



**SITE PLAN/ARCHITECTURAL REVIEW – CASE NO. 05-SPR-015,
OAK TREE PERMIT – CASE NO. 05-OTP-023 &
SIGN PERMIT - CASE NO. 05-SP-024**

Exhibit C

Applicant's Description of the Project

CITY OF AGOURA HILLS

Dear Members of Old Agoura Homeowners Association,

2007 JAN 17 PM 2:53

CITY CLERK

We have read your Gazette article with care, deep concern and an open mind, and we respectfully ask you to give this letter the same consideration. We are not trying to dispute your concerns; we do, however, want to add some pertinent information that has been omitted.

We purchased this land with the express purpose of constructing a car wash on the site, based on existing zoning provisions. We had open and frank discussions with the city prior to purchase and we submitted pre-construction plans the following month. Our intent was to always be open and inclusive in negotiations with the city of Agoura. We knew that the land was zoned for commercial use, specifically a car wash, and it was in good faith that we purchased the site and pursued our business plan.

In addition to the existing dwellings bordering our property, there also exist on our north-east perimeter an unlandscaped gas station, with a second station across the road. As a counterpoint, we respectfully ask you to once again review our landscaping plans. Thirty-six percent of our land will be (not "may" be) landscaped, effectively concealing our primary buildings. We have consistently had a park-like vision for the site which will include preserving the existing oak trees, and adding greenery and planter-edged, meandering sidewalks for pedestrian access and enjoyment.

We have noted your traffic concerns and will construct an extra traffic lane, on our property, and at our expense, to alleviate any possible congestion problems.

We take environmental issues seriously. As you may know, many environmental organizations such as "Heal the Bay" and the "Los Angeles Stormwater Program" discourage people from washing their cars in their driveways, as the unprocessed runoff flows directly into the storm drains and, eventually, into the ocean. In contrast, our Pasadena, West Covina, and El Monte facilities all recycle 90% of our water, a feat which cannot be duplicated by car washing in one's own driveway. We will use this same technology in our Agoura Hills facility.

We appreciate the role of community organizations, such as OAHA, and the many contributions to the community which its members make. However, we did take personal umbrage to your statement that we exhibited a "singular lack of sensitivity" by choosing and

building on this site. We have planned with concern and care around the sensitive issues of environment, conservation, traffic, and cultural needs. We do resent being labeled as insensitive outsiders. The fact is we have exceeded the stated zoning requirements to prepare and present a car wash that will respect and service the community's needs. Furthermore, our architect has specifically addressed the community's rural identity by preserving a greenspace that will surround and seclude our entire facility.

We are devoted small-business owners who have worked hard to maintain high standards in every area. For 5 years, the *Pasadena Weekly Reader* presented us with the "Best Car Wash in Pasadena" award, based on customer evaluations. We are proud of our service in Pasadena and have worked with city officials to satisfy any and all concerns around environmental or architectural issues. We encourage you to contact Pasadena officials on your own, in order to hear their independent assessment of our business practices.

Please use this flyer to review our Pasadena facility and treat yourself to a complimentary car wash. We would welcome having a conversation with any member of the Association who has questions about our project. We would enjoy showing you our architectural plans and sharing our vision of the site with you.

We support and encourage open discussion of the issues, based on merit. And we hope that ultimately you will accept us warmly into your community and enjoy our services.

Sincerely,

Aitan and Shlomy Hillel

DEAR AGOURA NEIGHBORS,

CITY OF AGOURA HILLS

As owners of the Chesebro Auto Wash project, we are seeking your support. You may have recently received mail which opposed this new project. Before you decide whether to oppose or support this new business in your community, please consider how Agoura will benefit from this project.

2007 JAN 17 PM 2:53

CITY CLERK

CHESEBRO AUTOWASH WILL BE GOOD FOR AGOURA HILLS.

- The Chesebro Auto Wash will replace the empty dirt lot with tasteful landscaping which will preserve the existing Oak trees, and will add greenery and native plants.
- The project will have new, custom-designed sidewalks for pedestrians, landscaped with planters and greenery.
- The project will conform to the City of Agoura's vision of the community using a Western motif for its structure and design.
- The carwash structure itself will cover only approximately 15% of the available land while 40% of the acreage will be landscaped, so as to effectively mask the activities at the Auto Wash.

WILL AN INCREASE IN TRAFFIC NEGATIVELY IMPACT THE INTERSECTION?

- The Auto Wash will improve the flow of traffic at the key intersection of Palo Camado Canyon Road and Chesebro Road by adding an extra lane on Camado Canyon Road and Chesebro Road.

- The Car Wash will draw customers living within a 2-3 mile radius and will not attract any additional traffic other than residents already using the intersection.

We have built three facilities for automotive washes since 1991, in Pasadena, West Covina, and El Monte, all of which we currently own and operate. We maintain our facilities at the highest quality possible.

- Our landscaping is well-maintained, and our stores and buildings are in top condition.
- We use state-of-the-art water recycling technology.
- Our employees are always uniformed, friendly, and helpful.

We are devoted to our business and maintain high standards in every area. We are proud to have been given the "Best Car Wash in Pasadena" award by the *Pasadena Weekly Reader* for 5 years. We not only provide superior service to our customers, but we also participate in our communities as responsible citizens. We will strive to fulfill these goals in the Agoura Hills community.

We believe that our facility and our services will be a valuable addition to Old Agoura residents, and we are asking for your support.

Sincerely yours,
Aitan and Shlomy Hillel



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Exhibit D

Old Agoura Homeowners Association Letters

ROBERT EVREN
5732 Colodny Drive Agoura, CA 91301

SUBJECT: Further to meeting, March 16, of OAHA Planning and Zoning Committee and reply to correspondence re proposal of Aitan and Shlomy Hillel to construct a car wash and oil change/lubrication facility on lot located at SE intersection of Palo Comado/Driver Ave. and Chesebro Road.

March 22, 2005

Messrs. Aitan and Shlomy Hillel
164 West Del Mar Boulevard
Pasadena, CA 91105

Dear Aitan and Shlomy Hillel,

Thank you very much for your letter and the attached copies of the awards you received. Please be assured that it has been distributed, not only to the Planning and Zoning Committee, but also to the Board of Directors.

I am sorry to bring bad news, but at a recent general meeting – one with the best attendance in recent years – the membership of the Old Agoura Homeowners Association voted unanimously not to recommend to the city's Planning Commission that a car wash and oil change and lubrication facility be permitted on this site.

The question of your ability to run a quality operation has never been an issue. It is just that the membership feels very strongly that such an operation belongs in a more industrial area, e.g. on one of the empty lots on Dorothy Drive, where numerous automotive businesses are located, and not right next to the entrance to Old Agoura. Over the years, the association has worked closely with the City, County and U.S. Parks Service to try to create a suitable vista for this entrance, which embraces a riding ring, horse trail and specially designed, monumentally scaled sign spanning Palo Comado that marks one of two important entrances to Old Agoura. In the immediate vicinity are also a pre-school and retirement home. To permit a quasi-industrial use, especially one that would increase the traffic burden on an already very busy intersection, would go against everything thus far achieved. We realize that a car wash is listed among permitted uses for the property, but also believe that compatibility with surroundings and sensitivity to context may provide formidable arguments that supercede what is obviously an outdated element of the zoning code, as it applies to this property.

Hillel, page 2

Should you consider proposing a different use that is compatible with the surrounding context we of course stand prepared to work closely with you to speed the design and approval process.

