

## Ojai Valley MAC Meeting Summary

March 19<sup>th</sup> 2018

MAC members Westbury, Wright, Malloy, and Borgeson were present. Chris Cohen's absence was excused.

Under Public Comment, Phil Monscharsh requested that No Parking zones be established on Woodland near Silver Spur and that measures be taken to curb parking in the Silver Spur neighborhood by residents of the nearby mobilehome park

The item of business was review of a proposal to construct a new Starbucks in Mira Monte. Concerns discussed included:

1. Traffic and Traffic Safety
  - a. Current LOS on 33
  - b. Left Hand Turn Lane from 33 to Starbucks
  - c. Calculations for vehicle trips per applicant traffic study, as reviewed by PWA Transportation (relocating Starbucks to the new location)
2. Noise and Nuisance
  - a. Drive-thru
  - b. Drive-thru ordering box
  - c. Idling cars in 9-car queue
  - d. Higher use than Starbucks without drive-thru down the street
  - e. Adjacent residences on east and north side, including Life Line EMT that rents the house adjacent to northern property boundary and house is ~20 from property line
3. Water entitlement and water offset mitigation
4. Loss of Full of Beans locally-owned coffee shop and bakery
5. Loss of "cool space" to listen to music
6. Starbucks architecture is "ugly"
7. Light and glare impacts to residences above the site (neighbors have had issues with MacDonalds and Taco Bell in the past)

Ojai MAC voted 3-1 to recommend approval as long as the above concerns addressed. Paul Poirier, Architect for Starbucks, agreed to work with Starbucks on adding noise attenuating sound walls and additional vegetation to perimeter (North and East sides). Planning Division staff to address questions about traffic and to wait to see if we receive a comment letter from Caltrans on the IS/MND and the need to follow up with Caltrans on concerns regarding roadway safety on this stretch of 33 and to also address water offset questions from Grace Malloy.