



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 Starbuck's 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

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

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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

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

Third Batch of Email Correspondence (25)*

Written Correspondence (2)

(listed in the order received as of 3:00 p.m., June 20, 2019)

Distributed to Planning Commission Dais and Public Book

AH=Agoura Hills; OP=Oak Park; TO=Thousand Oaks

Nona Green, AH

Harmony Paticoff, OP

Beth

Lauren Rush, AH

Terry & Brenda Moore, Cornell

Jennifer Morgan

Eva Larson

David H. Burnett, AH

Bonnie Clarfield-Bylin, TO

Gail Boone, AH

Darren Popek (2)

“Anti Starbucks”

Howard Littman

Victoria Hervey, OP

Barton E. DeBolt, AH (2)

Nance Baldino

Sandra Thomas, AH

Glenda Burnett, AH

Terry and Chuck Petit

Laurie DeBolt

Ken Berkman, AH

Bonnie Biddison, OP

John Mora

Written Correspondence (2)

Sandra Thomas, AH

Meryl S. Platzer, MD, AH

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

From: [Nona Green](#)
To: [Kimberly Rodrigues](#)
Subject: Do not destroy Oaks - No to drive-thru.
Date: Wednesday, June 19, 2019 4:19:42 PM

To Agoura Hills Planning Commission:

Please say NO to destroying ANY Oaks. Even if the service was better (it took 15 min to get an order filled last time I went there - ordered something straight off the menu), a line of cars will idle and spew fumes all day long if you allow a drive-thru.

Thank you,

Nona Green
Agoura Hills

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From: [Harmony Paticoff](#)
To: [Kimberly Rodrigues](#)
Subject: Drive-through Starbucks in Agoura Hills
Date: Wednesday, June 19, 2019 5:59:02 PM

Dear Ms. Rodrigues,

I am writing to express my concern and opposition to the proposed Starbucks drive-through in Agoura Hills. I have several concerns.

I live in Oak Park and frequently travel down Kanan towards the 101. During the morning hours, traffic is already nuts. This is due to commuters going to work, students heading to school(s), and parents dropping their kids off at school(s). Oak Park is a district of choice so we have many parents commuting from the Valley bringing their kids to our schools. The traffic is crazy again in the afternoon when school gets out. The addition of the drive-through will do absolutely nothing to help the traffic situation and will only make it worse. I have looked at the proposed drive-through and although it looks as though the cars lined up for the drive-through will be in parking lot, there is no doubt traffic on Kanan will be affected. As it is now, southbound cars making a left into the shopping center from Kanan sometimes back up from the turning lane on Kanan blocking drivers from continuing northbound. Cars currently trying to get out of the shopping center onto Kanan will get backed up in the parking lot causing more congestion and frustration. The Twin Oaks shopping center is already congested. I can't imagine any traffic plan that will help that situation. Even with the redone/remarked parking spots, parking and traffic are a challenge.

I see the plans call for the removal of three oak trees and encroaching the protected zone for three others. I thought oak trees were protected in our area. How can they be removed?? The removal of those trees would certainly be a shame. As it is there are very few trees in that shopping center. Without those oaks, Twin Oaks will just be an area of cement. Yes, there is landscaping on the perimeter but the oaks currently give the area some much-needed greenery. Additionally, the new building is projected to be approximately 700 square feet larger. That shopping center doesn't need a larger auxiliary building.

Bottom line, adding a drive-through to the Twin Oaks Starbucks is just a lousy idea. Congestion in the area is already an issue and will only get worse. The removal of ANY oak trees is an awful idea. Please put a stop to the building of a drive-through at the Starbucks in the Twin Oaks shopping center.

Thank you.

Harmony Paticoff
6131 Deerhill Road
Oak Park

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From: littleharm@gmail.com

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From: [Beth](#)
To: [Kimberly Rodrigues](#)
Subject: Feedback - Starbucks Proposal
Date: Wednesday, June 19, 2019 6:12:44 PM

Why do we need a drive thru Starbucks? There is enough traffic on Kanan as it is. I live off Hillrise and work at Willow. Some days it takes me 15 minutes to get down Kanan in the afternoon. That is ridiculous and enough is enough. Is it too much trouble for people to get out of their cars to get a coffee? We live in Southern California, not the Arctic.