Yours sincerely,

Robert Evren, Chair
Planning and Zoning Committee
Old Agoura Homeowners Association

cc: The Honorable Edward Corridori, Mayor, City of Agoura Hills
Denis Weber, Councilman and Mayor Pro Tempore
Dan Kuperberg, Councilman
John Edelston, Councilman
Jeff Reinhardt, Councilman

Craig A. Steele, Esq., City Attorney
Gregory Ramirez, City Manager

William Koehler, Chairman, Planning Commission
Phil Ramuno, Vice-Chairman, Planning Commission
Stephen Rishoff, Esq., Planning Commission
Curtis Zacuto, Planning Commission
Harry Schwarz, Planning Commission

Mike Kamino, Director, Department of Planning and Community Development
Doug Hooper, Principal Planner

Board of Directors, Old Agoura Homeowners Association

DATE: September 12, 2005
RE: Review of Proposed Project
FROM: Planning and Zoning Committee,
Old Agoura Homeowners Association
TO: Mike Kamino, Director
Department of Planning & Community Development
City of Agoura Hills
SUBJECT: 05-SPRr-015; 05-OTP-023; 05-SP-024; 05-LLA-007

Description

The plans submitted show an 8,605 square foot car wash, detail and oil lube facility located at the intersection of Palo Comado/Driver Avenue and Chesebro Road adjacent to the Old Agoura entry sign.

Comment

This project was presented to us in a pre-application review on March 16, 2005, and we responded to the applicant with a letter, copies of which were sent to you on March 22.

In response to the request for review, we might say that the architect has produced a reasonable initial design for an industrial building within the Old Agoura overlay, but that the project is being proposed in the least appropriate part of that overlay. A quasi-industrial project of this kind is absolutely incompatible with the surrounding neighborhood and would be more suited to Dorothy Drive on the south side of 101, where it would find its proper place next to tire shops, gas stations and auto repair shops. In fact, it would be difficult to imagine a business that more directly insults the years of collaboration between the City of Agoura Hills, the Santa Monica Mountain Conservancy, the Old Agoura Homeowners Association and others responsible thus far for the preservation of Old Agoura.

The proposed car wash's immediate neighbors at the intersection of Driver Avenue and Chesebro Road include a private residence (one of a group of eleven located on Chesebro), a horse arena, a retirement home, a small office building, a very small Montessori pre-school and an assisted living facility. These are all very low impact uses that one might find acceptable on the threshold of a rural community. It would be an understatement to say they don't immediately suggest the addition of a car wash and oil change facility.

When one enters Old Agoura by Palo Comado one exits the freeway, descends a small hill and goes under a large, rustic sign that announces one's passage from the world of freeways and gas stations to one of horse paths, houses on spacious lots, old growth trees and open space. In any other city this would be a gated community, but there is no gate because Old Agoura is not an exclusive neighborhood engineered so the wealthy may insulate themselves. Rather, it is an open one that provides a fitting entry to open space administered by the National Park Service for the benefit of hikers, bicyclists, horse riders and others. Old Agoura also buffers the Park from the suburbs to the west. One has to wonder at the singular lack of sensitivity required to propose for this site an open-air, quasi-industrial operation -- the clatter of machinery, the sound of cars constantly being moved around, the smells of industrial soaps and lubricants, the traffic and the excessive lighting that will be required on winter afternoons and at night -- where now one might hear the sounds of horses or of children at play or see the stars at night.

Kamino, et al

SUBJECT: 05-SPRr-015; 05-OTP-023; 05-SP-024; 05-LLA-007,

Page 2

It is noted in our previous letter to you, but I should perhaps reiterate here that the Old Agoura Homeowners Association voted unanimously to oppose this project at one of the largest general meetings in recent memory. Votes on matters that come before the Planning and Zoning Committee are an exceedingly rare occurrence and should be read by all those concerned as the most forceful possible expression of the OAHA's views.

What this site requires is some acceptable, lower impact use such as a small group of sensitively designed townhouses, a small office complex or, ideally, a small "general store" of western design to which residents might walk in order to shop or eat at outdoor tables. Even a cursory examination of the site and its context forces this conclusion. Were the owners of this property to consider an acceptable use for this property, they would find the OAHA to be an attentive and helpful partner. We would be more than happy to meet with the applicant again in order to discuss possible projects that would enhance the neighborhood. For the moment, however, we must state our objections to their plans in the strongest possible terms.

Should you have questions about these comments please contact Robert Evren, Chair, Planning and Zoning Committee, Old Agoura Homeowners Association: 865-9003, 448-2556 cell, robtevren@aol.com.

We hope this is of help to you.

CC: Valerie Darbouze, Assistant Planner



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Exhibit E

Letters Received in Response to the Application

SUPPORT

pasadenaautowash1@sbcglobal.net

From: <HakianP@aol.com>
To: <pasadenaautowash1@sbcglobal.net>
Sent: Wednesday, March 07, 2007 5:31 PM
Subject: car wash in Agoura

Hi,

I received your flyer about the car wash.

I have lived in Agoura for 7 years and finally a great car wash. I love the park like look...go ahead and build it. I strongly support the project for a well needed service.

Thank you,

Penny & Josh Hakian
3737 Patrick Henry Pl.
Agoura Hills, CA 91301

AOL now offers free email to everyone. Find out more about what's free from AOL at AOL.com.

3/9/2007

pasadenaautowash1@sbcglobal.net

From: <GoldStnd@aol.com>
To: <pasadenaautowash1@sbcglobal.net>
Sent: Wednesday, February 14, 2007 4:39 PM
Subject: ok w/me

Though I do not know these men, I admire the entrepreneurial spirit of the Hillel's. I think they are showing great care to protect the beautiful area while they provide a service and revenue to the local area.

Rob Gold
Oak Park

3/9/2007

pasadenaautowash1@sbcglobal.net

From: "moty ginsburg" <motyginsburg@yahoo.com>
To: <pasadenaautowash1@sbcglobal.net>
Sent: Friday, March 09, 2007 4:49 AM
Subject: Car Wash

Hi ,

I am writing you in order to give you my support in opening the new car wash at Old Agoura.
We will be happy to use your service and to see a positive change in the landscaping of that empty corner .
Good Luck !!!

Moty & Margo Ginsburg
5643 Colodny Dr.
Agoura Hills, CA 91301

Looking for earth-friendly autos?
Browse Top Cars by "Green Rating" at Yahoo! Autos' Green Center.

3/9/2007

pasadenaautowash1@sbcglobal.net

From: "Emily Levy" <freegondi@hotmail.com>
To: <pasadenaautowash1@sbcglobal.net>
Sent: Thursday, March 08, 2007 8:57 AM
Subject: new car wash

Hi:
I would like to give you my support in opening the new car wash at Old Agoura ,
We will be happy to use your service and to see a positive change in the landscaping of that empty corner .

Good Luck,

Emily Levy
28306 Driver Ave. - Old Agoura

pasadenaautowash1@sbcglobal.net

From: "Bob Mazzola" <lrmaz@dslextreme.com>
To: <pasadenaautowash1@sbcglobal.net>
Sent: Thursday, February 22, 2007 9:08 PM

To Whom it May Concern,

I am in favor of the proposed car wash (Palo Camado Road) in Agoura Hills.

Bob Mazzola

3/9/2007

pasadenaautowash1@sbcglobal.net

From: "Shirel Golan" <sgolan@pacificpayments.com>
To: <PASADENAAUTOWASH1@SBCGLOBAL.NET>
Sent: Wednesday, March 07, 2007 3:51 PM
Subject: GOLAN FAMILY

TO WHOM IT MAY CONCERN.
MY NAME IS SHIREL GOLAN AND I HEARD THAT YOU ARE
PLANNING TO OPEN A CAR WASH.
WE ARE VERY EXITED ABOUT THE IDEA TO HAVE
ANOTHER GOOD CAR WASH IN OUR NEIGHBORHOOD.(WE
LIVE ON JANLOR DR AGOURA HILLS)

THANK YOU
GOLAN FAMILY

3/9/2007

pasadenaautowash1@sbcglobal.net

From: "Mario Luppi" <mario.luppi@sbcglobal.net>
To: <pasadenaautowash1@sbcglobal.net>
Sent: Friday, February 16, 2007 12:57 PM
Subject: Car Wash In Agoura

Dear Pasadena Auto Wash:

I am a resident of Old Agoura, although not a member of the OAHA, and I received your mailer regarding the proposed Car Wash.

I would like to express my support to your business proposal.

