

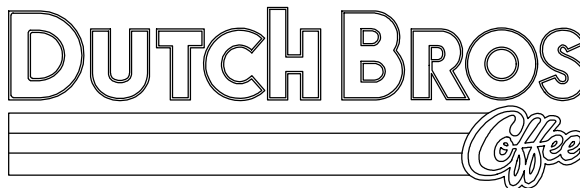


Know what's below.
Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:
DUTCH BROS COFFEE - CA6106
1411 N HACIENDA BLVD,
LA PUENTE, CA 91744

Client:
DUTCH BROS COFFEE
1930 WEST RIO SALADO PARKWAY
TEMPE, AZ 85281
TEL: (877) 899-2767



Revision/Issue:

REV	DATE	COMMENT	BY

Drawn: SLM
Reviewed: AEM
Sheet Date: 12/29/2025
Proj. Number: 23958

Sheet Title:

SITE PLAN

Sheet Number:

1 OF 1

PRELIMINARY NOT FOR CONSTRUCTION

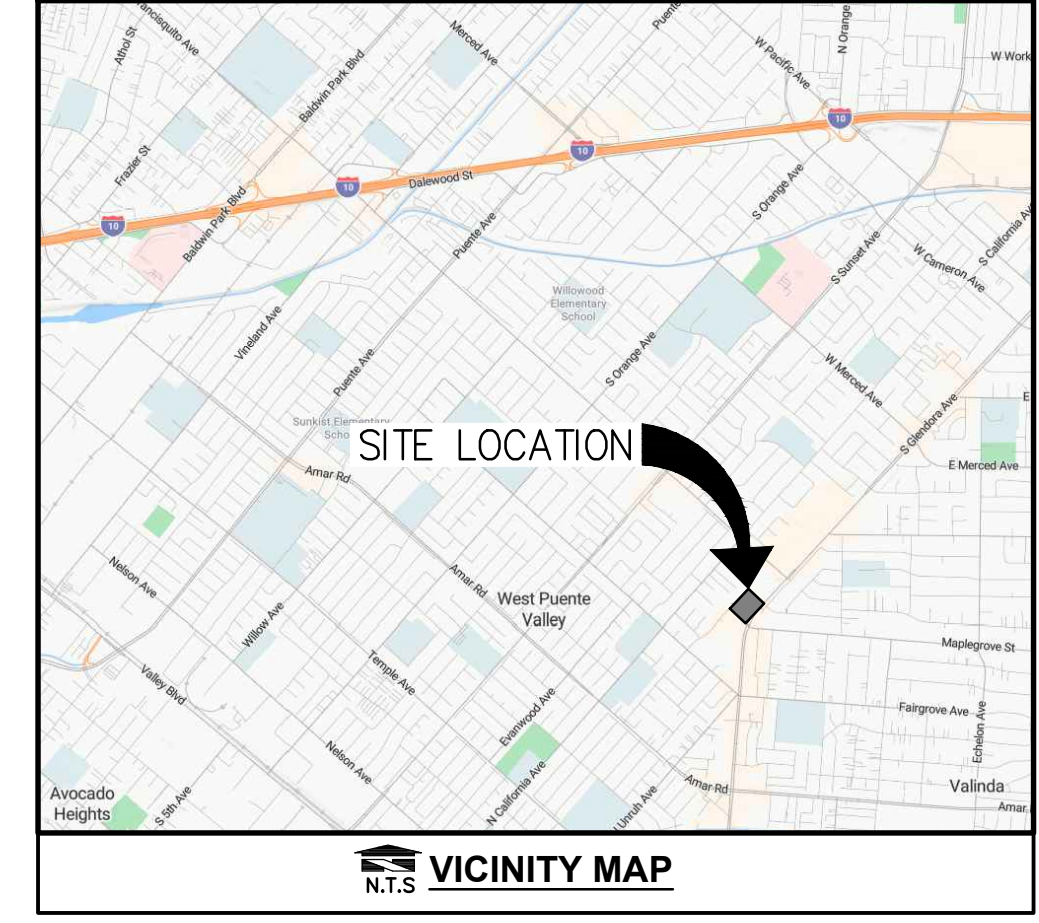
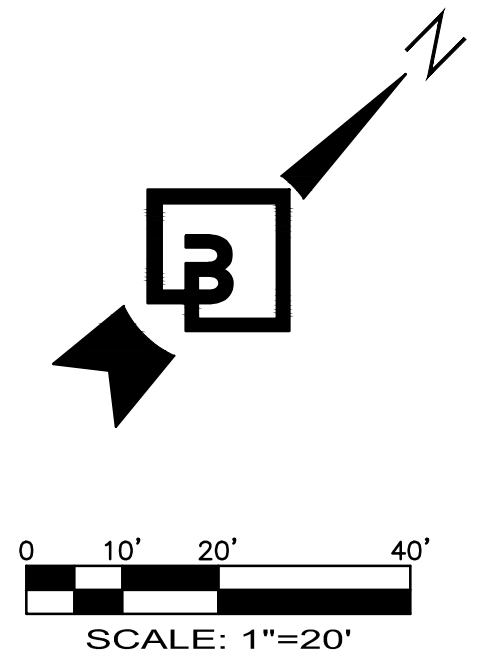
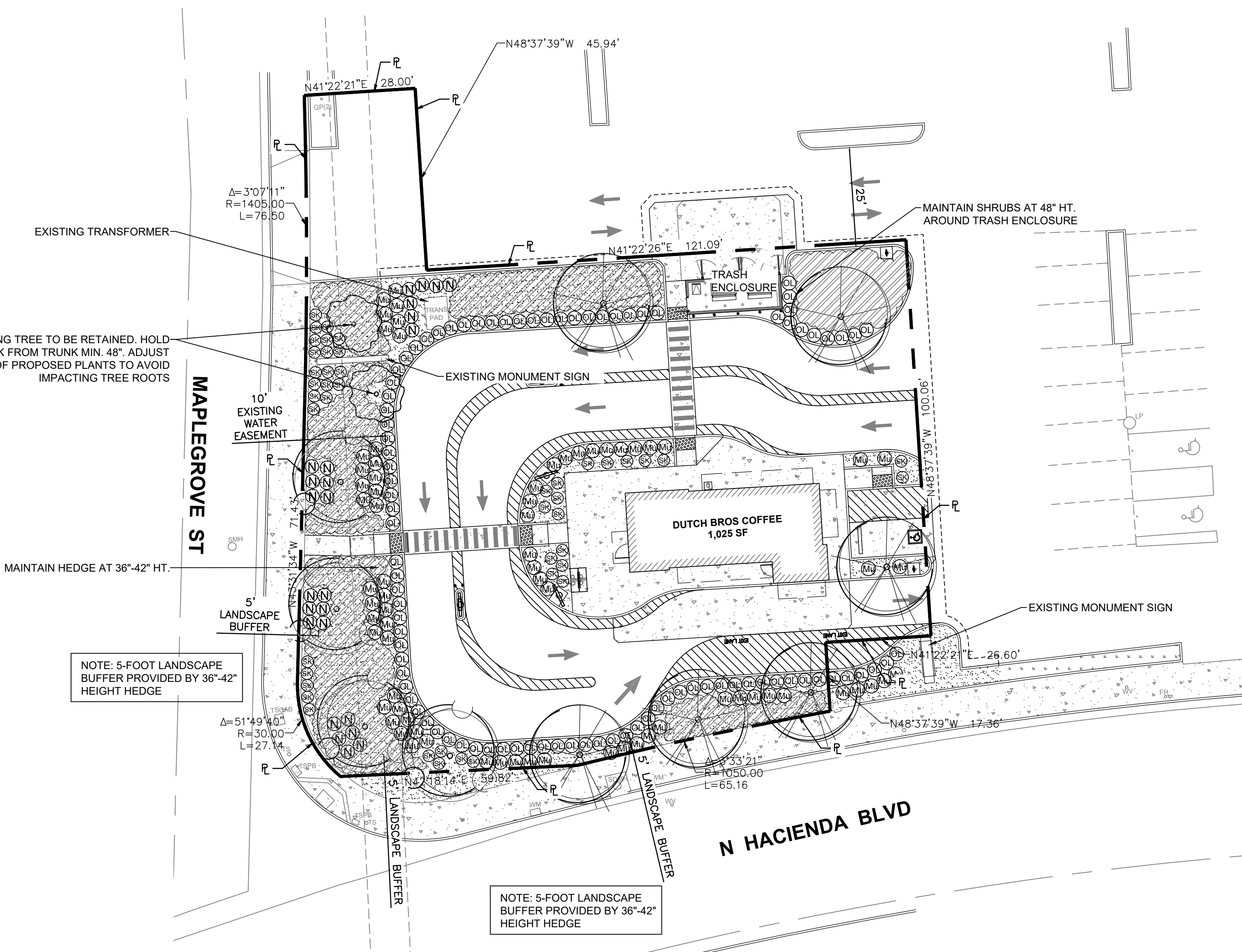
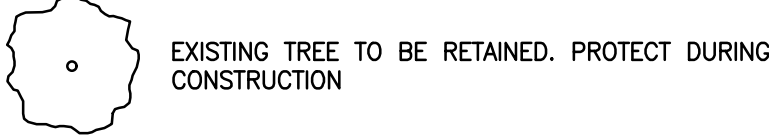
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DUTCH BROS COFFEE CA6106 - LA PUENTE, CA PRELIMINARY LANDSCAPE PLAN

LEGEND



PROJECT DATA

NAME: DUTCH BROS COFFEE - LA PUENTE, CA

DESCRIPTION:
PROJECT PROPOSES TO DEMOLISH AN EXISTING AUTOZONE BUILDING FOR CONSTRUCTION OF A NEW 1,025 SF DUTCH BROS COFFEE ON A 0.46 ACRE PARCEL, LOCATED ON NORTHWEST CORNER OF HACIENDA BLVD AND MAPLEGROVE ST. THE PROPOSED IMPROVEMENTS INCLUDE DRIVE-THRU LANES, CUSTOMER PARKING, A NEW TRASH ENCLOSURE AND UPDATED LANDSCAPING.

ADDRESS: 1411 N HACIENDA BLVD, LA PUENTE, CA 91744

PARCEL AREA = 20,076 SQ. FT. (0.46 ACRES)

PARCEL #: 8471-020-031

ZONE: GENERAL COMMERCIAL, RETAIL (C-2)

SETBACKS:

- FRONT YARD: 5 FT
- SIDE YARD: 0 FT
- REAR YARD: 5 FT

EASEMENTS:

- 10FT EASEMENT(S) FOR WATER SERVICE FACILITIES AND RTIGHTS INCIDENTAL THERTO AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1966, RECORDING NO. 2236, BOOK D3268, PAGE 728, OFFICIAL RECORDS.

PROPOSED BUILDING AREA. = 1,025 SQ. FT.

PROPOSED TRASH ENCLOSURE. = 12' X 20'
PROPOSED TRASH ENCLOSURE AREA. = 240 SQ. FT.

PROPOSED PARKING SPACES:

- PROPOSED REGULAR PARKING = 3
- PROPOSED ADA PARKING = 1

TOTAL PARKING = 4

QUEUING = 17

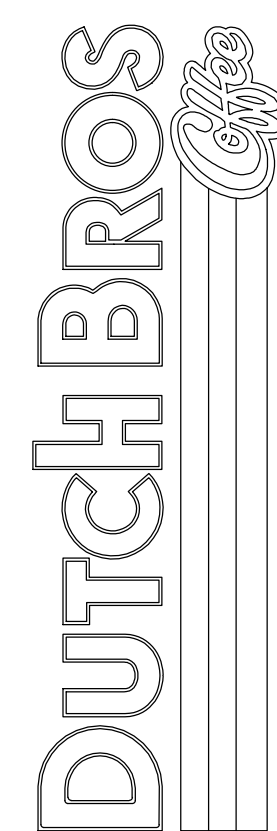
PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAMES	SIZE CONDITION	SPACING	QTY	WUCOLS IV REGION 3	REMARKS
	TREES:					
	HANDROANTHUS CHRYSOTRICTUS / GOLDEN TRUMPET TREE	36" BOX	AS SHOWN	6	MOD	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	AFROCARPUS GRACILIOR / FERN PINE	36" BOX	AS SHOWN	4	MOD	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	TREES WILL BE PRUNED TO MAINTAIN A HEIGHT OF 25-FEET AND WILL HAVE CONTINUOUS MAINTENANCE TO ENSURE CANOPY/HEALTH OF TREES. TREES SHALL BE WELL-ESTABLISHED PROPERLY STAKED AND WILL BE MAINTAINED PROPERLY. NO MORE THAN 30% OF THE CANOPY MAY BE REMOVED AT ANY ONE TIME.					
	SHRUBS:					
	OLEA EUROPAEA 'MONTRA' / 'LITTLE OLLIE' DWARF OLIVE	36" HT. MIN.	AS SHOWN	92	VL	FULL & BUSHY; SEE NOTE FOR MAINTAINED HEIGHT
	MUHLENBERGIA CAP. 'REGAL MIST' / PINK MUHLY	1-GALLON	AS SHOWN	74	LOW	FULL & BUSHY
	NANDINA DOMESTICA 'MOON BAY' / MOON BAY HEAVENLY BAMBOO	1-GALLON	AS SHOWN	25	LOW	FULL & BUSHY
	ORNAMENTAL GRASSES:					
	FESTUCA SP. 'SISKIYOU' BLUE FESCUE	1-GALLON	AS SHOWN	45	LOW	FULL & BUSHY
	GROUND COVER:					
	ACACIA REDOLENS 'LOW BOY' / ACACIA	1-GALLON	60" O.C.	AS REQ'D	VL	FULL & BUSHY
	DECORATIVE ROCK MULCH FEATURE:					
	2"-3" DEPTH OF 1" CLEAR CRUSHED ROCK, GOLD COLOR, OVER POROUS WEED BARRIER FABRIC					

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY LANDSCAPE PLAN
1411 N HACIENDA BLVD
LA PUENTE, CA 91744

Title:



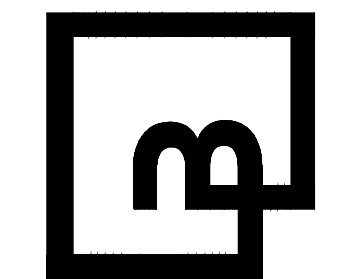
For:



Scale:
Horizontal 1" = 20'
Vertical N/A

Designed: JMW
Drawn: JMW
Checked: JMW
Approved: JMW
Date: 12/29/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number
23958

Sheet
LP-1
2019 DB
Franchising USA, LLC

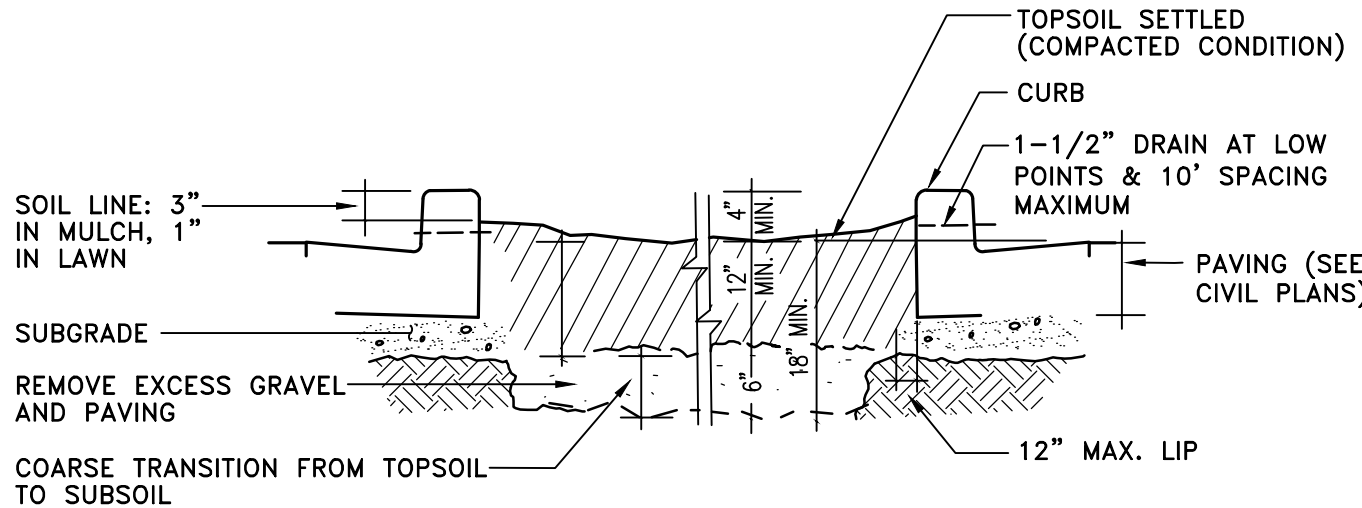
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- GENERAL
- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.
- PRODUCTS
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE THREE LARGEST TRUNKS OF THE TREE.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- D. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 65 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4 INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- E. PLANTING MIX FOR POTS: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST. INCORPORATE "GELSCAPE", AS MADE BY AMERCO, INC., (800) 832-8788, AT THE RATE OF 3 LB. PER CUBIC YARD OF PLANTING MIX.
- F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- H. TREE STAKING AND GUYING
1. STAKES: 6" LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.
- METHODS
- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
- a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
- b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, % ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
- c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
- d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. SEE PLANT SCHEDULE THIS SET FOR SOIL CONDITIONING NOTE.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE PROJECT SITE.
- c. SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- d. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- e. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

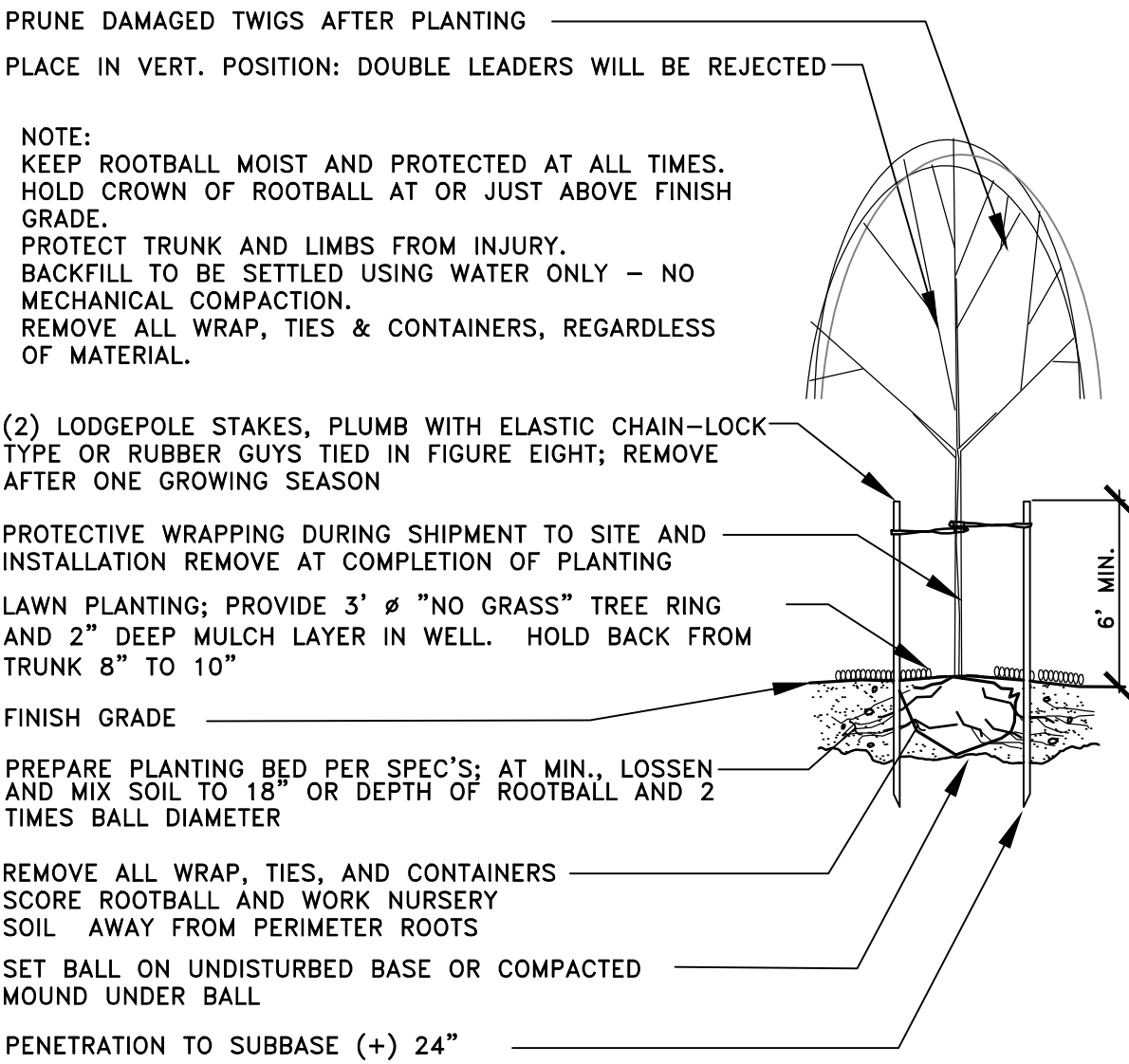
- B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCING NEAR EXISTING TREES:
- a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
- b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
- c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
- d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- D. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY 1/4" OF EXISTING TOPSOIL, AND SCARIFY 1/4" OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD AN ADDITIONAL TRUNK BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
- a. #15 CONT. - 24" BOX TREES TWO STAKES PER TREE
- b. 36" 48" BOX TREES THREE STAKES PER TREE
- c. OVER 48" BOX TREES GUY AS NEEDED
- d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUB, PERENNIAL, AND GROUND COVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- H. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THE PLANS. MULCH COVERS WITHIN 6" OF CONCRETE WALLS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- I. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- J. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- K. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY REASON TO MAXIMIZE WATER CONSERVATION.
2. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
- a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
- b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE OF THE WORK (AND STRUCTURES AT THE PROJECT SITE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO THE CONTRACTOR'S NEGLIGENCE OR OTHER DAMAGE ACTIONS.
- M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



NOTE:
OVER EXCAVATE PARKING LOT PLANTERS
TO LOOSEN COMPACTED SUBBASE

GRADING • PARKING LOT PLANTERS DETAIL

NOT TO SCALE

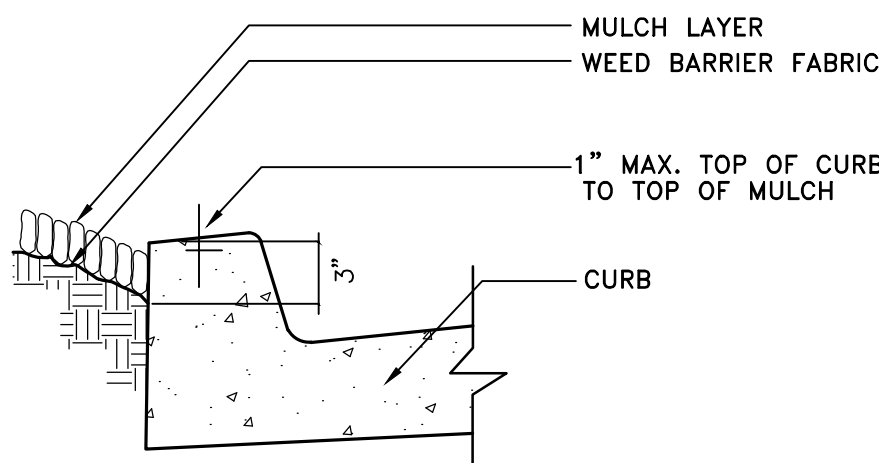


BROADLEAF TREE PLANTING/STAKING DETAIL

NOT TO SCALE

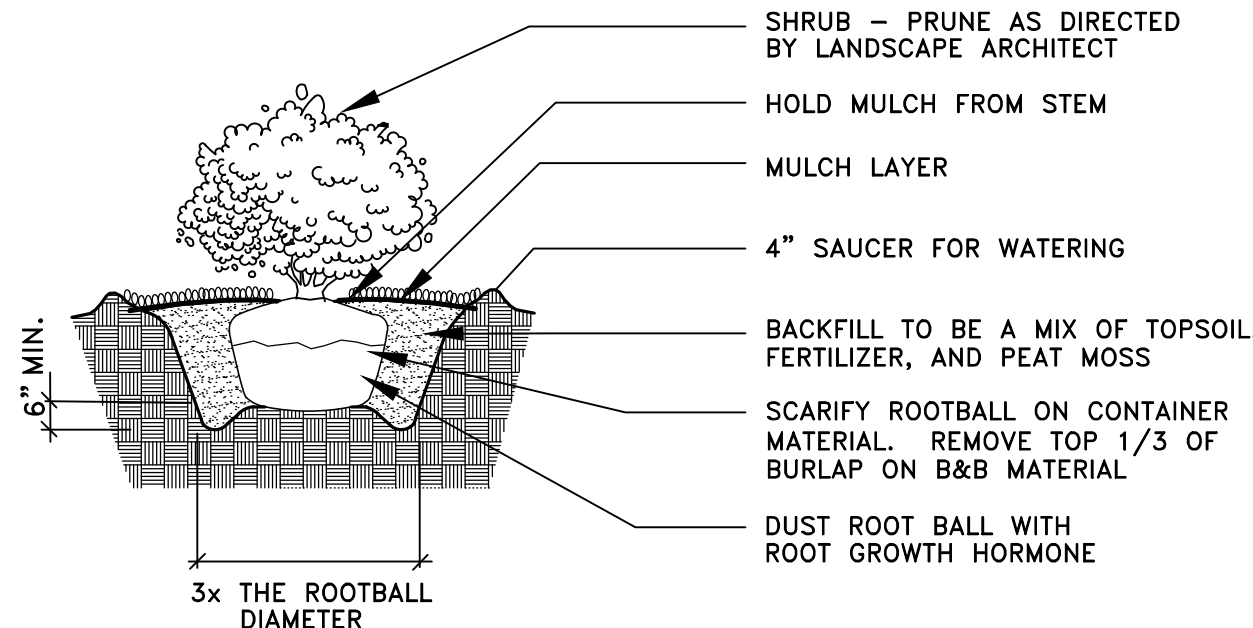
Landscape and irrigation system maintenance.

