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Dept. of Community Development

March 5, 2019

Ms. Kristen Roberts  
Property Development Manager  
Raising Canes' Restaurants, LLC  
6800 Bishop Road  
Plano, TX 75024

**SUBJECT: TRANSPORTATION DEMAND MANAGEMENT PLAN FOR RAISING CANE'S RESTAURANT IN THE BUSINESS PROPERTIES' SHOPPING CENTER ON THE S/E CORNER OF BROOKHURST STREET & ADAMS AVENUE, IN THE CITY OF HUNTINGTON BEACH, CALIFORNIA**

Dear Ms. Roberts:

Transmitted herein is a Transportation Demand Management (TDM) Plan for the proposed *Raising Cane's Chicken Finger Restaurant* (refer to as "the restaurant" hereinafter), a high turnover, sit-down restaurant with drive through service, in the Business Properties shopping center on the southeast quadrant of the intersection of Brookhurst Street and Adams Avenue, in the City of Huntington Beach, California. This TDM Plan was prepared by **Kimley-Horn and Associates**, Orange, California, and developed in conjunction with a Drive-through Queuing Analysis for the *Raising Cane's* (report dated November 29, 2018) and comprehensive analysis of parking demand at the shopping center (dated March 05, 2019). Both reports were commissioned by Raising Cane's Restaurants, LLC and prepared by **Kimley-Horn and Associates**.

**Description of Proposed Raising Cane's Restaurant**

The proposed *Raising Cane's* in Huntington Beach will be developed partially over an existing barren lot and partially over the existing parking field adjacent to the barren lot located on the northeast corner of the Business Properties shopping center. The existing site parking lot will be demolished and reconfigured as part of this project. Figure 1 illustrates the location of the proposed Raising Cane's relative to the rest of the shopping center.

The proposed restaurant will provide 3,234 square feet of interior space, and an additional 251 square feet of covered outdoor patio area. The restaurant will seat a total of up to 108 diners (60 inside & 48 outside). The restaurant will serve breakfast, lunch, and dinner, and the proposed hours of operation are 09:00 A.M. to 01:00 A.M., Sunday through Thursday, and 09:00 A.M. to 03:00 A.M. Friday and Saturday. The average number of employees per shift is estimated to be 16, although more employees could be brought on to handle special events or peak hours of business.

### **Description of Business Properties Shopping Center**

The 13.3-acre Business Properties shopping center will contain 133,928 square feet of leasable space spread out over 8 buildings, and 686 parking spaces, including 21 handicapped spaces, and including those designated for exclusive use by *Raising Cane's*. There are 39 separate businesses (including vacancies) within the shopping center, ranging in size from 954 square feet for a nail salon, to 41,975 square feet for a Stater Bros., which includes 13,165 square feet of warehouse space.

The Business Properties shopping center is accessed regionally via Brookhurst Street and Adams Avenue, and is contiguous to other shopping centers to the north and west. Residential development exists to the east and south of the shopping center.

### **TDM Site Development Standards**

The purpose and intent of Section 230.36 of the City of Huntington Beach Zoning and Subdivision Ordinance is to implement the requirements of Government Code Section 65089.3(a)(2) to mitigate impacts associated with development projects may have on transportation facilities, traffic congestion, and air quality, and to promote transportation demand management strategies. The provisions set forth in Section 230.36 apply to commercial and other uses that employ 100 or more persons. The employee generation factors of the City of Huntington Beach indicate that commercial/retail buildings that consist of 50,000 square feet are considered to employ 100 persons. According to the City, the Business Properties shopping center, although comprised of many separate businesses, may collectively employ 100 persons, and is therefore subject to the TDM site development standards of Section 230.36. As previously noted, the proposed *Raising Cane's* will have an average of 16 employees per shift.

The City's site development standards include consideration of implementing the following TDM measures:

1. Parking for Carpool Vehicles
2. Shower and Locker Facilities
3. Bicycle Parking
4. Commuter Information Areas
5. Passenger Loading Areas
6. Parking for Vanpool Vehicles
7. Bus Stops

The incorporation and location of these development standards to the proposed *Raising Cane's* development can be outlined in Figure 2.

### **Parking for Carpool Vehicles**

The Business Properties shopping center contains 686 on-site parking spaces for customers, employees, vendors, and other visitors. The City's site development standard

for providing preferential parking for carpools prescribes 5% of the available parking spaces (or 34 spaces) be reserved for carpool vehicles. However, the Business Properties shopping center is comprised of 38 individual businesses (including vacancies), with varying hours of operation, and most with few employees at any given time. Of these businesses, only the Stater Bros. market occupies more than 7,000 square feet of space. The proposed *Raising Cane's* will occupy 3,234 square feet of interior space and 251 square feet of outdoor patio. Most other uses in the shopping center are between 1,200 and 3,500 square feet in size.