I believe a Car Wash in that site would fulfill the need of many residents that currently (like myself) have to drive almost across town for a Car Wash.

Additionally the Car Wash would expand the variety of business on this particular part of Agoura, as currently there are only gas stations and furniture stores.

I do not believe that the increase in traffic would be detrimental to Old Agoura, in fact I think the Car Wash could help generate mutual benefits (revenues) with the other businesses already in the area.

Sincerely,

Mario Luppi
5250 Colodny Dr. # 15
Agoura CA 91301

3/9/2007

OPPOSITION

December 5, 2006

CITY OF AGOURA HILLS

2006 DEC -7 PM 6:44

CITY CLERK

The Honorable Mayor Dan Kuperberg
City of Agoura Hills
30001 Ladyface Ct.
Agoura Hills, CA 91301

Re: Car wash proposal at Driver Avenue and Chesebro Road

Dear Mayor Kuperberg,

I was horrified to learn of the proposal for a car wash at the intersection of Driver Avenue and Chesebro Road. This property borders a rural neighborhood and is adjacent to the Old Agoura horse arena and across from a preschool and homes in Old Agoura.

We have worked hard over the years to maintain this rural neighborhood, you and the other members of the City Council included, which is why I am so surprised to hear that a project like this is being considered. This project is totally incompatible with its surrounding area. There are also FIVE car washes within a 2 mile radius of this site. PLEASE, consider the impact this project will have on our community and vote not to approve it.

Thanks for all your efforts on our behalf over the years. We truly have a unique community.

Sincerely,



Dave & Julie Thornbury

January 5, 2007

Dear mayor Kuperberg:

I wanted to voice my opposition to the car wash on the site in old agoura. I have lived here since 1978. I have horses and small children. The last Agoura needs is another car wash or office building.

Sincerely,

Becky Cariste

Allison Cook

From: PALELLAA@aol.com

Sent: Wednesday, December 06, 2006 7:30 PM

To: Allison Cook

Subject: Car wash, lube, office proposal Palo Comado Cyn & Chesebro Rd

Dear Ms Cook,

My husband and I have owned 5245 Chesebro Road since 1990, the 24 unit apartment building across the street from the proposed project. Title is in a LLC and we are the only members.

We are writing this letter to express our feeling about the proposed carwash, lube office project. We are strongly against this project.

Our apartment building has 24 families living in it including many children. The hours of business for this carwash and lube include all day Saturday and Sunday. We all understand that the success of such a business requires a very high volume of steady customers which translates into added noise and traffic. This most certainly will negatively effect the quality of life for the 24 families living in our building as well as those in the retirement home and children in school.

Regarding our parcel: in 1991 we REQUESTED from the City of Agoura Hills (case no 90-GPA-002 AND 90-ZC-003)-A General Plan Amendment from CG (retail service) to RH and a ZONE change from CRS-OA-FC to RH-(25)-OA-FC. This was granted and found to be consistent with the neighborhood.

It seems to us that the parcel in consideration may need a modification in order to also be consistent with it's neighbors for at this time their proposal could not be more inconsistent with the neighborhood of a retirement home, 24 families, 2 schools, beautiful parks and riding ring.

We will use every effort to fight the building of this carwash and lube.

Please keep us informed.

Sincerely,

Andrea Palella

Dieter Bruehl

310 455 2746 phone

818 807 8320 cell

818 301 2702 fax

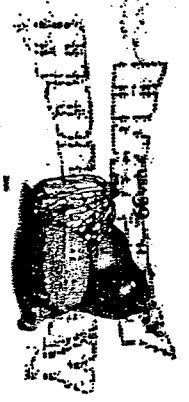
palellaa@aol.com

21385 Summit Road

Topanga CA 90290

Jim & Carol Apple
5026 Calvary Drive
Agoura Hills Calif. 91301

SANTA CLARITA
CA 913
12 DEC 2005 PM 7 L



At: Mayor Dan Keperberg
City of Agoura Hills
30001 Jollyface Court
Agoura Hills Calif.
91301

91301+2583

91301

Honorable Mayor Dan Kuperberg
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, California 91301

Re: Proposed usage of corner of Driver Avenue and Chesebro Road

Dear Sir;

We are writing this letter in great disbelief of a proposed car wash, detail shop, and lube facility being even CONSIDERED for the entrance to Old Agoura, an equestrian and family oriented neighborhood. I cannot believe that horses and children could be at the SAME small stop sign intersection without peril. The constant ins and outs of this facility and the autos is a horrible accident waiting to happen. The facts are that this type of usage is DESPICABLE! I am sure that any THINKING PERSON would agree. Stop this before it goes any further!

See you at the hearing.....

Tim and Carol Heflin
Colodny Drive residents

TRANSMITTAL VIA US MAIL

December 12, 2006

City of Agoura Hills
Planning and Community Development Department
30001 Lady Face Ct.
Agoura Hills, CA 91301

Attn: The Honorable Mayor Dan Kuperberg, Esq.

Subj: Hillel Auto Wash

Dear Mayor Kuperberg,

I was born and raised in Old Agoura. I went to Agoura High School, and was a member of the Agoura 4H, and local Boy Scout Troops. My family has lived at our current residence, 27848 Blythedale Road, for nearly 25 years. We have grown accustomed to the "Old Agoura" way of life. My parents have been members of the Old Agoura Homeowners Association since its beginnings.

I am now 24 years old, a recent graduate from the Environmental Science program at Humboldt State University, and a current environmental analyst for Envicom Corporation. From my classes at Humboldt, and working at Envicom, a local business at the intersection of Agoura Road and Laura La Plante, I have had the opportunity to review and write several CEQA documents. These documents include Mitigated Negative Declarations (MNDs), and Environmental Impact Reports (EIRs), as well as involvement in the permitting process for various regional and local requirements.

I feel the proposed Hillel Brothers project at the intersection of Chesebro Road and Driver Avenue is not consistent with community views nor does the MND adequately represent impacts associated with the proposed project. Specifically, Transportation/Traffic, section XV of the MND. The traffic study by Raju Associates, Inc. does not take into account all traffic at the intersection. As a graduate of Agoura High School, and resident in the area, I know traffic volume can be much greater than presented in the findings. I agree with Peak Mid-day Volume from 2:00 to 4:00 as reported in the study, but that does not take into account off-campus lunch hour between 12:25 and 1:15. With the additional traffic generated by this project, along with cumulative impacts as stated in the report, I feel a finding of less than significant impacts is not supported. The intersection is currently operating as a LOS C, and this project would decrease the LOS to level D.

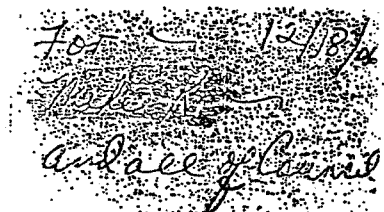
I am not against a project at this specific location. I understand the project is a light-industrial use and as such should be afforded this location. However, this project is best suited for the west side of the freeway in the established auto mall area. The proposed project does not "fit in" with the character of the Old Agoura Neighborhood.

Thank you for your time in reading this letter. My family and I appreciate it greatly.

Sincerely,



Tyler Barnes and Family



wayne kennan a.s.c.
director of photography

December 13, 2006

The Honorable Mayor Dan Kuperberg, Esq.
City of Agoura Hills
30001 Ladyface Ct.
Agoura Hills, CA 91301

Dear Mayor Kuperberg,

As a longtime resident of Old Agoura, I can't believe anyone would ever consider putting a carwash at the main entrance and exit of our neighborhood. Besides being completely antithetical to our rural ambience, it adds one more obstacle to our already compromised neighborhood gateway. The morning and afternoon Agoura High School traffic is already more than Driver Avenue can presently handle. This corner is also much too close to our community horse ring, where many children and adult beginners come to ride. The noise and added traffic a carwash would add would make this an unsafe situation.

Please reject the proposed carwash in Old Agoura. Our quality of life should extend beyond the ends of our driveways.

