

Agenda Item No. 2 – Public Comment

Starbucks Coffee Shop with a Drive-Through Lane in the Twin Oaks Shopping Center

Planning Commission Meeting – June 20, 2019

Second Batch of Email Correspondence (17)*

(listed in the order received as of 4:10 p.m., June 19, 2019)

Distributed Planning Commission (electronically) and Public Book

AH=Agoura Hills resident; WLW=Westlake Village Resident

Michael Yoffe, AH

Lance Cherniet & Joyce Dacher, AH

Don Johnson

Janette & Robert Odenberg, AH

Cynthia Maxwell

Zubeda Kara, WLW

Aiste Markeviciute

Stacey Lowen

Lisa (Alicia) Hair

Marcy and Randy Tamayei

Inge Weinberg (Support Petition/26 signatures)

Lindsay Cabral (Support Petition/20 signatures)

Janet Miller Wall, Conejo Oak Tree Advocates

Nicole Leroux

Lance Cherniet

Mary Wiesbrock, AH, Save Open Space

Eric Kenehan, AH

**The attached email(s) were received after the printing and distribution of the regular Agenda Packet.*

From: [Michael Yoffe](#)
To: [Kimberly Rodrigues](#)
Cc: [Agoura Hills City Councilmember Deborah Klein Lopez](#)
Subject: Agoura Hills Starbucks Expansion
Date: Tuesday, June 18, 2019 12:08:32 PM

Ms. Kim Rodrigues
City Clerk - City of Agoura Hills

Hi Kim,
My name is Michael Yoffe and I am a long-time resident of Agoura Hills.
My wife and I moved here for the quality of life.
We've seen many changes over the years, some for the better and unfortunately some for the worse.
City expansion would rate as the largest negative.

If Starbucks corporation feels the need to give our local Starbucks a face-lift, I don't see how anyone would have a problem with that. However, when it comes to the proposed drive-thru and tree removal, speaking for much of our community, we have a Hard-No.
Traffic is hideous in front of that Starbucks at certain times of the day to begin with, and a drive-thru would make that traffic unbearable.

Please help us keep Agoura Hills a drive-thru free zone and as green as possible.

Thank you,
Michael Yoffe
Agoura Hills Resident
818-439-4460

Total Control Panel

[Login](#)

To: krodrigues@ci.agoura-hills.ca.us
From: mryoffe@sbcglobal.net

Message Score: 10
My Spam Blocking Level: Medium

High (60): *Pass*
Medium (75): *Pass*
Low (90): *Pass*

[Block](#) this sender
[Block](#) sbcglobal.net

This message was delivered because the content filter score did not exceed your filter level.

From: [John Asuncion](#)
To: [Kimberly Rodrigues](#)
Subject: Fwd: Starbucks Drive-thru on Kanan
Date: Tuesday, June 18, 2019 12:55:43 PM

Hi Kimberly,

Could you include this email in the next batch of public comment letters? I didn't see this letter in the agenda packet or in the first batch of public comment letters.

Thanks.

John Asuncion

Begin forwarded message:

From: Doug Hooper <dhooper@ci.agoura-hills.ca.us>
Date: June 4, 2019 at 2:53:56 PM PDT
To: John Asuncion <jrasuncion@hotmail.com>
Subject: Starbucks Drive-thru on Kanan

Hi John,

Thank you for forwarding the email you received regarding the Starbucks project. We'll include it as an attachment with the staff report. The project will be on the June 20 Planning Commission agenda.

Thanks,

Doug Hooper, AICP
Planning Director
City of Agoura Hills
30001 Ladyface Court | Agoura Hills, CA 91301
Tel: (818) 597-7342 | Fax: (818) 597-7352
Email: dhooper@ci.agoura-hills.ca.us

From: John Asuncion <jrasuncion@hotmail.com>
Sent: Tuesday, June 4, 2019 2:33 PM
To: Doug Hooper <dhooper@ci.agoura-hills.ca.us>
Subject: Fw: Starbucks Drive-thru on Kanan

Hi Doug,

I received this email this morning regarding the Starbucks Drive-thru on Kanan. See below.

Thanks.

John Asuncion

From: Lance Cherniet <lance.cherniet@gmail.com>

Sent: Tuesday, June 4, 2019 10:30 AM

To: John Asuncion

Subject: Starbucks Drive-thru on Kanan

Mr. Asuncion,

I am writing about the proposed changes to the Starbucks located 5827 Kanan Road, Agoura Hills 91301. I believe traffic in the area should be a key factor in the decision to approve their request. In our 16 years of living in the city of Agoura Hills we have seen the remnants of numerous accidents at the proposed location of this enhanced Starbucks. I would guess there is at least on average one accident a month of vehicles pulling into and out that parking lot entrance closet to Starbuck on Kanan Road I am not saying it is because there is a Starbucks. But, I believe with a drive-thru Starbucks the risk of future accidents with people walking, bicyclists, and other vehicles could increase.

The accidents that occur, seem to be from vehicles turning left from northbound Kanan Road into or out of the shopping center through the median and into the northbound Kanan Road direction. I would like to suggest that you contact the Lost Hills Sheriff's station and ask for information about the accidents at this location. There have been some pretty disturbing accidents in the past.

This issue is the same for the driveway by Yum Yum Donuts as well. With the increase of traffic since this shopping center was built I feel access to these driveways should be re-examined.

My suggestion would be to close access to the medians or make it "a no left turn" with delineators blocking the ability to turn into northbound Kanan Road. This would make it so vehicles cannot turn in front of oncoming traffic.