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From: beth@bongoties.com

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From: [lauren_rush](#)
To: [Kimberly Rodrigues](#)
Subject: Oppose the Drive-Thru at Starbucks on Kanan Rd.
Date: Wednesday, June 19, 2019 7:50:08 PM

This message is for the Planning Commission to deny the proposed Starbucks Drive-Thru project which will be destroying our protected Valley Oaks. Help save these precious oak trees. They are endangered and must be saved. The oak is our city logo and the city must save these Heritage oaks. The traffic is horrible already and this drive thru would be a disaster. Save our city by saving us from this terrible project. Thank you, Lauren Rush at 6300 Germania Ct. Agoura Hills, Ca. 91301
Sent from my iPhone

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From: [Brenda Epperson](#)
To: [Kimberly Rodrigues](#)
Subject: Brenda and Terry Moore regarding Starbucks on corner of Kanan
Date: Wednesday, June 19, 2019 9:59:22 PM

Hello,

Terry Moore as well as myself Brenda Moore are residents and live off of Cornell Road and Kanan.

We are traveling out of town, and not able to be at the city meeting, but are very concerned with the recent building proposal, as currently there is already tons of congestion and traffic on that corner.

I believe it's a terrible corner to put a drive through as the congestion on Kanan especially on weekends is already at an all time high with beach traffic Spring, Summer and even Fall. The back of our house faces Kanan and it's already a nightmare getting through Kanan due to high traffic on Kanan, The Starbucks drive thru, would add additional slowing and traffic jams, not to mention the oak tree removal is completely wrong.

There is a Starbucks on Kanan 1/2 a mile down the road, there doesn't need to be another one. The charm of Agoura is that it's different and not the cookie cutter towns that surround us. Please don't over develop that corner or the area.

Thank you,
Terry and Brenda Moore
4235 Cornell Road

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From: [jenny morgan](#)
To: [Kimberly Rodrigues](#)
Subject: our beautiful Oak tree
Date: Wednesday, June 19, 2019 11:30:12 PM

Please, please, please do not cut down the magnificent oak tree next to Starbucks on Kanan in Agoura Hills. There are already a million Starbucks. Our beautiful oak trees are a big part of what makes the Conejo Valley so special. Destroying this majestic tree would be heart breaking. We are the stewards of these gorgeous, shade providing, oxygen giving trees. Why are they not being better protected. This makes Starbucks look very greedy and completely insensitive to how much the community loves our oaks. I can't make the meeting Thus night but I would like my voice counted among these protesting this travesty. Please don't kill this special tree that has no voice of it's own. Jennifer Morgan

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From: meshugene4eva@yahoo.com
To: [Kimberly Rodrigues](#)
Subject: Starbucks
Date: Thursday, June 20, 2019 6:37:40 AM

I like starbucks, but the selected Kanan location for a drive through is not an appropriate location. The intersection is already congested with morning drivers and its just summer now. The traffic will be worst when school resumes for the two local elementarys and the Oak Park schools. Also, there is no need to remove healthy oak trees for a business that is fine when it is. Please don't make any changes to the traffic on Kanan, which is always difficult.

Walk in Beauty,Eva Larson

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From: [david_burnett](#)
To: [Kimberly Rodrigues](#)
Subject: Starbucks/Oak Trees
Date: Thursday, June 20, 2019 9:41:24 AM

To the Planning Commission, this is a request that there be a denial in the destruction of the adjacent heritage oak trees to accommodate a Starbucks building redesign to incorporate a drive-thru. Again, oak trees are our city's symbol, & those that remain in commercial areas are a real asset to the character & ambience of our city, & they certainly should be preserved. All too frequently, developers are all too eager to dispose of historic oak trees in the interest of pursuing commercial interests.

Thank you for your attention.

David H. Burnett
27312 Country Glen Rd.
Agoura Hills, CA 91301
818-889-0465

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

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From: BONNIE CLARFIELD BYLIN
To: Kimberly Rodrigues
Subject: Time Sensitive- for tonight's Planning Commission Meeting (Oak Tree Permit Case No.: OAK 01463-2018)
Date: Thursday, June 20, 2019 9:50:11 AM

Dear Ms. Rodrigues,

This is an email letter to the City of Agoura Hills Planning Commission, which relates to an item they will decide this evening.

Could you please forward my letter to the Commissioners and staff members and confirm it was received.

I apologize that the letter it is not formatted as an attachment. I am writing it on my iPhone, because I am traveling outside the country. This item is important enough to address during my vacation.

Thank you very much for your assistance.