Respectfully,



Wayne Kennan

28241 foothill drive

agoura hills, california 91301

818 889-1023

fax 818 889-1041

*Copies to see
Council, Mike K., Greg & Nate 12/15/06*

December 16, 2006

Mayor Dan Kuperberg
City of Agoura Hills
30001 Ladyface Ct.
Agoura Hills, CA 91301

Honorable Mayor Kuperberg:

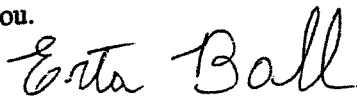
As a 40-year resident of Agoura Hills, I have seen and heard many proposals appear before our city. While I have personally not agreed with many of them, I have tried to be tolerant, putting the best interests of the many other Agoura Hills residents and small business owners before my own. However, one does not need to be an "Agoura Old Timer" to see that the Hillel Car Wash Proposal facing your Planning Commission in February DOES NOT MAKE SENSE FOR OUR COMMUNITY AND SHOULD NOT BE APPROVED. Consider the interests of these very important community members who would be negatively impacted, and possibly put in harm's way, if the car wash is approved and built:

1. **SMALL CHILDREN** and their parents of the pre-school and Montessori across the street. The car wash's noisy machinery, honking horns, and dramatic increase in traffic would put them at risk.
2. **AGING RESIDENTS** and their visitors and caregivers from the elder care facility, also across the street. These important members of our community deserve a safe, quiet place to spend their time. The car wash's noisy machinery, honking horns, and dramatic increase in traffic would put them at risk.
3. **EQUESTRIAN RIDERS** pulling in and out of, and using, the horse facility directly diagonal across the street. Skittish horses, young riders, and trailer-pulling vehicles will all be put at risk by the car wash's noise and traffic.
4. **HIGH SCHOOL STUDENTS, COMMUTERS & OTHER DRIVERS** who already find the traffic situation near the intersection of Driver and Chesebro dangerous and unbearable.

Mayor Kuperberg, as you know there are already three full service car washes and two drive thru varieties (5 TOTAL!) within minutes of the proposed location. No one will be deprived the convenience of a clean car if the Hillel proposal is defeated.

PLEASE...DO THE RIGHT THING FOR YOUR COMMUNITY AND USE YOUR INFLUENCE TO SAY "NO" TO THE HILLEL CAR WASH IN FEBRUARY.

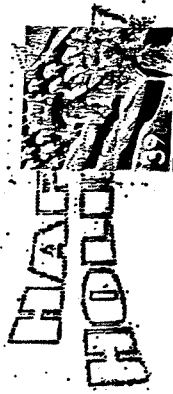
Thank you.



Erta Ball
5733 Colodny Drive
Agoura Hills

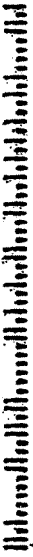
Erica Ball
5733 Colodny Dr.
Agoura Hills, CA
91301

SANTA CLARITA
CA 913
22 DEC 2006 PM 4 T



Mayor Dan Kuperberg
City of Agoura Hills
30001 Ladyface Ct.
Agoura Hills, CA 91301

91301+4235



**Mr. Gary F. Gallinot
Dr. Debbie J. Gallinot
6014 Fairview Place
Agoura Hills, California 91301
(818) 597-0921
(818) 707-2784 fax**

December 20, 2006

The Honorable Mayor Dan Kuperberg, Esq.
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, California 91301

Dear Mayor Kuperberg;

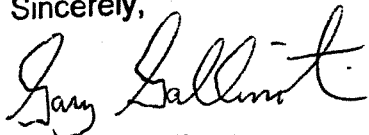
As long time residents of Agoura Hills (1987), I want to voice our displeasure at the Hillel Brothers proposed project for a car wash at the corner of Driver Ave and Chesebro Road, in Old Agoura.

This intersection has an equestrian center, a day school, and residences on the adjacent corners. There is a park adjacent to the equestrian center. The intersection is controlled by a stop sign. This is the entrance to Old Agoura. A car wash is not in keeping with the rural environment associated with Old Agoura. That intersection is a nightmare during certain times of the day with traffic from Agoura High School, the day school and the surrounding community. A car wash will add to an already overburdened roadway. Additionally, the safety our children and the equestrian community comes into play with the additional vehicular traffic associated with a car wash.

I hope that you, the City Council, and the planning commission will work to find an alternative location for this project. Please vote to oppose this project due to what is an acceptable use to the community. A car wash is not an acceptable use.

Thank you for your time,

Sincerely,


Gary F. Gallinot



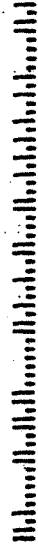
Gary Gallinot
6014 Fairview Pl.
Agoura Hills, CA 91301



SANTA CLARITA
CA 91350
29 DEC 2006 PM 7:11

The Honorable Mayor Dan Kuperberg, Esq.
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

91301+4335



CC: COUNCIL

GREG RAMIREZ

~~MIKE RAMINO~~

December 26, 2006

The Honorable Mayor Dan Kuperberg, Esq.
City of Agoura Hills
30001 LadyFace Ct.
Agoura Hills, CA 91301

RE: proposed CARWASH at Driver and Chesebro

Dear Mayor Kuperberg,

This letter is to inform you of our complete opposition of the proposed CARWASH at Chesebro and Driver.

I am HORRIFIED to think that such a business would be even considered to be allowed at the gateway to our beautiful – peaceful – RURAL HORSE Community!

As a resident of Old Agoura for nearly 30 years, I beg you and the City Planning Commission to NOT allow this to happen. This would completely destroy the entrance of our community and all that it stands for. Doesn't anyone in our City care about why we live here?

I don't know about you, but I chose to live in Agoura because it is a very special community. I'm here because of the horses, the open spaces, the trees, the hills. The last thing I want to see once I get off that dreadful 101 FWY is a CAR WASH SIGN! - And right next to our Old Western style "Welcome to OLD AGOURA" sign.....???

This is insanity!!!


I also do not see how the intersection can even support a business and more cars! Not only would such a business be unsightly – but what about the NOISE generated from a CAR WASH???

PLEASE DO NOT LET THIS HAPPEN! I'm counting on you to do the right thing! I voted for you and now I need you to come through on this not only for me, but for all of my fellow Old Agoura Neighbors.

Respectfully,



Darin and Michael Millett
(818) 889-6174

 Mr. Derin Millett
PO Box 758
Agoura Hills, CA 91376

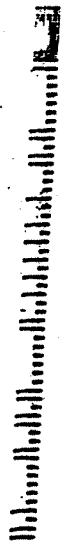
SANTA CLARITA
CA 913
FIRST CLASS

BREAST CANCER



The Honorable Mayor Dan Kuperberg, Esq.
City of Agoura Hills
30001 LadyFace Ct.
Agoura Hills, CA 91301

91301-2553



FAX TOP SHEET

TO: Members of the Planning Commission
City of Agoura Hills
Fax: (818) 597-7337
Attention: Sally, Planning Department

FROM: Robyn Britton
Tel: (818) 889-0431

DATE: January 4, 2007

RE: FOR THE PLANNING COMMISSIONERS

Thanks for distributing this to the commissioners.

All the best in the new year,
Robyn

No. of pages (including top sheet): 2

January 4, 2007

To the Members of the Agoura Hills Planning Commission,

Re: Hillel Carwash Application

I join my neighbors on Blythedale, other residents of Old Agoura, residents and families of the Agoura Senior Retreat, parents of students at Agoura High School, Montessori and the preschool at the corner of Chesebro and Driver, equestrians and bicycle riders in urging the City of Agoura Hills to deny the Hillel application to construct a car wash and oil lube facility in Old Agoura.

Increasingly low impact developments near the site (a preschool, a senior home, a horse park) make perfect sense in a semi-rural, residential neighborhood. It seems ludicrous, not to mention beyond the pale, to add a heavily trafficked, quasi-industrial commercial development at a corner where moms with baby strollers, horses and their riders, and the wheelchair ridden elderly and their caretakers make slow and careful progress all day long.