I am not opposed to the drive-thru as long as proper measures are taken into consideration for the safety of people walking, bicyclists, and other vehicles with the proposed changes.

Thank you for your time.

Lance Cherniet and Joyce Dacher

28728 Eagleton Street

Agoura Hills, CA 91301

818-266-9534

Total Control Panel

[Login](#)

To: dhooper@ci.agoura-hills.ca.us

Message Score: 1

High (60): Pass

My Spam Blocking Level: Medium

Medium (75): Pass

From:

Low (90): Pass

irasuncion@hotmail.com

[Block this sender](#)

[Block hotmail.com](#)

This message was delivered because the content filter score did not exceed your filter level.

Total Control Panel

[Login](#)

To: krodrigues@ci.agoura-

Message Score: 50

High (60): Pass

From: [Don Johnson](#)
To: [Kimberly Rodrigues](#)
Subject: Starbucks plan
Date: Tuesday, June 18, 2019 1:27:55 PM

I am taking this opportunity to voice my opinion regarding the proposal to build/remodel a drive through addition to the Starbucks Coffee Store on Kanan Road. I personally do not believe this would be a positive change for that shopping center where parking is usually hard to find for Rite Aid, Subway and all the other stores. Also, Kanan Road is bumper to bumper with heavy traffic several times daily and the extra cars that would be turning into that lot or exiting onto Kanan would not help the situation. There is already a drive through Starbucks on Lindero Canyon in Oak Park which is close enough to serve the community. It is for these reasons that I am opposed to this building/remodeling plan for the Starbucks Coffee Store on Kanan.

Thank You,
Don L. Johnson
papadon47@att.net

Total Control Panel

[Login](#)

To: krodrigues@ci.agoura-hills.ca.us
From: papadon47@att.net

Message Score: 10
My Spam Blocking Level: Medium

High (60): Pass
Medium (75): Pass
Low (90): Pass

[Block](#) this sender
[Block](#) att.net

This message was delivered because the content filter score did not exceed your filter level.

From: [Robert Odenberg](#)
To: [Kimberly Rodrigues](#)
Subject: Feedback - Starbucks Proposal
Date: Tuesday, June 18, 2019 3:42:55 PM

We strongly OPPOSE the drive-through component of this project:

Why remove 3 oak trees (and a mature sycamore not mentioned in the proposal) to make room for a line of idling cars and trucks spewing carbon emissions into the atmosphere?

Also, what traffic mitigation measures are included in this proposal?

Lastly, is another fast-food “drive thru” really wanted in Agoura Hills?

Janette and Robert Odenberg
29900 Forest Cove Lane
Agoura Hills, CA 91301
(818) 517-7901

Sent from my iPhone. Please pardon the brevity of this reply.

Total Control Panel

[Login](#)

To: krodrigues@ci.agoura-hills.ca.us
From: odenberg7@aol.com

Message Score: 1
My Spam Blocking Level: Medium

High (60): [Pass](#)
Medium (75): [Pass](#)
Low (90): [Pass](#)

[Block](#) this sender
[Block](#) aol.com

This message was delivered because the content filter score did not exceed your filter level.

From: cynthia@cynthiamaxwell.com
To: [Kimberly Rodrigues](#)
Cc: [Janna Orkney](#)
Subject: Starbucks drive thru
Date: Tuesday, June 18, 2019 4:19:17 PM

Hello: I want to place my vote against the starbucks drive through. The encroachment and removal of the Oak Trees is not worth a drive through. Let them drink their coffee under the beautiful Oaks that we all cherish.

Cynthia Maxwell
Cold Creek

Total Control Panel

[Login](#)

To: krodrigues@ci.agoura-hills.ca.us

Message Score: 15

High (60): *Pass*

My Spam Blocking Level: Medium

Medium (75): *Pass*

From:
cynthia@cynthiamaxwell.com

Low (90): *Pass*

[Block](#) this sender

[Block](#) cynthiamaxwell.com

This message was delivered because the content filter score did not exceed your filter level.

From: [zubeda kara](#)
To: [Kimberly Rodrigues](#)
Subject: Regency remodel
Date: Tuesday, June 18, 2019 6:02:14 PM

Dear City Clerk: I am wring regarding The Planning Commission meeting in June 20 at 6:30 at the Agoura City Hall. I can not attend as I am away visiting family. However, I want to express my objection to remove 3 mature oak trees especially after the Wolsey Fires. Removing one is one too many, let alone 3! We lost so many trees to natural wildfire causes that it is imperative we preserve the trees that remaining after the fire !

I am Westlake Village resident and I have an oak tree blocking my view of the lake. I ask for it to trimmed every 4-5 years but to remove it completely would be unheard of. I see so many beautiful birds in these trees including hummingbirds - many!

Please do not allow destruction of these age old trees that keep our atmosphere clean, provide oxygen for us to live, clean up carbon dioxide we put out this giving us fresh air, a home to birds and bugs, provide shade in the severe sun, and are pleasing to the eyes, and many more benefits.

Please do not allow willful destruction off these trees for yet another coffee shop. There are no shortages of coffee shops. There are shortage of trees after the wildfires and droughts.

Best,
Zubeda Kara.

Total Control Panel

[Login](#)

To: krodrigues@ci.agoura-hills.ca.us

Message Score: 1

High (60): Pass

From: zubedakara@yahoo.com

My Spam Blocking Level: Medium

Medium (75): Pass

Low (90): Pass

[Block](#) this sender

[Block](#) yahoo.com

This message was delivered because the content filter score did not exceed your filter level.