Sincerely,

Bonnie Clarfield Bylin

Planning Commission

City of Agoura

Attention- Kimberly M. Rodrigues, MPPA, MMC, City Clerk

Civic Center - City Hall

30001 Ladyface Court

Agoura Hills, CA. 91301

Sent via email

RE: Starbucks at the Twin Oaks Shopping Center; 5837 Kanan Road

Oak Tree Permit #: OAK-01463-2018,

Dear City of Agoura Planning Commissioners:

For many years I have patronized the Starbucks at 5837 Kanan Road. Before I recently

retired, I would regularly stop there, because my office was nearby. More importantly, when I was not at work, it was those very trees slated for removal, that prompted me and my family to choose that coffee shop at that location. We had many other choices. My mom lived at a nearby "Board and Care," and it gave us such pleasure to enjoy our coffee, tea and pastries amid the oak trees. They provided wonderful shade and sheltered delightful wildlife such as birds, lizards, and squirrels.

These iconic trees represent Agoura and have been there longer than Starbucks, yet Starbucks wants to remove them to increase their profits.

This particular Starbucks is a very busy place. It does not need to expand or become a drive-thru to stay in business. If they desire a larger footprint, Starbucks should find an appropriate location where there is already adequate ground clearance and mature oak trees don't need to be cut-down.

Besides providing cooling shade to Starbuck's patrons, these trees are very important to the Urban Forest. With the development of the Highway 101 Corridor, recent drought, and fires, we have lost many of our large native oak trees over the recent years. These mature trees enhance the value of the shopping center and our community. Migrating and resident birds and other small animals depend on them for food and shelter.

Please tell Starbucks, NO, to their proposed project at this location. Your consideration is appreciated.

Sincerely,

Bonnie Clarfield-Bylin

Thousand Oaks, CA

Email:

Conejomoon@verizon.net

Sent from my iPhone

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

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From: [Gail Boone](#)
To: [Kimberly Rodrigues](#)
Subject: Starbucks
Date: Thursday, June 20, 2019 9:51:51 AM

It has been my personal experience that oak trees in Agoura are very seriously protected, as well they should be. Whether on private property or HOA property, it is extremely difficult to trim all but the smallest-diameter branches. There is an oak tree on the greenbelt between Quail Run and Oakpath whose roots are destroying our brick wall. It has taken MONTHS to even begin to get approval to have a contractor repair our wall, all in the name of protecting the tree. Again, if this means saving a large oak tree which adds beauty to the area, I am willing to be very patient. Given all this, how on earth can the trees involved in the Starbucks plan be deemed expendable and cavalierly sacrificed for the sake of an unnecessary expansion of a commercial enterprise??? I find the inconsistency very disturbing. Let's protect them all.

Gail Boone
29179 Quail Run Drive
Agoura Hills

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From: [Darren Popek](#)
To: [Kimberly Rodrigues](#)
Subject: NO STARBUCKS DRIVE THRU
Date: Thursday, June 20, 2019 10:32:04 AM

I adamantly oppose the new Starbucks drive thru at the Kanan and Thousand Oaks location. Not only will it create unnecessary traffic, the need to rip out oak trees is ridiculous. I moved to the suburbs for a reason. DO NOT APPROVE!!!

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darrenjpoppek@gmail.com

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From: [Darren Popek](#)
To: [Kimberly Rodrigues](#)
Subject: Drive thru Starbucks
Date: Thursday, June 20, 2019 10:35:14 AM

Why do we need to rip out the oak trees and create more traffic for a Starbucks? Bullshit. I oppose. This measure should be declined with extreme prejudice. No more corporation bias around Agoura. We don't need to turn this area into corporate America. A billion dollar company should not have the option to muddy up our little Agoura community. Thumbs down. Please oppose this measure.

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From: [Anti Starbucks](#)
To: [Kimberly Rodrigues](#)
Subject: Anti drive thru starbucks
Date: Thursday, June 20, 2019 10:45:20 AM

I will be taking legal action if this measure is approved.

Our community does not need more traffic. Our community does not need to cut down protected oak trees. Corporations need to be held in check.

OPPOSE THIS MEASURE OR MY LEGAL FIRM WILL FILE COUNTLESS LAWSUITS AGAINST THE CITY OF AGOURA AND STARBUCKS.

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Kimberly Rodrigues

From: Valerie Darbouze
Sent: Thursday, June 20, 2019 10:50 AM
To: Kimberly Rodrigues
Subject: FW: Starbucks prelim notes.docx
Attachments: Starbucks prelim notes.docx

One more!
See attached.
Thank you.