The city's codes clearly state that any site must not only be zoned for a proposed development but also be appropriate for the proposed development. As any mom will tell you - just because you can do something, it doesn't mean you should. Given the dangers involved, the stress on a semi-rural residential neighborhood, and the overwhelming opposition to this project from the residents of the city, business owners on all sides, equestrians who come to our area to use the horse park kitty corner, bicycle riders who come to use the park trails, and the parents of schools close by, I do not see how the Planning Commission or the City Council could possibly consider the Hillel carwash an appropriate use of the site.

I would also mention that at the recent General Plan Update meeting, the citizens of the city made it very clear that they want "attractive gateways" to our city. The corner in question is one of those gateways, and I can't imagine dozens of carwash workers twirling blue chamois cloths as the welcome envisioned.

Thank you for your service to our city and best wishes to you and your families in this new year.

Robyn Britton and Mic Rodgers
27918 Blythedale Road
Agoura Hills, CA 91301

Handwritten signatures of Robyn Britton and Mic Rodgers. The signature for Robyn Britton is written in a cursive style with a large 'R' and 'B'. The signature for Mic Rodgers is written in a cursive style with a large 'M' and 'R'.

Allison Cook

From: Mike Kamino
Sent: Monday, January 08, 2007 7:17 AM
To: Valerie Darbouze; Allison Cook
Subject: FW: Proposed Car Wash in Old Agoura

Another comment.

-----Original Message-----
From: Daniel Kuperberg [mailto:dkuperberg@lacopubdef.org]
Sent: Friday, January 05, 2007 2:00 PM
To: Nathan Hamburger; Mike Kamino
Subject: Fw: Proposed Car Wash in Old Agoura

fyi
add to your list
dan

----- Original Message -----
From: "Robyn Britton" <bar99@earthlink.net>
To: "Dan Kuperberg" <dkuperberg@ci.agoura-hills.ca.us>; "John Edelston"
<jedelston@ci.agoura-hills.ca.us>; "William Koehler"
<wkoehler@ci.agoura-hills.ca.us>; "Harry Schwarz"
<hschwarz@ci.agoura-hills.ca.us>; "Denis Weber"
<dweber@ci.agoura-hills.ca.us>
Sent: Thursday, January 04, 2007 11:31 AM
Subject: Proposed Car Wash in Old Agoura

- > Happy New Year, Your Honor and Members of City Council.
- >
- > I join my neighbors on Blythedale, other residents of Old Agoura,
- > residents and families of the Agoura Senior Retreat, parents of
- > students at Agoura High School, Montessori and the preschool at the
- > corner of Chesebro and Driver, equestrians and bicycle riders in
- > urging the City of Agoura Hills to deny the Hillel application to
- > construct a car wash and oil lube facility in Old Agoura.
- >
- > Increasingly low impact developments near the site (a preschool, a
- > senior home, a horse park) make perfect sense in a semi-rural,
- > residential neighborhood. It seems ludicrous, not to mention beyond
- > the pale, to add a heavily trafficked, quasi-industrial commercial
- > development at a corner where moms with baby strollers, horses and
- > their riders, and the wheelchair ridden elderly and their caretakers
- > make slow and careful progress all day long.
- >
- > The city's codes clearly state that any site must not only be zoned
- > for a proposed development but also be appropriate for the proposed
- > development. As any mom will tell you - just because you can do
- > something, it doesn't mean you should. Given the dangers involved,
- > the stress on a semi-rural residential neighborhood, and the
- > overwhelming opposition to this project from the residents of the
- > city, business owners on all sides, equestrians who come to our area
- > to use the horse park kitty corner, bicycle riders who come to use
- > the park trails, and the parents of schools close by, I do not see
- > how the Planning Commission or the City Council could possibly
- > consider the Hillel carwash an appropriate use of the site.
- >
- > I would also mention that at the recent General Plan Update meeting,
- > the citizens of the city made it very clear that they want
- > "attractive gateways" to our city. The corner in question is one of
- > those gateways, and I can't imagine dozens of carwash workers

> twirling blue chamois cloths as the welcome envisioned.
>
> Thank you for your service to our city and best wishes to you and
> your families in the coming year.
>
> Robyn Britton
> 27918 Elythedale Road
> Agoura Hills, CA 91301

December 15, 2006

The Honorable Mayor Dan Kuperberg
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Dear Mr Kuperberg:

THIS is to provide you with my input regarding the proposed carwash in Old Agoura.

I have been a resident here on Driver Avenue for over 33 years and was disappointed to hear of the proposed carwash just down the street from me. My neighbors and I are opposed to the proposal. If allowed, it would create added traffic on streets that are not designed to accommodate the extra vehicles. We are concerned about the safety of our children as the proposed location is directly across from a pre-school and community park where children are present. Additionally, we are opposed to any development (schools/business) in order to prevent overcrowding and adversely impacting the beauty of this area. We simply want to keep Old Agoura as the rural setting that it has always been.

Please let me know how we might be of assistance in this matter.

Sincerely,

Mike Cohen
28336 Driver Avenue
Agoura Hills, CA 91301

rec'd 1/8/2007

JAN 10 2007

HONORABLE Mayor DAN KUPERBERG:

a car wash at the corner of Chesbro and Drive Avenue this is unbelievable I can't imagine a less compatible business for this particular location. a horse/equestrian facility a pre-school and a private residence are some of the properties that border this piece of property and all will be directly and almost certainly adversely affected by this proposed development.

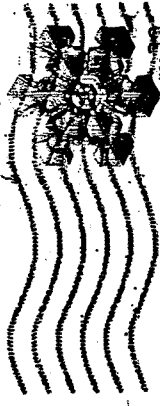
Old Agoura is a semi rural community we as residents are trying to preserve that rural character & qualities. Old Agoura benefits & attracts people from all surrounding communities: they come to enjoy the area's recreational diversity i.e: hiking biking, horse facilities, riding trails, a national recreation area, open

Natural terrain, wildlife diversity
etc. I am strongly against the
entrance to all these recreational
areas being a car wash/lube facility.

Now to touch on another major
impact to this particular location
— the traffic. I am sure you are
aware this particular intersection
already has significant traffic
congestion problems. I personally am
often caught in this traffic when going to
or coming from work. I absolutely
feel I should not have this intersec-
-tion's problems worsened by more
added traffic by a business that caters
to adding more cars to this intersection.

Sincerely,
Bill Santoro
30 yr + resident
of Agoura

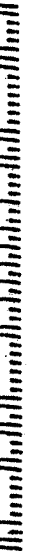
L. SANTORO
5570 N. COLONY DR.
AGONNA, CA 91501



SANTA CLARITA
CA 91311 T
12 JAN 2007 PM

The Honorable Mayor Dan Kuperberg Esq.
City of Agoura Hills
30001 Wray Lane Ct.
Agoura Hills, CA 91501

91501+2563



5676 Colodny Drive
Old Agoura, CA 91307

January 11, 2007

Hon Mayor Dan Kuperburg, Esq.
City of Agoura Hills
30001 Ladyface Ct.
Agoura Hills, CA 91301

Re: Proposed Hillel Car Wash, Auto Lube and Car Detail

Dear Mayor Kuperburg,

As a resident of Agoura Hills, I would like to advise you of my strong objection to the proposed car wash at the corner of Driver Ave and Chesebro Road. I cannot think of a more inappropriate use for that corner. This is the corner that serves as the gateway to the community of Old Agoura. To place such a commercial enterprise next to an equestrian facility, a quiet residential street, a preschool and an assisted living facility would be completely incompatible with the quiet semi-rural neighborhood in which it would be located.

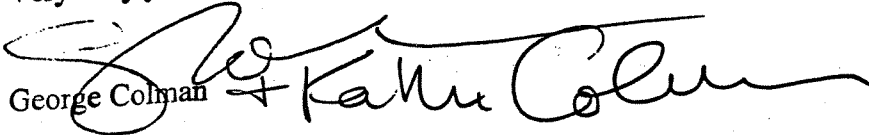
The proposed business would be an extreme nuisance on many levels, with traffic and noise being the most obvious. The negative impacts from a car wash, auto lube and detail shop adjacent to a quiet residential neighborhood and directly across from a preschool are substantial.