From: [Aiste Markeviciute](#)
To: [Kimberly Rodrigues](#)
Subject: Stop destroying my kid's future, stop cutting down our trees!!!!
Date: Tuesday, June 18, 2019 7:32:52 PM

Total Control Panel

[Login](#)

To: krodrigues@ci.agoura-hills.ca.us

Message Score: 56

High (60): Pass

From: macaiste85@gmail.com

My Spam Blocking Level: Medium

Medium (75): Pass

Low (90): Pass

[Block this sender](#)

[Block gmail.com](#)

This message was delivered because the content filter score did not exceed your filter level.

From: [Stacey Lowen](#)
To: [Kimberly Rodrigues](#)
Subject: Starbucks drive through
Date: Tuesday, June 18, 2019 11:52:04 PM

Hello,

I'm writing to let you know I strongly oppose any plan that would remove old oak trees near the Starbucks in Kanan. There is one magnificent tree in particular that really should be protected and celebrated. It must be very, very old since it has a massive trunk. There are also many kids walking in the area near multiple schools. The likelihood of motor vehicle accidents along Kanan would likely increase. I love Starbucks drive throughs but not at the expense of historic trees and our kids' safety.

Agoura Hills neighbor,
Stacey Lowen

Total Control Panel

[Login](#)

To: krodrigues@ci.agoura-hills.ca.us

Message Score: 1

High (60): Pass

From: slowenabc@gmail.com

My Spam Blocking Level: Medium

Medium (75): Pass

Low (90): Pass

[Block this sender](#)

[Block gmail.com](#)

This message was delivered because the content filter score did not exceed your filter level.

From: [Alicia Hair](#)
To: [Kimberly Rodrigues](#)
Subject: Save the trees !
Date: Wednesday, June 19, 2019 12:56:28 AM

I object strongly to any plan to remove trees without a well advertised public meeting.

Lisa (Alicia) Hair

Total Control Panel

[Login](#)

To: krodrigues@ci.agoura-hills.ca.us
From: aliciacps@aol.com

Message Score: 1
My Spam Blocking Level: Medium

High (60): *Pass*
Medium (75): *Pass*
Low (90): *Pass*

[Block](#) this sender
[Block](#) aol.com

This message was delivered because the content filter score did not exceed your filter level.

From: [Marcy Tamaye](#)
To: [Kimberly Rodrigues](#)
Date: Wednesday, June 19, 2019 8:27:56 AM

We're all for it off of Kanan & T.O.
Marcy and Randy Tamaye

Total Control Panel

[Login](#)

To: krodrigues@ci.agoura-hills.ca.us

Message Score: 1
My Spam Blocking Level: Medium

High (60): [Pass](#)
Medium (75): [Pass](#)
Low (90): [Pass](#)

From: mbregsan.2018@gmail.com

[Block](#) this sender
[Block](#) gmail.com

This message was delivered because the content filter score did not exceed your filter level.

6-17-2019

Dear Planning Staff,
These signatures
are in support of
Starbucks.

Please approve the
plans.

Thank you,
Sage Weisberg
818-991-9633

CITY CLERK

2019 JUN 19 AM 10:37

CITY OF AUBURN, MASS.

Please Sign Here to Show Your Support for the Renovations at Twin Oaks

2019 JUN 19 AM 12:37

NAME: Scott Sachs
 ORGANIZATION: Neighbor
 ADDRESS: 29507 Fountainwood ST
 EMAIL: scottmsachs@aol.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME: Andy Steber
 ORGANIZATION:
 ADDRESS: 29368 Castlehill Dr.
 EMAIL: oniklapt@aol.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME: Ronda Onesto
 ORGANIZATION:
 ADDRESS: 5506 Pointed Oak Pl.
 EMAIL: rondaonesto@yahoo.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME:
 ORGANIZATION:
 ADDRESS:
 EMAIL:

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME: Joe Onesto
 ORGANIZATION:
 ADDRESS: 5506 Pointed Oak Pl.
 EMAIL: joe.ttlshot2487@yahoo.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME:
 ORGANIZATION:
 ADDRESS:
 EMAIL:

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME: Robin Shapiro
 ORGANIZATION:
 ADDRESS: 5703 Starwood Ct Westlake
 EMAIL: robinshapiro2009@yahoo.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME:
 ORGANIZATION:
 ADDRESS:
 EMAIL:

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME: Andy Su
 ORGANIZATION:
 ADDRESS: 29937 Oak Vista Ct. Agoura Hills
 EMAIL: chisu@charter.net

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME:
 ORGANIZATION:
 ADDRESS:
 EMAIL:

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

Please Sign Here to Show Your Support for the Renovations at Twin Oaks

NAME *Corey Caudill*
 ORGANIZATION
 ADDRESS *29527 Fountainwood Dr.*
 EMAIL *noritoc@yahoo.com*

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

2019 JUN 19 AM 10:37
 NAME *Noriko Caudill*
 ORGANIZATION *CITY CLERK*
 ADDRESS *29527 Fountainwood st*
 EMAIL *norikoc@yahoo.com*

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME *Nina Caudill*
 ORGANIZATION
 ADDRESS *29527 Fountainwood St.*
 EMAIL *ncaudill1994@gmail.com*

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME *Dean Caudill*
 ORGANIZATION
 ADDRESS *29527 Fountainwood St.*
 EMAIL *deanhcaudill@gmail.com*

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME *Bethamy West*
 ORGANIZATION
 ADDRESS *5763 Ironwood Dr.*
 EMAIL *agowrebeth@gmail.com*

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME *Mark Cantor*
 ORGANIZATION
 ADDRESS *5705 Fairview Pl.*
 EMAIL *markcantor@aol.com*