- The property owner shall be responsible for the maintenance of landscape to ensure that plant material is maintained to be healthy. Dead or diseased plants must be replaced immediately.
- Plants shall be selectively pruned in accordance with professional trimming standards to maintain their intended shapes and sizes, and to ensure due health of the species and safety of the public.
- To the extent possible, topping of trees shall be avoided.
- Irrigation systems shall be constantly maintained and adjusted to eliminate water waste and ensure the healthy survival of the plant material.
- Water waste resulting from inefficient landscape irrigation leading to excessive runoff, low-head drainage, overspray, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, or structures is prohibited.
- Irrigation systems and their components shall be maintained in a fully functional manner consistent with the originally approved design. A regular maintenance schedule shall be followed, including but not limited to checking, adjusting, and repairing irrigation equipment; resetting the automatic controller; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; and weeding in all landscaped areas.



MULCH AT CURB DETAIL

NOT TO SCALE



NOTE:
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.
PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. TIGHTEN ALL SURFACES OF PIT.
CUT AND REMOVE BURLAP FROM ROOT BALL

SHRUB AND ORNAMENTAL GRASS PLANTING DETAIL

NOT TO SCALE

PRELIMINARY LANDSCAPE PLAN
1411 N HACIENDA BLVD
LA PUENTE, CA 91744

Title:

DUTCH BROS.

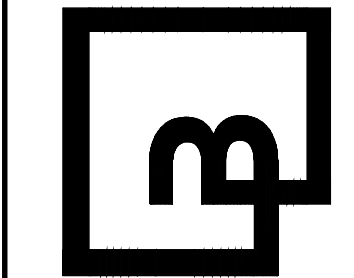
For:



Scale:
Horizontal N/A
Vertical N/A

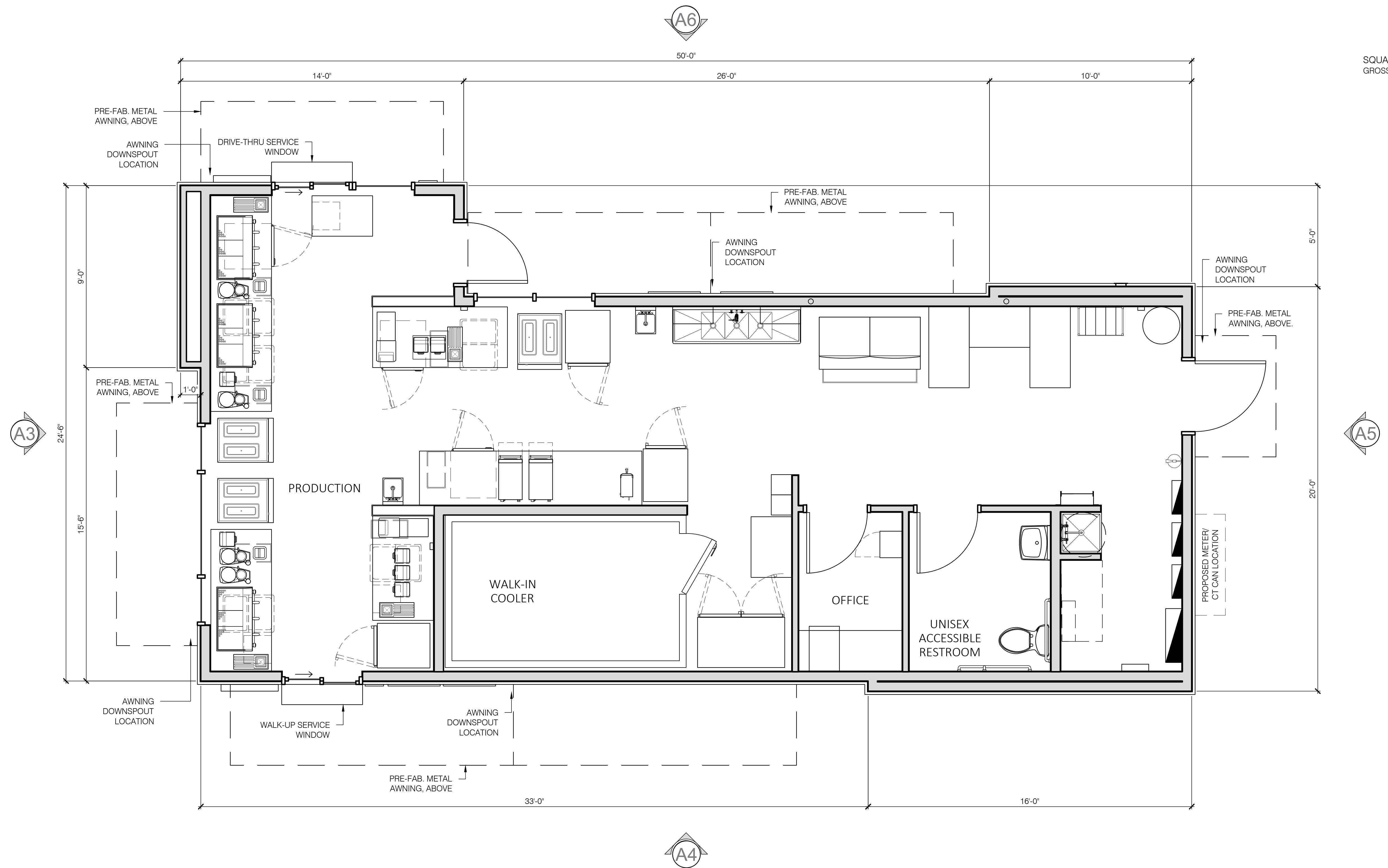
Designed: JMV
Drawn: JMV
Checked: JMV
Approved: JMV
Date: 12/29/25

Barghausen
Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

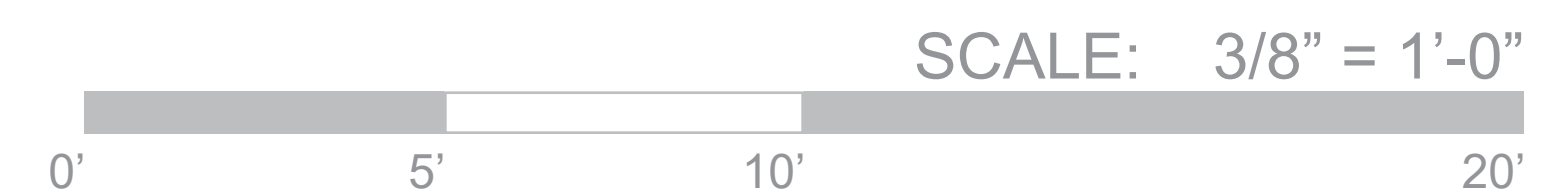


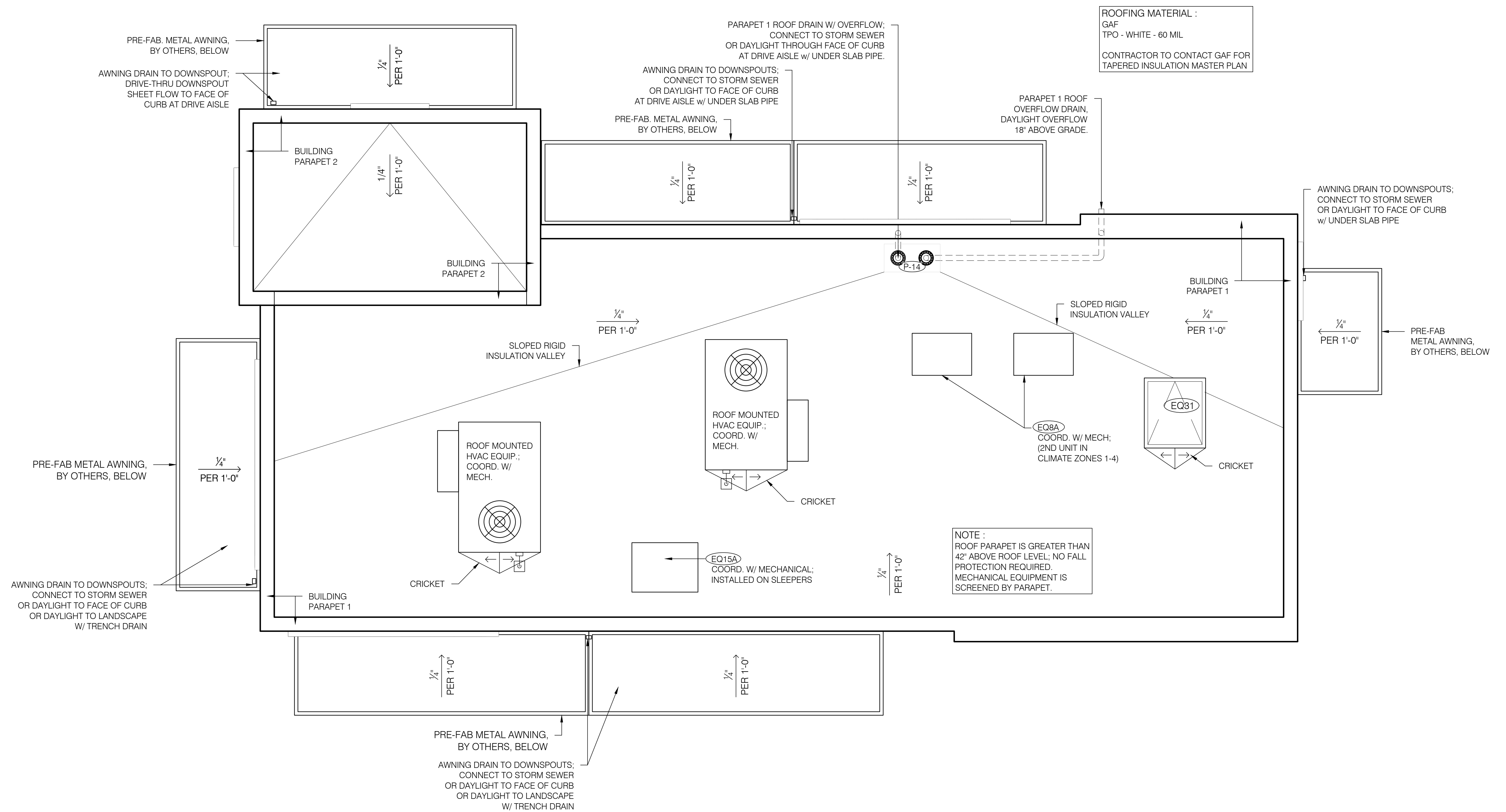
Job Number
23958

Sheet
LP-2
2019.08
Final.dwg USA, LLC



SQUARE FOOTAGE :
GROSS = 1,025 SQ. FT.





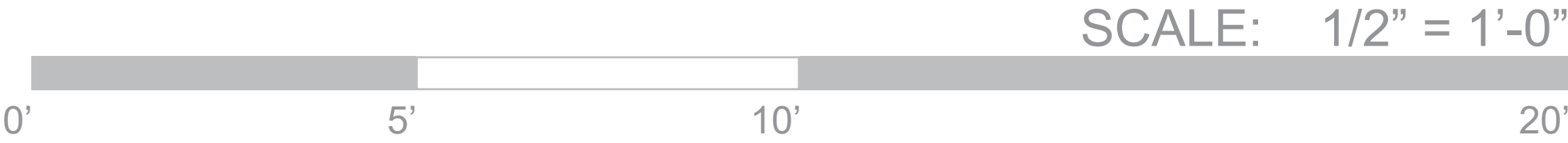
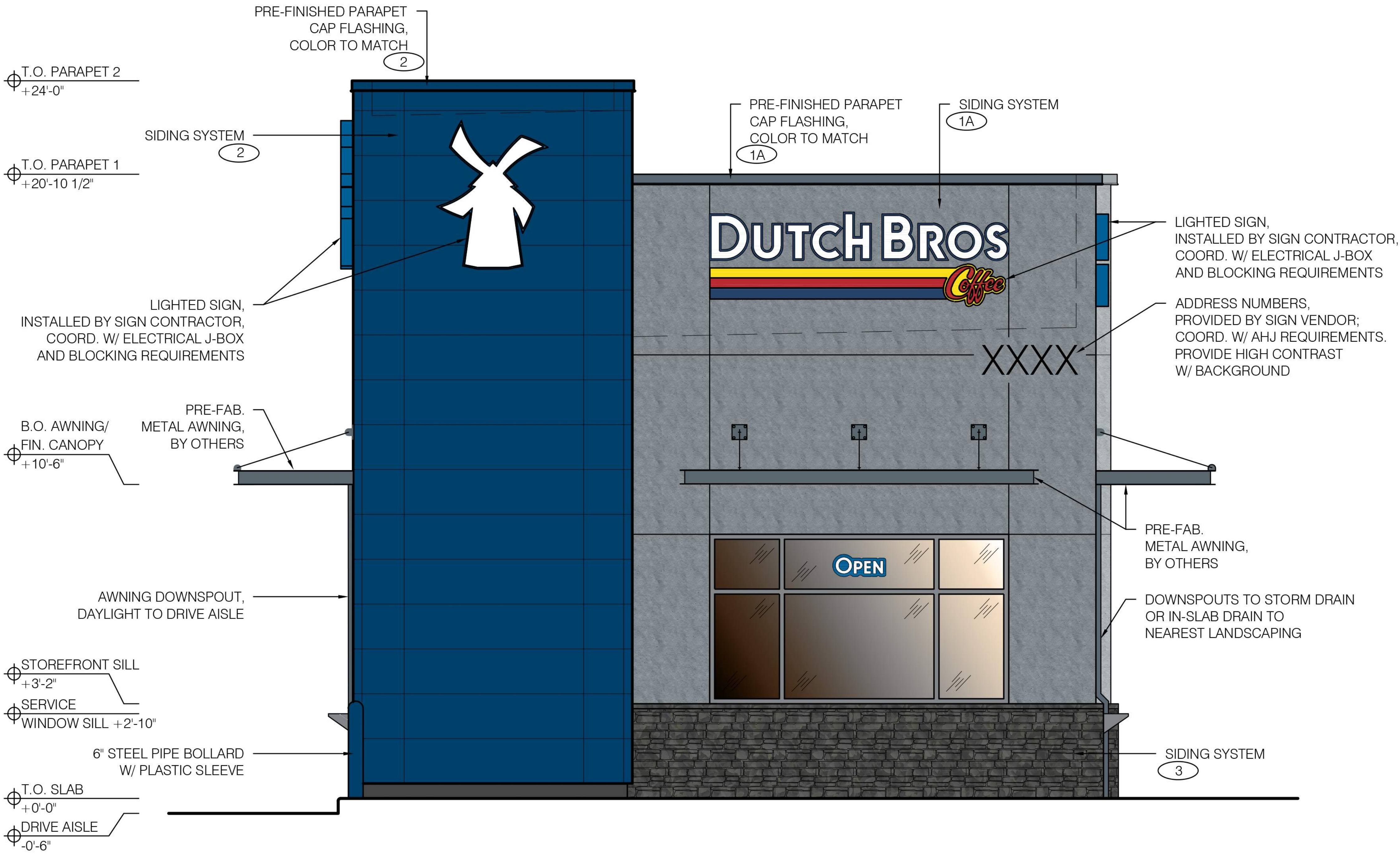
SCALE: $\frac{3}{8}" = 1'-0"$



A horizontal graphic scale bar with a total length of 20 feet. It is divided into four equal segments of 5 feet each. The segments are shaded in a repeating pattern: the first and third segments are dark gray, while the second and fourth segments are white. Tick marks are present at 0', 5', 10', and 20'.

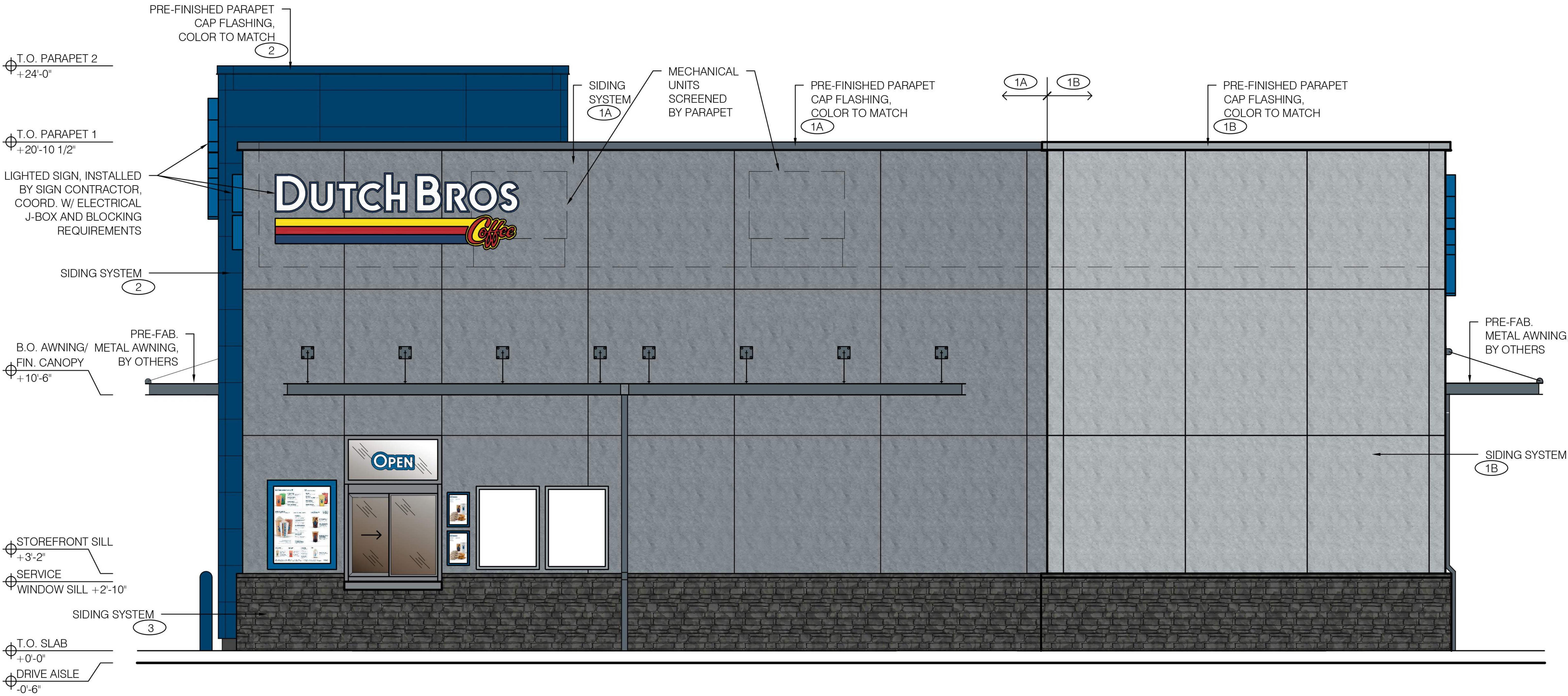
WINDOW SCHEDULE			
A	B	C	D
NOTES:			
- U-FACTOR - METAL w/ THERMAL BRAKE - FIXED: 0.38			
- U-FACTOR - METAL w/ THERMAL BRAKE - OPERABLE: 0.48			
- STOREFRONT SYSTEMS SHALL HAVE A CLEAR ANODIZED ALUMINUM FACTORY FINISH			

EXTERIOR FINISH SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH; REVEALS AS SHOWN	PAINTED, COLOR: BLDG DB DARK GRAY
1B	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH; REVEALS AS SHOWN	PAINTED, COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHHA	ILLUMINATION, AWP 1818 w/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.
	STONE SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL	COLOR: PEWTER
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY				