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 10:41 AM
To: Valerie Darbouze <VDarbouze@ci.agoura-hills.ca.us>
Cc: Doug Hooper <dhooper@ci.agoura-hills.ca.us>
Subject: Starbucks prelim notes.docx

Valerie,
As it turns out, I have been up to my eyeballs and unable to visit.
Thus I have limited myself to reading the publically-issued email info.
Last night I prepared random stream-of-consciousness notes, attached.
Since I will not be able to attend the PC meeting tonight, I would ask that the enclosed be included in the public record and provided to the commissioners for consideration.
I am leaving the office, but can be reach by phone if needed.
Regards,
Howard Littman

Please acknoweldge receipt.
Thank you.

howard i. littman, aia emeritus **hil**

forensic architect, consultant, expert witness
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805-660-3660 howard@howardlittman.com
5525 softwind way agoura hills ca 91301

RANDOM COMMENTS RE PROPOSED STARBUCK'S PROJECT AT KANAN ROAD

SUBMITTED TO THE PLANNING STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION, AND INCLUSION IN THE RECORD – SUBMITTED BY HOWARD LITTMAN, A RESIDENT OF AGOURA HILLS

comments are submitted for consideration – writer is unable to prepare a complete analysis of the application, and unable to attend the PC meeting on 6/20/19 – these comments are submitted in lieu of a personal appearance, for consideration prior to the PC making any decision on approval or disapproval of the proposed project – the author believes the proposed project should be rejected in that it fails to meet the fundamental tests for granting of a variance to regulations covering setbacks and landscape buffers, and for other reasons outline below

what is the public policy justification for allowing an applicant to reduce or eliminate required setbacks and landscaping, and removing large oak trees – what is the public benefit – why is the city willing to add another straw to the camel's load – abdication of promises to protect the semi-rural character – incremental degradation of the community, coming ever closer to an extension of the SFV – before allowing variances to setbacks/landscaping or allowing oak tree removal, it must be demonstrated that there is a compelling justification – economic benefit to a single property owner is NOT a valid justification

the only 'disadvantage' to this property owner is the one that has been self-created by way of this proposed new building – there is nothing in applicant 'forms' explaining the basis of claimed disadvantage, or justifying the reduction of the setback/landscape requirement - this should have been rejected outright – there is nothing preventing the applicant from expanding the building without the drive-in lane – the drive-in lane is 'desired' but not required for any public purpose – the applicant is not entitled to a variance from required setbacks and landscape buffers simply because it wishes to expand its business

the building could be constructed further south, which would eliminate the need to encroach into the Kanan landscape strip, or to demolish oak trees – nothing requires the applicant to expand his business and add the drive-in lane – nothing requires the building to remain on the northerly part of the pad parcel

thin landscape strips not viable long term – just look at existing

required existing landscape not maintained long term – in particular the tree canopy – existing photos demonstrate owner lollipop trees regularly – the required/planned canopy has not been developed – no reason to think new canopy will create shade as intended vis-à-vis the heat island mitigation that is cited in report

parking analysis flawed – no anecdotal info provided – existing is already insufficient – projected is not studied –

use of SF as basis for parking analysis is not appropriate for this type of business – this is obvious based on anecdotal evidence

use of average traffic/parking and customer/time/transaction assumptions is not appropriate when more detailed or supportable information is available – but applicant did not supply the information

RANDOM COMMENTS RE PROPOSED STARBUCK'S PROJECT AT KANAN ROAD

SUBMITTED TO THE PLANNING STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION, AND INCLUSION IN THE RECORD – SUBMITTED BY HOWARD LITTMAN, A RESIDENT OF AGOURA HILLS

that would be appropriate (although it certainly must exist as part of the applicant's viability studies prior to investment in the new project)

staff does not compare existing seating volume (in and out) to proposed seating – staff says building size increases 42% - but submitted materials show proposed seating is 300% of existing - in addition the drive-in feature is added, driving additional traffic to the location that has to also be accommodated – additional seating also is possible at the banquette, and there is significant additional outdoor seating possible per the supplied site plans

has the FD or BD supplied a 'maximum occupancy' assessment – if so, what is it – nothing is mentioned in the staff report or applicant materials – if it exceeds numbers used for traffic/parking analysis then the analysis should be re-examined

at a non-peak time (1:15PM) on a Tuesday, there were only 4 open parking stalls in the existing local parking area – at peak hours, the local parking area is full to overflowing – the proposed project increases the parking load but reduces the total number of spaces available (under the center-wide shared existing parking plan)