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME *Beverly Reef*
 ORGANIZATION
 ADDRESS *28441 Lewis Place*
 EMAIL *Agawa Hills Colbe Reef*

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME *Colin Reef*
 ORGANIZATION
 ADDRESS *28441 Lewis Pl. All*
 EMAIL *Colin Reef*

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME *Barbara Shannon*
 ORGANIZATION
 ADDRESS *5420 Greenbark*
 EMAIL *barbaraeshannon@jshiro*

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME *Dylan Reef*
 ORGANIZATION
 ADDRESS *28441 Lewis Pl.*
 EMAIL *Agawa Hills*

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

Please Sign Here to Show Your Support for the Renovations at Twin Oaks

NAME *Caroline Burns*
 ORGANIZATION
 ADDRESS *383 Medea Creek*
 EMAIL *CKYOGA@gmail.com*

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME *Mark Schaeffer*
 ORGANIZATION *CITY CLEAN*
 ADDRESS *29495 Fountainwood St*
 EMAIL *shadywoods@outlook.com*

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME *Kim Woods*
 ORGANIZATION
 ADDRESS *29495 Fountainwood St*
 EMAIL

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME *Andrea Watkins*
 ORGANIZATION
 ADDRESS *29474 Fountainwood St.
Agoura Hills, CA*
 EMAIL *Andrawat1@gmail.com*

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME *Sean Watkins*
 ORGANIZATION
 ADDRESS *29474 Fountainwood St.
Agoura Hills, CA*
 EMAIL *Sean*

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME *Ivan Sotomayor*
 ORGANIZATION
 ADDRESS *29494 Fountainwood St
Agoura Hills, CA*
 EMAIL *IVANSE@SotomayorCPA.com*

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME *Macara Brachmann*
 ORGANIZATION
 ADDRESS *29465 Fountainwood St
Agoura Hills CA 91301*
 EMAIL *lmacaramb@gmail.com*

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME *Ari Simon*
 ORGANIZATION
 ADDRESS *29416 Bertrand Dr.
Agoura Hills*
 EMAIL *asimon7@wisc.edu*

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME *Allison Martini*
 ORGANIZATION
 ADDRESS *29587 Fountainwood St.
Agoura Hills, CA 91301*
 EMAIL *akmarti1992@gmail.com*

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME *Carol Solomon*
 ORGANIZATION
 ADDRESS *29678 Ridgeway dr.*
 EMAIL *casolomon@mac.com*

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

Agoura Hills
4 Starbucks

City of Agoura Hills Planning Department
30001 Ladyface Court
Agoura Hills, California 91301



From: [Valerie Darbouze](#)
To: [Kimberly Rodrigues](#)
Cc: [Doug Hooper](#); [Dave Ward](#)
Subject: FW: Starbucks Community Support - Twin Oaks
Date: Wednesday, June 19, 2019 12:25:57 PM
Attachments: [image001.png](#)
[Starbucks Support Signatures - 6.14.2019 20.pdf](#)

Please see the additional signatures for the Planning Commissioners from Regency Centers.
Thank you.

Valerie Darbouze, Associate Planner

Planning Department
T. 818-597-7328
E. vdarbouze@ci.agoura-hills.ca.us

From: Cabral, Lindsay <LindsayCabral@regencycenters.com>
Sent: Wednesday, June 19, 2019 12:08 PM
To: Valerie Darbouze <VDarbouze@ci.agoura-hills.ca.us>
Cc: Conway, Patrick <PatrickConway@regencycenters.com>; Kayacan, Ray <RayKayacan@regencycenters.com>
Subject: Starbucks Community Support - Twin Oaks

Hi Valerie,

Per Patrick's request, I am sending the final 20 community support signatures obtained for the Starbucks drive-thru at Twin Oaks.

All the best,

Lindsay

Lindsay Cabral
Senior Property Manager
213 553 2223

915 Wilshire Boulevard Suite 2200
Los Angeles, CA 90017

**Regency
Centers.**

The information contained in this email message is intended only for the personal and confidential use of the recipient(s) named above. This communication is for discussion purposes only and does not create any obligation to negotiate or enter into a binding agreement. You should be aware that discussions or negotiations may be occurring simultaneously with other parties regarding the property or space

discussed herein, and that neither party shall be bound by any terms contained herein until an agreement has been mutually executed and delivered. If you have received this communication in error, please notify us immediately by email, and delete the original message.

Total Control Panel

[Login](#)

To: vdarbouze@ci.agoura-hills.ca.us

Message Score: 1

High (60): *Pass*

From:

My Spam Blocking Level: Medium

Medium (75): *Pass*

lindsaycabral@regencycenters.com

Low (90): *Pass*

[Block](#) this sender

[Block](#) regencycenters.com

This message was delivered because the content filter score did not exceed your filter level.