WINDOW SCHEDULE	
A	B
C	D
NOTES:	
- U-FACTOR - METAL w/ THERMAL BRAKE - FIXED: 0.38	
- U-FACTOR - METAL w/ THERMAL BRAKE - OPERABLE: 0.48	
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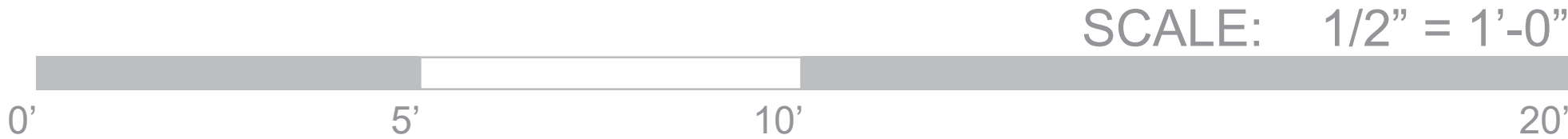
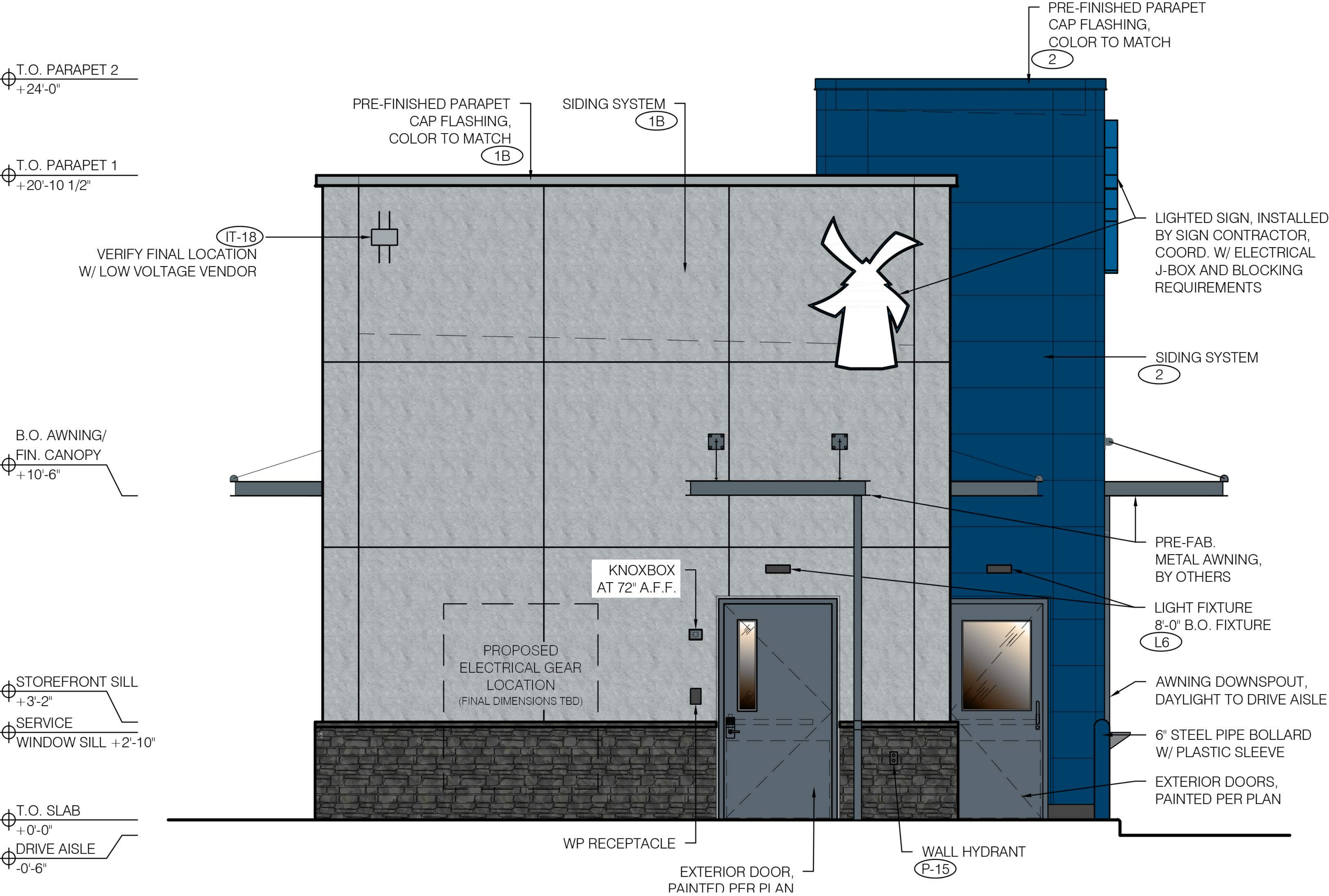
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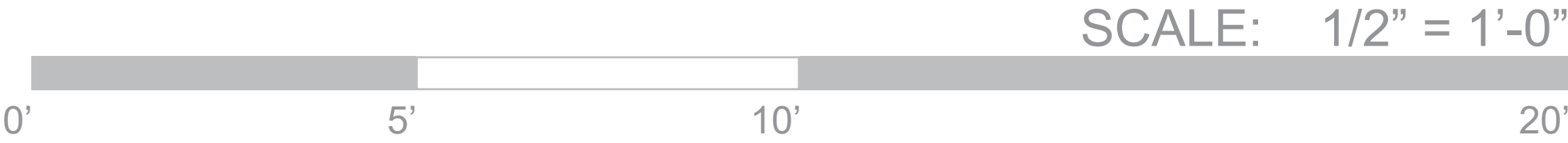
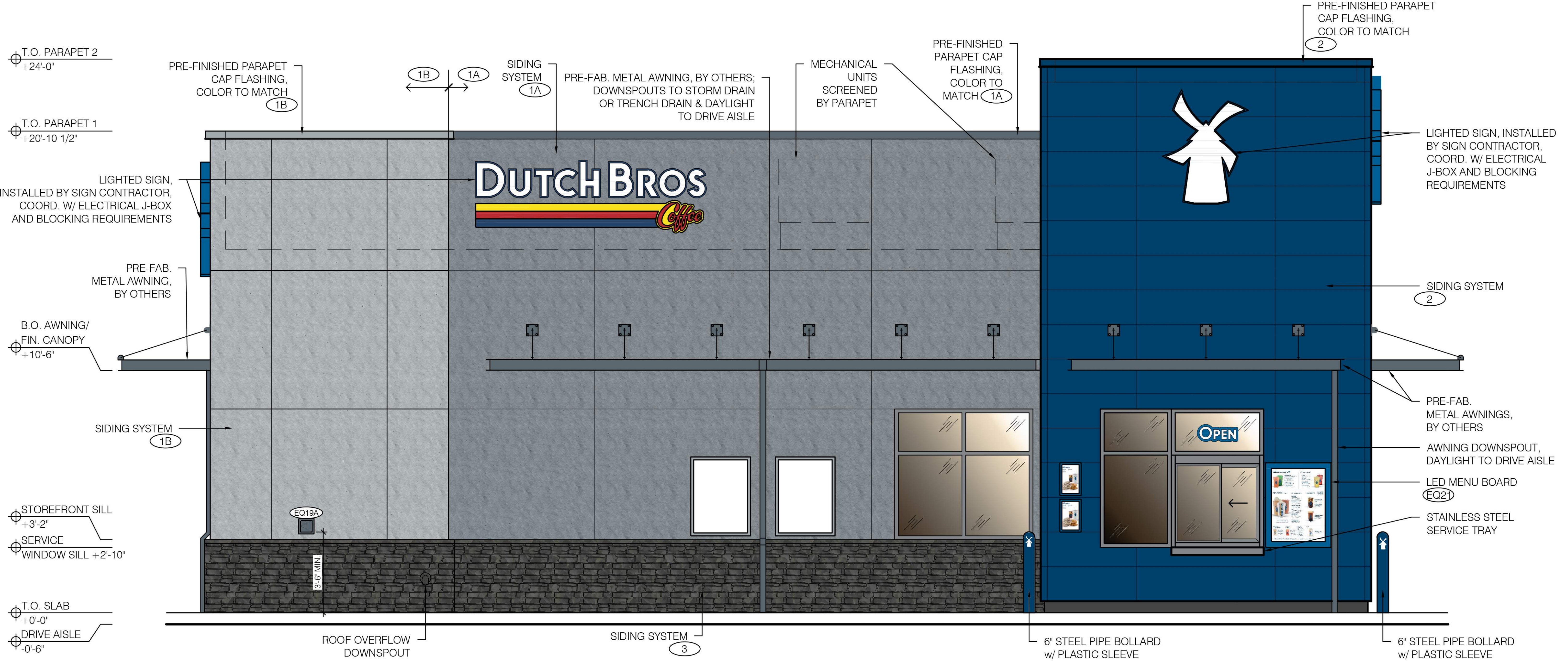
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3,
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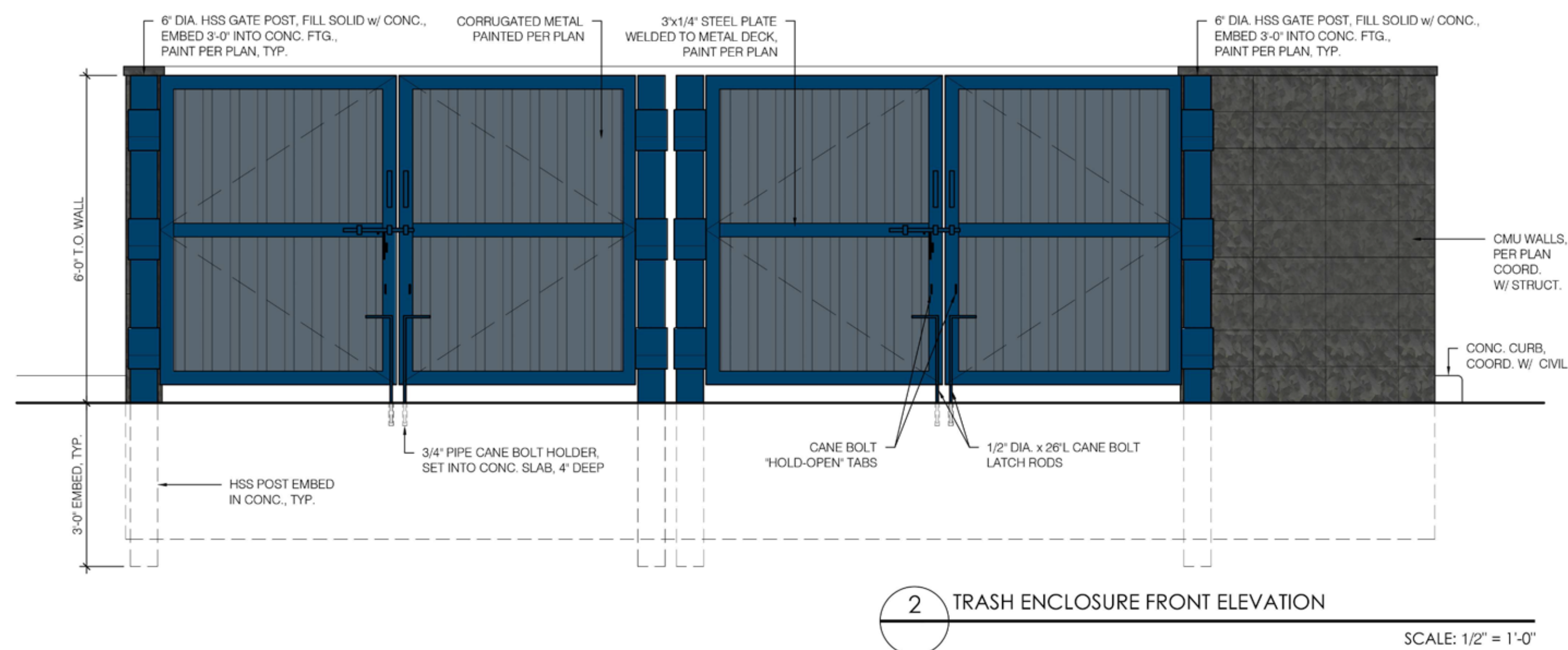
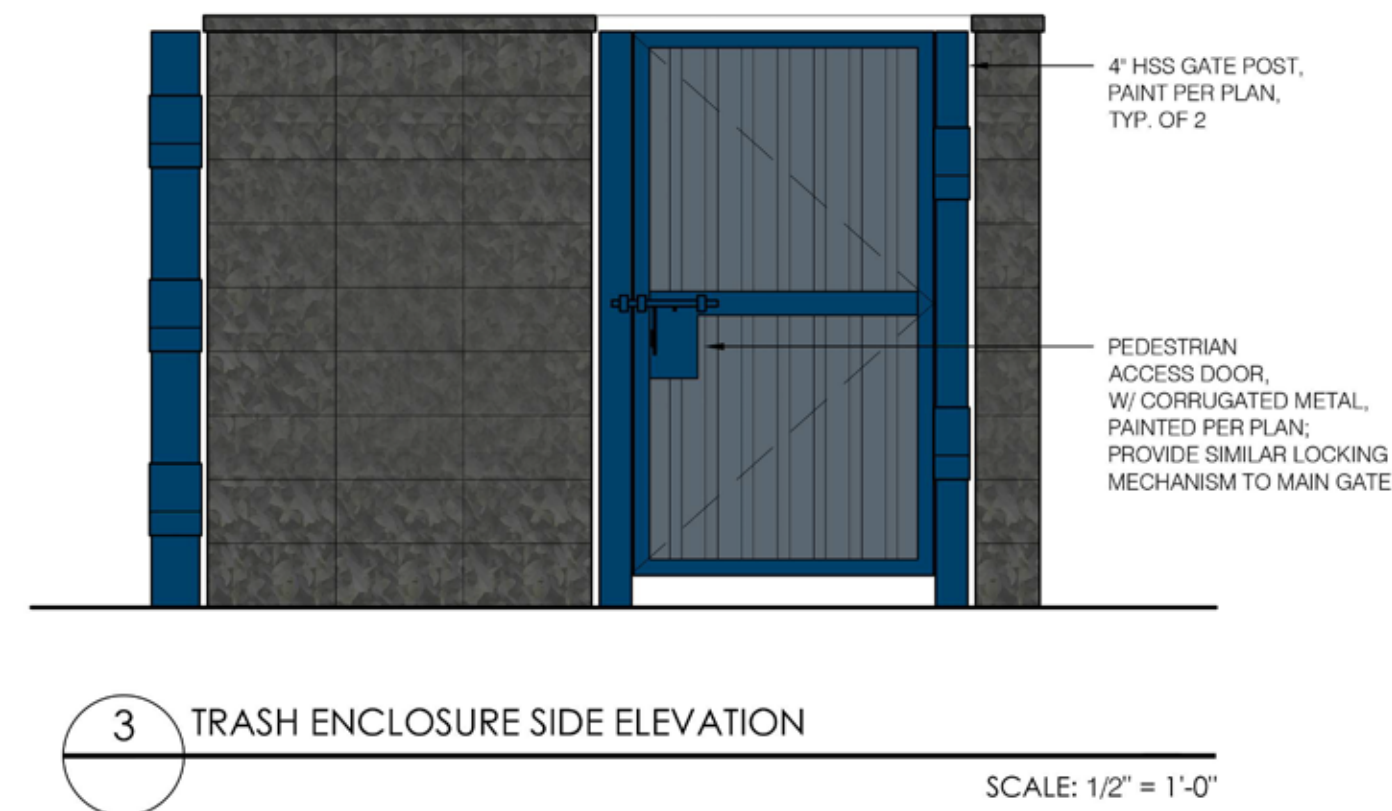
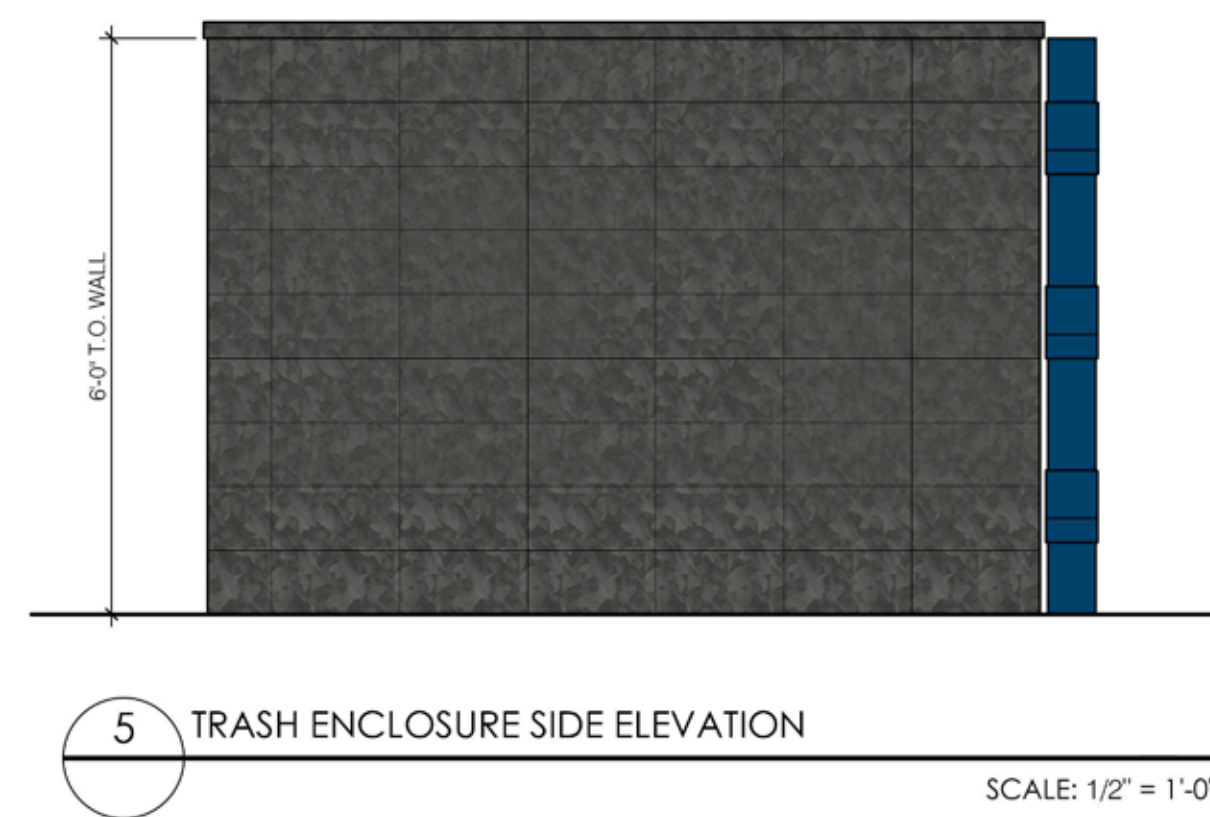
SLE



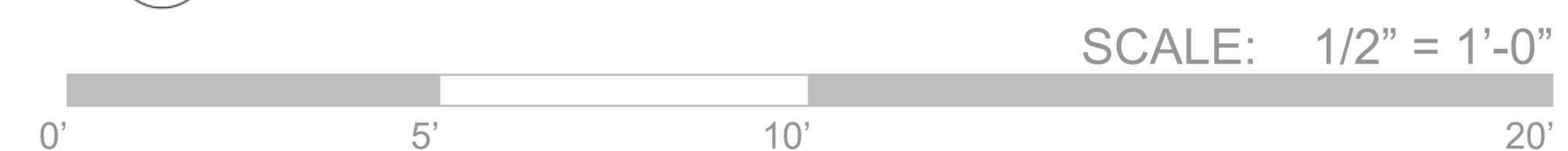
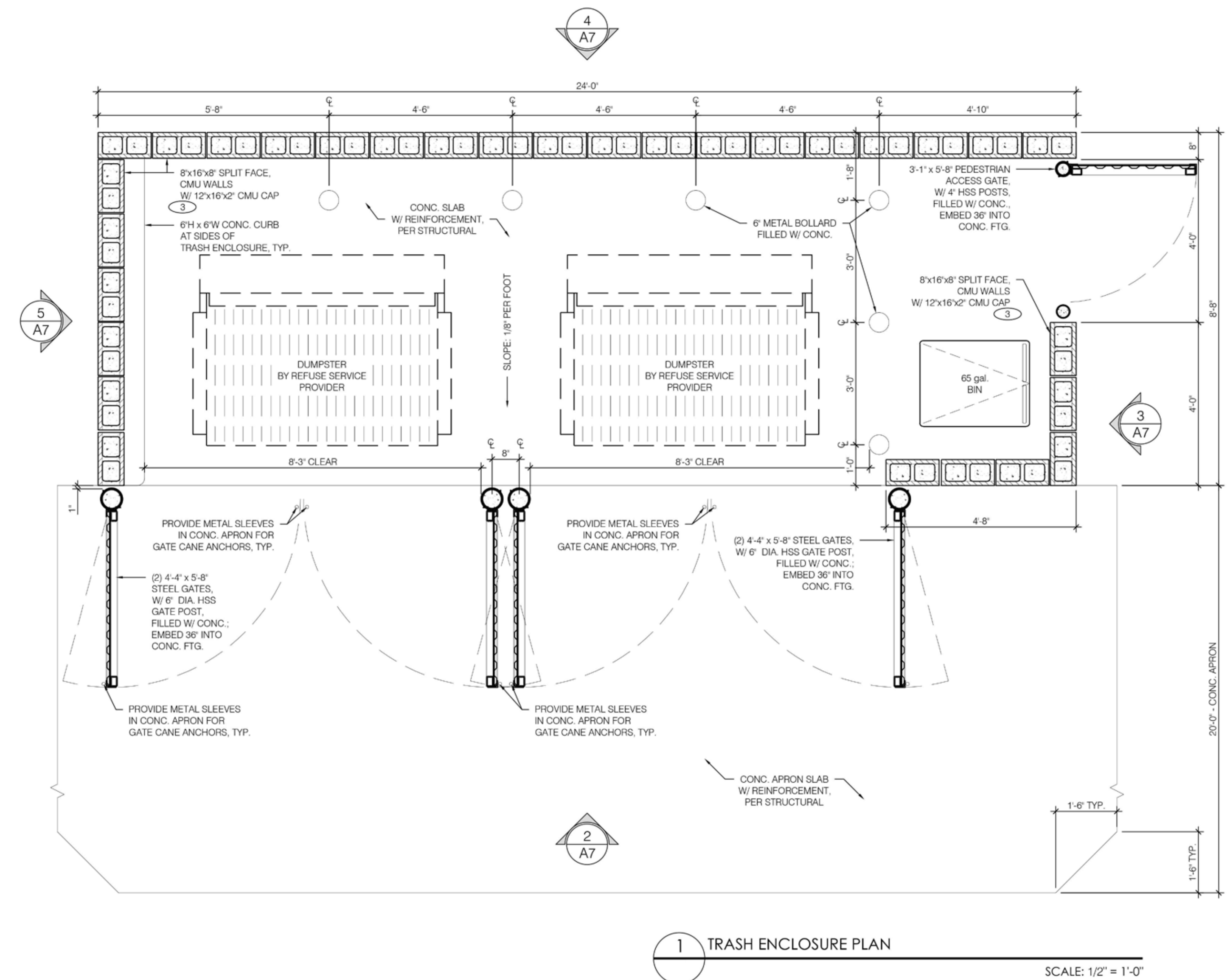
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NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY				





TRASH ENCLOSURE MATERIALS				
ID	MATERIAL	MANUFACTURER	COLOR	NOTES
3	CMU BLOCK	BASALITE	490	SPLIT FACE, 8x16x8; 8x8x8 AS NECESSARY
	CMU CAP	BASALITE	490	12x16x2
PT-2	PAINT	SHERWIN-WILLIAMS	8656-11295	BLDG DB DARK GRAY; GATES BODY
PT-3	PAINT	SHERWIN-WILLIAM	8656-12045	BLDG DB BLUE; GATE FRAMES & POSTS



Signage Plan



Special Things to Note:

1. n/a
2. n/a
3. n/a

Directional Signage Examples





City of La Puente

15900 E. Main Street La Puente, CA 91744 Telephone (626) 855-1500 Fax (626) 961-4626

NOTICE OF EXEMPTION

TO: County Clerk
County of Los Angeles
Environmental Filings
12400 East Imperial Hwy
Norwalk, CA 90650

FROM: City of La Puente
15900 E. Main Street
La Puente, CA 91744

Project Title: MUP No. 25-01 & SPDR 25-54

Project Location (Specific): 1411 Hacienda Blvd, La Puente, CA 91744

Project Location (City): La Puente **Project Location (County):** Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: Minor Use Permit No. 25-01 and Site Plan & Design Review No. 25-54 involves a request to construct and operate a new 1,025 square foot restaurant with a drive-through (Dutch Bros Coffee), in the C-2 (General Commercial) zone.

Name of Public Agency Approving Project: City of La Puente

Name of Person or Agency Carrying Out Project: Abraham Tellez, Planning Manager

Exempt Status: (Check One)

- ☐ Ministerial (14 Calif. Admin. Code §15268)
- ☐ Declared Emergency (14 Cal. Admin. Code §15269(a))
- ☐ Emergency Project (14 Cal. Admin. Code §15269(b) & (c))
- ☐ Statutory Exemption. (14 Cal. Admin. Code §§15260 et seq.)
- ☒ Categorical Exemption. (14 Cal. Admin. Code §§15300 et seq.)

State class and section number: Class 32, Section 15332

Reasons why project is exempt: The project involves the construction and operation of a new 2,200 square-foot restaurant with a drive-through. Staff determined that the proposed Project is exempt from CEQA (Public Resources Code § 21000 et seq.) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) as a result of the following findings: a) The Project is consistent with the General Plan designation of General Commercial and Goal 1 and Policy 1.1 of the General Plan Community Development Element in that the Project contributes to the variety of retail and commercial services offered and to La Puente's long-term fiscal health. Furthermore, the Project is a conditionally permitted use in the C2, General Commercial Zone. b) The Project site is 0.461 acre (less than 5 acres), located within the City's jurisdiction, and proposed within a commercial shopping center substantially surrounded by urban uses (in-fill). c) The Property has no value as a habitat for endangered, rare,

EXHIBIT D

or threatened species since it is currently developed with a restaurant building and parking. d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. All construction activities are subject to the City's requirements that minimize dust and noise. The type of use will not generate pollutants that will negatively impact water quality since all wastewater is contained for disposal into the sanitary sewer system. Low Impact Development best practices and sediment and erosion control measures during construction activities will further minimize pollutants. No significant impacts on traffic are anticipated for this Project since adequate circulation with access to parking is provided on-site. Furthermore, the Project was evaluated based on Project Type Screening. Certain Project Types have been identified by the City as having a lower than substantial impact due to its local serving character. As the development has been identified as local-serving retail uses less than 50,000 square feet, the proposed Project has been identified to produce less than 110 daily trips. e) The site can be adequately served by all required utilities and public services. The proposed development is currently adequately served with all required utilities. The existing utilities can be accessed and/or directed for the proposed Project.

Contact Person: Abraham Tellez

Phone No.: (626) 855-1513

Date received for Filing:

Signature: _____

Date: _____

RESOLUTION NO. 26-1593

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING MINOR USE PERMIT NO. 25-01, TO CONSTRUCT A NEW 1,025 SQUARE FOOT DRIVE-THROUGH DUTCH BROTHERS LOCATED AT 1411 NORTH HACIENDA BOULEVARD AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

WHEREAS on July 24, 2025, Gurinder Kehr, Dutch Bros, LLC (Applicant”) on behalf of Shawn Nourafshan, Wind Chime Properties, LP (“Owner”), filed an application requesting approval of a Minor Use Permit (“MUP”) No. 25-01 described herein (“Application”); and

WHEREAS, the Application was deemed complete on January 28, 2026; and

WHEREAS, the Application is to construct a new 1,025 square foot, one-story, express drive-through Dutch Bros Coffee (“Project”) on a property located at 1411 North Hacienda Boulevard, La Puente, California, Assessor’s Parcel Number 8471-020-031 (“Property”); and

WHEREAS, the Property is located on the northwest corner of Hacienda Boulevard and East Maple Grove Street. The site parcel (8471-020-031) measures approximately 20,076 square feet (0.461 acres), and the frontage street adjacent to the Property is fully improved with sidewalk, curb, and gutter; and

WHEREAS, the Land Use Element of the General Plan designates the Property as General Commercial (“GC”) with a consistent zoning designation of General Commercial (“C-2”). The Project proposes a new 1,025 square foot, one-story, drive-through Dutch Brothers Coffee with one (1) ADA compliant parking space. The implementing zone, consistent with the General Plan land use designation, allows for a drive-through through a Minor Use Permit (“MUP”); and

WHEREAS, an Environmental Assessment was conducted by the City pursuant to the City’s requirements. Based upon the information received and Staff’s review and assessment, the Project was determined not to have a significant impact on the environment and is categorically exempt from the California Environmental Quality Act (“CEQA”), pursuant to Section 15332 (Class 32, In-Fill Development Projects), of the CEQA Guidelines; and

WHEREAS, the public hearing notice has been publicized in accordance with Section 10.116.020 of the La Puente Municipal Code (“LPMC”); and

WHEREAS, on February 3, 2026, the Planning Commission of the City of La Puente conducted a duly noticed public hearing on the Application, and considered all written and oral testimony; and

WHEREAS, all legal prerequisites to the adoption of this resolution have occurred.

EXHIBIT - F

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LA PUENTE DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. All of the facts set forth in the Recitals above are true and correct, and are incorporated herein by reference.

SECTION 2. All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of La Puente (“Code”).

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. Upon independent review, judgment, analysis, and consideration of the information contained in the Application, the Planning Commission hereby finds and determines that the Project is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15332 (Class 32, In-Fill Development Projects), based on the following:

- a) The Project is consistent with the General Plan designation of General Commercial since it achieves Goal 1 of the Land Use Element. Consistent with Goal 1, the Project provides a variety of shopping and commercial activities and ensures the long-term fiscal health of La Puente. Furthermore, the Project is consistent with Policy 1.1 of the General Plan since it is attracting and retaining a varied range of businesses along Hacienda Boulevard that offers a variety of goods and services to the local market.
- b) The proposed Project is located within the City’s jurisdiction, on a 1,025 square foot (0.461 acre) lot, which is less than 5 acres, that is substantially surrounded by urban uses, including other developed property with commercial uses.
- c) The Property has no value as habitat for endangered, rare, or threatened species because the Property was originally developed with commercial improvements, which will be demolished as part of this Project to facilitate new construction.
- d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. All construction activities are subject to the City’s requirements that minimize dust and noise. The type of use will not generate pollutants that will negatively impact water quality since all waste water is contained for disposal into the sanitary sewer system. Low Impact Development best practices and sediment and erosion control measures during construction activities will further minimize pollutants. No significant impacts on traffic are anticipated for this Project since adequate circulation with access to parking is provided on site. Furthermore, the Project was screened out based on Project Type Screening. Certain Project Types have been identified by the City as having a lower than substantial impact due to its local serving character. As the development has been identified as local-serving retail uses less than 50,000 square feet, the proposed Project has been identified to produce less than 110 daily trips.
- e) The site can be adequately served by all required utilities and public services. The existing development is currently adequately served with all required utilities.