I urge you to recognize that this is a totally unacceptable use for this land.

Thank you for your consideration of the foregoing.

Very truly yours,

George Colman



P.S. - it is another commercial
impact we do not need!
even worse if Hoeschel
gets built!

5676 Colodny Drive
Old Agoura, CA 91301

January 13, 2007

Hon Mayor Dan Kuperburg, Esq.
City of Agoura Hills
30001 Ladyface Ct.
Agoura Hills, CA 91301

Re: Proposed Hillel Car Wash, Auto Lube and Car Detail

Dear Mayor Kuperburg,

As a resident of Agoura Hills, I would like to advise you of my strong objection to the proposed car wash at the corner of Driver Ave and Chesebro Road. I cannot think of a more inappropriate use for that corner. This is the corner that serves as the gateway to the community of Old Agoura. To place such a commercial enterprise next to an equestrian facility, a quiet residential street, a preschool and an assisted living facility would be completely incompatible with the quiet semi-rural neighborhood in which it would be located.

The proposed business would be an extreme nuisance on many levels, with traffic and noise being the most obvious. The negative impacts from a car wash, auto lube and detail shop adjacent to a quiet residential neighborhood and directly across from a preschool are substantial.

I urge you to recognize that this is a totally unacceptable use for this land.

Thank you for your consideration of the foregoing.

Very truly yours,


David Colman

Nicki & ~~Dennis~~ ~~Jaine~~
28318 Balkins Dr; Agoura Hills 91301 1/16/07

To Whom it may Concern, 1-818-706-2908

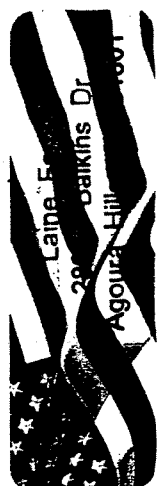
Please be aware that as a
resident of "Old Agoura" and
part of the greater Community
of Agoura Hills, I am opposed
to the "Hillel Carwash Project"
and ~~"Heschel school project"~~

Our Neighborhood is truly being
over-developed, and under-
evaluated, legally this should
not be happening!

Ypt, somehow politically it is.

Please help. We need the legalities
and practicalities of our City to
be honestly evaluated, will you
please Champion this cause?

Big dollars in Hillel's pockets
shouldn't let an opposed project
God Bless you



SANTA CLARITA
CA 91391
16 JAN 2007 PM

*Hilled with
Cindy
Mayor Dan Kuperberg
City of Agoura Hills
3001 Lady Lane, CA
Agoura Hills, CA 91301*

91301/9333

January 17, 2007

The Honorable Mayor Dan Kuperberg, Esq.
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Re: The car wash

Dear Sir:

You have got to be kidding. Now someone wants to put a ~~car wash~~ on the corner of Chesebro Road and Driver Avenue? What is happening to our little piece of rural living?

First, the nightmare of Heschel School traffic problems, and now a car wash. What next?

Please don't let this happen. It is unacceptable for our community. Put it across the freeway where all of the other car repair and service stations are. This is our neighborhood not some commercial area. And we don't need anything that will bring more congestion to that particular place. Plus, I would hate to see stop signals starting to pop up.

I have had it with those who want to see so-called progress to help keep the coffers of Agoura Hills filled. There is a reason we live here: the rural ambiance. Everyone I have ever voted for has promised to keep those values. We need to depend on you to keep your promises.

Please reject the Hillels' proposal. It really isn't compatible with our neighborhood. I am not able to attend meetings as I am disabled, but I can write letters voicing my opinion.

Thank you for your concern,

Richard G. Valesko
5934 Colodny Drive
Agoura Hills, CA 91301

1-17-07

Dear Mayor,

My husband and I both are opposed to the proposed car wash on the corner of Driver & Chesebro Rd. That kind of a business has no place in a rural community especially across the street from a horse arena. My daughter and I ride all the time and it is very dangerous being in that arena because of all the loud and fast cars, trucks, motorcycles etc. that go by. Horses are spooking all the time and that is the last thing we need is more traffic. What we do need is a neighborhood General store, outside eating, horse parking, equestrian friendly Country store that ties our rural community together.

Thank you,

Yvette & Jack Ellingwood

6210 Chesebro Rd.
Agoura Hills, CA 91301

January 18, 2007

Mayor Dan Kuperberg
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

RE: Hillel Car Wash Project

Dear Mr. Dan Kuperberg:

Please consider the following regarding the above referenced subject.

The substance of this letter to you centers around we seniors of this community who are seventy-five (75) plus years of age, living in a single residence and those living in the "assisted living" environment.

Many of us do NOT drive. We walk!

Intersections for pedestrian walking have become more and more difficult for us. We walk fine - but - auto drivers are in-attentive and we cannot run to get out of their way, and path of driving.

Having been a crossing guard for the school children at both Willow and Sumac Elementary, we, (As Seniors), face the same problem as those children did - and do face - moving vehicles.

Query: Would the City of Agoura consider hiring a crossing guard to monitor the traffic at Chesebro/Driver Ave/Pala Camado Intersection on a daily basis?

A "car wash" business at this mentioned intersection creates a tremendous amount of moving vehicles - North - South - East - West.

January 18, 2007

Page 2 of 2

re: Hillel Car Wash Project

It is questionable if we aging Seniors (who reside in close proximity to this named project) can continue to safely walk across PalaCamado past the service station and over the bridge to get to the doctors we use in those near-by facilities because these professionals are within our walking range.

I am an owner of property in the 'Old Agoura' section and my Acquaintances are living on the condo-assisted-living side.

We all would very much appreciate your consideration and forethought toward our "older" senior aging safety.

— Remember —

You and your constituents will one day be in our age group.

Most Respectfully,

Dr. Joanne DuBarr

DR. Joanne DuBarr

(telephone number: 818-707-2240)

cc: Old Agoura Homeowners Assoc.

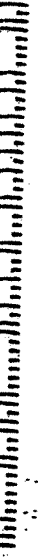
5737 KAMAHUA - #412
AGOURA HILLS, CA 91301

SANTA CLARITA
CA 91391
18 JAN 2007 PM



MAYOR Dan Kuperberg
City of Agoura Hills
3000 Ladyface Court
Agoura Hills
CA 91301

91301+4335



Board of Supervisors, County of Los Angeles
500 W. temple Ave.
Los Angeles, CA 90012

Re: Heschel West Day School: Proposal 98-062

Honorable Members of the Board of Supervisors of Los Angeles County:

I'm writing to request that you reject the Heschel School's project as currently proposed and instruct them to return to the Planning Commission until the defects in the EIR are corrected. After eight years of review, the addition of more detail and some minor changes, the final EIR for the Heschel West School is still a flawed document with respect to the California Environmental Quality Act (CEQA) requirements. Having worked as an Environmental Health Specialist for the City of Los Angeles it is clear to me that the EIR should not have been approved by the Los Angeles County Regional Planning Commission.

The North Area Plan is designed to prevent negative impacts in environmentally sensitive areas and in existing communities like Old Agoura yet the final EIR mis-characterizes my community as one that is typically suburban. Nothing could be further from the truth as we have unusually large lot sizes, equestrian properties, and a variety of livestock. Old Agoura is described as a semi-rural community in the City of Agoura Hills' General Plan. The EIR seemingly violates both the letter and the spirit of the North Area Plan, which places the highest value on preservation of semi-rural communities like Old Agoura. Additionally the EIR repeatedly and mistakenly describes this project as a "local School", allowable under the North Area Plan, whereas it is in fact and expected to become a super-regional private school serving students with commutes and equal in size to the largest private schools in the state. As stated in the Acorn, our local newspaper, on January 11, Heschel West and Kadima Hebrew Academy in West Hills have announced the formation of a joint community school. It is unrealistic to assume that once Heschel builds a campus in Old Agoura, students will not commute from West Hills and beyond. West Hills is not even adjacent to Agoura Hills and therefore by serving students of that community I find the description of Heschel's project as a local school inappropriate.