Please Sign Here to Show Your Support for the Renovations at Twin Oaks

NAME Marina Weisberg
 ORGANIZATION
 ADDRESS
 EMAIL marinaweisberg@hotmail.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME Carlos Rios
 ORGANIZATION
 ADDRESS
 EMAIL CRios1@gmail.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME Haya Amir
 ORGANIZATION
 ADDRESS
 EMAIL mayad@ron1@yahoo.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME Bob Froye
 ORGANIZATION
 ADDRESS
 EMAIL bfr05822@junel.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME Sridhar Ramamurthy
 ORGANIZATION
 ADDRESS
 EMAIL sridharr98@hotmail.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME Thom Savaris
 ORGANIZATION
 ADDRESS
 EMAIL tfbodyworks@gmail.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME Dan Conway
 ORGANIZATION
 ADDRESS
 EMAIL dconway@craftpartnersllc.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME David Bohrer
 ORGANIZATION
 ADDRESS 29365 Mullikolland Hwy
 EMAIL

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME Greg Greenleaf
 ORGANIZATION JG Mgmt.
 ADDRESS
 EMAIL greg@jgmanagement.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME Daniel Jaffee
 ORGANIZATION Signature Events
 ADDRESS
 EMAIL danjuf@aol.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

Please Sign Here to Show Your Support for the Renovations at Twin Oaks

NAME: Michaela Kory
 ORGANIZATION: student
 ADDRESS: 27574 Rondell Dr.
 EMAIL: divalava@icloud.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME: Barbara Cimity
 ORGANIZATION:
 ADDRESS: 251 N. KAWAN Rd Oak Park
 EMAIL: barb.cimity@gmail.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME: Linda Morazan
 ORGANIZATION: Student
 ADDRESS:
 EMAIL: lindamorazan@icloud.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME: Rachel McMurray
 ORGANIZATION: therapist (me)
 ADDRESS: 30035 Torrepines Pl
 EMAIL: rachel.sherwyn@gmail.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME: Shannon Yih
 ORGANIZATION: Resident
 ADDRESS:
 EMAIL: shyih209@gmail.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME: Steven Sanders
 ORGANIZATION: Resident
 ADDRESS: 6448 Trefalae
 EMAIL: Steven.Sanders@srbgbal.net

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME: Anna Laran
 ORGANIZATION: Resident
 ADDRESS:
 EMAIL: anna.penka@gmail.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME: Mary Kramer
 ORGANIZATION: Resident
 ADDRESS: 715 Clear Haven
 EMAIL: mary.kramer@disney.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME: Darren Murray
 ORGANIZATION: Resident
 ADDRESS:
 EMAIL: darren.m.murray@gmail.com

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

NAME: Anthea Noah
 ORGANIZATION: Resident
 ADDRESS: 30473 Mulholland
 EMAIL:

PLEASE CHECK THIS BOX
IF YOU DO NOT WISH TO RECEIVE PROJECT UPDATES

From: [Janet M. Wall](#)
To: [Kimberly Rodrigues](#)
Subject: Oak Tree Permit Case No.: OAK 01463-2018
Date: Wednesday, June 19, 2019 12:44:27 PM
Attachments: [06.19.2019 COTA Ltr to Agoura PC re Starbucks Oak Tree Permit.PDF](#)

Dear Ms. Rodrigues,

Attached is a letter to the City of Agoura Hills Planning Commission from Conejo Oak Tree Advocates which relates to an item they will decide tomorrow evening. Could you please forward our letter to the Commissioners and staff members and confirm it was received.

Thank you very much for your assistance.

~Janet Miller Wall
for Conejo Oak Tree Advocates

Total Control Panel

[Login](#)

To: krodrigues@ci.agoura-hills.ca.us

Message Score: 40

High (60): *Pass*

My Spam Blocking Level: Medium

Medium (75): *Pass*

From: walljanetm@gmail.com

Low (90): *Pass*

[Block this sender](#)

[Block gmail.com](#)

This message was delivered because the content filter score did not exceed your filter level.

CONEJO OAK TREE ADVOCATES

conejooaktreeadvocates@gmail.com

June 19, 2019

Planning Commission
City of Agoura Hills
Attention: Kimberly M. Rodrigues, MPPA, MMC, City Clerk
Civic Center - City Hall
30001 Ladyface Court
Agoura Hills, California 91301

Re: Regency Centers: Starbucks at 5827 Kanan Road
Oak Tree Permit Case No: OAK 01463-2018

Dear City of Agoura Planning Commissioners,

Conejo Oak Tree Advocates (COTA) has reviewed the Planning Commission packet for the above application and asks you to deny the above permit. Please consider the impact of removing three large Valley oak trees (a species already in decline throughout our region) and encroaching on the remaining three oak trees at this location. In particular, the project's extraordinary amount of encroachment into heritage Valley oak tree #2486 is extremely likely to kill this living monument that falls under your protection. In fact, Kay Greeley's May 15, 2019 letter to Ray Kayacan at Regency discloses that the total encroachment suffered by the tree will amount to 52.5% (see attached). In addition, Ms. Greeley explains on pp. 4-5 of her March 26, 2018 report that the actual footprint of the building is uncertain and will be ascertained after the demolition of the existing building and further excavation. This scenario paints a very bleak picture for this important Valley oak tree.

As background, Conejo Oak Tree Advocates formed after the massive destruction of oak trees by Regency Centers at Westlake Plaza in 2014. The City of Thousand Oaks approved the removal of dozens of heritage oak trees and landmark sycamore trees under an exception to the Oak Tree Ordinance which was later abandoned in 2015. However, please note that in the last few years, 5 more oak trees at this location have died and been removed despite assurances made in Kay Greeley's June 10, 2013 oak tree report for Westlake Plaza that the trees would remain unharmed ("No direct impact anticipated"). Each additional loss was a heritage tree much like your Valley oak #2486.

COTA proposes that the desire to build a larger Starbucks with a drive-through window can be accomplished elsewhere on the property or in another location within Agoura Hills that

preserves all of the valuable native oak and sycamore trees on site. Valley oaks and native Sycamore trees in your city constitute some the most important elements of your City's tree canopy. In addition, Agoura suffered devastating loss of tree canopy during the November 2018 Woolsey fires and additional protection of remaining trees is warranted. We hope you will send the applicant back to the drawing board and protect these living specimens for future generations.