Based on the foregoing, the Planning Commission adopts the Notice of Exemption and directs Staff to file same as required by law.

SECTION 4. MINOR USE PERMIT FINDINGS. Pursuant to Section 10.84.060.B of the City's Code, the Planning Commission finds as follows:

1. The proposed use is consistent with the General Plan and any applicable specific plan. The Project is consistent with the City's General Plan. The General Plan designation for the site is General Commercial, specifically Policies 1.1, since the Project contributes to attracting and retaining a varied range of businesses along Hacienda Boulevard that offers a variety of goods and services to the local market; and
2. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Code and the Municipal Code. The proposed drive-through Dutch Bros Coffee facility and operation are permitted in the C-2 zone by means of an MUP. Furthermore, the Project complies with the requirements outlined in LPMC Chapter 10.50.090 for Drive-through and Drive-up Facilities, including curbing, queuing, light, message boards, and landscaping, along meeting the C-2 development and design standards described in Chapter 10.12; and
3. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity. The Project's drive-through design was reviewed against the LPMC's Chapter 10.50.090 for Drive-through and Drive-up Facilities, including but not limited to the entrance and exit spacing, queue length and width, on-site and off-site circulation, meeting all of the required criteria. Therefore, the site is physically suitable for the proposed design; location, size, and operating characteristics will be compatible with the existing and future land uses in the vicinity; and
4. The site is physically suitable in terms of:
 - a. Its design, location, shape, size, and operating characteristics of the proposed use. The site is physically suitable for the Project design and layout. The proposed drive-through Dutch Bros Coffee has a suitable design, shape, location, and operating characteristic permitted within the C-2 zone. The site is physically suitable for the proposed two-lane drive-through wrapped around the proposed building to accommodate the twenty-three (23) available vehicle stacking spaces. Dutch Bros Coffee does not utilize a speaker box or static menu board for ordering. To reduce the number of stacking vehicles Dutch Bros Coffee utilizes a "runner system" where employees take orders in the queue using handheld point-of-sale devices to expedite services. The proposed building's size and shape is optimally designed to accommodate the drive-through Dutch Bros Coffee operation. Furthermore, the site is also physically suitable for the proposed operating characteristics because the Hacienda Commercial Corridor is anticipated to provide a variety of goods and services to the local market. Therefore, the site is physically suitable for the proposed use, design, location, shape, size, and operational characteristics.; and

- b. The provision of public and emergency vehicle (e.g., fire and medical) access. The proposed drive-through Dutch Bros Coffee will not impact the existing access driveway or frontage and will be able to accommodate emergency vehicle access. Therefore, public safety services will not be restricted in the access to the site Property.
 - c. Public protection services (e.g., fire protection, police protection, etc.). The subject Property is physically located in the City of La Puente's jurisdiction and the City is under contract with the Los Angeles County Sheriff's Department for law enforcement services and the Los Angeles County Fire Department provides fire protection services. Therefore, the Property is adequately served by public protection services; and
 - d. The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.). The Property is located in the Hacienda Commercial Corridor and is currently developed with four (4) commercial buildings benefiting from utilities including potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal. The provision of these existing utilities will remain and are sufficient for the proposed Project.
5. The type, density, and intensity of use being proposed will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare, or be materially detrimental or injurious to the improvements, persons, property, or uses in the vicinity and zone in which the Property is located. The proposed operation of a drive-through Dutch Bros Coffee does not jeopardize public health or other uses in the surrounding area or zone because it is designed with adequate site circulation, queuing, parking, lighting, and landscaping that meets all of the criteria of LPMC's Chapter 10.50.090 for Drive-through and Drive-up Facilities. As a result, public health will not imperil, jeopardize, or otherwise pose a risk to the public.

Based on the foregoing, the Planning Commission hereby approves Minor Use Permit No. 22-01, subject to the conditions of approval set forth in Section 5 herein.

SECTION 5. CONDITIONS OF APPROVAL.

- 1. Except as set forth in subsequent conditions 2 through 20, all inclusive, development shall take place substantially as shown on plans as shown in Exhibit "B," attached hereto and incorporated herein by this reference.
- 2. The design and construction of all structures and their subsequent uses shall comply with the City's Building Code as referenced in Section 8.05.010 of the City's Code.
- 3. The Los Angeles County Sheriff's Department and the City reserve the right to review the business owner's compliance with the terms and conditions of this permit at any time. If any security and/or public safety concerns develop, the Applicant shall work

cooperatively with the Sheriff's Department and the City to resolve these issues in a mutually acceptable manner.

4. The Applicant shall submit landscaping and irrigation plans for review and approval by the Development Services Department. The landscaping and irrigation plans shall be in accordance with Chapter 10.32 of the City's Code. Landscaping and irrigation shall be installed in a manner that is consistent with said approved plans, prior to the issuance of a certificate of occupancy.
5. The Applicant and/or successor in interest, shall comply Chapter 10.38 of the La Puente Municipal Code for noise, vibration, light, odor, and air quality.
6. The Applicant shall maintain the site plan as shown in Exhibit B, attached to the Planning Commission's Agenda Report and incorporated herein by this reference. Any minor change or modification(s) to the site plan shall require prior written approval by the Development Services Director. Any substantial change or modification(s) to the site plan will require a modification to MUP No. 25-01, that would be considered by the Planning Commission pursuant to applicable provisions of the LPMC.

Operations & Security

7. The drive-through and any over-queueing/overflows shall be monitored, managed, and directed by the restaurant operator and owner to prioritize pedestrian and vehicular safety, and to minimize any impacts or obstructions to the shopping center's drive aisles, driveways, and overall circulation. The Development Services Director and City Engineer shall have the authority to require and approve any minor changes to the drive-through operation to mitigate any on-site circulation issues that may arise once the restaurant with drive-through are fully operational.
8. Trash receptacles shall be provided at the drive-through exit for exiting vehicles. The outdoor trash receptacles shall be equipped with adequate lid and shall be monitored and addressed frequently to prevent trash and debris from overflowing.
9. During the hours of operation, there shall be not less than one (1) adult employee present in a managerial capacity.
10. A security and video monitoring plan shall be submitted to the Los Angeles County Sheriff's Department for review and approval prior to the issuance of any building permits

Property Maintenance

11. All outdoor advertising must comply with Chapter 10.34 of the Municipal Code.
12. The Applicant and/or Property Owner/Management shall maintain the property over time by keeping it free of trash, debris, and graffiti, and by repairing the building exterior (roof, paint, stucco, siding, architectural features, etc.), repairing the building interior

(plumbing, electrical, mechanical, etc.), and keeping all landscaping areas and planter boxes maintained.

13. All landscaping shall be maintained in a healthy and thriving manner, to the satisfaction of the Development Services Director.
14. All graffiti shall be removed on any part of the property within forty-eight (48) hours of its appearance and notification to the Applicant by the City.

Review

15. Upon the one (1) year anniversary of the service of the drive-through Dutch Bros Coffee under MUP No. 25-01, staff shall schedule on calendar to bring back MUP No. 25-01 for review and evaluation by the Planning Commission of the Applicant/Owner's operation of the facility, unless deemed unnecessary by the Development Service Director. The one (1) year revisit of MUP No. 25-01 is to consider the modification of any existing condition of approval and/or the incorporation of any new conditions.
16. The Applicant and Property Owner shall submit to the Development Services Department his/her written consent to all the conditions referenced herein within ten (10) days of approval. The Applicant understands that this Resolution will be of no force or effect unless such written consent is submitted to the City.
17. The conditions of approval shall be printed on all sets of development plans.
18. Violation(s) of any of the conditions of this approval shall be cause for revocation and termination of all rights hereunder.
19. The Applicant and/or successor in interest, shall comply with all federal, state, and local laws.
20. The Applicant and Property Owner shall indemnify, protect, defend (with legal counsel reasonably acceptable to the City), and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes or action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively "Claims"), arising out of or in any way relating to this Project, any discretionary approvals granted by the City related to the development of the Project, or the environmental review conducted under California Environmental Quality Act, Public Resources Code Section 21000 *et seq.*, for the Project. City shall promptly notify both the Applicant and Property Owner of any Claims to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense. If the City Attorney is required to enforce any conditions of approval, all costs, including attorney's fees, shall be paid for by the Applicant/Property Owner.

SECTION 6. The provisions of this Resolution are severable and if any provision, clause, sentence, word, or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 7. The Planning Commission Secretary shall certify to the adoption of this Resolution and the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of La Puente at a special meeting held on February 3, 2026, by the following vote:

AYES: None
NOES: None
ABSTAIN: None
ABSENT: None

Allen Maes, Planning Commission Chair

Abraham Tellez, Planning Commission Secretary



**City of La Puente
Planning Commission
Agenda Report**

To: Chairperson and Planning Commission For meeting of: February 3, 2026

From: Abraham Tellez, Director of Development Services
Karen Iniguez, Assistant Planner

Subject: CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW NO. 25-54, TO ALLOW THE OPERATION OF A DRIVE-THROUGH FOR A NEW RESTAURANT AT 1411 NORTH HACIENDA BOULEVARD AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

CONSIDERATION

Gurinder Kehr, Dutch Bros, LLC (“Applicant”) on behalf of Shawn Nourafshan, Wind Chime Properties, LP submitted applications for a Site Plan and Design Review (“SPDR”) and a Minor Use Permit (“MUP”) to construct and operate a 1,025 square foot restaurant building (Dutch Bros Coffee) with a drive-through (“Project”) on the property located at 1411 North Hacienda Boulevard (“Property”).

PUBLIC HEARING NOTICE

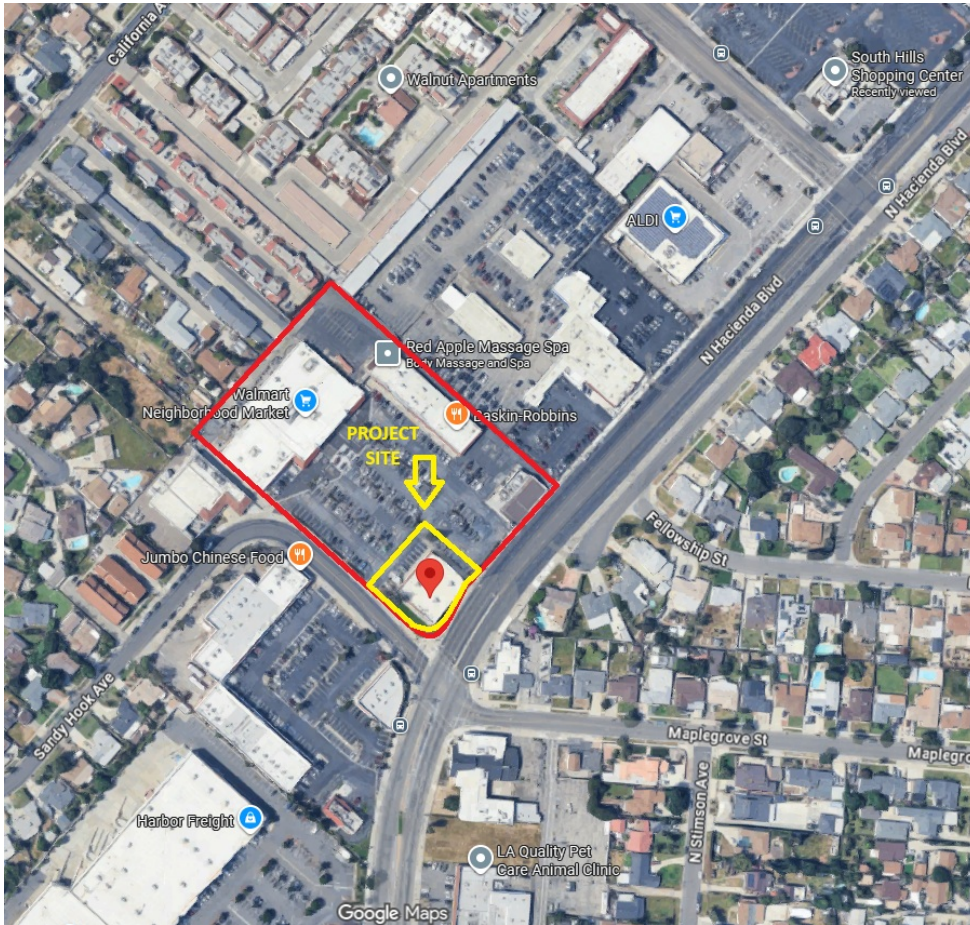
The public hearing notice has been published in accordance with Section 10.116.020 of the La Puente Municipal Code (“Code”). On January 20, 2026, a hearing notice was sent to the San Gabriel Valley Tribune for publishing on January 22, 2026. A mailing notice was sent to the property owners within 300 feet of the subject Property on January 22, 2026. Hearing notices were also posted at the subject property, City Hall, Community Center, and the Los Angeles County Public Library on January 22, 2026.

DESCRIPTION OF PROPERTY AND IMPROVEMENT

The site is located on the northwest corner of Hacienda Boulevard and East Maple Grove Street (see Exhibit “A”, Location Map). The Property and project site is a separate 20,076 square foot parcel (Parcel 1, APN: 8471-020-031) located on the southeast corner of the 61,105 square foot multi-tenant shopping center (La Puente Village, Parcel 2, APN: 8471-020-033).

The site is located in the Hacienda Commercial Corridor according to the General Plan and is surrounded by various uses, including several restaurants, stores and professional offices. The frontage street adjacent to the Property is fully improved with sidewalk, curb, and gutter to provide pedestrian and vehicular access to the Property.

EXHIBIT A – LOCATION MAP



ANALYSIS

General Plan Consistency

The City’s Zoning Ordinance establishes specific land uses and development standards that are unique to their zoning “districts” and that support and are consistent with the land use designations of the General Plan. The subject Property is zoned, C-2, General Commercial, which is consistent with the General Commercial designation of the General Plan. The proposed café with a drive-through is permitted in the zone, subject to an MUP, which is a use that is consistent with the General Plan. The Project will promote the goals of the General Plan, specifically Goal 1: Policy 1.1, by attracting and retaining a diverse array of businesses along Hacienda Boulevard that provide a wide variety of goods and services to the local market.

SURROUNDING ZONES AND LAND USES

	Existing Zoning	General Plan Designation	Land Use
<i>Subject Property</i>	C2	GC (General Commercial)	Shopping Center
North	C2	GC (General Commercial)	Multi-Tenant Commercial and Auto Sales Lot
South	C2	GC (General Commercial)	Shopping Center
East	Unincorporated LA County	Unincorporated LA County	Medical Clinic and SFR
West	C2	GC (General Commercial)	Shopping Center

DISCUSSION

The Applicant proposes demolishing the existing 8,069 square foot building constructed in 1996, to allow for the new construction of a 1,025 square foot Dutch Bros Coffee with a drive-through. As part of the project, the existing building will be demolished to accommodate for Dutch Bros Coffee with drive-through lanes and enhanced landscaping.

Background

The existing building was constructed in 1996 for a “PARTY U.S.A.” automobile retail store located within the existing commercial shopping center, La Puente Village. According to city records, the Property changed ownership in 1999, with automobile retail operations continuing. Under new ownership, “Auto Zone” operated at the location with records indicating closure around 2024. As part of an expansion effort to their services, AutoZone relocated to 1661 North Hacienda Boulevard, resulting in the vacancy of the site. On July 24, 2025, the Applicant submitted a Site Plan and Design Review application for a new Dutch Bros Coffee, and a Minor Use Permit application to allow for drive-through use.

Site Plan and Design Review

Proposed Project

Pursuant to Section 10.94.030(B)(1) of the City’s Code, the Planning Commission is the appropriate review authority for the Site Plan and Design Review application to allow the construction of a commercial building in the C-2 zone. Upon demolition of the existing building, the Applicant proposes constructing a new 1,025 square foot Dutch Bros Coffee.

The Project layout provides improved vehicular circulation and pedestrian accessibility at the south side of the shopping center. It incorporates a dual-lane drive-through which will wrap around the perimeter of the building before merging into a single service lane as it approaches the drive through service window. The Dutch Bros Coffee is situated along North Hacienda Boulevard and East Maple Grove Street (See Exhibit “B”, Architectural Plans). City staff are of the opinion that the proposed Dutch Brothers building layout and resulting circulation is the best and most efficient site design option. However, should any unforeseen issues arise, Condition No. 5 has been included in the Minor Use Permit Resolution allowing the Development Services Director and City Engineer to approve any minor changes that mitigate any on-site circulation issues that are identified once operational (See Exhibit “E”, MUP Resolution No. 26-1593)

The proposed floor plans will consist of a 756 SF production area, a walk-in cooler, one (1) restroom, and a manager’s office.

Development Standards

The proposed Dutch Bros Coffee meets the C2 development and design standards, as described in the City’s Code, including but not limited to setbacks, building height, and floor area ratio. The following table demonstrates compliance with the development standards.

C2 Development Standards	Required	Proposed
Building Height	30’-0” Maximum	24’-0”
Setbacks		
<i>Front</i>	5’-0” Minimum	5’-0”
<i>North Side (Interior)</i>	0’-0” Minimum	0’
<i>South Side (Street Side)</i>	10’-0” Minimum	10’-0”
<i>Rear</i>	5’-0” Minimum	5’-0”
Floor-Area Ratio	0.75 Maximum	0.051

Design and Materials

The architectural style of the proposed building is one of several standard models for the current generation of Dutch Bros Coffee. The building exterior design incorporates a modern commercial design with contemporary color palette that aligns with the Dutch Bros Coffee brand. Primary elevations are clad in stucco finished in Dutch Bros Coffee dark gray and light gray, including the parapet, to maintain continuity with existing building colors. Fiber cement siding in Dutch Bros blue is introduced as a controlled accent, providing brand recognition through a muted, architectural application rather than a dominant feature. Stone veneer and stone sill elements are specified per manufacturer standards in a pewter finish, adding material texture and depth. Awnings and downspouts are finished in dark gray to visually unify the building and support a cohesive, modern exterior composition. (See Exhibit “B” Architectural Plans)

Signage Requirements

The Signage submitted is consistent with typical Dutch Bros Coffee branding is included as part of the approval. The Sign Package includes free-standing pole signs and directional signs. The proposed signs have been reviewed and comply with the sign regulations of Chapter 10.34 of the City's Code.

Parking

Pursuant to Section 10.30.060 of the City's Code, a shopping center consisting of less than 50% of the total floor area dedicated to eating establishments may provide parking at a ratio of 1 space per 300 square feet of the total building area. The total building area at the shopping center after construction of the Project will be 50,651 square feet, requiring 169 parking spaces (1:300 ratio) in total. At the completion of the Project, the shopping center will provide a total of 219 parking spaces resulting in a surplus of 50 spaces.

Drive-through and Landscaping

The drive-through further meets minimum requirements of Section 10.50.090 (Drive-through and Drive-up Facilities) of the LPM. The property will be reconfigured to accommodate a different layout consisting of a drive-through and resulting in the existing seventeen (17) parking spaces to be reduced to one (1) ADA parking space on the subject Property. The drive-through will accommodate a total of twenty-three (23) vehicles in the queue. Although a parking credit cannot be applied for the drive-through, the Property benefits from a shopping center parking ratio since it reciprocates vehicular access, circulation, and parking as part of the entire shopping center.

Furthermore, the applicant provided a conceptual landscape plan for the depicted-on Sheet LP-1. The precise landscape and irrigation plan for the entire site will be provided at the time of plan check. The landscaping design will be consistent with all requirements of the Chapter 10.32, ("Landscaping"), of the LPMC, and all applicable provisions of the State of California Model Water Efficient Landscape Ordinance.

Minor Use Permit

Pursuant to Section 10.12.020 of the LPMC, an MUP is required for drive-through facilities in the C-2 (General Commercial) zone. The proposed drive-through meets the requirements specified in LPMC Section 10.50.090, which establishes locational and operational criteria for drive-through facilities serving restaurants.

The proposed drive-through provides two-lanes with twenty-three (23) available vehicle stacking spaces. Dutch Bros Coffee does not utilize a speaker box or static menu board for ordering. To reduce the number of stacking vehicles Dutch Bros Coffee innovative "runner system" where employees take orders in the queue using handheld point-of-sale devices to expedite services. When the runner system is in use employees engage with customers in line, transmitting orders in real-time to the interior drink preparation stations so beverages are ready before customers reach the window. Runners may also process payments ahead of time to further streamline the pick-up process.

There will be approximately three (3) or four (4) Dutch Bros Coffee staff members dedicated to the drive-through throughout the day to take orders and receive payments. One (1) person's sole responsibility will be traffic control. Tactics that will be utilized will be to instruct vehicles to pull forward, direct cars into the

waiting area or the escape lane if needed, and ensure no cars are not blocking traffic flow. Dutch Bros Coffee will require their staff to attend a monthly meeting to discuss traffic plans and require staff before each shift to have a traffic strategy.

ENVIRONMENTAL ANALYSIS

The proposed Project involves the construction and operation of a new 1,025-square-foot Dutch Bros Coffee with a drive-through. Staff determined that the proposed Project is exempt from the California Environmental Quality Act (“CEQA” - Public Resources Code § 21000 et seq.) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) as a result of the following findings:

- a. The Project is consistent with the General Plan designation of General Commercial and Goal 1 and Policy 1.1 of the General Plan Community Development Element in that the Project contributes to the variety of retail and commercial services offered and to La Puente's long-term fiscal health. Furthermore, the Project is a conditionally permitted use in the C2, General Commercial Zone.
- b. The Project site is located within the City’s jurisdiction, on a 20,076 square foot lot (.461 acre lot), which is less than 5 acres, located within the City’s jurisdiction, and proposed within a commercial shopping center substantially surrounded by urban uses (in-fill).
- c. The Property has no value as a habitat for endangered, rare, or threatened species since it is currently developed with restaurant building and parking.
- d. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. All construction activities are subject to the City’s requirements that minimize dust and noise. The type of use will not generate pollutants that will negatively impact water quality since all wastewater is contained for disposal into the sanitary sewer system. Low Impact Development best practices and sediment and erosion control measures during construction activities will further minimize pollutants. No significant impacts on traffic are anticipated for this Project since adequate circulation with access to parking is provided on-site. Furthermore, the Project was evaluated based on Project Type Screening. Certain Project Types have been identified by the City as having a lower than substantial impact due to its local serving character. As the development has been identified as local-serving retail uses less than 50,000 square feet, the proposed Project has been identified to produce less than 110 daily trips.
- e. The site can be adequately served by all required utilities and public services. The proposed development is currently adequately served with all required utilities. The existing utilities can be accessed and/or directed for the proposed Project.

Because the Project qualifies for a Class 32 (In-Fill Development) exemption, Staff prepared a Notice of Exemption (see Exhibit “D”, Notice of Exemption).

RECOMMENDATION

It is recommended that the Planning Commission: (1); adopt Resolution No. 26-1593 approving Minor Use Permit No. 25-01, a request to allow the operation of a drive-through for a new Dutch Bros Coffee at 1411 North Hacienda Boulevard; and (2) adopt Resolution No. 26-1594 approving Site Plan and Design Review Application No. 25-54, a request to allow the construction of a new 1,025 square foot Dutch Bros Coffee

building at 1411 North Hacienda Boulevard; and (3) direct staff to file a Notice of Exemption regarding the same.

