



Project Narrative

**Project: Popeyes Louisiana Kitchen,
584 N. Tustin Avenue, Orange, CA**

Project site is on the West side of North Tustin Avenue, with 20,000 square feet (0.46 acre) of area and it is relatively flat with slop of 1.5% toward West side, Project consist of single story 2,344 square feet of building area including 826 square feet of dining area. Proposed building has Louisiana style architecture as all Popeyes thru-out the nation has, a drive-thru lane wrapping around the building will have a 10 queuing vehicles to satisfy the demand. Propose site will have an access from Tustin Avenue. Ingress and egress, required numbers of parking stalls are 11 and proposed subject are 20 stalls with 60 square feet of motorcycle area.

Subject site currently has an existing 3,380 square feet Sizzler Building to be demolished. Site is surrounded by McDonald on the North, a vacant commercial building to the South, a residential homes to the West and Tustin Avenue on the East.

The Plant palette for this project has been selected to meet the State Water Conservation requirements and provide a varied and colorful effect. Trees are distributed around the site to provide shade and seasonal color. A tall hedge along the East (rear) property line will provide screening for the residential area. Lower hedging provides screening of cars, transformer, and trash enclosure. Accent shrubs add color and interest.

The irrigation system will be low precipitation drip with separate valving for trees and smart controller for the efficient use of water.



Cal Pop Group, Inc.
26996 La Paz Rd
Aliso Viejo CA 92656

May 27, 2021

City of Orange

Re: 584 N. Tustin Orange CA

Dear: Sir or Madam.

This letter is to serve as an Explanation/Justification based on the following clarification request.

- 1) All deliveries will take place in between hours of 7:00am and 10:00am before we open
- 2) Store will open at 10:00am to 11:00pm Monday to Thursday.
- 3) Store will open at 10:00am to 1:00am on Friday and Saturday.
- 4) Store will open at 10:00am to 11:00pm on Sundays.
- 5) All Maintenance and repairs will be done between 7:00am to 10:00am before we open.
- 6) The site will be on 24-hour Security Camera System for outside and inside.
- 7) The site will also have an active Monitor Alarm System for after hours.
- 8) Each given day consists of two shifts and each shift will have a total of three employees.

Sincerely

Shawn Danesh