Thank you for your consideration of our comments and concerns.

Gail Bianchino, Marilyn Carpenter, Bonnie Clarfield-Bylin, Joan Edwards, Tina Frugoli, Ed Lawrence, Janet Miller Wall and Silvana Yucca
for **Conejo Oak Tree Advocates**

Attachments: 3 pages

and shall be inspected by a certified arborist or the City's Oak Tree Consultant within 72-hours prior to planting.

Response: Trees were located in Fillmore, California, which is local to Agoura Hills. Regency can therefore accept this requirement as presented.

Oak Tree Report Review Comment #3: The project site plan shall show the actual canopies drawn to scale for all existing oak trees, rather than symmetrical canopies that are not drawn to scale that misrepresent the existing driplines and Tree Protective Zones (TPZ) of the oak trees.

Response: The tree canopies were measured at eight compass headings in accordance with the requirements of the Guidelines. That data is provided on the Field Evaluation Forms contained in Appendix B of the Oak Tree Report, starting on page 13. The canopies were then drawn to scale on the "Starbucks Landscape Concept Plan", included in Appendix D of the Oak Tree Report, starting on page 29 of the Oak Tree Report to accurately depict the oak tree canopies as measured during the field inventory. Based on this explanation, the City's comment is unclear and further explanation is therefore requested if the City still feels correction is required.

Oak Tree Report Review Comment #4: The OTR shall indicate the percentage of encroachment within the TPZ of trees that will be encroached by the project.

Response: The encroachments are calculated as follows:

- Tree #2486 - The Oak Tree Report includes a detailed evaluation of the percentage of encroachment for each impact to this tree, starting on page 4. The total encroachment is 52.5%, though 26.0% of this amount is in the same footprint of the existing building that is proposed to be removed and rebuilt. New encroachments for the walkway and patio would impact 26.5% of the protected zone.
- Tree #2487 - The existing parking lot planter will be enlarged. The existing encroachment of the curb and asphalt surrounding tree will be reduced from 84.8% to 27.1%. The larger planter will provide added space for fine root hair growth, which may eventually improve the health of the tree.
- Tree #2488 - The existing parking lot planter will be enlarged. The existing encroachment of the curb and asphalt surrounding tree will be reduced from 87.4% to 74.8%. The larger planter will provide added space for fine root hair growth, which may eventually improve the health of the tree.

Oak Tree Report Review Comment #5: It appears that tree #2485 would merely be encroached by the project and that removal of the tree would not be necessary. The applicant shall consider use of permeable concrete underneath trees #2485 and 2486, or a raised patio for the seating area. Tree wells shall be installed around these trees for irrigation and aeration purposes.

Response: The design cannot utilize a raised patio due to grades required to keep the site compliant with ADA standards. Permeable concrete was considered as an option for the patio material during our initial review of the project. However, a geotextile-lined reservoir must be constructed below the paving to accept the water that impacts the pavement. Excavation to create that reservoir and to place the base material required to support the pavement would

through lane. Three new spaces would be added at the easterly end of the row of spaces adjacent to the center's entry drive. An additional space would be added at the easterly end of each row in the center of this area. The northernmost row of parking spaces would be relocated closer to the building by eliminating the planter and will increase the number of parking spaces by six in this area.

In addition, as shown in the report prepared by this office dated January 4, 2018, renovation of the existing asphalt pavement will occur within the parking lot and drive aisles.

The proposed building and adjacent hardscape design are presently conceptual in nature as to their precise layout, materials and construction details. The soils investigation for the project is not yet complete and the actual amount of over-excavation for the proposed building is unknown. Regency has informed us they hope to limit this to three feet beyond the building footprint and three feet in depth; this is the distance used in the calculations for the encroachments below. The calculations may require revision once the soils report is complete.

Once the soils report is complete and the proposed design of the building footprint and drive-through lane are confirmed, we recommend an exploratory trench be excavated at the edges of the limits of excavation. Prior to start of construction documents this office should be contacted to review the final layout and design details to ensure that the large oak tree proposed to remain will not suffer from long-term adverse impacts as a result of the project.

The most recent edition of the International Society of Arboriculture (ISA) Best Management Practices (BMP) for Managing Trees during Construction includes guidelines for determining a Tree Protection Zone (TPZ). The TPZ is based on a tree species' tolerance for construction damage and the relative age of the tree. Taking these two factors into consideration, a TPZ can be established using multiples of a tree's trunk diameter measurement. In addition to analyzing impacts based on the City's Oak Tree Preservation Guidelines we have analyzed them based on the ISA BMP. Valley oak trees are reported to have medium tolerance to construction impacts.

Specific comments with respect to potentially impacted trees are as follows:

Tree #2483 and #2484 – These two mature valley oak trees are located north of the northwesterly corner of Starbucks. The trees are within the footprint of the proposed drive-through lane. The trees would therefore require removal to construct the project as proposed.

Tree #2485 – This mature valley oak tree is located west of the northwesterly corner of Starbucks. It is located within the footprint of the proposed concrete paver patio to the west of Starbucks. Installation of pavers typically requires excavation to a depth of one foot. This would therefore require removal of the tree to construct the project as proposed.

Tree #2486 – This over-mature valley oak tree is located west of Starbucks. Using the ISA BMP, the recommended TPZ for an over-mature valley oak of this size is 65 feet. The tree would experience the following encroachments based on the conceptual design:

Proposed new building:

Encroachment by the new building on its east would amount to just under 26 percent of the tree's protected zone and would occur no closer than 11 feet from the trunk. Half of this encroachment is within the footprint of the existing building where it is highly unlikely any roots would be encountered due to the existing soil density.