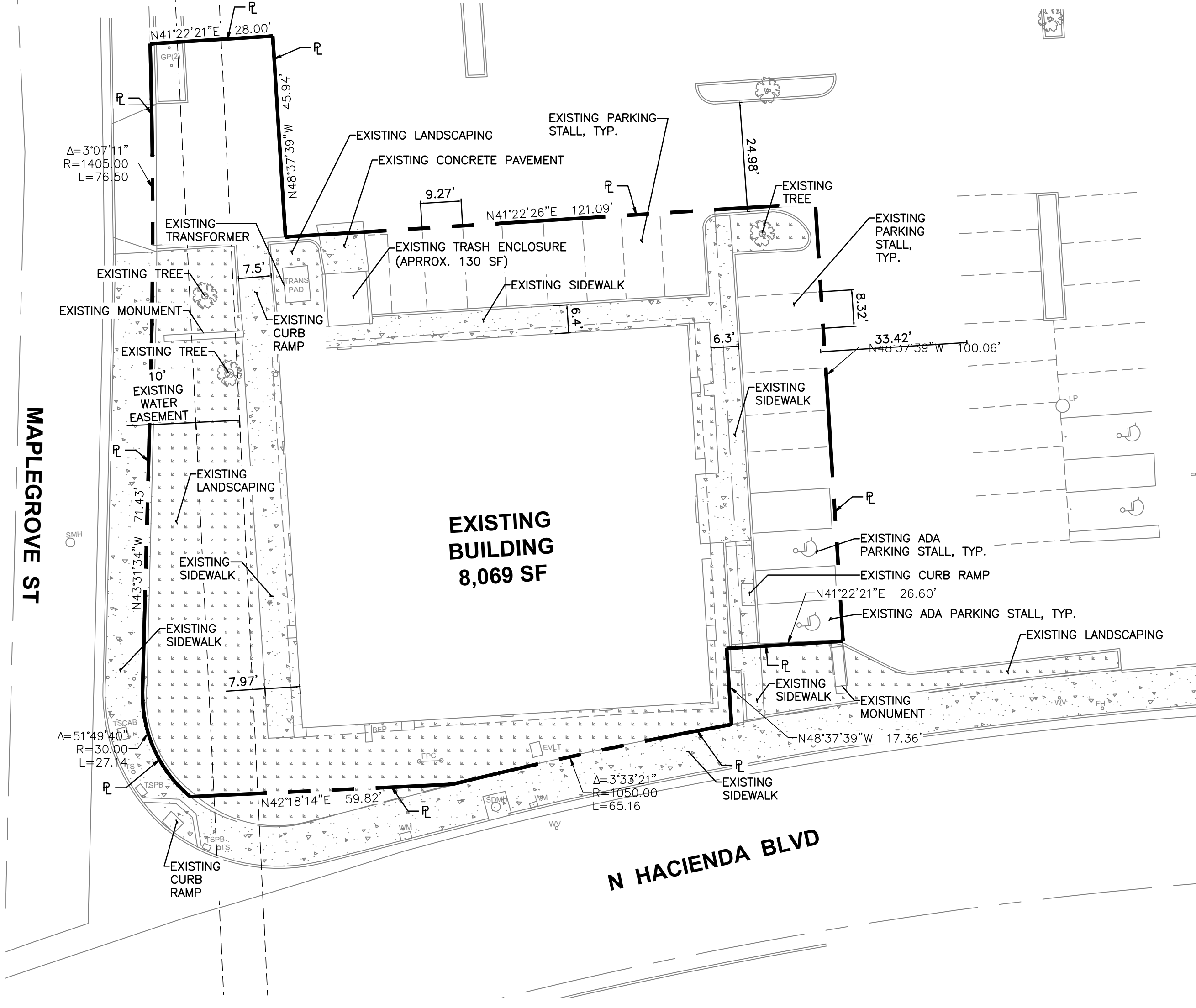
ATTACHMENTS

- A. Exhibit B - Architectural Plans
- B. Exhibit C - Sign Package
- C. Exhibit D - Notice of Exemption
- D. Exhibit F - SPDR Resolution No. 26-1594

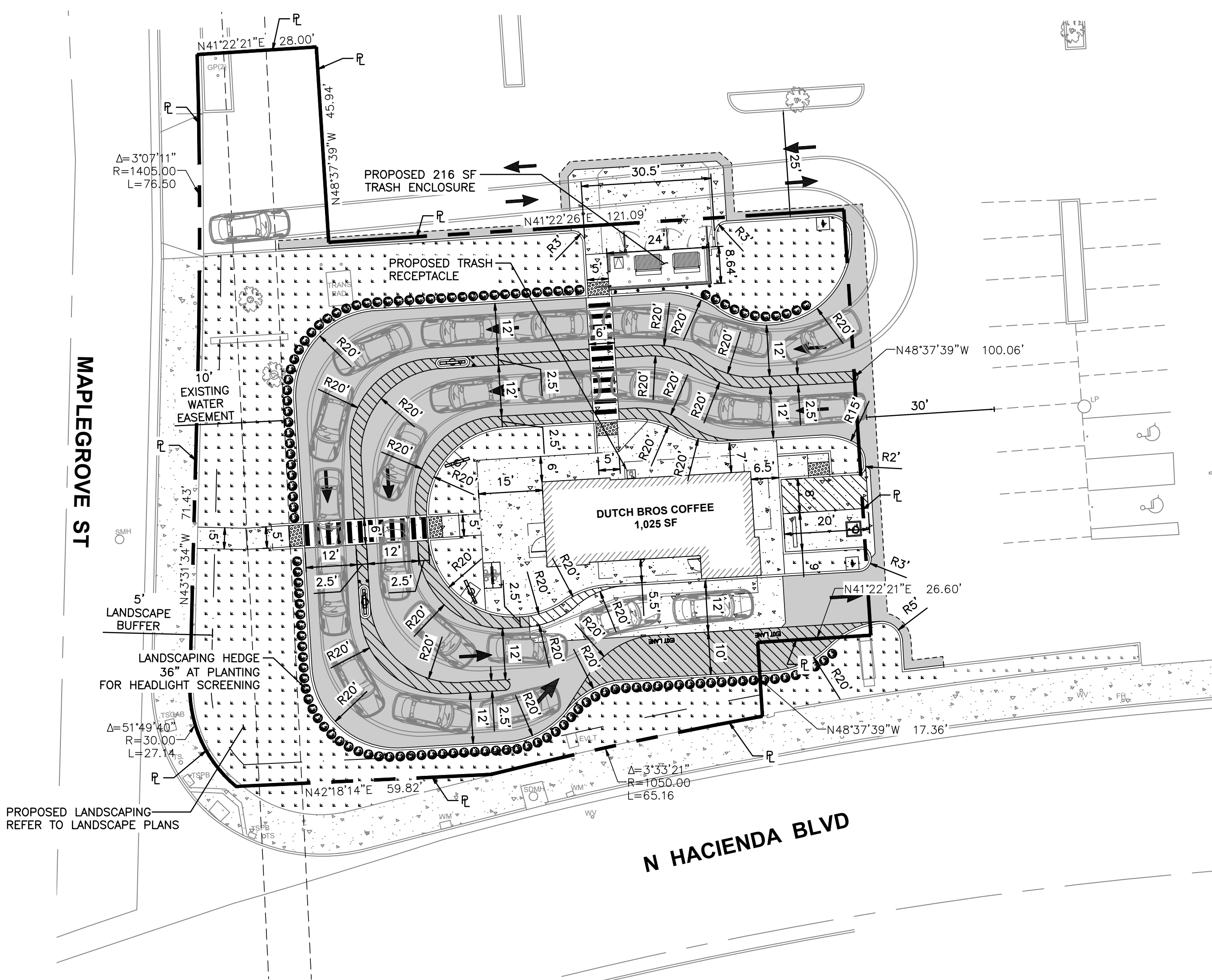
The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.

SITE PLAN
DUTCH BROS COFFEE - CA6106 - LA PUENTE, CA

EXISTING:



PROPOSED:



PROJECT DATA

EXISTING GROUND COVER SUMMARY:			
BUILDINGS (INCLUDES TRASH ENCLOSURE):	8,199 SF	(40.8%)	
PAVING (CONCRETE, ASPHALT, CURBS):	6,381 SF	(31.8%)	
LANDSCAPE:	5,496 SF	(27.4%)	
	20,076 SF	(100.0%)	

PROPOSED GROUND COVER SUMMARY:			
BUILDINGS (INCLUDES TRASH ENCLOSURE):	1,241 SF	(6.2%)	
PAVING (CONCRETE, ASPHALT, CURBS):	11,845 SF	(59.0%)	
LANDSCAPE (REMAINING):	6,990 SF	(34.8%)	
	20,076 SF	(100.0%)	

HACIENDA/MAPLEGROVE PARKING ANALYSIS
1411-1445 N. HACIENDA BLVD.
LA PUENTE, CA 91744

UNIT ADDRESS	SQ. FT.	TENANT NAME / BUSINESS TYPE	PARKING REQ'T.	NO. OF PARKING REQUIRED
1411	1,000	DUTCH BROS COFFEE	1/200	5.00
1415-1425	32,500	WALMART NEIGHBORHOOD MARKET	1/300	108.33
1427	1,500	FOOT MASSAGE	1/250	6.00
1429	1,200	THAI FOOD	1/100	12.00
1431-33	2,865	CLINIC	1/300	9.55
1435	447	EYEBROW THREADING	1/300	1.49
1437	700	BARBER SHOP	1/250	2.80
1439	1,100	WATERIA	1/300	3.67
1441-A	1,350	DENTIST	1/300	4.50
1441-B	1,080	EMPLYMENT AGENCY	1/250	4.32
1443	1,080	BASKIN-ROBINS	1/200	5.40
1443 1/2	1,500	INSURANCE	1/250	6.00
1445	4,329	VACANT/RETAIL SALES	1/300	14.43
TOTAL	50,651			184.0

PARKING SPACES PROVIDED	
STANDARD PARKING SPACES	205
VAN ACCESSIBLE PARKING SF	4
ACCESSIBLE PARKING SPACE	8
TOTAL CURRENT AVAILABLE	217

PROJECT DATA

NAME: DUTCH BROS COFFEE - LA PUENTE, CA

DESCRIPTION:
PROJECT PROPOSES TO DEMOLISH AN EXISTING AUTOZONE BUILDING FOR CONSTRUCTION OF A NEW 1,025 SF DUTCH BROS COFFEE ON A 0.46 ACRE PARCEL, LOCATED ON NORTHWEST CORNER OF HACIENDA BLVD AND MAPLEGROVE ST. THE PROPOSED IMPROVEMENTS INCLUDE DRIVE-THRU LANES, CUSTOMER PARKING, A NEW TRASH ENCLOSURE AND UPDATED LANDSCAPING.

ADDRESS: 1411 N HACIENDA BLVD, LA PUENTE, CA 91744

PARCEL AREA = 20,076 SQ. FT. (0.46 ACRES)

PARCEL #: 8471-020-031

ZONE: GENERAL COMMERCIAL, RETAIL (C-2)

SETBACKS:

- FRONT YARD: 5 FT
- SIDE YARD: 0 FT
- REAR YARD: 5 FT

EASEMENTS:

- 10FT EASEMENT(S) FOR WATER SERVICE FACILITIES AND RTIGHTS INCIDENTAL THERTO AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1966, RECORDING NO. 2236, BOOK D3268, PAGE 726, OFFICIAL RECORDS.

PROPOSED BUILDING AREA. = 1,025 SQ. FT.

PROPOSED TRASH ENCLOSURE. = 24' X 9'

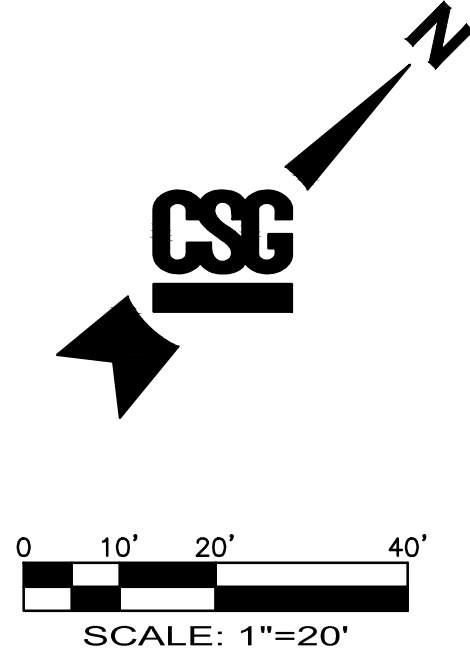
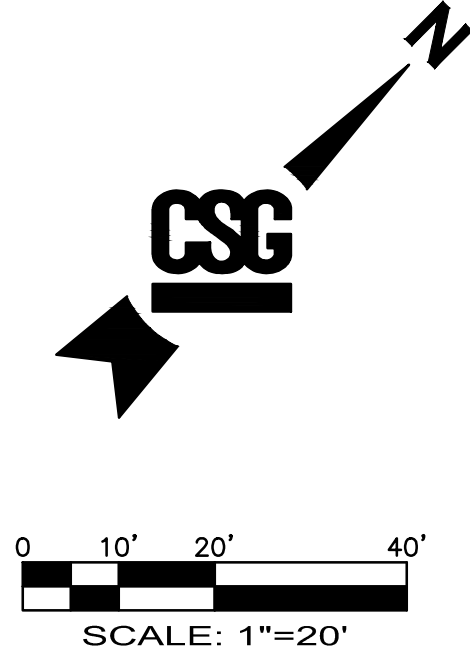
PROPOSED TRASH ENCLOSURE AREA. = 216 SQ. FT.

PARKING SPACES:

- PROPOSED ADA PARKING = 1
- EXISTING REGULAR PARKING (PER SHOPPING CENTER CROSS-PARKING AGREEMENT) = 4

TOTAL PARKING = 5

QUEUEING = 23



OWNER

WIND CHIME PROPERTIES, LP
6420 WILSHIRE BLVD, SUITE 1500
LOS ANGELES, CA 90048
TEL: (323) 653-3777
CONTACT: SHAWN NOURAFSHAN

ENGINEER

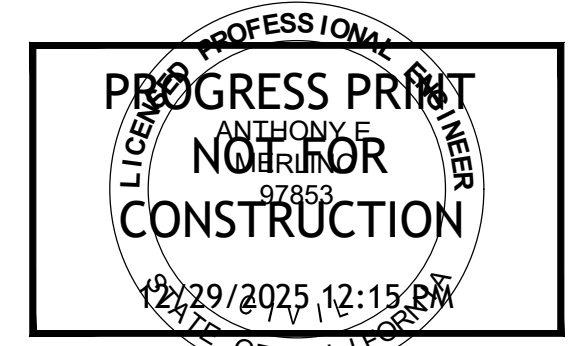
CORE STATES, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: ANTHONY MERLINO, P.E.

3300 Douglas Blvd
Suite 100
Roseville, CA 95661
855.CSG.1999

www.core-states.com

CoreStates, Inc.

California, Engineering
CERTIFICATE OF AUTHORIZATION
NO. 100524452

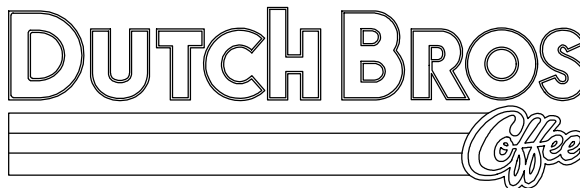


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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:
DUTCH BROS COFFEE - CA6106
1411 N HACIENDA BLVD,
LA PUENTE, CA 91744

Client:
DUTCH BROS COFFEE
1930 WEST RIO SALADO PARKWAY
TEMPE, AZ 85281
TEL: (877) 899-2767



Revision/Issue:

REV	DATE	COMMENT	BY

Drawn: SLM
Reviewed: AEM
Sheet Date: 12/29/2025
Proj. Number: 23958

Sheet Title:

SITE PLAN

Sheet Number:

1 OF 1

PRELIMINARY NOT FOR CONSTRUCTION

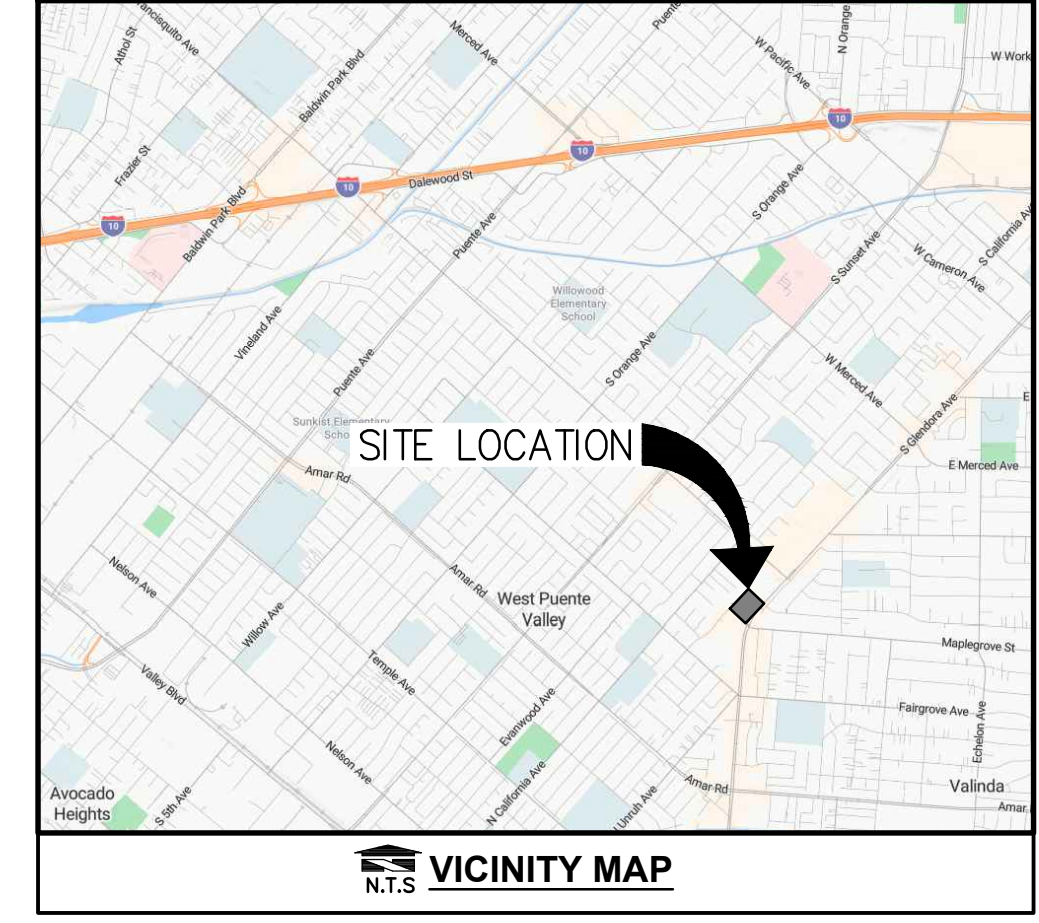
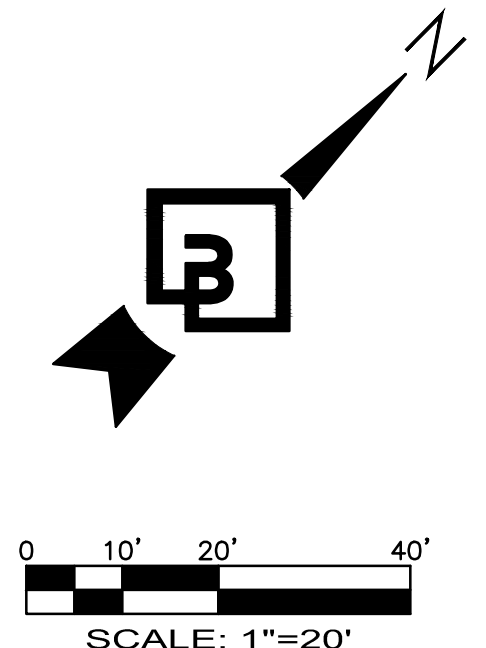
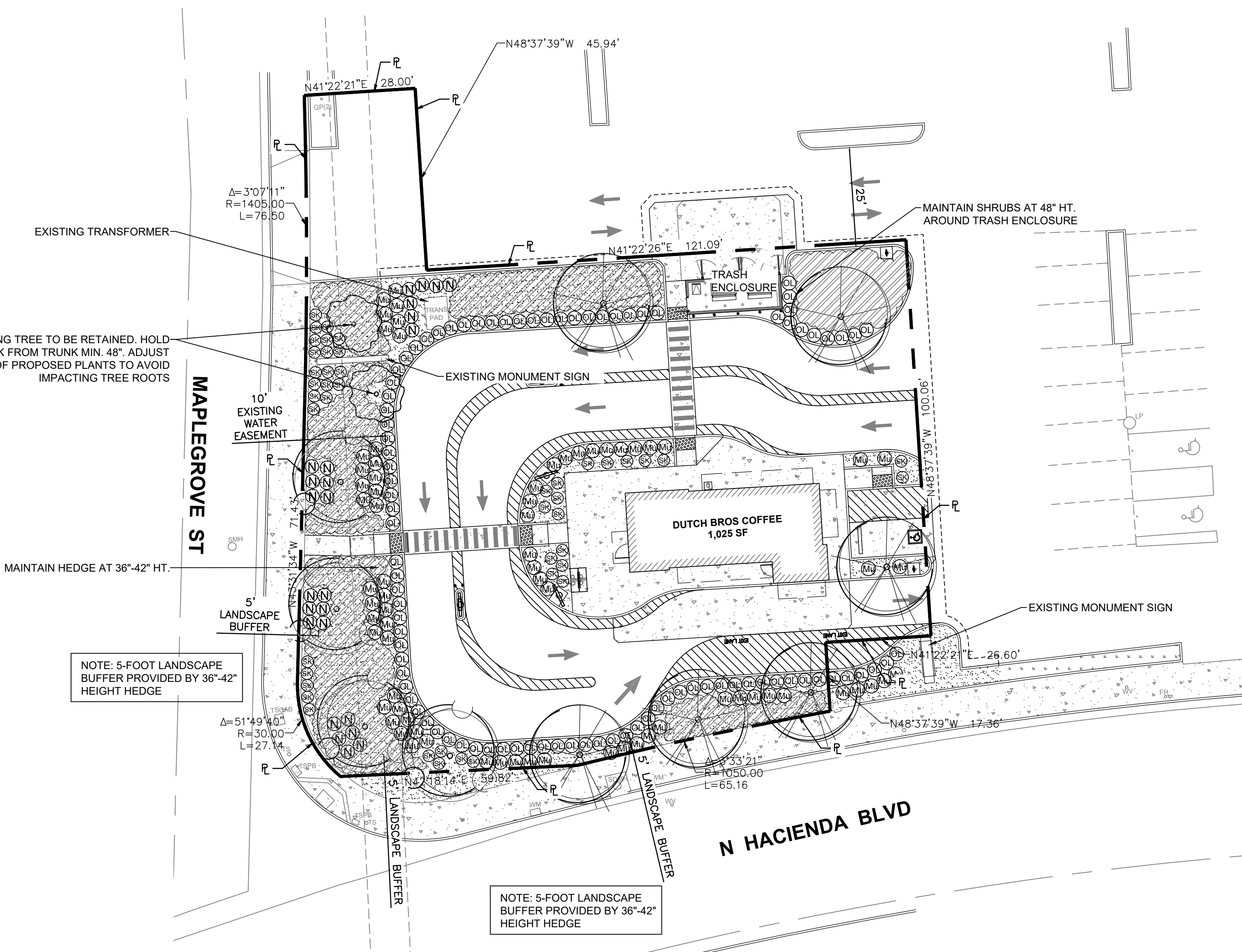
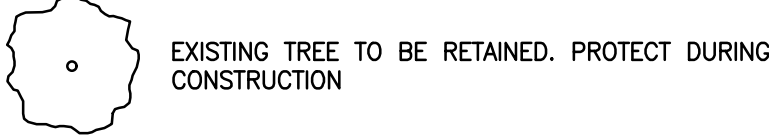
The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials"), are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.



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DUTCH BROS COFFEE CA6106 - LA PUENTE, CA PRELIMINARY LANDSCAPE PLAN

LEGEND



PROJECT DATA

NAME: DUTCH BROS COFFEE - LA PUENTE, CA

DESCRIPTION:
PROJECT PROPOSES TO DEMOLISH AN EXISTING AUTOZONE BUILDING FOR CONSTRUCTION OF A NEW 1,025 SF DUTCH BROS COFFEE ON A 0.46 ACRE PARCEL, LOCATED ON NORTHWEST CORNER OF HACIENDA BLVD AND MAPLEGROVE ST. THE PROPOSED IMPROVEMENTS INCLUDE DRIVE-THRU LANES, CUSTOMER PARKING, A NEW TRASH ENCLOSURE AND UPDATED LANDSCAPING.

ADDRESS: 1411 N HACIENDA BLVD, LA PUENTE, CA 91744

PARCEL AREA = 20,076 SQ. FT. (0.46 ACRES)

PARCEL #: 8471-020-031

ZONE: GENERAL COMMERCIAL, RETAIL (C-2)

SETBACKS:

- FRONT YARD: 5 FT
- SIDE YARD: 0 FT
- REAR YARD: 5 FT

EASEMENTS:

- 10FT EASEMENT(S) FOR WATER SERVICE FACILITIES AND RTIGHTS INCIDENTAL THERTO AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1966, RECORDING NO. 2236, BOOK D3268, PAGE 728, OFFICIAL RECORDS.

PROPOSED BUILDING AREA. = 1,025 SQ. FT.

PROPOSED TRASH ENCLOSURE. = 12' X 20'
PROPOSED TRASH ENCLOSURE AREA. = 240 SQ. FT.