Due to the limited size of individual businesses in the shopping center, carpooling, while encouraged, cannot be mandated or enforced, and would prove impractical to achieve with any degree of success. Thus designating "Carpool Only" parking spaces would prove ineffective and negatively impact the availability of parking for customers and employees.

However as required by 2016 CALGreen Chapter 5 Nonresidential Mandatory Measures – Section 5.106.5.3 "In new projects or additions or alterations that add 10 or more vehicular parking space, provide designated parking for any combination of low-emitting, fuel-efficient, carpool/vanpool vehicles." Per the City's municipal code, *Raising Cane's* is required to provide 35 parking stalls. As a result, *Raising Cane's* is required to provide 3 designated "Clean air / Vanpool / EV" stalls per 2016 CALGreen Table 5.106.5.2.

Although the designation of stalls for "Carpool Only" use would prove ineffective and negatively impact the availability of parking for customers and employees. The combined designation will encourage the use of carpool without negatively impact the availability of parking for customers and employees. The location of the proposed designated stalls is included in Figure 2.

### **Shower and Locker Facilities**

Since the Business Properties shopping center is comprised of small retail shops and food service establishments, it is not recommended that shower and locker facilities be required. Providing these amenities is not feasible for businesses with limited space and limited resources, and could cause health and safety issues for restaurants, such as the *Raising Cane's*.

### **Bicycle Parking**

The Business Properties shopping center generates very little bicycle traffic, and there are no designated bike lanes on either Brookhurst Street or Adams Avenue in the immediate vicinity of the shopping center. However, there are Class II bike lanes delineated on both sides of Adams Avenue east of the shopping center (at Ranger Lane), and these bike lanes lead to the County of Orange Class I bike path on the Santa Ana River trail.

On-site, permanent anchored bicycle racks within 200 feet of visitor's entrances, readily available to passers-by, for 5 percent of new visitors motorized vehicle parking spaces being added; 1 new bicycle racks with two (2) bike capacity each will be installed on

*Raising Cane's* development as noted in Figure 2.

Additionally, one (1) long term covered, lockable enclosure with permanently anchored racks for one (1) bicycle will be installed on the *Raising Cane's* development as noted in Figure 2. The intent of this is to propose the use of bicycles for employees as an alternative means of transportation

With regards to the rest of the Business Properties shopping center One bicycle rack for every 20 employees of the shopping center should be provided. Since bicycle racks come in all sizes, shapes, and capacities, the strategic placement of bicycle racks should be at the sole discretion of the shopping center owners.

### **Commuter Information Areas**

The use of alternative modes of transportation can be encouraged by providing information and incentives. Since the Business Properties shopping center is comprised of many small businesses with limited resources, the ability to gather, organize, print, disseminate, and update information can be prohibitively time consuming and costly. In most cases, there isn't room to create "Commuter Information Areas" within existing spaces. Furthermore, offering incentives to employees to use alternative modes of transportation cannot be imposed on these businesses without potential cost and liability implications.

It should be noted that an abundance of information on transit use, bikeways, etc., is readily available from public sources such as the Orange County Transit Authority (OCTA) the City and the City of Huntington Beach. OCTA's route schedules and online public transit trip planners are available at [www.octa.net](http://www.octa.net). Other sources of information on regional transit include Metrolink at [www.metrolinktrains.com](http://www.metrolinktrains.com), Amtrak at [www.amtrak.com](http://www.amtrak.com), and the Information Services Department of the City of Huntington Beach at [www.ci.huntington-beach.ca.us](http://www.ci.huntington-beach.ca.us). This information could be placed on bulletin boards that may be available in some establishments like Stater Bros. market or the proposed *Raising Cane's*.

### **Passenger Loading Areas**

Providing designated passenger loading areas within a small shopping center with many businesses is impractical, and could lead to internal circulation and parking problems by creating potential congestion points, and customer abuse. *Raising Cane's* customers who elect to use the restaurant's walk-in service instead of the drive-through generally do not order food for take-out and will eat-in the restaurant. Thus, a dedicated loading passenger loading area for the *Raising Cane's* would be ill advised as it would reduce the parking area available for customer / employee parking and see seldom use.

### **Parking for Vanpool Vehicles**

For the same reason that designated carpool parking is not recommended, designated parking for vanpool vehicles should not be implemented in the Business Properties

shopping center. The employee population with identical work hours required for effective vanpooling is extremely limited. Restaurants in particular operate in staggered shifts that are not conducive to employee carpooling or vanpooling. As noted in the "Parking for Carpool Vehicles" section above 3 "EV / Vanpool / Clean Air" stalls are provided in accordance to 2016 CALGreen Chapter 5.