As stated previously, once the final desired footprint for the building is determined and the soils report completed, an exploratory trench should be excavated at the limits of proposed construction. Based on the results of the excavation it could be determined whether or not the proposed building could be built, and the tree remain with no long-term adverse impacts.

Concrete boardwalk:

The new concrete boardwalk would encroach within 21 percent of the protected zone and construction would occur within 2.6 feet of the trunk on the north of the tree and within five feet the trunk on the east. Excavation for construction on two sides of the tree at these distances would require removal of the tree to construct the project as proposed. A walkway could be constructed in a manner that would allow the tree to remain, but it will most likely need to have a different configuration than is shown in the conceptual plan. The final configuration of the walkway might have to be adjusted in the field to accommodate the structural root configuration as it is discovered during a field investigation.

Concrete paver patio:

Encroachment by the proposed concrete paver patio north of the tree would amount to 5.5 percent of the tree's protected zone and would occur no closer than 10 feet from the trunk. Excavation the base for this patio should be performed under the direct observation of this office to ensure that structural roots are not damaged during the excavation.

Oak woodland garden:

An oak woodland garden featuring oak woodland riparian plants is proposed. At its closest it would come within approximately 2.5 feet from the tree's trunk. Riparian plants are those originating in wetlands adjacent to streams. Valley oaks evolved in a Mediterranean climate, with hot, dry summers and cool, wet winters. They should not receive summer water which favors some soil pathogens. Summer irrigation is a major cause of oak mortality, creating favorable conditions for oak root fungus (*Armillaria mellea*) and avocado root rot (*Phytophthora cinnamomi*).

We recommend the woodland garden and drip irrigation be kept a minimum of eight to ten feet from the trunk of any oak tree. We also recommend that plants with a lower water requirement be used within the protected zones of the oak.

Demolition of existing features:

Demolition of the existing sidewalks, building and trash enclosure and removal of all concrete within the protected zone of the tree will need to be accomplished with great care with hand tools or a mini-excavator to ensure that roots are not damaged during the excavation.

Trees #2487 and #2488 – These two coast live oak trees are located within the planters at the easterly ends of the two southernmost rows of parking spaces. The trees are within

From: [Nicole Leroux](#)
To: [Kimberly Rodrigues](#)
Subject: Starbucks drive-thru project on Kanan
Date: Wednesday, June 19, 2019 1:46:56 PM

this message is for the Planning Commission to deny the proposed Starbucks drive-thru project on Kanan which will be destroying our protected Valley oaks.

Starbucks should find a different location for a drive through

Thank you

-Nicole Leroux

Total Control Panel

[Login](#)

To: krodrigues@ci.agoura-hills.ca.us

Message Score: 1

High (60): *Pass*

My Spam Blocking Level: Medium

Medium (75): *Pass*

From: nicoleleroux@hotmail.com

Low (90): *Pass*

[Block](#) this sender

[Block](#) hotmail.com

This message was delivered because the content filter score did not exceed your filter level.

From: [John Asuncion](#)
To: [Kimberly Rodrigues](#); [Doug Hooper](#)
Subject: Another public comment on Starbucks
Date: Wednesday, June 19, 2019 1:48:05 PM

Hi Kimberly and Doug,

See below and please forward to the other planning commissioners.

Thank you!

John Asuncion

From: Lance Cherniet <lance.cherniet@gmail.com>
Sent: Wednesday, June 19, 2019 1:33 PM
To: jrasuncion@hotmail.com
Subject: Followup to email of 6/4/2019

Hello Mr. Asuncion,

I wanted to follow up on my email of 6/4/2019. Since my previous email other issues have been brought up that I felt I should comment on.

I understand that the oak tree adjacent to the Starbucks located at 5827 Kanan Road, Agoura Hills 91301 might be removed. I am guessing this would be to make room for the remodeled Starbucks with a drive-thru. If this in fact true, I am against any remodeling of the Starbucks that affects the tree. Even though they might be planting newer oak trees in place of this tree, which take years to mature the tree has a right to stay.

Another item I feel is important that should be addressed is the additional traffic during peak school traffic hours. Kanan is already congested and can take up to 30 minutes to get from Fountainwood to the 101 freeway in the mornings. With the additional vehicles that would be going into the remodeled Starbucks it could be too much for the current roads to handle.

I now feel that Starbucks should not be allowed to move forward with their plans. If they want to put in a drive-thru store in Agoura Hills, maybe Whizins center could accommodate them better. Close to the freeway with easy access to the on and off ramps of the 101 freeway.

Thank you for your time.

Regards,
Lance Cherniet
818-266-9534

From: [Mary Wiesbrock](#)
To: [Kimberly Rodrigues](#)
Subject: Starbucks drive thru and Oak Tree Permit/Agenda item June 20, 2019
Date: Wednesday, June 19, 2019 3:41:39 PM
Attachments: [Starbuck's drive thru SOS letter to Planning Commissioners.pdf](#)

Can you deliver this to all the Planning Commissioners today and also oversee that it is put into the record for this agenda item on tomorrow night's agenda.

Let me know as to when the Commissioners received our SOS letter.

Thanks!

Mary

Total Control Panel

[Login](#)

To: krdrigues@ci.agoura-hills.ca.us

Message Score: 10

High (60): Pass

My Spam Blocking Level: Medium

Medium (75): Pass

From: marywiesbrock@sbcglobal.net

Low (90): Pass

[Block](#) this sender

[Block](#) sbcglobal.net

This message was delivered because the content filter score did not exceed your filter level.