PROPOSED PARKING SPACES:

- PROPOSED REGULAR PARKING = 3
- PROPOSED ADA PARKING = 1

TOTAL PARKING = 4

QUEUING = 17

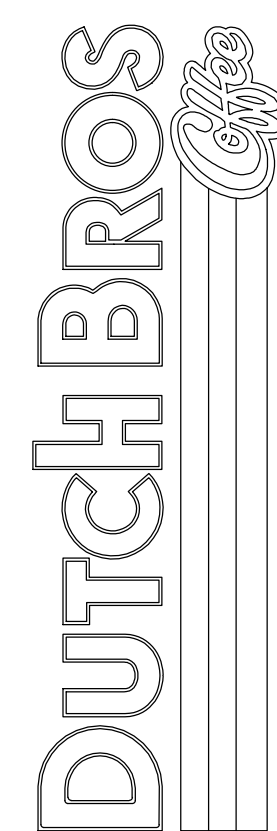
PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAMES	SIZE CONDITION	SPACING	QTY	WUCOLS IV REGION 3	REMARKS
	TREES:					
	HANDROANTHUS CHRYSOTRICTUS / GOLDEN TRUMPET TREE	36" BOX	AS SHOWN	6	MOD	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	AFROCARPUS GRACILIOR / FERN PINE	36" BOX	AS SHOWN	4	MOD	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	TREES WILL BE PRUNED TO MAINTAIN A HEIGHT OF 25'-FEET AND WILL HAVE CONTINUOUS MAINTENANCE TO ENSURE CANOPY/HEALTH OF TREES. TREES SHALL BE WELL-ESTABLISHED PROPERLY STAKED AND WILL BE MAINTAINED PROPERLY. NO MORE THAN 30% OF THE CANOPY MAY BE REMOVED AT ANY ONE TIME.					
	SHRUBS:					
	OLEA EUROPAEA 'MONTRA' / 'LITTLE OLLIE' DWARF OLIVE	36" HT. MIN.	AS SHOWN	92	VL	FULL & BUSHY; SEE NOTE FOR MAINTAINED HEIGHT
	MUHLENBERGIA CAP. 'REGAL MIST' / PINK MUHLY	1-GALLON	AS SHOWN	74	LOW	FULL & BUSHY
	NANDINA DOMESTICA 'MOON BAY' / MOON BAY HEAVENLY BAMBOO	1-GALLON	AS SHOWN	25	LOW	FULL & BUSHY
	ORNAMENTAL GRASSES:					
	FESTUCA SP. 'SISKIYOU' BLUE FESCUE	1-GALLON	AS SHOWN	45	LOW	FULL & BUSHY
	GROUND COVER:					
	ACACIA REDOLENS 'LOW BOY' / ACACIA	1-GALLON	60" O.C.	AS REQ'D	VL	FULL & BUSHY
	DECORATIVE ROCK MULCH FEATURE:					
	2"-3" DEPTH OF 1" CLEAR CRUSHED ROCK, GOLD COLOR, OVER POROUS WEED BARRIER FABRIC					

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY LANDSCAPE PLAN
1411 N HACIENDA BLVD
LA PUENTE, CA 91744

Title:



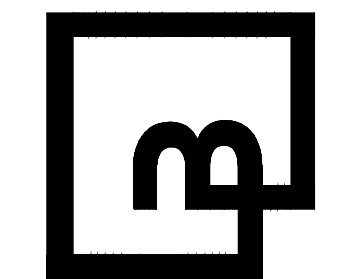
For:



Scale:
Horizontal 1" = 20'
Vertical N/A

Designed: JMW
Drawn: JMW
Checked: JMW
Approved: JMW
Date: 12/29/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number
23958

Sheet
LP-1
2019 DB
Franchising USA, LLC

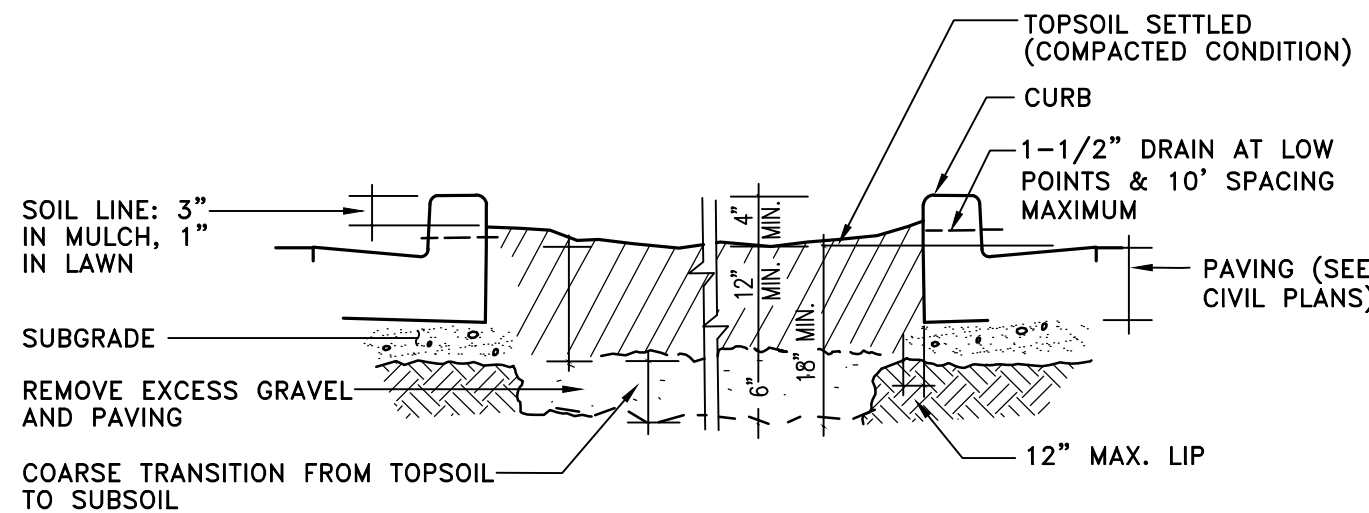
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- GENERAL
- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.
- PRODUCTS
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE THREE LARGEST TRUNKS OF THE TREE.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- D. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 65 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4 INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- E. PLANTING MIX FOR POTS: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST. INCORPORATE "GELSCAPE", AS MADE BY AMERCO, INC., (800) 832-8788, AT THE RATE OF 3 LB. PER CUBIC YARD OF PLANTING MIX.
- F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- H. TREE STAKING AND GUYING
1. STAKES: 6" LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.
- METHODS
- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
- a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
- b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, % ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
- c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
- d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. SEE PLANT SCHEDULE THIS SET FOR SOIL CONDITIONING NOTE.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE PROJECT SITE.
- c. SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- d. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- e. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCING NEAR EXISTING TREES:
- a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
- b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
- c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
- d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- D. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY 1/2" OF EXISTING TOPSOIL, AND SCARIFY 1/2" OF TOPSOIL PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD AN ADDITIONAL TRUNK BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
- a. #15 CONT. - 24" BOX TREES TWO STAKES PER TREE
- b. 36" 48" BOX TREES THREE STAKES PER TREE
- c. OVER 48" BOX TREES GUY AS NEEDED
- d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUB, PERENNIAL, AND GROUND COVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- H. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THE PLANS. MULCH COVERS WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- I. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- J. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- K. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY REASON TO MAXIMIZE WATER CONSERVATION.
2. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
- a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANTS PRIOR TO FINAL ACCEPTANCE.
- b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE OF THE WORK (AND/OR PLANTINGS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO THE CONTRACTOR'S NEGLIGENCE OR OTHER DAMAGE ACTIONS.
- M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



NOTE:
OVER EXCAVATE PARKING LOT PLANTERS
TO LOOSEN COMPACTED SUBBASE

GRADING • PARKING LOT PLANTERS DETAIL

NOT TO SCALE

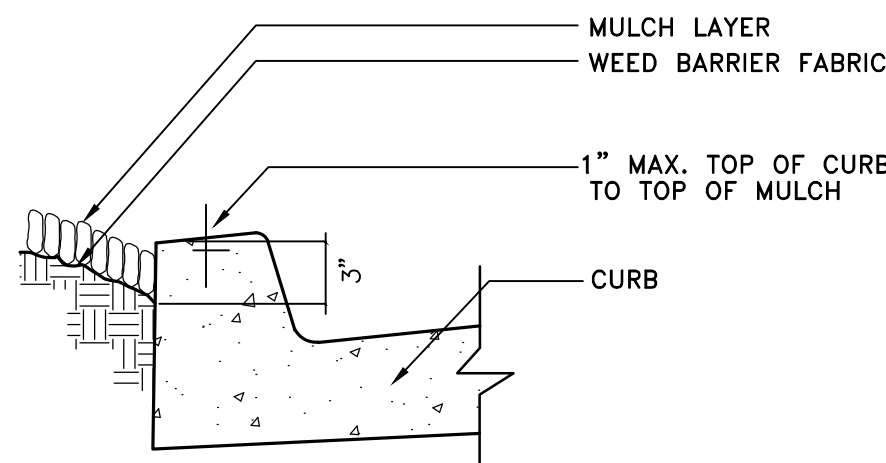
- PRUNE DAMAGED TWIGS AFTER PLANTING
- PLACE IN VERT. POSITION: DOUBLE LEADERS WILL BE REJECTED
- NOTE:
KEEP ROOTBALL MOIST AND PROTECTED AT ALL TIMES.
HOLD CROWN OF ROOTBALL AT OR JUST ABOVE FINISH GRADE.
PROTECT TRUNK AND LIMBS FROM INJURY.
BACKFILL TO BE SETTLED USING WATER ONLY - NO MECHANICAL COMPACTION.
REMOVE ALL WRAP, TIES & CONTAINERS, REGARDLESS OF MATERIAL.
- (2) LODGEPOLE STAKES, PLUMB WITH ELASTIC CHAIN-LOCK TYPE OR RUBBER GUYS TIED IN FIGURE EIGHT; REMOVE AFTER ONE GROWING SEASON
- PROTECTIVE WRAPPING DURING SHIPMENT TO SITE AND INSTALLATION REMOVE AT COMPLETION OF PLANTING
- LAWN PLANTING: PROVIDE 3" Ø "NO GRASS" TREE RING AND 2" DEEP MULCH LAYER IN WELL. HOLD BACK FROM TRUNK 8" TO 10"
- FINISH GRADE
- PREPARE PLANTING BED PER SPEC'S; AT MIN., LOOSEN AND MIX SOIL TO 18" OR DEPTH OF ROOTBALL AND 2 TIMES BALL DIAMETER
- REMOVE ALL WRAP, TIES, AND CONTAINERS
SCORE ROOTBALL AND WORK NURSERY SOIL AWAY FROM PERIMETER ROOTS
- SET BALL ON UNDISTURBED BASE OR COMPACTED MOUND UNDER BALL
- PENETRATION TO SUBBASE (+) 24"

BROADLEAF TREE PLANTING/STAKING DETAIL

NOT TO SCALE

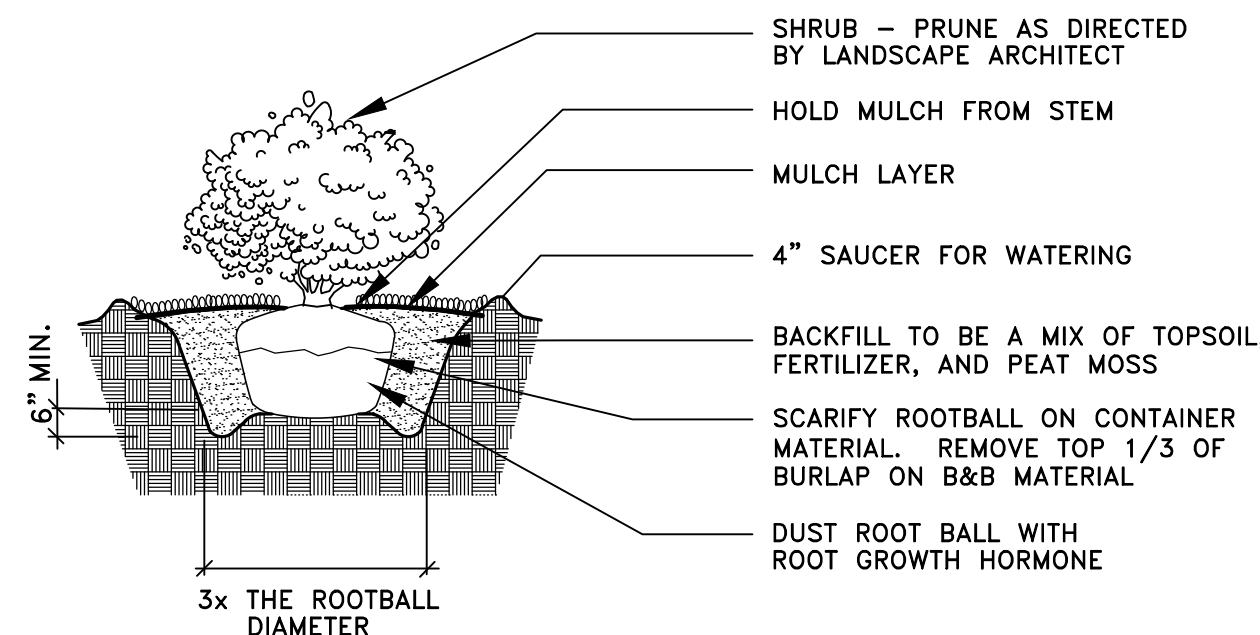
Landscape and irrigation system maintenance.

- The property owner shall be responsible for the maintenance of landscape to ensure that plant material is maintained to be healthy. Dead or diseased plants must be replaced immediately.
- Plants shall be selectively pruned in accordance with professional trimming standards to maintain their intended shapes and sizes, and to ensure due health of the species and safety of the public.
- To the extent possible, topping of trees shall be avoided.
- Irrigation systems shall be constantly maintained and adjusted to eliminate water waste and ensure the healthy survival of the plant material.
- Water waste resulting from inefficient landscape irrigation leading to excessive runoff, low-head drainage, overspray, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, or structures is prohibited.
- Irrigation systems and their components shall be maintained in a fully functional manner consistent with the originally approved design. A regular maintenance schedule shall be followed, including but not limited to checking, adjusting, and repairing irrigation equipment; resetting the automatic controller; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; and weeding in all landscaped areas.



MULCH AT CURB DETAIL

NOT TO SCALE



NOTE:
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.
PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. TIGHTEN ALL SURFACES OF PIT.
CUT AND REMOVE BURLAP FROM ROOT BALL

SHRUB AND ORNAMENTAL GRASS PLANTING DETAIL

NOT TO SCALE

PRELIMINARY LANDSCAPE PLAN
1411 N HACIENDA BLVD
LA PUENTE, CA 91744

Title:

DUTCH BROS.

For:



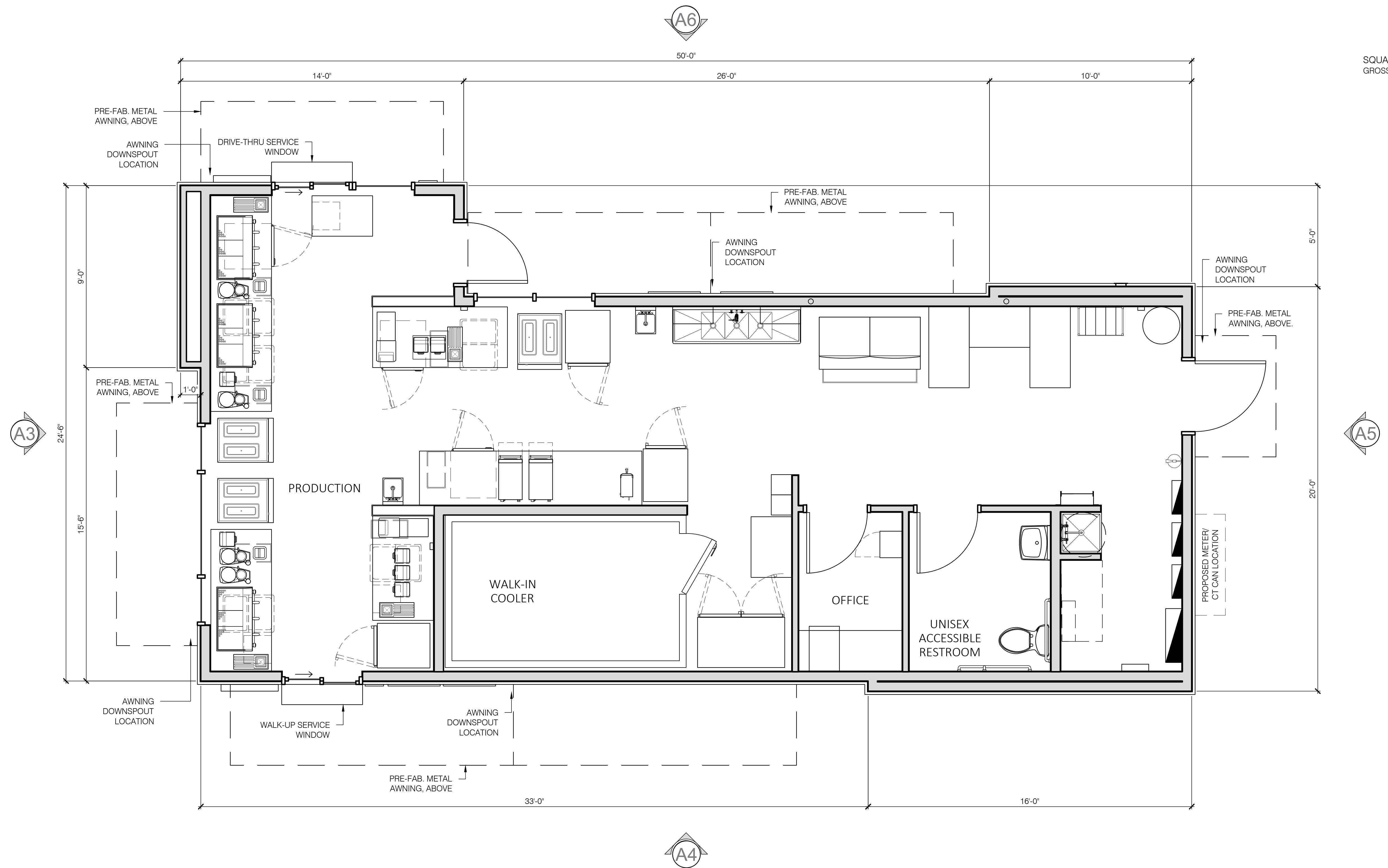
Scale:
Horizontal N/A
Vertical N/A

Designed: JMV
Drawn: JMV
Checked: JMV
Approved: JMV
Date: 12/29/25

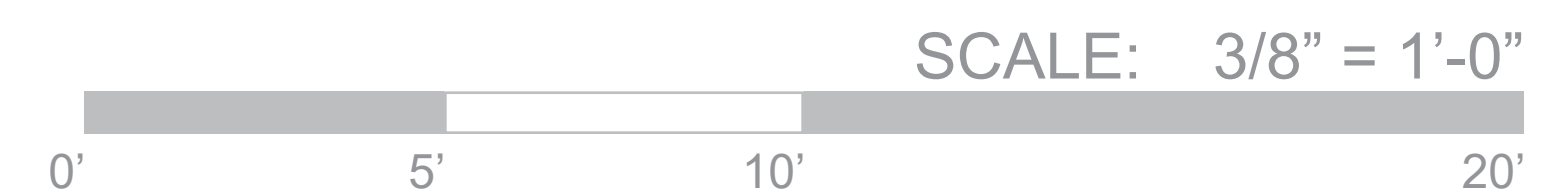
Barghausen
Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

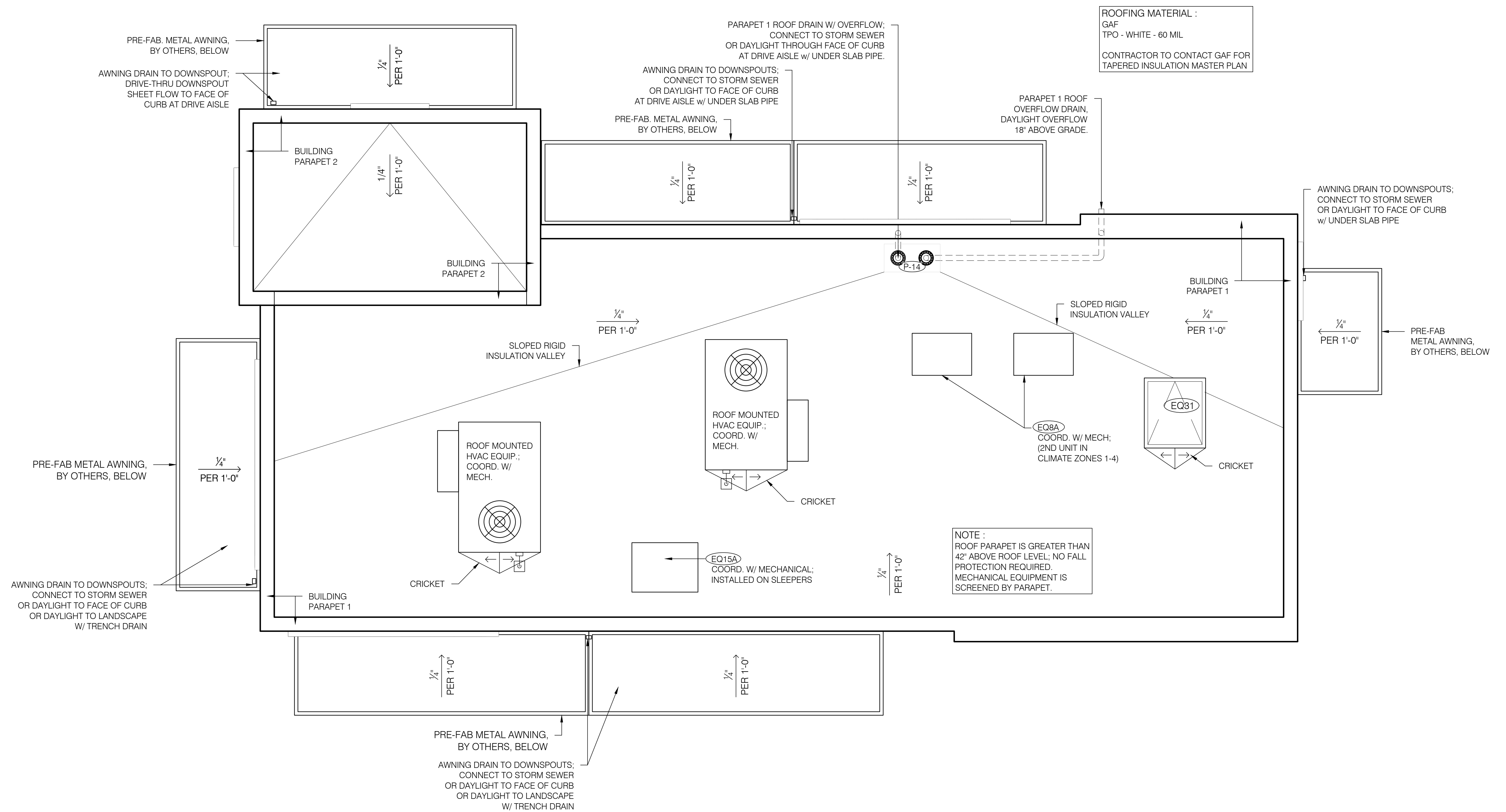
Job Number
23958

Sheet
LP-2
2019.08
Final.dwg USA, LLC

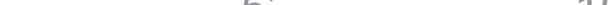


SQUARE FOOTAGE :
GROSS = 1,025 SQ. FT.





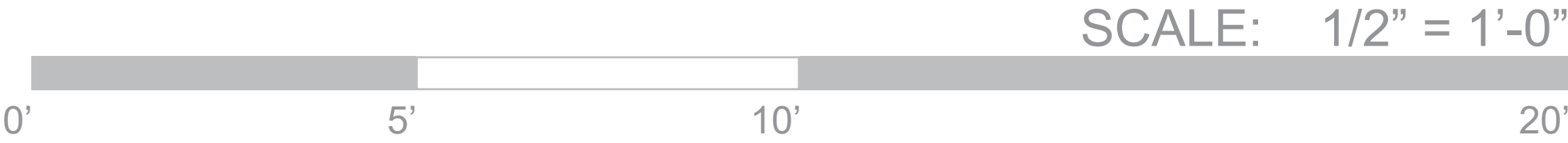
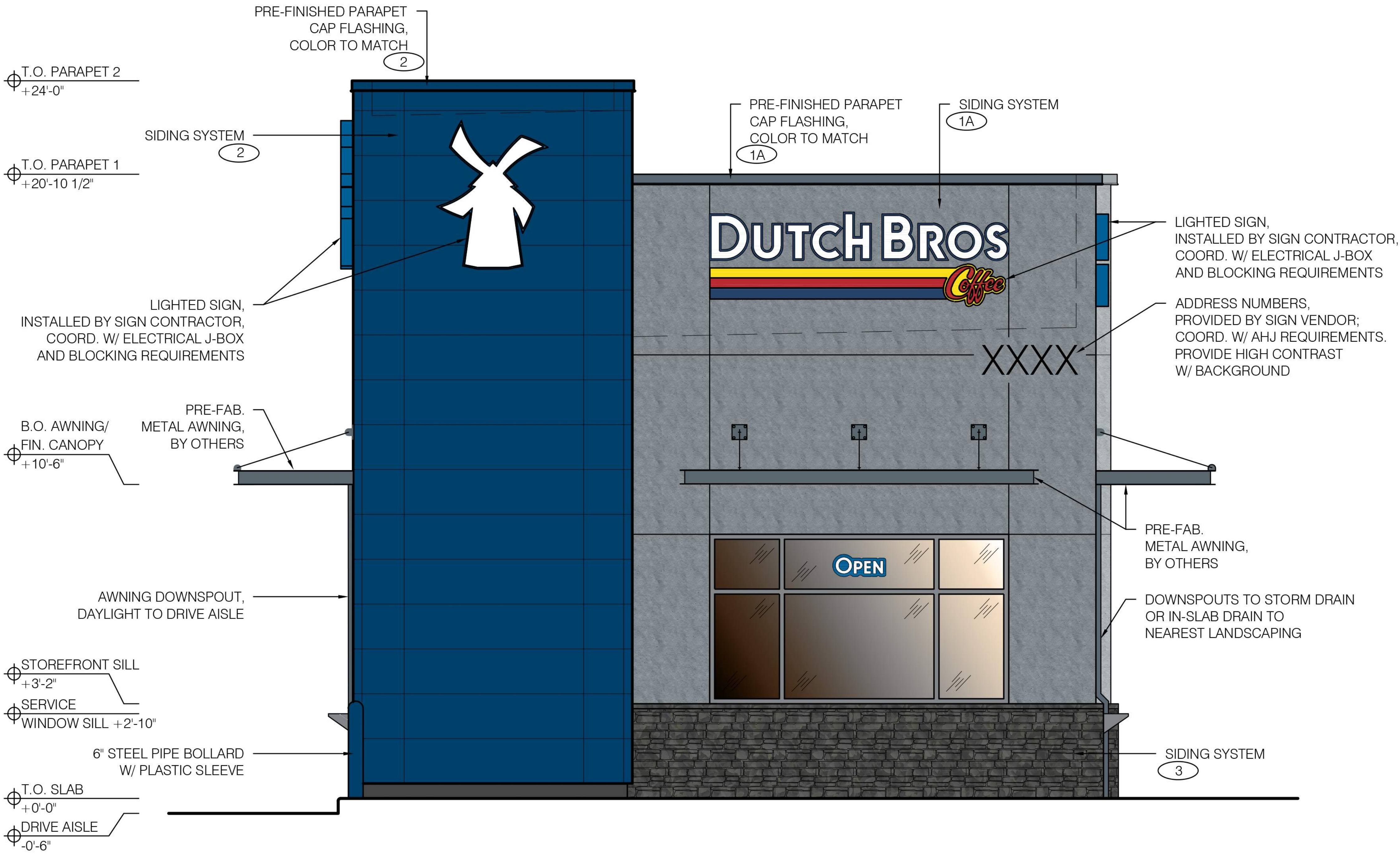
SCALE: $\frac{3}{8}" = 1'-0"$



A horizontal graphic scale bar with a total length of 20 feet. It is divided into four equal segments of 5 feet each. The segments are shaded in a repeating pattern: the first and third segments are dark gray, while the second and fourth segments are white. Tick marks are present at the 0, 5, 10, and 20-foot points, with labels '0'', '5'', '10'', and '20'' respectively.