Although the designation of stalls for "Vanpool Only" use would prove ineffective and negatively impact the availability of parking for customers and employees. The combined designation will encourage the use of carpool without negatively impact the availability of parking for customers and employees. The location of the proposed designated stalls is included in Figure 2.

### **Bus Stops**

Two (2) existing Bus Routes operate within walking distance of the site. OCTA Bus Route 35 operates on Brookhurst Street and stops across the street from the Business Properties shopping center in the southbound direction on the SW side near the Market Broiler Restaurant and on the opposite side heading in the northbound direction, the Bus Stop is located in front of the Ralphs shopping center on the NE side of the intersection close to Starbucks. OCTA Bus Route 178 operates on Adams Avenue in the eastbound direction with a Bus Stop in front of Target and on the westbound side, the Bus Stop is in front of Joann Fabric near Wells Fargo Bank. Appendix A contains the bus schedules for these two OCTA routes. Public transportation information and details should be provided to the employees upon initiation of employment. The location of the existing bus stop on Adams Avenue is included in Figure 2.

### **Promoting Alternative Transportation**

A key to promoting employee and patron use of alternative transportation is informing and educating prospective users of the availability and benefits of alternative transportation, and by providing functional improvements that benefit users directly. The educational and promotional function is the responsibility of the tenants, who should provide information to employees and customers. TDM improvements within the shopping center should be made by the owners.

### ***Public Transit Use***

Transit currently services the site in the form of OCTA Bus service, so public transit is a viable commute option for employees. OCTA Bus Route 35 operates on Brookhurst Street and Bus Route 178 on Adams Avenue near to the subject site. A brief description of both bus routes are as follows:

- **Route 35** – The service frequency on this route, which is designated as the Fullerton to Huntington Beach route, is generally every 20 – 30 minutes in the southbound direction and approximately 20 – 30 minutes in the northbound direction. This route runs primarily along Brookhurst Street, but also services Buena Park High School, passes by the Fullerton Park and Ride then continues

south passing by Mile Square Park in Fountain Valley ending up at the beach on Pacific Coast Highway.

- **Route 178** – The service frequency on this route, which is designated as the Huntington Beach to Irvine route is generally every 60 – 90 minutes in the eastbound and westbound direction. The route runs from Goldenwest Street and Garfield Avenue along a lengthy portion of Adams Avenue past the Orange County (OC) Fairgrounds in Costa Mesa through side streets into Newport Beach past the Harbor Municipal Courthouse and then onto the UC Irvine campus ending up on Berkeley Avenue near the University Center. The Newport Beach to Irvine leg does not run on Saturdays (i.e., Saturday service is only from Huntington Beach to Costa Mesa near the OC Fairgrounds).

Current OCTA bus schedules, Metrolink Rail Service, and maps can be obtained online at [www.octa.net](http://www.octa.net) or by dialing (714) 636-RIDE. Increasing the use of public transit is the most practical of the TDM strategies as it represents a total removal of passenger vehicle trips from the streets and highways system, and the elimination of the use of parking spaces at the destination point. However, increasing transit ridership is mainly an economic decision for most and a matter of convenience to others. While there are no fixed-rail transit systems in operation in the vicinity of the Business Properties shopping center, dissemination of information regarding bus routes and schedules may encourage some people to use public transit.

### ***Motorcycle and Bicycle Use***

Motorcycles and bicycles are alternative modes of transportation to the use of passenger vehicles. Motorcycles provide the same amount of mobility as passenger vehicles and produce a smaller impact with respect to traffic congestion and parking. Bicycles, while popular for recreation and some commuting, do not provide equivalent mobility, convenience, transport capacity, or safety to passenger vehicles. Furthermore, there are safety and personal preference issues that prevent the widespread use of motorcycles, and physical and operational limitations on use of bicycles to handle varying terrain and traffic conditions. Also during inclement weather, motorcycle and bicycle usage decreases with the severity of conditions.

It has been observed that the Business Properties shopping center generates some motorcycle traffic, but very little bicycle use. Providing separately delineated, preferential parking for motorcycles can encourage increased use, and providing bicycle racks may increase bicycle usage.

### **TDM Plan Summary**

While the Business Properties shopping center has no individual businesses with 100 or more employees, TDM strategies can be used to reduce passenger vehicle trips and parking demand. After consideration of the various TDM strategies available to effect such reductions, the following components have been deemed most appropriate for the Business Properties shopping center, and should be incorporated into the overall TDM Plan:

- Secure bicycle storage racks should be provided for at least (10) bicycles. These storage racks should be provided through the shopping center, including at the *Raising Cane's*.
- Restripe two standard parking spaces in two different locations to provide up to three separate motorcycle parking spaces at each location.
- Disseminate information on the two OCTA bus routes within a short walking distance of the site to current and future shopping center tenants, including at the *Raising Cane's*. Bus Routes 35 and 178 provide convenient access to the shopping center along Brookhurst Street and Adams Avenue.