June 19, 2019

RE: Agoura Hills Starbucks/Kanan and Oak Tree Permit

Dear Planning Commissioners:

Save Open Space/Santa Monica Mountains opposes this proposed Starbucks drive-thru project

There are two main legal reasons to deny this Starbucks drive-thru proposal:

- 1) The Agoura Hills Oak Tree Ordinance protects these 3 large Valley oaks and the Heritage oak from encroachment. You have a right to vote "No" to uphold our Oak Tree Ordinance which is the law in Agoura Hills. Save this grove of trees to uphold the vision of what Agoura Hills voters hold most dear about our unique city.**
- 2) Agoura Hills General Plan does not allow even one more additional car to impact an intersection that is now functioning at a -not allowed- level of Los D. Legally, you are required to be "consistent" with our General Plan which does not allow any level less than a LOS C here. You can not be "inconsistent" with our General Plan requirement of a LOS C here. General Plan inconsistencies trump any CEQA threshold argument which merely serves as guidelines in case law.**

In addition, the project should not have been deemed exempt from CEQA. The proposal is a new "use" which causes environmental impacts which by law require analysis as the project impacts an intersection which is now functioning at an "inconsistent" level of service.(LOS D) These focus areas include: adding even more cars idling causing greenhouse gases in a LOS D location where a lineup of cars spewing pollution are stuck through several lights, traffic needs mitigation (like annual funds towards for the Kanan Shuttle for bus service drop offs to alleviate traffic levels here), and biological on the oak trees. Interestingly, a traffic and oak tree analysis was done but not posted as an environmental documents to review for the public until Friday, only a mere week before the hearing. The fact that these studies were done at all proves that this project with its brand new use causes environmental impacts.

Respectively,
Mary Wiesbrock
Mary Wiesbrock, Chair

Cc/Alyse Lazar, Esq.

P.S. Below are some recent Agoura Hills conversations which I believe that you- as decision makers- need to be aware of:

At a recent Agoura Hills Public Works meeting on this LOS D Kanan/T Oaks Blvd intersection, a Las Virgenes School Board member comments (as it appeared to me) that she thought it a bit hypocritical for Agoura Hills to be allowing a Starbucks drive thru here.

Also, a woman was told at Starbucks that there would be no impact to the heritage oak, but the truth is-is that it will be impacted: 52% encroachment is an impact and a slow death for this centuries old massive majestic oak tree.

Another Starbucks' customer was shocked to learn that these large towering Valley oaks will be cut down and that Starbucks plans to destroy this shaded natural tree grove for a drive thru.

From: Eric Kenehan
To: Kimberly Rodrigues
Subject: My opinion regarding drive thru Starbucks.
Date: Wednesday, June 19, 2019 4:00:53 PM

Hi Kimberly. I received your email from Deborah Klein Lopez on a nextdoor post. My family and I are residents in the Hillrise community.

My opinion regarding the proposed Drive Thru Starbucks is as follows. I believe it is a good idea should certain criteria be met.

1. The largest oak tree behind the location remains.
2. Sufficient evidence is shown that it would be nearly impossible for traffic to back up onto Kanan.
3. The parking lot near the Starbucks is adjusted to remove any crossing traffic.

Should these criteria be met, this is why I think it's a good idea.

1. The added business will be a source of both part time and full time local employment.
2. The proposed outdoor area will be very convenient for students and people who work from home. It's sometimes great to relax and congregate in an area with wifi and coffee.

--

Eric Kenehan
-Editor
www.erickenehan.com
310-562-4426

Total Control Panel

[Login](#)

To: krodrigues@ci.agoura-hills.ca.us
From: erickenehan@gmail.com

Message Score: 50
My Spam Blocking Level: Medium

High (60): Pass
Medium (75): Pass
Low (90): Pass

[Block](#) this sender
[Block](#) gmail.com

This message was delivered because the content filter score did not exceed your filter level.

From: Eric Kenehan
To: Kimberly Rodrigues
Subject: Re: My opinion regarding drive thru Starbucks.
Date: Wednesday, June 19, 2019 4:03:30 PM

Sorry had a copy/paste issue. A few items continued.

3. The drive thru is very convenient for those with toddlers or babies sleeping.
4. The drive thru is convenient for those like myself on their way in to work in the morning.

Based on the plans the company displayed outside their business, I believe this renovation is an improvement to the community. Also I appreciate the company's desire to appease residents in their concerns. I don't feel that all communities get the same treatment. However they must know that citizens of Agoura demand a certain level of consciousness, which is why I love it here.

On Wed, Jun 19, 2019 at 4:01 PM Kimberly Rodrigues <krodrigues@ci.agoura-hills.ca.us> wrote:

Thank you, your comments have been received.

Kimberly M. Rodrigues, MPPA, MMC

City Clerk

Serving the Public with Integrity and Professionalism

City of Agoura Hills

30001 Ladyface Court | Agoura Hills, CA 91301-2583

☎ 818.597.7303 Direct | 📠 818.597.7352 | ✉ krodrigues@ci.agoura-hills.ca.us

♻️ Please consider the environment before printing this email

From: Eric Kenehan <erickenehan@gmail.com>
Sent: Wednesday, June 19, 2019 4:01 PM
To: Kimberly Rodrigues <krodrigues@ci.agoura-hills.ca.us>
Subject: My opinion regarding drive thru Starbucks.

Hi Kimberly. I received your email from Deborah Klein Lopez on a nextdoor post. My