

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

Final Batch of Email Correspondence (5)*

(listed in the order received as of 5:00 p.m., June 20, 2019)

Distributed to Planning Commission Dais and Public Book

AH=Agoura Hills

Cindy Korn

Martha and Glenn Terwilliger

Howard I. Littman (second submittal), AH

Carolyn Cass-Barton & Dan Barton

Mary Ann Rush AH

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

From: [Cindy Korn](#)
To: [Kimberly Rodrigues](#)
Subject: drive thru starbucks
Date: Thursday, June 20, 2019 3:19:14 PM

PLEASE do NOT approve this. The traffic is horrific already with schools and cars trying to get to the 101 freeway..
this would be, in my opinion a terrible idea.
Sent from my iPhone

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

Message Score: 1
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Medium (75): Pass
Low (90): Pass

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From: [Martha Terwilliger](#)
To: [Kimberly Rodrigues](#)
Subject: Opposing drive thru for Starbucks
Date: Thursday, June 20, 2019 3:24:44 PM

From
Martha and Glenn Terwilliger

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To: krodrigues@ci.agoura-hills.ca.us
From: glenmar4@gmail.com

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Kimberly Rodrigues

From: Valerie Darbouze
Sent: Thursday, June 20, 2019 3:26 PM
To: Kimberly Rodrigues
Cc: Doug Hooper; Dave Ward
Subject: FW: Oak Park existing Starbucks.docx
Attachments: Oak Park existing Starbucks.docx

FYI

Valerie Darbouze, Associate Planner


Planning Department

T. 818-597-7328

E. vdarbouze@ci.agoura-hills.ca.us

From: Howard Littman <howard@howardlittman.com>
Sent: Thursday, June 20, 2019 3:20 PM
To: Valerie Darbouze <VDarbouze@ci.agoura-hills.ca.us>
Subject: Oak Park existing Starbucks.docx

Valerie,
For reference, here are aerials of Oak Park with some notes.
This is third try at sending.
Your server rejected due to size.
Please confirm is this one goes through.
Howard

howard i. littman, aia emeritus 

**forensic architect, consultant, expert witness
resolution of design and construction disputes**

**805-660-3660 howard@howardlittman.com
5525 softwind way agoura hills ca 91301**

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To: vdarbouze@ci.agoura-hills.ca.us
From: howard@howardlittman.com

Message Score: 15
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Oak Park existing Starbucks, used as ‘comparable’ for traffic and site design studies (re volume and patterns).



Location, situation and surrounding area traffic patterns not comparable to proposed project. Staff study does not include evaluation of actual traffic volume, etc. as compared with applicant’s proposed project (using internal projections re volume, time frames and patron movement patterns).

Limited entry-exit pattern, more controlled movement pattern than proposed project, an no ‘competing’ traffic movement adjacent to tenant-oriented parking area..

Staff report does not include information on traffic/parking v. increased seating (indoor/outdoor).



Isolated pad, with single tenant.

Driveways well-isolated from tenant parking.

No need for pedestrian cross-over through planters.

Internal driveway wider and with more maneuvering space than proposed project = minimizing possibility of impacts caused by extra queuing.

Internal driveway with adequate space for 3-point turn at terminus, if spaces are all occupied.

From: [Carolyn Cass-Barton](#)
To: [Kimberly Rodrigues](#)
Subject: Disapproval of Kanan Starbucks drive-thru
Date: Thursday, June 20, 2019 3:53:37 PM

We are completely opposed to the proposed drive-thru at Starbucks on Kanan Rd. This is NOT an appropriate site for a drive-thru!

This plan will further increase and exacerbate the already existing traffic nightmare as cars enter and exit the driveways off Kanan, as well as further congest the passageway behind Starbucks and Yum Yum Donuts. People already use this pass thru driveway to bypass the traffic on Kanan when they are in a hurry, or to go to the driveway by Agoura Deli to make a left turn going north onto Kanan. The increase in emissions from idling cars will add to the already polluted air at that intersection, and will surely impact the town homes directly across the street. An eyesore will be created by the oncoming cars facing the south bound traffic. Building a wall to hide the cars will only be uglier!

I moved with my family here to the beautiful, rural Conejo Valley over 40 years ago to escape the congested San Fernando Valley. Further development is not what we need! The proposed removal of 3 large heritage Valley oaks and 2 magnificent, mature Sycamores is completely unacceptable! Doesn't Agoura Hills have an ordinance to preserve and protect the oaks? These trees are hundreds of years old! We celebrate and honor the oaks with countless names, like Thousand Oaks, Oak Park, Oak View. It's like going to Lion Country Safari to enjoy the lions out in nature, and then allowing the lions to be killed!

We all know the benefits of our trees besides enjoying their pure grandeur. The shade provided lowers the cost of air conditioning during our hot summers, and provides a pleasant place under which to sit. Trees clean the air we breathe!

I saw the removal of a magnificent giant old oak tree in order to build the store that now stands empty next to the Wells Fargo Bank in that very shopping center. And next door, the ancient oak died that stood in front of the Maral Cuisine restaurant, encroached upon on both sides by concrete, asphalt and parked cars. The replaced oak will take hundreds of years to mature! Additional building and traffic around the largest oak behind Starbucks will surely stress that grand old tree to its demise!

Why would the city of Agoura Hills whose very emblem is represented by an oak leaf ever approve of a project that plans to destroy or even compromise it's precious oaks?

Carolyn Cass-Barton
Dan Barton

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From: ccassb@yahoo.com

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From: [Mary Ann Rush](#)
To: [Kimberly Rodrigues](#)
Subject: Starbucks Project
Date: Thursday, June 20, 2019 4:56:25 PM

Please inform the Planning Commission that I am not in favor of the drive through at the Starbucks on Kanan Rd. which is being proposed tonight. Thank you,
Mary Ann Rush
6300 Germania Court Agoura Hills. 91301

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

Message Score: 10

High (60): Pass

From: maryann.rush@yahoo.com

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