### **In Closing**

In closing, this TDM Plan, if implemented, will provide incentives and information to employees and patrons of the Business Properties shopping center to consider and use alternative modes of transportation.

Sincerely yours,

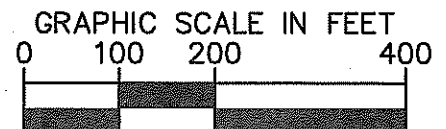
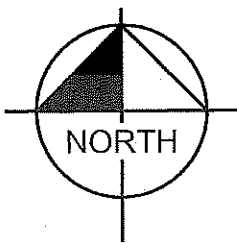
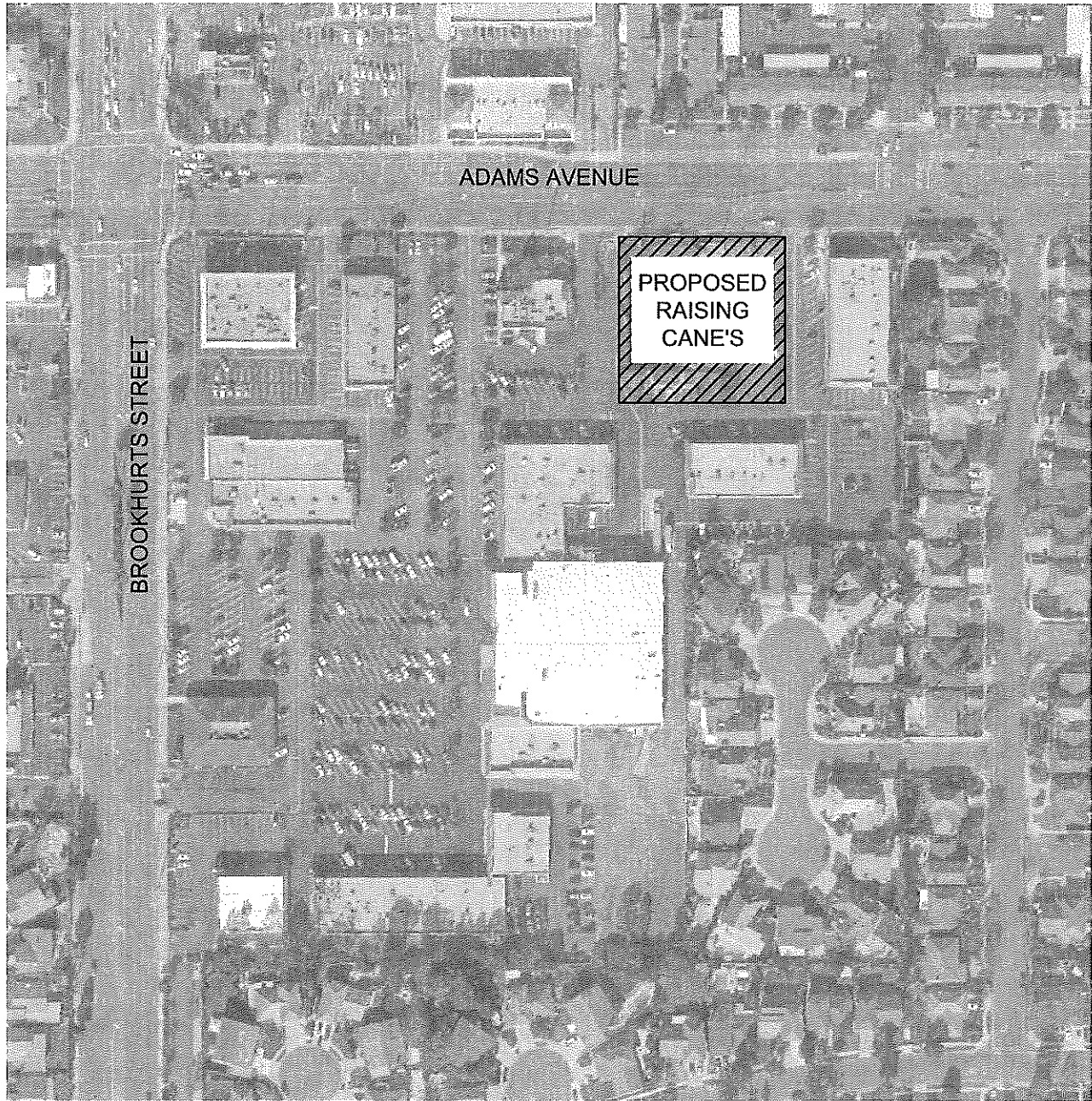
**Kimley-Horn and Associates**

  
John Pollock, P.E.  
Registered Civil Engineer No. C86160



EXP 12/31/20

# EXHIBIT 1





# EXHIBIT 2

ADAMS AVE