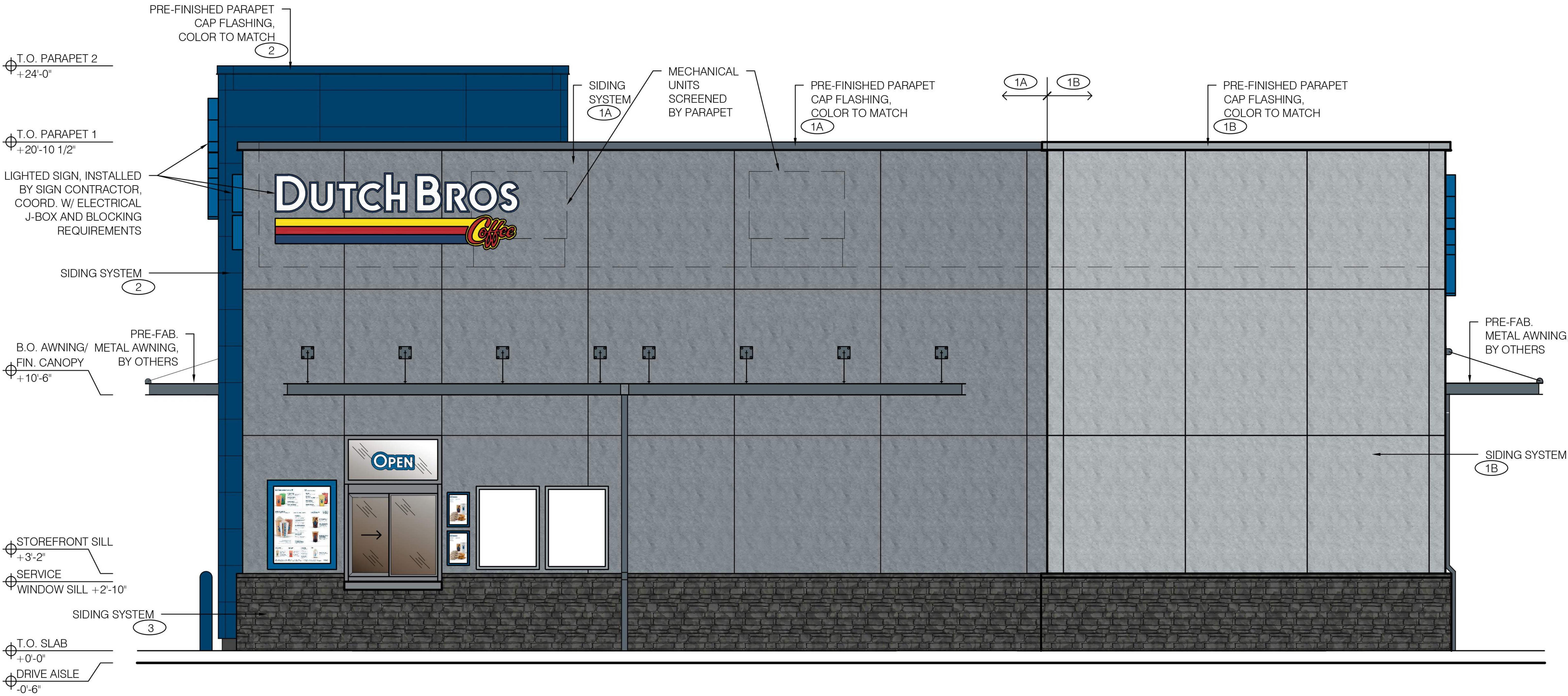
WINDOW SCHEDULE			
A	B	C	D
NOTES:			
- U-FACTOR - METAL w/ THERMAL BRAKE - FIXED: 0.38			
- U-FACTOR - METAL w/ THERMAL BRAKE - OPERABLE: 0.48			
- STOREFRONT SYSTEMS SHALL HAVE A CLEAR ANODIZED ALUMINUM FACTORY FINISH			

EXTERIOR FINISH SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH; REVEALS AS SHOWN	PAINTED, COLOR: BLDG DB DARK GRAY
1B	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH; REVEALS AS SHOWN	PAINTED, COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHHA	ILLUMINATION, AWP 1818 w/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.
	STONE SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL	COLOR: PEWTER
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY				



WINDOW SCHEDULE	
A	B
C	D
NOTES:	
- U-FACTOR - METAL w/ THERMAL BRAKE - FIXED: 0.38	
- U-FACTOR - METAL w/ THERMAL BRAKE - OPERABLE: 0.48	
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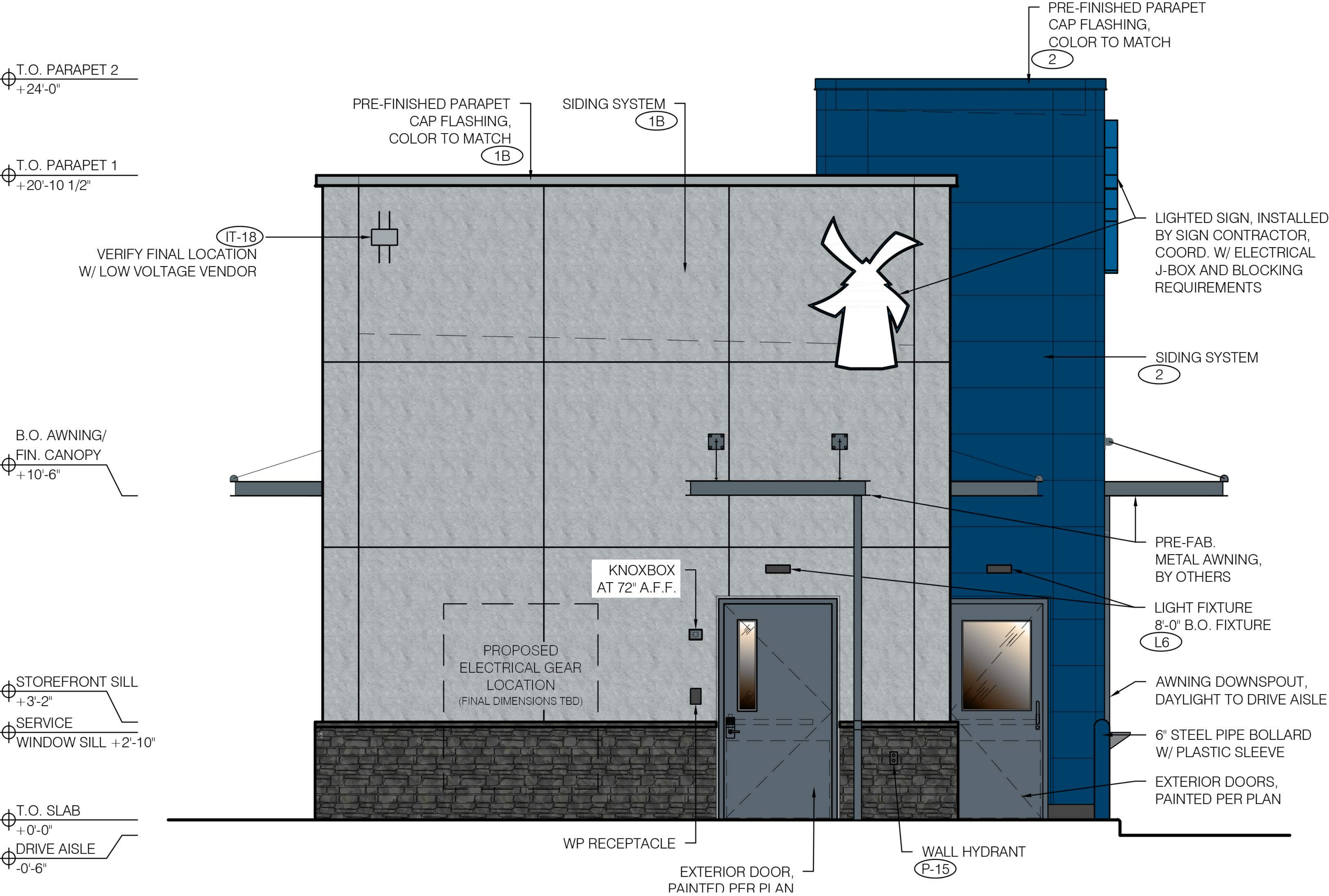
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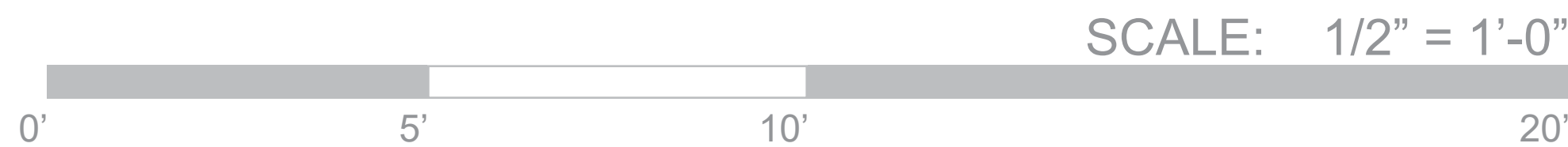
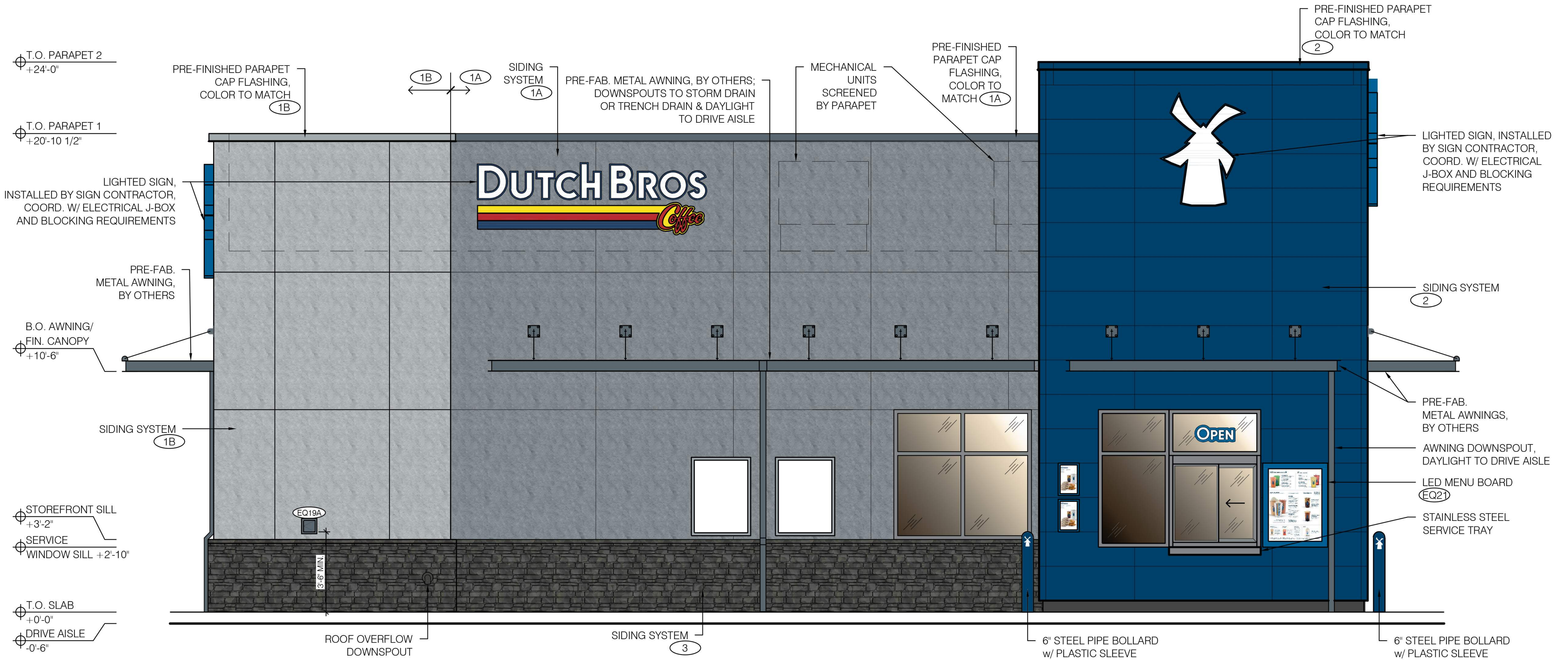


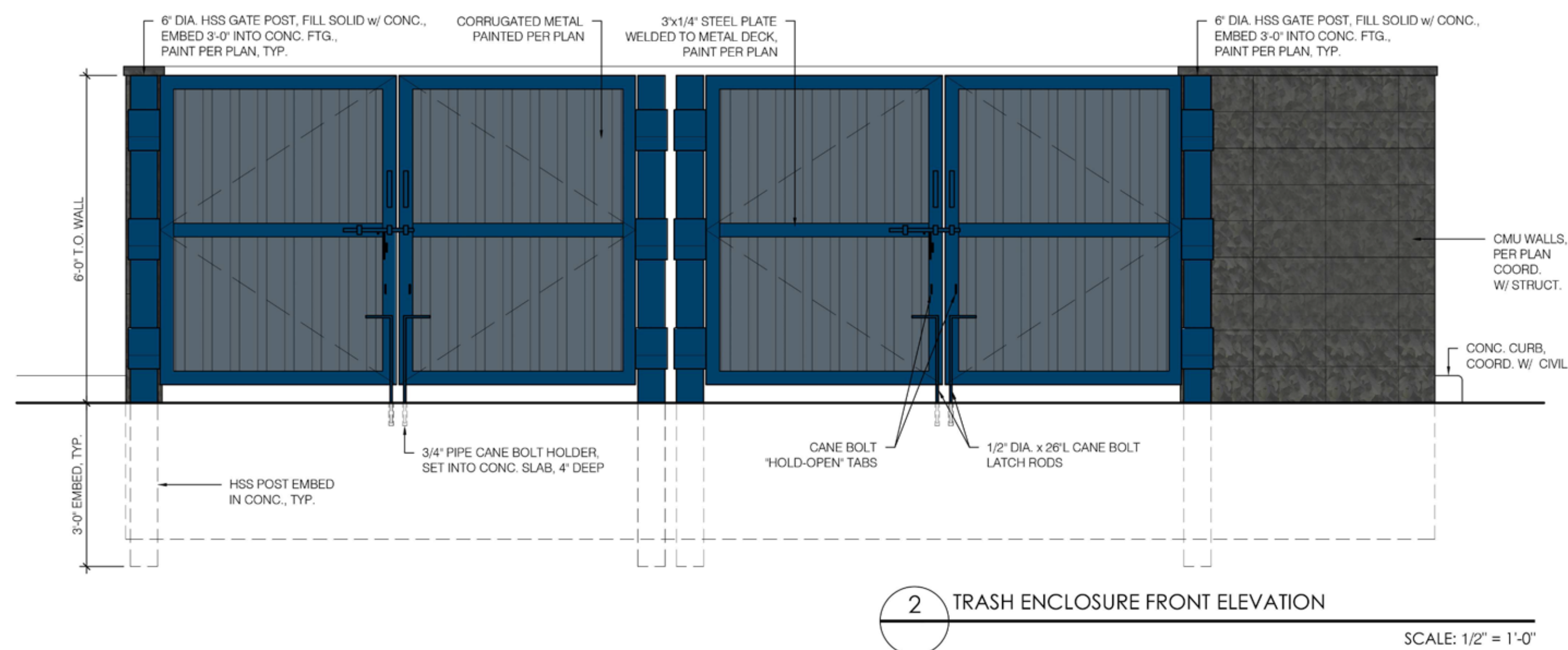
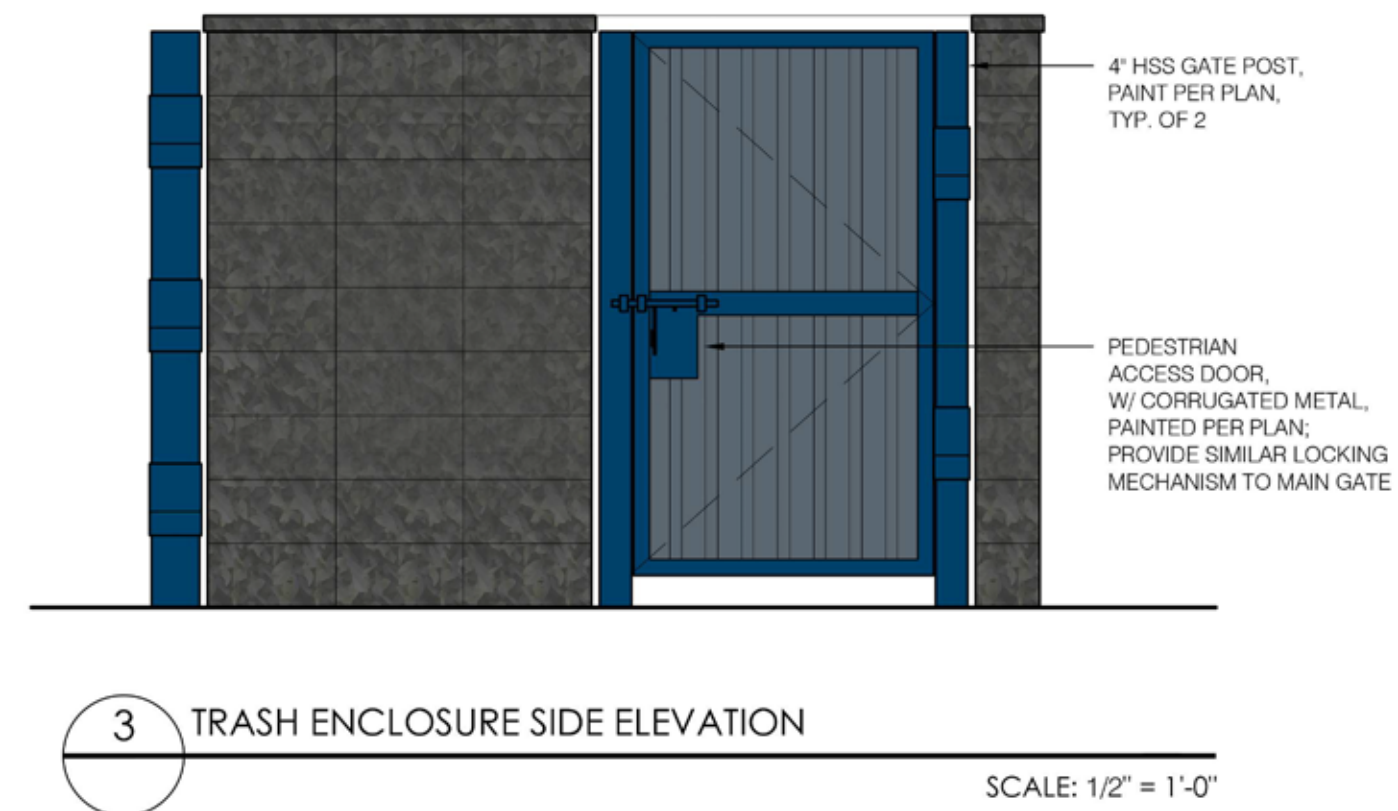
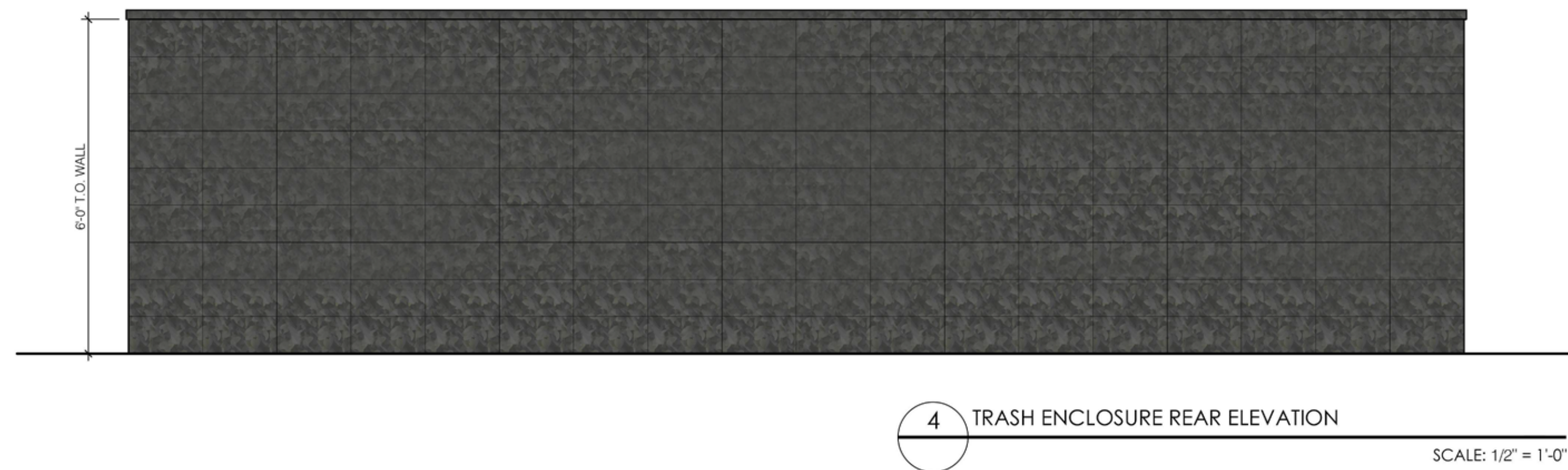
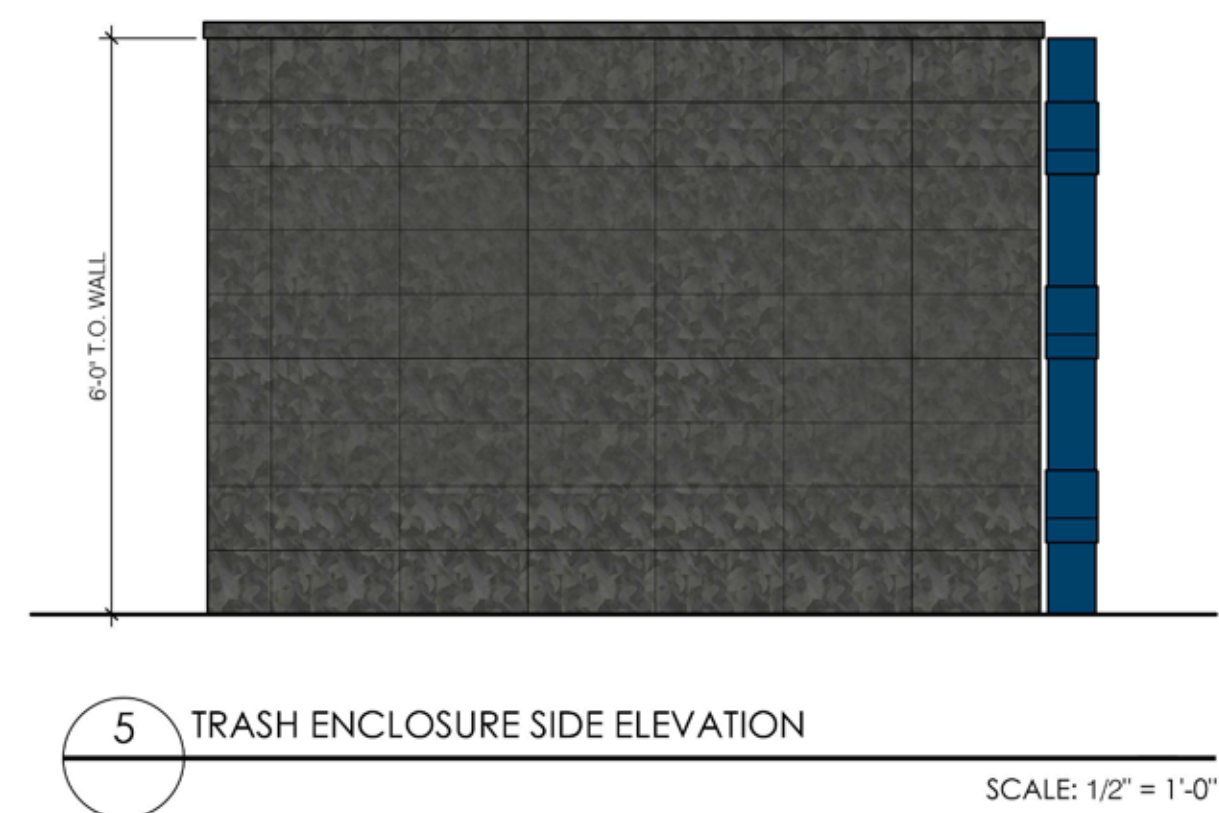
SCALE: 1/2" = 1'-0"