The North Area Plan is again ignored in terms of density as the North Area Plan only permits 1 single family home per 5 acre site, that is no more than 14 homes. Heschel estimates enrollment at 750 students for preschool through ninth grade, evening activities approximately every other week for 150 people and special events approximately four times a year up to 1500 people. How would the number of events and people be controlled? It has been suggested that their campus would be highly supervised and entry restricted with all vehicles being checked for proper identification. I can only imagine the traffic jam that would ensue. When you consider that Old Agoura is home to a high school and two preschools, we have already 2300 students utilizing these campuses bringing with them the consequences of traffic delays and back ups.

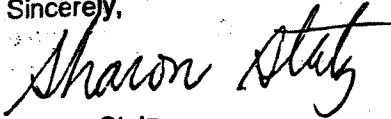
The EIR must also show that alternative uses are unacceptable but the use analysis was designed to fail. It rules out single family lots by noting that the County requires clustering and then asserts with no analysis that clustering presents unacceptable visual impacts. How can homes have more of a visual impact than a \$50,000, 000 project that will include a nine building complex, and a high school size athletic field and swimming pool? Additionally how could the EIR ascertain single family lots are unacceptable when, in the North Area Plan, it permits no more than 14 single family homes; one home per 5 acre site. When you consider building a school such as Heschel West at this location rather than single family homes there will be an excess of 2600 vehicle trips per day, not to mention added pollution and traffic congestion.

Finally, the school site is in the middle of a Zone 4 fire area. The school's "shelter in place" fire emergency plan is unrealistic. As a teacher for the past 12 years for the Oak Park Unified School District I can guarantee that parents will not sit idly by and wait to be reunited with their children. Parking restrictions as well as drop-off and pick-up procedures are violated on a daily basis under the best of circumstances. In the event of a fire parents WILL rush to school to evacuate their children,

creating bottleneck at the sole exit for livestock and residents as well as delaying response times by emergency vehicles - a dire situation for all.

In conclusion, the increased traffic along with the delays and congestion as well as the increased noise and pollution from the proposed twelve years of construction are all substantial negative impacts that WILL change the quality of life and character of our rural community. The project raises too many doubts about safety and is supported by a document that has too many flaws to be the basis for a proper planning decision. Please honor the North Area Plan, reject the Heschel's School's project as currently proposed and instruct them to return to the Planning Commission until the defects of the EIR are corrected.

Sincerely,



Sharon Stutz
28364 W. Balkins Dr.
Agoura Hills, CA 91301

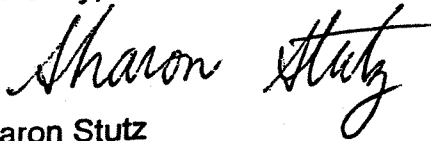
cc: OAHA
cc: City of Agoura Hills

The Honorable Mayor Dan Kuperburg, Esq.
City of Agoura Hills
3001 Ladyface Ct.
Agoura Hills, CA 91301

Dear Mayor Kuperburg,

Please find the attached letter regarding the proposed ~~Heschel West Day School~~.
It is a significant project that will change the quality of life and character in our
rural community. I hope that as citizens of Agoura Hills we can depend on your
continued support in rejecting this project.

Sincerely,



Sharon Stutz
28364 W. Balkins Dr.
Agoura Hills, CA 91301

rec'd 1/18/07 /pat

Mike K.
Valerie
Allison

Joan and Jeff Beal
5713 Colodny Drive
Agoura, CA 91301
jeff@JeffBeal.com
joan@JoanBeal.net

The Honorable Mayor Dan Kuperberg, Esq.
City of Agoura Hills
30001 Ladyface Ct.
Agoura Hills, CA 91301

January 29, 2007

Dear Mayor Kuperberg-

We are writing to you in response to the proposed Hillel Brothers' carwash/lube shop at the entryway to Old Agoura. As nine year residents of Old Agoura, we cannot imagine a more illogical and inappropriate usage for that lot. The parcel abuts an office building, two wonderful preschools, and a retirement center- all appropriate low impact buildings.

Our concerns are multiple (traffic, aesthetics, impact on an equestrian neighborhood), but we will focus on one area where perhaps we have the most expertise and knowledge, that of noise pollution and high decibel damage to hearing. As classically trained professional musicians, with a musical son who attended the Montessori preschool at that very same corner; we understand the importance of protecting one's hearing. We cannot imagine the negative impact from the daily whine and whirl of engines, motors, vacuums and dryers on the developing hearing of young children.

At 20 feet, a car wash drying tunnel emits decibel levels in excess of 90db. The noise emitted from a modern car wash is unrelenting. This is why you will see most car wash employees wearing earplugs- Cal/Osha requires this from employers because they know that exposure to noise pollution is a real danger. Preschoolers, with developing auditory and neural systems, would be exposed to noise that could impact their hearing for life. Noise pollution from a car wash will adversely affect the residents of the retirement center as well as surrounding apartment dwellers and home owners.

From the research of the Association to Prevent Hearing Loss- Dangerous Decibels.org

"Of the roughly 40 million Americans suffering from hearing loss, 10 million can be attributed to noise-induced hearing loss (NIHL). NIHL can be caused by a one-time exposure to loud sound as well as by repeated exposure to sounds at various loudness levels over an extended period of time. Damage happens to the microscopic hair cells found inside the cochlea. These cells respond to mechanical sound vibrations by sending an electrical signal to the auditory nerve. Different groups of hair cells are responsible for different frequencies

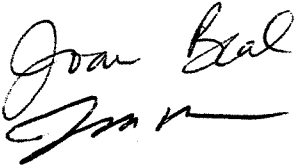
(rate of vibrations). The healthy human ear can hear frequencies ranging from 20Hz to 20,000 Hz. Over time, the hair cell's hair-like stereocilia may get damaged or broken. If enough of them are damaged, hearing loss results. The high frequency area of the cochlea is often damaged by loud sound.

The average person can hear sounds down to about 0 dB, the level of rustling leaves. Some people with very good hearing can hear sounds down to -15 dB. If a sound reaches 85 dB or stronger, it can cause permanent damage to your hearing. The amount of time you listen to a sound affects how much damage it will cause. The quieter the sound, the longer you can listen to it safely. If the sound is very quiet, it will not cause damage even if you listen to it for a very long time; however, exposure to some common sounds can cause permanent damage. With extended exposure, noises that reach a decibel level of 85 can cause permanent damage to the hair cells in the inner ear, leading to hearing loss."

We think that it would be wise for the city of Agoura Hills to stop any further progression on the car wash for this lot, and to advise the Hillel Brothers to find another, more appropriate use or to sell this very valuable piece of property. Help us to keep Old Agoura a relatively peaceful and bucolic haven for residents, children, the elderly, equestrians, nature lovers and community members.

Thank you for your consideration.

Most Sincerely,

A handwritten signature in cursive script, appearing to read "Joan Beal".

Joan and Jeff Beal

February 6, 2007

The Honorable Mayor Dan Kuperberg, Esq.
City of Agoura Hills
30001 Ladyface Ct.
Agoura Hills, CA 91301

Dear Sir:

This letter is in reference to Project: Car Wash on Corner of Chesebro and Driver.

I am writing this letter to express my opposition to a Car Wash at the site of Driver and Chesebro. This site is too close to a proposed 750 student school, a pre-school, a Montessori school and about six blocks from Agoura High School. Driver is a small two-lane road that cannot handle the traffic it now has from the three existing schools. To add more traffic at that intersection and on that road would not be good planning.

The Car Wash would also be across the street from an existing Equestrian Center where riders and their horses would be in danger from any added traffic. These horses and their riders are seen every day utilizing the Equestrian facility. Horses and traffic do not mix.

A Car Wash would not be the proper usage for that piece of land. Please consider the neighborhood and the neighbors when making your decision.