SEE data re seating – E v. proposed – existing seating observed 6 /18 is 18 inside and 9 outside (total 27) – proposed seating is 56 (plus 'add' seats on banquette) inside and 25 outside (with room for significant additional seating outside) totaling 81++ – **the total increase shown is 54**, which is **triple the existing (plus extra banquette and possible additional exterior seating)** – assuming the applicant projects 90% of seats occupied at peak hours, just the 'new' seats alone would yield 49 added customers in the seating areas at peak hours – anecdotally, most customers arrive singly, but the impacts of these added seats/cars are not analyzed by staff, nor in applicant materials (the traffic report)

add to this the traffic loading of the drive-in lane, which is entirely new – total 'new' customer loading is obviously far different than what applicant and staff used for analysis purposes – but there is no analysis by staff regarding expected number of drive-in customers daily, and nothing presented by the applicant to support assumptions used in the traffic report

compare existing to planned staffing – observed staffing at a non-peak time was 4 – proposed staffing is not shown in application or staff analysis – new staff is required to service the added 54 'seats' - new staff is required to man the drive-in window – managerial staff increasing is unknown, but is likely increased – anecdotally, most staff arrive at work individually, in separate cars, and there is no reason to think public transportation will play a role

when staff is turned over, parking demand is doubled

parking is already insufficient, because it was based on SF code minimums, and does not account for actual customer loading created by this type of business, which relies on heavy volume and fast turnover (i.e. more cars in and out of parking area and parking stalls per minute than other retail businesses)

RANDOM COMMENTS RE PROPOSED STARBUCK'S PROJECT AT KANAN ROAD

SUBMITTED TO THE PLANNING STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION, AND INCLUSION IN THE RECORD – SUBMITTED BY HOWARD LITTMAN, A RESIDENT OF AGOURA HILLS

planned drive-in traffic as proposed should not be claimed to 'replace' customers parking and going inside the building – this is belied by the increased interior space, increased seating both inside and outside – the 'increase' cited in the traffic report is laughable when taking actual proposed occupancy into account – an increase of only 20 sales per hour in peak period would not result in an acceptable ROI – must see the applicant's internal analysis re increased volume of sales resulting from the investment in order to analyze potential parking and traffic impacts

for example: the traffic report projects a total of 551 total in-out trips per day, meaning 275 customer visits daily – if each results in an average \$5 purchase, and applicant's net profit is 5%, the annual profit yield (ROI) would be approx.. \$25,000 – it is laughable to think the applicant would pursue a major increase in the project, and adding the drive-in lane, at a cost of hundreds of thousands of dollars, to garner a 'possible' profit of \$25K/year, if projections bear out – common sense indicates the projected numbers used for the traffic/parking analysis are not credible

number of staff for the proposed facility will grow – this is not stated/analyzed – what is Starbuck's staffing plan – at shift changes, there are 'double' staff numbers (with double cars), so number of stalls needed for staff at those time is increased – this is not analyzed

a single extra queued car will create gridlock for the whole adjacent parking area because of the way the local parking area is laid out, with 20 foot wide lane and one way traffic – the traffic study and staff underplay this, and the conclusions stated in the staff report are not credible

driveway at parking area is one way, not two way – aisles are narrow – do not allow newly entered cars to skirt a standing queued car – and prevent movement of cars in and out of parking stalls

why doesn't overhead sign and pole show on renderings

fence around property at Kanan reduces effective public space, and prevents pedestrian movement in and out of site from sidewalk

existing shared parking arrangement between the two areas north and south of the entry drive is impacted – users will either have to walk an increased distance via a circuitous route, or will cross through the new landscape strip and between cars to negotiate a pathway between the two parking areas – the latter is more likely, and this will result in 'no' viable landscaping in the narrow planted strip shown on the site plan

the existing parking at Starbucks is frequently impacted and gridlocked – and backs up into aisles – the proposed changes will exacerbate this, not improve it

Kanan existing operates at levels below what is cited in report – northbound entries difficult and sometimes 'impossible' – exits to Kanan going northbound are impacted, and cars back up within the site