0' 5' 10' 20'

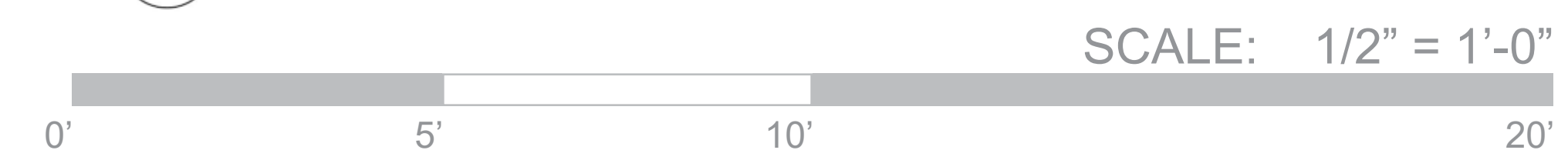
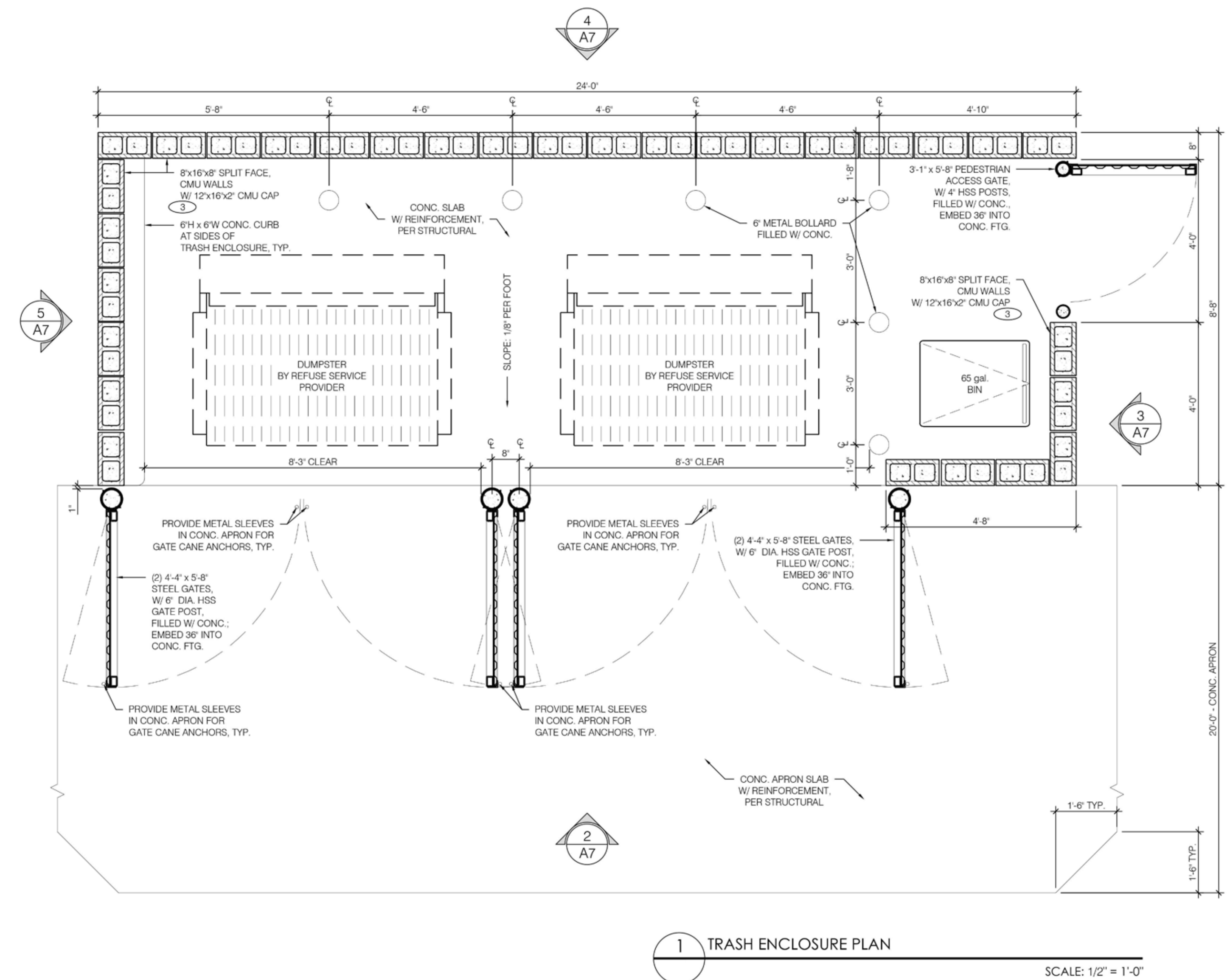
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TRASH ENCLOSURE MATERIALS				
ID	MATERIAL	MANUFACTURER	COLOR	NOTES
3	CMU BLOCK	BASALITE	490	SPLIT FACE, 8x16x8; 8x8x8 AS NECESSARY
	CMU CAP	BASALITE	490	12x16x2
PT-2	PAINT	SHERWIN-WILLIAMS	8656-11295	BLDG DB DARK GRAY; GATES BODY
PT-3	PAINT	SHERWIN-WILLIAM	8656-12045	BLDG DB BLUE; GATE FRAMES & POSTS



Signage Plan



Special Things to Note:

1. n/a
2. n/a
3. n/a

Directional Signage Examples





City of La Puente

15900 E. Main Street La Puente, CA 91744 Telephone (626) 855-1500 Fax (626) 961-4626

NOTICE OF EXEMPTION

TO: County Clerk
County of Los Angeles
Environmental Filings
12400 East Imperial Hwy
Norwalk, CA 90650

FROM: City of La Puente
15900 E. Main Street
La Puente, CA 91744

Project Title: MUP No. 25-01 & SPDR 25-54

Project Location (Specific): 1411 Hacienda Blvd, La Puente, CA 91744

Project Location (City): La Puente **Project Location (County):** Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: Minor Use Permit No. 25-01 and Site Plan & Design Review No. 25-54 involves a request to construct and operate a new 1,025 square foot restaurant with a drive-through (Dutch Bros Coffee), in the C-2 (General Commercial) zone.

Name of Public Agency Approving Project: City of La Puente

Name of Person or Agency Carrying Out Project: Abraham Tellez, Planning Manager

Exempt Status: (Check One)

- ☐ Ministerial (14 Calif. Admin. Code §15268)
- ☐ Declared Emergency (14 Cal. Admin. Code §15269(a))
- ☐ Emergency Project (14 Cal. Admin. Code §15269(b) & (c))
- ☐ Statutory Exemption. (14 Cal. Admin. Code §§15260 et seq.)
- ☒ Categorical Exemption. (14 Cal. Admin. Code §§15300 et seq.)

State class and section number: Class 32, Section 15332

Reasons why project is exempt: The project involves the construction and operation of a new 2,200 square-foot restaurant with a drive-through. Staff determined that the proposed Project is exempt from CEQA (Public Resources Code § 21000 et seq.) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) as a result of the following findings: a) The Project is consistent with the General Plan designation of General Commercial and Goal 1 and Policy 1.1 of the General Plan Community Development Element in that the Project contributes to the variety of retail and commercial services offered and to La Puente's long-term fiscal health. Furthermore, the Project is a conditionally permitted use in the C2, General Commercial Zone. b) The Project site is 0.461 acre (less than 5 acres), located within the City's jurisdiction, and proposed within a commercial shopping center substantially surrounded by urban uses (in-fill). c) The Property has no value as a habitat for endangered, rare,

EXHIBIT D

or threatened species since it is currently developed with a restaurant building and parking. d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. All construction activities are subject to the City's requirements that minimize dust and noise. The type of use will not generate pollutants that will negatively impact water quality since all wastewater is contained for disposal into the sanitary sewer system. Low Impact Development best practices and sediment and erosion control measures during construction activities will further minimize pollutants. No significant impacts on traffic are anticipated for this Project since adequate circulation with access to parking is provided on-site. Furthermore, the Project was evaluated based on Project Type Screening. Certain Project Types have been identified by the City as having a lower than substantial impact due to its local serving character. As the development has been identified as local-serving retail uses less than 50,000 square feet, the proposed Project has been identified to produce less than 110 daily trips. e) The site can be adequately served by all required utilities and public services. The proposed development is currently adequately served with all required utilities. The existing utilities can be accessed and/or directed for the proposed Project.

Contact Person: Abraham Tellez

Phone No.: (626) 855-1513

Date received for Filing:

Signature: _____

Date: _____

RESOLUTION NO. 26-1594

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW NO. 25-54, TO CONSTRUCT A NEW 1,025 SQUARE FOOT DRIVE-THROUGH DUTCH BROTHERS LOCATED AT 1411 NORTH HACIENDA BOULEVARD AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

WHEREAS, on July 24, 2025, Gurinder Kehr, Dutch Bros, LLC (Applicant”) on behalf of Shawn Nourafshan, Wind Chime Properties, LP (“Owner”), filed an application requesting approval of Site Plan and Design Review (“SPDR”) No. 25-54 described herein (“Application”); and

WHEREAS, the Application was deemed complete on January 8, 2026; and

WHEREAS, the Application is to construct a new 1,025 square foot, one-story, express drive-through Dutch Bros Coffee (“Project”) on a property located at 1411 North Hacienda Boulevard, La Puente, California, Assessor’s Parcel Number 8471-020-031 (“Property”); and

WHEREAS, the Property is located on the northwest corner of Hacienda Boulevard and East Maple Grove Street. The site parcel (8471-020-031) measures approximately 20,076 square feet (0.461 acres), and the frontage street adjacent to the Property is fully improved with sidewalk, curb, and gutter; and

WHEREAS, the Land Use Element of the General Plan designates the Property as General Commercial (“GC”) with a consistent zoning designation of General Commercial (“C-2”). The Project proposes a new 1,025 square foot, one-story, express drive-through Dutch Brothers Coffee with one (1) ADA compliant parking space. The implementing zone, consistent with the General Plan land use designation, allows for a drive-through through a Minor Use Permit (“MUP”); and

WHEREAS, an Environmental Assessment was conducted by the City pursuant to the City’s requirements. Based upon the information received and Staff’s review and assessment, the Project was determined not to have a significant impact on the environment and is categorically exempt from the California Environmental Quality Act (“CEQA”), pursuant to Section 15332 (Class 32, In-Fill Development Projects), of the CEQA Guidelines; and

WHEREAS, on February 3, 2026, the Planning Commission of the City of La Puente conducted a duly noticed public hearing on the Application, and considered all written and oral testimony; and

WHEREAS, all legal prerequisites to the adoption of this resolution have occurred.

EXHIBIT - E

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LA PUENTE DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. All of the facts set forth in the Recitals above are true and correct, and are incorporated herein by reference.

SECTION 2. All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of La Puente (“Code”).

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. Upon independent review, judgment, analysis, and consideration of the information contained in the Application, the Planning Commission hereby finds and determines that the Project is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15332 (Class 32, In-Fill Development Projects), based on the following:

- a) The Project is consistent with the General Plan designation of General Commercial since it achieves Goal 1 of the Land Use Element. Consistent with Goal 1, the Project provides a variety of shopping and commercial activities and ensures the long-term fiscal health of La Puente. Furthermore, the Project is consistent with Policy 1.1 of the General Plan since it is attracting and retaining a varied range of businesses along Hacienda Boulevard that offers a variety of goods and services to the local market.
- b) The proposed Project is located within the City’s jurisdiction, on a 20,076 square foot (0.461 acre) lot, which is less than 5 acres, that is substantially surrounded by urban uses, including other developed property with commercial uses.
- c) The Property has no value as habitat for endangered, rare, or threatened species because the Property was originally developed with commercial improvements, which will be demolished as part of this Project to facilitate new construction.
- d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. All construction activities are subject to the City’s requirements that minimize dust and noise. The type of use will not generate pollutants that will negatively impact water quality since all waste water is contained for disposal into the sanitary sewer system. Low Impact Development best practices and sediment and erosion control measures during construction activities will further minimize pollutants. No significant impacts on traffic are anticipated for this Project since adequate circulation with access to parking is provided on site. Furthermore, the Project was screened out based on Project Type Screening. Certain Project Types have been identified by the City as having a lower than substantial impact due to its local serving character. As the development has been identified as local-serving retail uses less than 50,000 square feet, the proposed Project has been identified to produce less than 110 daily trips
- e) The site can be adequately served by all required utilities and public services. The existing development is currently adequately served with all required utilities.

Based on the foregoing, the Planning Commission adopts the Notice of Exemption and directs Staff to file same as required by law.

SECTION 4. SITE PLAN AND DESIGN REVIEW FINDINGS. Pursuant to Section 10.94.050.D of the City's Code, the Planning Commission finds as follows:

1. The proposed development is allowed within the subject zone. The proposed development is for a Dutch Bros Coffee with drive-through use that is allowed in the subject zone by means of an MUP. The proposed 1,025 square foot, one-story building meets all the development standards of the C-2, General Commercial zone.
2. The proposed development is in compliance with all of the applicable criteria identified in Subparagraph 10.94.040.C.4 of the City's Code as follows:
 - a. Compliance with this Chapter, this Zoning Code, Municipal Code Title 8 (Building Regulations), and all other applicable City regulations and policies. The Project complies with the City's applicable building codes including those for energy efficiency and accessibility. The Project further complies with all applicable zoning regulations and policies including development standards and site design guidelines for floor-area-ratio, height, setbacks, landscaping, and parking; and
 - b. Efficiency of site layout and design. The proposed site layout and design is the most efficient on-site circulation, particularly as it relates to the required on-site parking. The new building and parking layout were reviewed against Chapter 10.30, Off-Street Parking and Loading of the La Puente Municipal Code ("LPMC"). The parking stalls, drive aisles, and the vehicular access driveway is adequate to circulate traffic throughout the Property efficiently; and
 - c. Compatibility with neighboring properties, streets, alleys, and developments. The Property is located in the Hacienda Commercial Corridor with no distinct architecture; the proposed modern architecture will enhance the surrounding corridor; the surrounding streets are adequate size to support the proposed development; and
 - d. Efficiency and safety of public pedestrian and vehicular access and parking. The property is currently served by existing vehicular access from Hacienda Boulevard. The proposed project includes demolition of the existing building only; no modifications to existing driveways, parking areas, or circulation are proposed. The applicant will provide a total of one (1) ADA-compliant parking space. Pursuant to La Puente Municipal Code Section 10.30.060, shopping centers are permitted a parking ratio of one (1) space per 300 square feet. Upon completion of the project, the site will continue to maintain a surplus of approximately 50 parking spaces for the overall shopping center; and
 - e. The arrangement and relationship of proposed structures and signs to one another and to other developments in the vicinity and whether the relationship is harmonious and based on good standards of design. The proposed development is compatible with existing and future development

in the vicinity in terms of height and number of stories, such as the adjacent Walmart and the multi-tenant center located on the same corridor; the proposed building incorporates a stucco finish in Dutch Bros Coffee dark gray and light gray, including the parapet, to maintain continuity with existing building colors. Fiber cement siding in Dutch Bros blue is introduced as a controlled accent, providing brand recognition through a muted, architectural application rather than a dominant feature. Stone veneer and stone sill elements are specified per manufacturer standards in a pewter finish; and

- f. The compatibility in scale and aesthetic treatment of proposed structures with public areas. The Property is located within the Hacienda Commercial Corridor with no distinct architecture; the proposed modern architecture will enhance the surrounding neighborhood with its asymmetrical features, and rectangular shapes, aluminum composite panels and stucco walls; these elements will improve the aesthetic view of the Project from the public area (sidewalk and street); the maximum height allowed in the zone is 30'-0" tall; the proposed building is 24'-0" tall; the proposed development fulfills the requirements of the C-2 (General Commercial) zone; and
- g. The adequacy of proposed driveways, landscaping, parking spaces, potential on-site and off-site parking, circulation, and traffic impacts, and other potential impacts upon the environment. The property shares parking and access with the shopping center for better circulation. Although, the property has no driveway, the shopping center's two (2) other driveways will facilitate access and circulation. All proposed landscaping must be reviewed and approved under separate permit by the City's contract Landscape Architect, and the landscaping design must comply all requirements of Chapter 10.32 of the City's Code, which addresses landscaping, and all applicable provisions of the State of California Model Water Efficient Landscape Ordinance. The on-site and off-site circulation will be from Hacienda Boulevard. No significant impacts on traffic are anticipated for this Project since adequate circulation with access to parking is provided on site. Furthermore, the Project was screened out based on Project Type Screening. Certain Project Types have been identified by the City as having a lower than substantial impact due to its local serving character. As the development has been identified as local-serving retail uses less than 50,000 square feet, the proposed Project has been identified to produce less than 110 daily trips; and
- h. Appropriate open space and use of water efficient landscaping. All proposed landscaping must be reviewed and approved by the City's Landscape Architect for compliance with all requirements of Chapter 10.32 of the City's Code which addresses Landscaping, and all applicable provisions of the State of California Model Water Efficient Landscape Ordinance; and

- i. Consistency with the General Plan and any applicable specific plan. The Project is consistent with the City's General Plan, specifically Policy 1.1 since the Project attracts and retains a varied range of businesses along Hacienda Boulevard that offers a variety of goods and services to the local market while meeting the development standards of the C-2 zone.
 - j. Consistency with any adopted design guidelines/policies. The City does not have any adopted design guidelines/policies. However, the Project has been reviewed in accordance with the City's Site Design and Architectural Standards (Section 10.12.040 of the Code).
3. The proposed development is consistent with or an improvement to the character of the neighborhood, in terms of the structure(s) general appearance. The Project adds to the character of the Hacienda Commercial Corridor because it is of a scale and style that is harmonious with the neighboring structures. The Project also adheres to the C-2 zone's intent by providing a diverse range of businesses along Hacienda Boulevard that supply various goods and services to the local market.
4. The proposed development provides adequate consideration of applicable factors (e.g., noise, traffic, vehicular and pedestrian safety, vibration, etc.) including measures which are reasonably efficient and satisfactory in protecting the public health and safety. The Project will not cause an adverse effect to the public or environment in regards to noise, vibration, or traffic. To address noise and vibration, a condition of approval is included to limit construction activities to the days and hours as specified in the La Puente Municipal Code. Furthermore, the Project was screened out based on Project Type Screening. Certain Project Types have been identified by the City as having a lower than substantial impact due to its local serving character.
5. The proposed development ensures that the:
 - a. Architectural design and functional plan of the structure(s) and related improvements are of reasonable aesthetic quality and consistent with or an improvement to adjacent developments. The Project uses a modern architecture style; the proposed design is of high quality which contributes to the character of the neighborhood and enhances the streetscape; and
 - b. Structure(s) and related improvements are suitable for the proposed use of the property and provide adequate consideration of the existing and contemplated uses of land and orderly development in the general area of the subject site. The proposed improvements to the Property, the new drive-through Dutch Bros Coffee, are suitable for the underdeveloped Property, the general area, and City, which have experienced moderate development over the past decade.

Based on the foregoing, the Planning Commission hereby approves Site Plan and Design Review No. 25-54, subject to the conditions of approval set forth in Section 5 herein.

SECTION 5. CONDITIONS OF APPROVAL.

1. Except as set forth in subsequent conditions 2 through 13, all inclusive, development shall take place substantially as shown on plans as shown in Exhibit “B,” attached hereto and incorporated herein by this reference.
2. The design and construction of all structures shall comply with the City’s Building Code as referenced in Section 8.05.010 of the City’s Code.
3. The Applicant shall obtain all required permits from the City’s Building and Safety Division.
4. Prior to issuance of building permits, the following shall be completed:
 - a. The Applicant or Applicant’s general contractor shall submit a list of all contractors and/or subcontractors, if any, performing work on this Project to the City Finance Department and such contractors and subcontractors shall obtain valid business licenses to do business and/or in the City of La Puente.
 - b. The Applicant shall submit landscaping and irrigation plans for review and approval by the Development Services Department. The landscaping and irrigation plans shall be in accordance with Chapter 10.32 of the City’s Code. Landscaping and irrigation shall be installed in a manner that is consistent with said approved plans, prior to the issuance of a certificate of occupancy.
5. During construction, the following shall be observed:
 - a. Exterior construction operations, including warm-up and maintenance activities shall be limited to the hours of 7:00 a.m. to 5:00 p.m. Monday through Friday. Only interior construction is permitted on Saturdays between the hours of 7:00 a.m. to 5:00 p.m. No work is permitted on Sundays or holidays.
 - b. The Applicant’s contractor shall reduce dust (airborne particles) with frequent watering or other acceptable means relative to the project and shall properly maintain and tune all internal combustion engine driven equipment according to the manufacturer’s specifications to reduce noise and air pollution.
 - c. Suspend all operations on any unpaved surface if winds exceed 25 mph.
 - d. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
 - e. Trucks and heavy equipment shall be prohibited from idling while waiting to load or unload if the expected wait exceeds ten (10) minutes. Receipt of materials to the Project site shall be encouraged during non-peak traffic hours.
 - f. Sweep streets daily at the end of the day or more frequently, as needed, if any visible soil material is tracked into streets or adjacent thoroughfares.
 - g. Construction areas shall be fenced off and storage of building materials related to construction activities shall be contained within the Project site.

- h. The Applicant shall contract for solid waste disposal services with the waste disposal company having an exclusive franchise to provide such services in the City of La Puente (Valley Vista Services), as provided by Chapter 4.12 of the City's Code. In addition, the Applicant shall comply with the City's construction and demolition waste recycling program.
 - i. The Project shall comply with the National Pollutant Discharge Elimination System (NPDES) Best Management Practices (BMPs) to prevent any pollutants from entering the storm drain system.
- 6. Prior to final Building and Safety approvals or Certificate of Occupancy, the following shall be observed:
 - a. Install all utility meters, electrical panels, and equipment in a location or in a manner that is screened from view from the public right-way. Said installation shall be in a manner acceptable to the public utility company and shall be installed in accordance with the standard plans and specification of the City.
 - b. Connect the Property to public sanitary sewers to the satisfaction of the City Engineer.
 - c. The Applicant shall install all landscaping improvements and irrigation devices in accordance with the approved landscape and irrigation plans. All installed landscaping shall be maintained in a healthy and thriving manner to the satisfaction of the Development Services Director.
 - d. Should any street trees be removed or damaged as part of the development, the Applicant shall replace the trees with acceptable species. Any existing trees along the frontage that are found to be inadequate in species or placement shall also be replaced to the satisfaction of the Development Services Director.
 - e. Any broken or damaged curbs and sidewalks shall be repaired or replaced as required by the City Engineer and to the satisfaction of the Development Services Director.
 - f. The existing vehicle driveway approach in the public right-of-way along Hacienda Boulevard shall be demolished and replaced with full height curb, gutter, and sidewalk and all new driveway approaches shall be constructed as required by the City Engineer and to the satisfaction of the Development Services Director.
 - g. The Property shall be kept clear of all debris, trash, and other cast-off materials.
 - h. The Applicant shall request an inspection of the Property by the Development Services Department once the Project is completed to determine compliance with all conditions of approval.

- i. Clear the site of all debris prior the final City inspection.
7. All requirements of the City's Code as they pertain to this application shall be complied with and shall be made a condition of approval.
8. The Applicant shall obtain building permits or file an extension within one (1) year after approval of SPDR No. 25-54 by the Planning Commission or this approval shall automatically become null and void. No application for an extension of this period shall be considered unless applied for in writing no less than 30 days before its expiration.
9. The Applicant and Property Owner shall submit to the Development Services Department his/her written consent to all the conditions referenced herein within 10 days of approval. The Applicant understands that this Resolution will be of no force or effect unless such written consent is submitted to the City.
10. The conditions of approval shall be printed on all sets of development plans.
11. Violation(s) of any of the conditions of this approval shall be cause for revocation and termination of all rights hereunder.
12. The Applicant and/or successor in interest, shall comply with all federal, state, and local laws.
13. The Applicant and Property Owner shall indemnify, protect, defend (with legal counsel reasonably acceptable to the City), and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes or action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively "Claims"), arising out of or in any way relating to this Project, any discretionary approvals granted by the City related to the development of the Project, or the environmental review conducted under California Environmental Quality Act, Public Resources Code Section 21000 *et seq.*, for the Project. City shall promptly notify both the Applicant and Property Owner of any Claims to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense. If the City Attorney is required to enforce any conditions of approval, all costs, including attorney's fees, shall be paid for by the Applicant/Property Owner.

SECTION 6. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 7. The Planning Commission Secretary shall certify to the adoption of this Resolution and the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of La Puente at a regular meeting held on February 3, 2026, by the following vote:

AYES: None
NOES: None
ABSTAIN: None
ABSENT: None

Allen Maes, Planning Commission Chair

Abraham Tellez, Planning Commission Secretary