

Ojai Valley MAC Meeting Summary

March 19th 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.

Boero, Kristina

From: Steve McClary <McClary@ojaicity.org>
Sent: Friday, June 16, 2017 6:37 PM
To: Boero, Kristina
Subject: County of Ventura project notice for 11534 N. Ventura Ave (Starbucks)

Comments:

The City of Ojai has the following comments on this project: (1) rough in plumbing for grey water use in new construction; and (2) stormwater on-site retention/absorption plan including permeable surface parking lot.

I realize these are being submitted after the June 9 deadline.

Thank you,

Steve McClary
City Manager
City of Ojai
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mcclary@ojaicity.org

From: Steve McClary [<mailto:McClary@ojaicity.org>]

Sent: Wednesday, May 31, 2017 1:59 PM

To: ojajohnny@gmail.com; Paul Blatz; Randy Haney; Suza Francina (SFrancina@aol.com); William Weirick

Cc: Matthew T. Summers; Matthew Winegar

Subject: County of Ventura project notice for 11534 N. Ventura Ave (Starbucks)

Mayor and Council

FYI. We received notice of the attached application from the County of Ventura. The project is located in Oak View, outside City limits.

Based on the location and the minimal expected impacts, I am not planning to submit comments on behalf of the City.

However, please advise if you have any concerns with the project, or if you feel this needs to be discussed by the City Council at a future meeting. The County is asking for comments by June 9, or to contact them if we need additional time or have any questions.

Steve

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