RANDOM COMMENTS RE PROPOSED STARBUCK'S PROJECT AT KANAN ROAD

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Kanan southbound is impacted so much at times that drivers skirt the backup by driving through this site along the north-south aisle that serves this project

is there input from Oak Park, from FD, from Sheriff, re existing and future traffic conditions – esp. re public safety and service levels

despite traffic report, photos of other Starbucks locations show that 'promised' no-impact due to queuing at drive-in aisle are not anecdotally supported

why did staff agree to use of Oak Park site as comp – what evidence shows it is comparable re street traffic loading, population served, actual customer sales visits/volume, etc. – there are numerous other Starbuck drive-ins that could have been analyzed – the Oak Park location does not facially appear to be comparable

why didn't staff request 'actual' sales/volume/traffic numbers instead of relying on 'assumptions' or standards that are known to be minimal and anecdotally inaccurate for specific uses that generate intense in/out traffic

other owners of similar properties will be disadvantaged (discriminated against) if the sought variances are approved for this applicant – this would establish a troubling precedent (as prior approvals seem to have done in the past several years)

'disadvantaged' other properties cited in report are not comparable – they do not encroach into the required Kanan landscape – are decades old – not a precedent applicable to this project

why hasn't this project been reviewed 'de novo' – this is a 'new' project that comprises a 40%+ larger building than the existing project, and adds an entirely new aspect (the drive-in), plus increases outdoor seating – if reviewed 'de novo' it is clear the project would not meet requirements to which other applicants must conform – and that there is no compelling reason or hardship to justify the variances sought (including removal of mature oak trees)

CEQA – does not meet the definition – size and occupancy are significantly increased, and a new drive-in aspect is added – proposed is not the same character as existing and should not be categorically exempt

what consideration has been given to 'time' cars spend in drive-in line (how many minutes x number of cars daily), vis-à-vis emissions that affect air quality

justification for variances is not supported at all – this applicant does not meet the initial test – this applicant is not 'disadvantaged' in any way as compared to other similarly-situation applicants – no hardship – analysis seems to be 'accept' the proposal and figure out how to justify it – the answer to the questionnaire re justification does NOT answer the question or provide any supportable justification for granting an exception to existing zoning/planning laws

RANDOM COMMENTS RE PROPOSED STARBUCK'S PROJECT AT KANAN ROAD

SUBMITTED TO THE PLANNING STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION, AND INCLUSION IN THE RECORD – SUBMITTED BY HOWARD LITTMAN, A RESIDENT OF AGOURA HILLS

proposed offers NO mitigating factors aside from planting trees that will not provide equivalent visual quality short term (and probably not long term) – historically this 'center' has not maintained landscaping as expected, esp. in terms of tree canopy development and lack of growth in small parking lot strips/planters – aerial photos confirm that after decades the tree canopy has not been developed, and the operator lollipop trees to prevent canopy development

existing tree cover/canopy has not been provided – how will canopy shading be enforced for this project and the overall center – currently (and in past) required landscaping has not been maintained as required under 'conditions of approval' – why not? why would anyone think future maintenance would be any better? what excuse does the city have for not enforcing landscape maintenance requirements

Oak Park location not comparable – traffic volume, pattern not similar – driveway locations v. proposed internal circulation not similar

where are applicant's internal studies to be used as basis for analysis – applicant determined viability of new building investment based on studies showing adequate increase in sales volume – those studies should be the baseline for analyzing potential impacts from traffic, etc. – the traffic volume stated in the applicant materials is not credible, since the number of 'new' trips claimed would not result in applicant gaining sufficient profits to justify the investment

when analyzing the new traffic load, the actual business type has to be taken into consideration – this is a 'successful' brand that generates more traffic than the 'average' donut/coffee shop (i.e. the adjacent tenant to the north) – the industry-used statistics are not applicable to a known high-generation business – a perfect example is In-N-Out, where lines of cars for the drive-in have major impacts on sites despite applicant projections that this would not occur

the site plan confirms that even a single extra stacked car at queue entry 'stops' all traffic in tenant parking area (which relies on one way flow) – cars already parked in the southerly part would not be able to exit, and new arrivals would stack up behind the queue waiting for an available parking spot - what happens to traffic in main N-S aisle, which could also come to a halt – proposed plan can result in gridlock in the local parking section and main aisles

northwest drive entry should be 'narrower' to enforce one way traffic exiting – signs do not always do the job

additional signage is likely required, but not shown or listed in analysis - why aren't all required signs shown on all renderings and building elevations

overhead signage at drive-through entry not shown on visual depictions, and not included in signage calculations – an eyesore only a few feet from Kanan