Sincerely,

William + Carol Foster
5601 N. Foothill Drive
Agoura Hills, CA 91301

Valerie Darbouze

From: Allison Cook
Sent: Monday, February 12, 2007 10:33 AM
To: 'PALELLAA@aol.com'
Cc: Valerie Darbouze
Subject: RE: Hillel Auto Wash

Hi – That would be fine to have her come and speak.

Allison Cook
Senior Planner
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301
(818) 597-7310 TEL
(818) 597-7337 FAX

From: PALELLAA@aol.com [mailto:PALELLAA@aol.com]
Sent: Monday, February 12, 2007 10:18 AM
To: Allison Cook
Subject: Re: Hillel Auto Wash

Dear Ms Cook,

Being we will be out of town March 1, is it possible to have our management company, MBIA INC, representative Laurie Edgerton , come and speak and or read something on our behalf. We are the owners of the management company

Please advise,

Andrea Palella

Andrea Palella
Broker Associate
MBIA INC.
310 455 2746 phone
818 807 8320 cell
818 301 2702 fax
palellaa@aol.com

Valerie Darbouze

From: Mike Kamino
Sent: Wednesday, March 07, 2007 7:16 AM
To: Valerie Darbouze
Subject: FW: no to Hillel Car Wash Proposal

-----Original Message-----

From: Steve Casey [mailto:steve.casey@earthlink.net]
Sent: Tuesday, March 06, 2007 7:38 PM
To: Dan Kuperberg; Greg Ramirez; Mike Kamino
Subject: no to Hillel Car Wash Proposal

March 6, 2007
Hillel Car Wash Proposal

The Honorable Mayor Dan Kuperberg, Esq.: dkuperberg@ci.agoura-hills.ca.us
Greg Ramirez, City Manager: Greg@ci.agoura-hills.ca.us
Mike Kamino, Director of Planning & Community Development: mkamino@ci.agoura-hills.ca.us

Mayor Dan , Mr. Ramirez, Mr Kamino,

I am sending you this email to let you know my family and my position as adamantly opposed to the Hillel proposed car wash project. It is another absurd and inappropriate project for Old Agoura. Besides all the obvious good reasons that a commercial project of this type should not be allowed on this parcel there are also other valid reasons to deny the application. Until the Heschel School project is resolved it makes no sense to allow a car wash on that lot only to condemn it and tear it down later for forced traffic mitigation. How much would that cost the City? It has crossed my mind that this proposal may even be just a ploy to increase the value of the lot as it is public knowledge that the applicants parcel would most likely be involved if the County and Heschel are successful in ramming that mess down our throat.

No to that project and the insensitive bullying developer bringing it forward!

Thank You,

Steve , Janet , Bryce and Perry Casey

Valerie Darbouze

From: Mike Kamino
Sent: Wednesday, March 07, 2007 7:16 AM
To: Valerie Darbouze
Subject: FW: proposed carwash

-----Original Message-----

From: Greg Ramirez
Sent: Tuesday, March 06, 2007 8:28 PM
To: Mike Kamino; Kimberly Rodrigues
Subject: FW: proposed carwash

Fyi

-----Original Message-----

From: Jill Royal [mailto:jillroyal@gmail.com]
Sent: Tue Mar 06 18:12:20 2007
To: Greg Ramirez
Subject: proposed carwash

please don't let a car wash go in right at the entrance to our beautiful rustic neighborhood. I just bought my home, partly because of the way it felt when I first entered old agoura. please don't change that!!!

that last one was from my work e-mail.

same message though.

please don't let this happen!!!

jill

Jill Nadlman
28347 West Balkins Drive
Agoura Hills, CA 91301

home 818 707•1771
cell 310 775•7050

Valerie Darbouze

From: Mike Kamino
Sent: Wednesday, March 07, 2007 7:15 AM
To: Valerie Darbouze
Subject: FW: Response to Hillel Brothers proposed Car Wash/Lube Center for Old Agoura

From: Joan Beal [mailto:joan3262@aol.com]
Sent: Tuesday, March 06, 2007 6:36 PM
To: Mike Kamino
Subject: Response to Hillel Brothers proposed Car Wash/Lube Center for Old Agoura

Dear Mike-

We cannot attend the March 15th meeting regarding this project, but we wanted you to have our input.

The following is a letter we sent to Dan Kuperberg-

Most Respectfully,
 The Beals

Joan and Jeff Beal
 5713 Colodny Drive
 Agoura, CA 91301
jeff@JeffBeal.com
joan@JoanBeal.net

The Honorable Mayor Dan Kuperberg, Esq.
 City of Agoura Hills
 30001 Ladyface Ct.
 Agoura Hills, CA 91301

January 29, 2007

Dear Mayor Kuperberg-

We are writing to you in response to the proposed Hillel Brothers' carwash/lube shop at the entryway to Old Agoura. As nine year residents of Old Agoura, we cannot imagine a more illogical and inappropriate usage for that lot. The parcel abuts an office building, two wonderful preschools, and a retirement center- all appropriate low impact buildings.

Our concerns are multiple (traffic, aesthetics, impact on an equestrian neighborhood), but we will focus on one area where perhaps we have the most expertise and knowledge, that of noise pollution and high decibel damage to hearing. As classically trained professional musicians, with a musical son who attended the Montessori preschool at that very same corner; we understand the importance of protecting one's hearing. We cannot imagine the negative impact from the daily whine and whirl of engines, motors, vacuums and dryers on the developing hearing of young children.

At 20 feet, a car wash drying tunnel emits decibel levels in excess of 90db. The noise emitted from a modern car wash is unrelenting. This is why you will see most car wash employees wearing earplugs- Cal/Osha requires this from employers because they know that exposure to noise pollution is a real danger. Preschoolers, with developing auditory and neural systems, would be exposed to noise that could impact their hearing for life. Noise pollution from a car wash will adversely affect the residents of the retirement center as well as surrounding apartment dwellers and home owners.

3/7/2007

From the research of the Association to Prevent Hearing Loss- Dangerous Decibels.org

“Of the roughly 40 million Americans suffering from hearing loss, 10 million can be attributed to noise-induced hearing loss (NIHL). NIHL can be caused by a one-time exposure to loud sound as well as by **repeated exposure to sounds at various loudness levels over an extended period of time**. Damage happens to the microscopic hair cells found inside the cochlea. These cells respond to mechanical sound vibrations by sending an electrical signal to the auditory nerve. Different groups of hair cells are responsible for different frequencies (rate of vibrations). The healthy human ear can hear frequencies ranging from 20Hz to 20,000 Hz. Over time, the hair cell's hair-like stereocilia may get damaged or broken. If enough of them are damaged, hearing loss results. The high frequency area of the cochlea is often damaged by loud sound.

The average person can hear sounds down to about 0 dB, the level of rustling leaves. Some people with very good hearing can hear sounds down to -15 dB. If a sound reaches 85 dB or stronger, it can cause permanent damage to your hearing. The amount of time you listen to a sound affects how much damage it will cause. The quieter the sound, the longer you can listen to it safely. If the sound is very quiet, it will not cause damage even if you listen to it for a very long time; **however, exposure to some common sounds can cause permanent damage. With extended exposure, noises that reach a decibel level of 85 can cause permanent damage to the hair cells in the inner ear, leading to hearing loss.”**

We think that it would be wise for the city of Agoura Hills to stop any further progression on the car wash for this lot, and to advise the Hillel Brothers to find another, more appropriate use or to sell this very valuable piece of property. Help us to keep Old Agoura a relatively peaceful and bucolic haven for residents, children, the elderly, equestrians, nature lovers and community members.

Thank you for your consideration.

Most Sincerely,

Joan and Jeff Beal

=

Valerie Darbouze

From: Mike Kamino
Sent: Wednesday, March 07, 2007 7:15 AM
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Jill Nadman
28347 West Balkins Drive
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home 818 707•1771
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Please advise,

Andrea Palella

Andrea Palella
Broker Associate
MBIA INC.
310 455 2746 phone
818 807 8320 cell
818 301 2702 fax
palellaa@aol.com