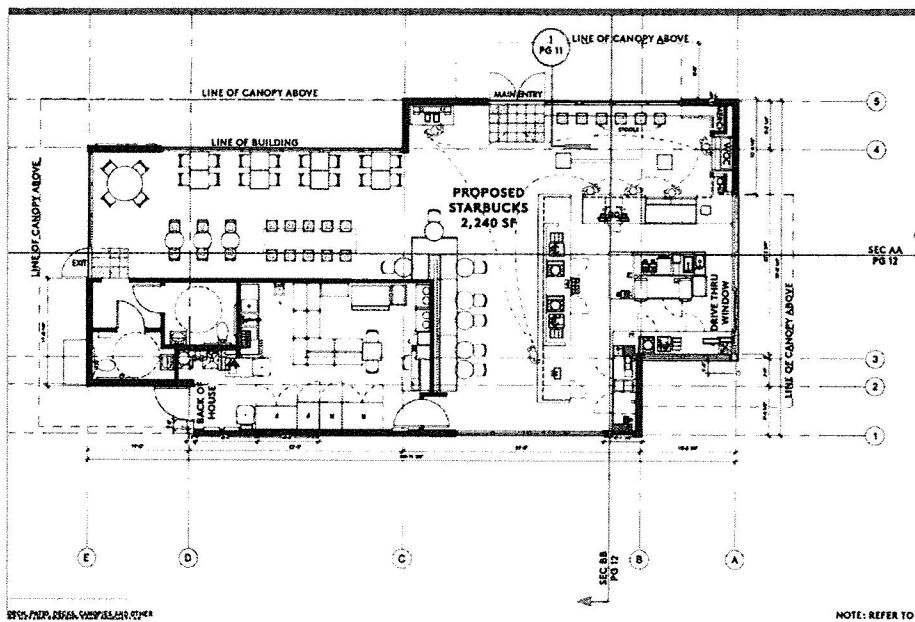
parking analysis flawed – this is shared parking – pedestrian crossover between projects will require walking through landscaped area and between cars

RANDOM COMMENTS RE PROPOSED STARBUCK'S PROJECT AT KANAN ROAD

SUBMITTED TO THE PLANNING STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION, AND INCLUSION IN THE RECORD – SUBMITTED BY HOWARD LITTMAN, A RESIDENT OF AGOURA HILLS

three spaces designated at 'employees only', but are also shown as 'compact only' – not realistic to assume this works as stated (how to ensure that only compact cars park there, and how spaces 'work' at shift turnover times) – designating certain spaces as staff only reduces usability numbers for the public

what is the environmental impact of cars idling in line waiting for service – how much time is each car 'waiting' in line (from entering the drive-through aisle until leaving)



From: [Victoria Hervey](#)
To: [Kimberly Rodrigues](#)
Subject: Proposed Starbucks Drive Thru
Date: Thursday, June 20, 2019 10:56:15 AM

Hello-

I am a resident of Oak Park and drive down Kanan every day, multiple times a day.

I want to voice my objection to the proposed addition of a drive-thru for the Kanan Starbucks for traffic reasons alone. The traffic on Kanan is already difficult to say the least and downright awful at school drop off and pick up times. I shop at the Ralph's shopping center often and struggle with the many cars stopping and waiting for parking to get into Starbucks. I think adding a drive thru would make the traffic on Kanan and in the shopping center entrance that much worse. Therefore I oppose the plan to add a drive thru there.

Thank you
Victoria Hervey
(202) 486-5725
53 Sabra Ave. Oak Park, CA

Sent from my iPhone

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From: [Barton E. DeBolt](#)
To: [Kimberly Rodrigues](#)
Subject: PC Agenda Item 02 06-20-19
Date: Thursday, June 20, 2019 11:21:42 AM
Importance: High

CASE NOS.: SPR-01462-2018, OAK-01463-2018, VAR-01581-2019, SIGN-01464-2018, & MOD-01626-2019

Dear Planning Commission:

We strongly oppose in its entirety the above referenced matter seeking to replace the existing Starbucks with a larger building with a drive-through. Kanan Blvd adjacent to the center's parking lot is already far too congested. The proposed development fails to mitigate the further traffic problems that it will necessarily create. In addition, our city's beautiful established oak trees should not be cut down for a commercial project. Since homeowners are not allowed to do so, this project is no exception and no amount of rationalization justifies an exception here.

Please reject the staff's approval of this proposed project lest our city's charm be irretrievably lost.

Thank you,

Barton DeBolt
29114 Borg Road
Agoura Hills, CA 91301

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From: [Barton DeBolt](#)
To: [Kimberly Rodrigues](#)
Subject: PC Agenda Item 02 06-20-19
Date: Thursday, June 20, 2019 11:26:13 AM

CASE NOS.: SPR-01462-2018, OAK-01463-2018, VAR-01581-2019, SIGN-01464-2018, & MOD-01626-2019

Dear Planning Commission:

We strongly oppose in its entirety the above referenced matter seeking to replace the existing Starbucks with a larger building with a drive-through. Kanan Blvd adjacent to the center's parking lot is already far too congested. The proposed development fails to mitigate the further traffic problems that it will necessarily create. In addition, our city's beautiful established oak trees should not be cut down for a commercial project. Since homeowners are not allowed to do so, this project is no exception and no amount of rationalization justifies an exception here.

Please reject the staff's approval of this proposed project lest our city's charm be irretrievably lost.

Thank you,

Barton DeBolt

29114 Borg Road

Agoura Hills, CA 91301

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From: nanceedb@aol.com
To: [Kimberly Rodrigues](#)
Subject: No Drive-Thru Starbucks
Date: Thursday, June 20, 2019 11:25:39 AM

Dear Planning Commission

Please do not let Starbucks go through with their completely disastrous plan of making the Kanan Starbucks a drive thru. Starbucks was meant to be a gathering place where people can sit enjoy coffee, meet a friend or hang out and do some work. This would be destroyed if you would be sitting in a parking lot smelling car exhaust. This is not what Agoura Hills is about.

The additional nightmare is traffic. Getting in and out of the Twin OAKS shopping center is bad enough. The other shops will suffer as well with people avoiding that area. The back up along Kanan is already an huge issue. Also, to remove the beautiful Oaks is a crime.

PLEASE VOTE NO

THANK YOU FOR LISTENING

Sincerely
Nance Baldino

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From: Sandy Thomas
To: [Kimberly Rodrigues](mailto:Kimberly.Rodrigues)
Subject: Starbucks Drive Thru
Date: Thursday, June 20, 2019 11:37:15 AM
Attachments: [City of Agoura Hills.docx](#)

Attached please see my letter regarding the drive thru proposed for Starbucks

--

Sandy Thomas
sandyhthomas@gmail.com
818.324.2600 (cell)

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From: glenda_burnett
To: [Kimberly Rodrigues](mailto:Kimberly.Rodrigues)
Cc: kevinjohnson@starbucks.com
Subject: Planning commission - Starbucks
Date: Thursday, June 20, 2019 11:37:28 AM

This is to protest the removal of the Valley oaks at the proposed upgrade of Starbucks on Kanan Rd.

I am not opposed to enlarging Starbucks or having a drive thru. It can be a great addition to the commerce of Agoura Hills. But there are at least 3 other entrances from Kanan to the parking lot and access to Starbucks. Certainly any basic design can be arrived at to include the precious oaks and still have a drive thru not immediately off of Kanan Rd.

It would seem that Starbucks could utilize the oaks as part of their outdoor seating area in much the same way the Starbucks on Agoura Rd in Calabasas includes the local flora.

If the waiting line for the drive thru- which will certainly occur each day during heavy traffic hours -is in the parking lot it would not interfere with the flow of traffic on Kanan. Do not allow these beautiful oaks to be destroyed just to accommodate some standard design provided by Starbucks. Think "unique" Think about "local ambiance"

With great concern for our city's beauty and heritage oaks,
Glenda Burnett
27312 Country Glen Rd.
Agoura Hills, CA 91301

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From: [Terry Petit](#)
To: [Kimberly Rodrigues](#)
Subject: Starbucks
Date: Thursday, June 20, 2019 11:38:46 AM

We want to register our objection to having the Agoura Starbucks become a drive-through venue! This does not benefit the traffic issue on Kanan Road, it will interrupt what traffic flow we have left. Please DO NOT approve this!

Terry and Chuck Petit

Sent from my iPad

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From: [Laurie DeBolt](#)
To: [Kimberly Rodrigues](#)
Subject: PC Agenda Item 02 06-20-19
Date: Thursday, June 20, 2019 12:02:00 PM

CASE NOS.: SPR-01462-2018, OAK-01463-2018, VAR-01581-2019, SIGN-01464-2018, & MOD-01626-2019

Dear Planning Commission:

We strongly oppose in its entirety the above referenced matter seeking to replace the existing Starbucks with a larger building with a drive-through. Traffic is terrible and coming/going from that Shopping Center is already very frustrating!

As homeowners, we can hardly trim a scrub oak...taking out three Oak trees is unthinkable!!

Please reject the staff's approval of this proposed project. It makes no sense for this community at all and is a horrible idea.

Thank you,

Laurie DeBolt
29114 Borg Road
Agoura Hills, CA 91301

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

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